

For Sale

Some Amazing Properties



Bajos Del Toro, Sarchí, Costa Rica.

Worth Checking them!

Casa Matriz Catarata Del Toro S.A.

Costa Rica, Bajos Del Toro, 2nd of January 2020

To Whom It May Concern

With this letter, we want to invite you to take a closer look at some amazing properties we have for sale here in Costa Rica. All, with an enormous upwards potential. There are no other properties available on the market in Costa Rica like these. So, if you are interested in something good, please read on.

While relatively small, Costa Rica is a country of contrasts. Costa Rica is associated with abundant nature, jungles, volcanoes, birds, wildlife, beaches, eco, friendly people and, very important: safety. People can travel from one climate zone to another, from one habitat to another just in matters of hours. No other country in the world can offer that. No wonder that Costa Rica is one of the fastest-growing tourism hot spots in the world.

Since 2012 tourism is again in the upswing, helped by more economic stability worldwide, lower fuel prices, and more competition in aviation. Year after year, more airlines are connecting to Costa Rica, and more visitors are arriving, especially from Europe. Tourism and especially eco-tourism are booming and this will continue for decades to come. All boosted/stimulated by the new reality of the robotizing of the economy, more free time, more travel.

The above, confirmed by an official report of May 19th, 2018, in where the tourism board of Costa Rica expects growth of an extra 1 million tourists a year in Costa Rica before the end of 2021. An increase of 33% in just four years. New upscale all-inclusive hotels at the pacific beaches' popup like mushrooms. And the country's most well-known tourism: La Fortuna, Monteverde, and Manuel Antonio are close to collapse by its popularity.

Maybe it is the right time for a different approach, something different.

We, as owners, believe strongly that our properties have a lot of upwards potential and are more diverse and different than anything else available. And the area of Bajos Del Toro has the momentum in eco, birding, adventure, and waterfall tourism.

Thank you for reading this far and please, if interested, read more on the next pages and if there is any question, please do not hesitate to contact us,

Thank you for your time and kind regards,

Wil and Donais

Bajos Del Toro Amarillo - Costa Rica

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Introduction

As owners, we want to sell our projects to a third party who is able and willing to run, upgrade, and take advantage of all the possibilities it offers. If done correctly, you can create three or four unique projects which will not have its equal and with almost no downward risk concerning your initial investment.

To get a better understanding of the whole, we want to emphasize some aspects.

- Location
- A general explanation of Bajos Del Toro.
- Overview of our projects and properties for sale.
 - Catarata Del Toro – Costa Rica’s Ultimate Secret®.
 - Blue Falls of Costa Rica – Nature as Perfect as it can get!
 - Hotel site One.
 - Hotel site Two.
 - Commercial section.

- Downloads.
- Prices.
- Conclusion.

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- Location -

Located northwest of the capital of San José and the international airport (SJO) in Alajuela, just on the Caribbean side of the central mountain range. In the valley of Bajos Del Toro Amarillo. This valley is pristine, all nature around, a lot of forest, volcanoes, and rivers, under which two blue rivers, with many waterfalls and it has a perfect climate due to its higher elevation.



Driving time from the capital of San José will be two hours. From the international airport, Juan Santamaria (SJO), only 75 minutes. Valley has three major access roads, all paved. From the north: Route 140 in between Venecia and Rio Cuatro, 15 minutes. From the west route 141 through Zarcero, 45 minutes. And from the south through Sarchí, 45 minutes.

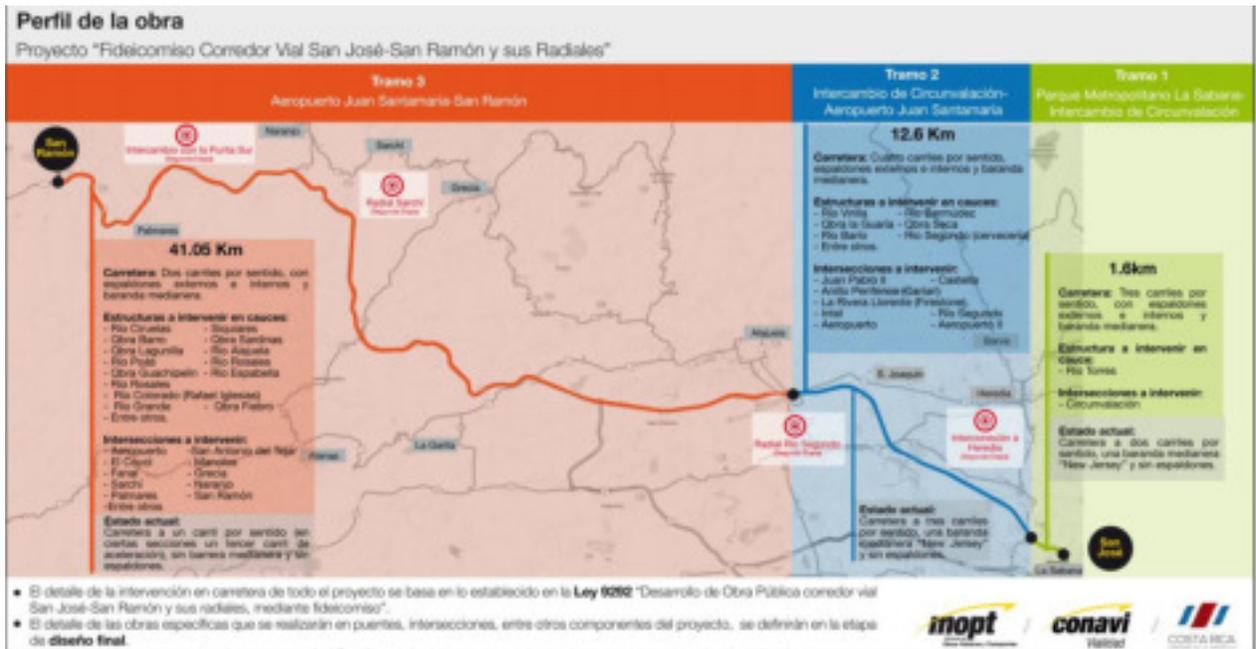
Compared to other parts of the country there are good roads and in no-time people can be in Alajuela or the central valley with all the amenities.

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The county of Sarchí is upgrading the last-mentioned road.



And, soon, Sarchí will get its connection (radial) with the Interamerican: route 1.



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- A general explanation of Bajos Del Toro -

The valley of Bajos Del Toro has been, for some unknown reasons, dormant for many years. Other areas of the country received all the attention. But lately, in the last four years, things are changing fast for the best. The good thing about being dormant is that almost the entire valley is still untouched. The Costa-Ricans recently discover it as the perfect 'waterfall – mountain destination just around the corner.' Everybody in the area now understands the importance of tourism. They all changed their way of thinking into a different, more positive mindset, including the local authorities. They are taking better care of the water resources, forests, rivers, birds, and wildlife. Many locals took English classes and professional tour-guides and new B&B's and Airbnb's opened recently. In the end, this will benefit the people themselves and of course, the entrepreneurs with a local business.

The location of the valley is between two national parks. Juan Castro Blanco also called the waterpark, and Poás, the most visited site in Costa Rica. We invite you to look at some down-loadable videos to get the right impression.



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In the most southern part of the valley, already two upscale hotels are nestled. On the west side: [Hotel Bosque de Paz](#) and one in the east corner: [Hotel Silencio Lodge & Spa](#) with five stars. Hotel el Silencio also offers an upscale restaurant.

- In April 2016, we saw the opening of a new waterfall in the area - Tesoro Escondido, located 5 km south of ours. Their visitors are mostly Costa Ricans.
- End of 2016, some people of Bajos Del Toro have opened their association. Offering the tourists guided tours to another blue waterfall and semi-hot springs. Their location is at the flanks of the Poás volcano and reachable after a walk of 1 hour. Their visitors are mostly Costa Ricans.
- End of 2016, another waterfall project opened their doors - Catarata Rio Agrio, they also offer a blue pool, located just 2 km south of ours. Their visitors are mostly Costa Ricans.
- February 2017, the county has asphalted the road leading into the national park Juan Castro Blanco.
- The mayor is working with some foreign entities to push the ministry of environment (Minae) to open the national park Juan Castro Blanco, for the public as it will be a huge attraction.
- Downhill (north) in the next town of la Colonia (eight km), you can also find a project with eight smaller waterfalls and a new waterfall called 'Pozo Azul.'
- In Marseilla (downhill fourteen km, cross the river Rio Toro and up for eight km), the public recently discovered an area with many waterfalls. This spot connects to our property.
- The local government is going to asphalt the rest of public gravel roads soon.
- Recently two outdoor adventure companies from the Arenal area started offering tours in the area.

In the end, all those new developments are helping us to grow. Bajos Del Toro exists! We do expect more positive developments shortly, especially in the hospitality branch as there is a big demand for rooms in all price ranges.

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Overview of our projects and properties for sale.

- Catarata Del Toro – Costa Rica’s Ultimate Secret® -

Second to none in beauty and splendor. Catarata Del Toro is an amazing and unique property. Completely private, no neighbors, only forest and national parks around, overwhelming landscape, in the dry season and the rainy season, ever-changing atmosphere, never dull, primary forest, tons of birds including rare hummingbird species and the quetzal. Existing trails that are almost maintenance-free, a bird garden in progress, more (extreme) trails easy to develop to secluded parts, rappel platform (highest in the country), other sports easy to develop like: hiking, ziplining, climbing, canyoning and via Ferrata. We are glad to show you all the possibilities this place offers.



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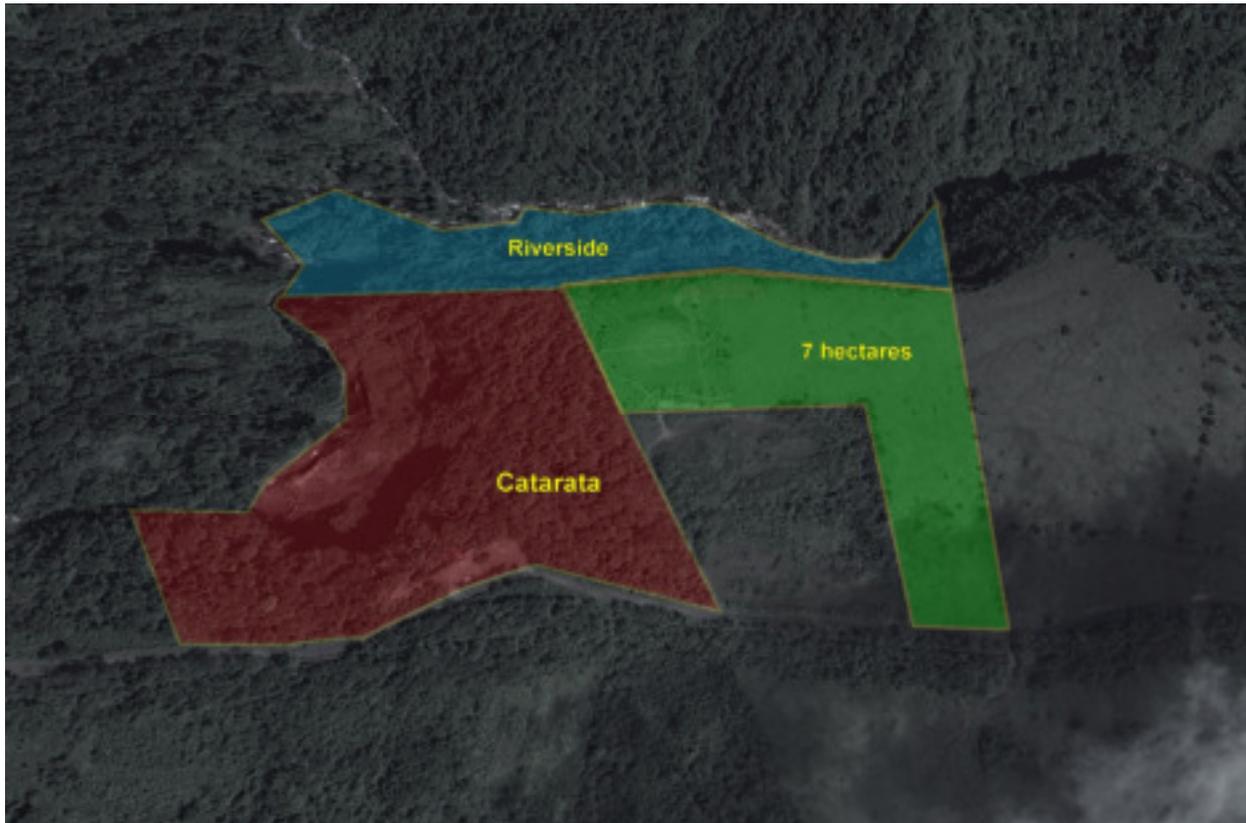
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The existing infrastructure is nice, authentic and functional and our customers like it. But easy to remove and replaceable by something completely new, bigger and different. The property is so unique that any kind of project will fit right. The property we offer is two properties together. One property is five hectares, and the other one is seven hectares. At this moment, the customers only use 60% of the first 5 hectares, which leaves a big area to develop further. And from the seven hectares, we only use two hectares right now. That means there are still five hectares available for any project of choice. At this moment, the revenues of the project come out of:

- Day tourism – average client stays 2 -3 hours.
- Restaurant.
- Rooms (2x).
- Rappel.
- Birdwatching and photography.



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Good to know is that after all those years and all those tourists, from literally all over the world, we never had one complaint about the beauty of the property, in contrary, only the most positive remarks. The book with the comments will confirm this.

For now, we are maintaining the existing structures, upgrading the trails and garden, and develop some new trails. When done, we may start thinking about adding more cabins or rooms.

Know that this place is worth every penny, will be a profitable and safe investment for decades to come and will only increase in value over the years. If you are interested, then please download the videos and photos to get an impression. For more details, please contact us.

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Owners



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- Blue Falls of Costa Rica - 'Nature as Perfect as it can get' -

A new project. We offer a mind-blowing blue river situated close to Catarata Del Toro in Bajos Del Toro Amarillo, Sarchí, Alajuela. A truly blue river with seven blue waterfalls, three normal waterfalls, rapids, swimming areas, views, nature, and hiking all in one.



To fully understand the value and possibilities of this property, we first have to go to another blue river in Costa Rica: the Rio Celeste.

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Rio Celeste is a beautiful place in the north zone of Costa Rica, owned by the government of Costa Rica. You can see a picture of the Rio Celeste on the front cover of every travel book or blog about Costa Rica. They offer only one blue waterfall, very similar to ours, see picture above. Location is a five-hour drive from San José and a two-hour drive from La Fortuna. They do not allow people to swim. Trails can be very muddy in the rainy season. This waterfall is a must-see for every tourist in Costa Rica.



The picture above: Rio Celeste.

Important to know is that every day, no matter when, but every day, there are lines and lines of people to get in! A real moneymaker!

Now back to the property we offer you, back to the Blue Falls of Costa Rica.

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The property of Blue Falls of Costa Rica is 51 hectares big, triangular shape, has rolling hills, amazing 360° views to the two national parks, Juan Castro Blanco, and Poás. The property offers many secluded areas, forest, no neighbors, easily accessible to the main asphalted road, and still completely privately located. Completely unspoiled. We made all internal dirt-roads, so every point of the farm is now easily reachable.



Property is located only 90 minutes (!) from the international airport in Alajuela and exactly halfway between San José and La Fortuna.

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Since 2018 we are offering the public access to the first two waterfalls (Las Gemelas) and the blue rapids and the blue swimming area in the most upper part of the farm. The plan is to develop the farm step by step by adding more waterfalls to the public, just one by one, step by step.



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This property will be a moneymaker. What does it offer?

- Beautiful from all possible angles and aspects.
 - Location, close to the central valley, and to the Poás volcano, which is another big tourist attraction.
 - More than 95% of the time, the water is blue, and even after heavy rains, it returns blue within hours.
 - Very safe location, if the Poás volcano will erupt, the place is safe.
 - Nice cool weather and pristine nature all around.
 - It offers unspoiled views and 15 hectares of primary forest.
 - It has seven blue waterfalls, rapids and swimming areas - hard to find somewhere else.
 - More than 30 hectares useable for building a hotel, cabins, villas, or a subdivision.
- You can do all this, if desired, in combination with the exploitation of the property for day tourism.



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Thank you for your interest,

Wil and Donais
Owners

Casa Matriz Catarata Del Toro S.A.

- Hotel site One -

Hotel site One - Located north of and adjacent to the Catarata Del Toro project, we offer a 12 hectares' big farm, perfect for a hotel project. Incredible views towards the Poás park and Juan Castro Blanco park.



Access to Rio Toro is not that easy but not impossible either, and it will add some great opportunities to the project.

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You can add this farm also to the project Catarata Del Toro and or Hotel site Two what will create an enormous touristic project or hotel, which borders for up to 2 kilometers with national park Juan Castro Blanco. And of course, a subdivision is also possible.

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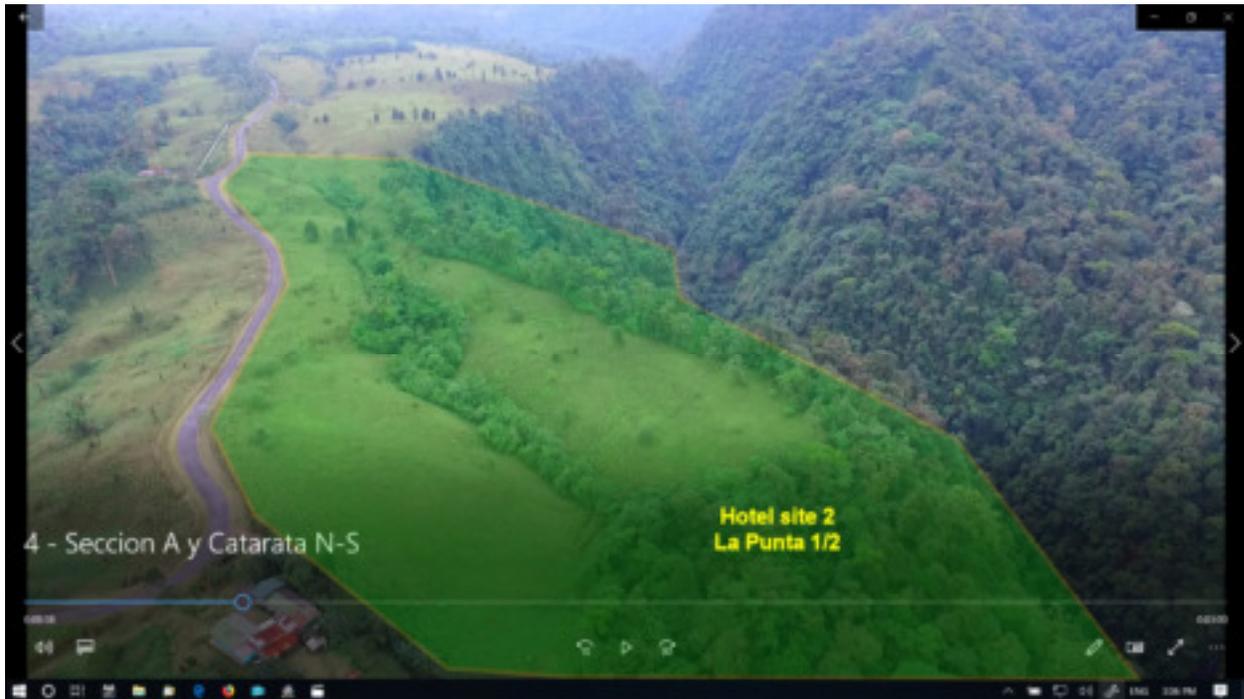
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- Hotel site Two -

Hotel site Two - Located in the most northern part of the area. These 13 hectares' big farm offers besides incredible views towards the Poás park and Juan Castro Blanco park also spectacular, amazing views to the northern zone of Costa Rica. Also, just down at the bottom, people discovered some nice waterfalls.



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- Commercial section -

The commercial section is located 1.5 km north of the Catarata Del Toro on the right side of the road. It has potential as a commercial area. Borders Quebrada Gata and is 2.8 hectares big. At this moment, we are subdividing this farm into ten building lots.



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- Downloads -

Videos y Photos:

Quick overview	https://we.tl/MuNK0nzxZL	(20 files - 1,06 GB)
Catarata Del Toro:	https://we.tl/2yKxsbYBXT	(145 files - 4,75 GB)
Blue Falls of Costa Rica:	https://we.tl/3gavWQhucB	(49 files - 4.2 GB)
Hotel site One and Two:	https://we.tl/oa0yScWpaA	(10 files - 1,88 GB)
Commercial section :	https://we.tl/xCcBPSldpc	(4 files - 218 MB)

Here some videos from the entire valley of Bajos Del Toro, which will give you a good impression.

The beauty of:	1 out 5: https://we.tl/pZXNczPXKv	(4 files - 2.2. GB)
	2 out 5: https://we.tl/DFKlyuuKqC	(1 file - 2.8 GB)
	3 out 5: https://we.tl/26idDjDtfe	(1 file - 3.3 GB)
	4 out 5: https://we.tl/0nZs2PxLHC	(2 files - 2.8 GB)
	5 out 5: https://we.tl/E9GpwSrnPL	(2 files - 2.1 GB)

Better to send us an e-mail, and we will provide you with **the most updated links**, will be also easier to download.

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Price are valid till 31st of December 2020.

- Prices -

Catarata Del Toro	USD 3.500.000, --
Blue Falls of Costa Rica	USD 5.000.000, --
Hotel site One	USD 1.500.000, --
Hotel site Two	USD 1.000.000, --
Commercial section	USD 380.000, --

- Conclusion -

Either the Catarata Del Toro or Blue Falls of Costa Rica are two projects incomparable with any other projects or area. They have all the plusses you can wish for, all the space and possibilities. There are no limits to it. Everything is here to create something unique and profitable.

The invitation is there to come over and inspect the places.

We would be delighted to show you around.

For now, thank you for your time and interest,

Kind regards,

Wil and Donais
Owners