

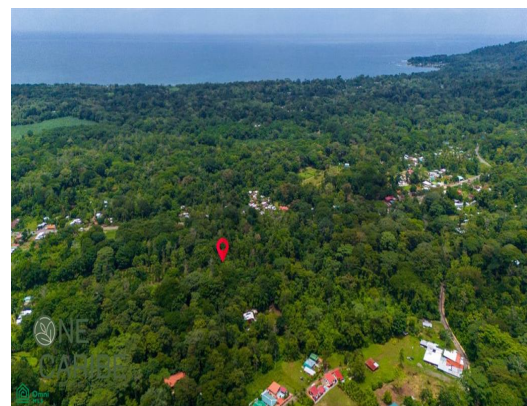
# Land For Sale

📍 Talamanca, Limon

# \$600,000

Reference: 1145693988

Property Type: Land • Lot Size: 33000 Square metres •



- Status: Available

## Property Description

A Unique Investment Opportunity A property where Costa Rica's natural paradise meets the King of Fruits: Durian 3.3 hectares (8.5 acres) of fertile, flat land with more than 60 meters of prime road frontage. Mature Durian trees in full production, just minutes from Puerto Viejo and world-famous Caribbean beaches. This property combines investment potential with natural beauty. Fruit orchards, valuable timber trees, and abundant wildlife make it ideal for agro-tourism, commercial projects, or sustainable agriculture. Organic from Costa Rica – Fresher Durian for the Americas! Durian Highlights -20 Durian trees from 12 to 45 years old -5 in full production today, 15 about to bear heavily -Two heritage producers over 45 years old -Rich flavor similar to Musang King, described as butterscotch candy with hints of sweet rum, vanilla pudding, and chantilly cream -No greenhouse or irrigation required thanks to fertile soil, natural rainfall, and an on-site water channel -Potential to flower up to three times per year, with peak harvest in August and smaller off-season crops in other months -Long-term legacy crop: Durian can produce for 50–100+ years Other Property Highlights -Exotic Fruits: Mangosteen (15), Rambutan & Pulusan, Santol, Velvet Apple, Arazá (10), Breadfruit (5), Snake Fruit, Carambola (10), Cas, Water Apple (4), Bananas, Zapote Colombiano, Chupa Chupa, Biribá, Curry Leaf, Jaguar cacao, 100+ cacao trees, and vanilla -Citrus & Staples: Tangerine (6) and Orange (15) -Timber & Shade Trees: Laurel (15), Poró (8), Palo de Hule (10), Indio Pelón (3), Higerón/Chilamate (4), Javillo (6), Cenizaro, and natural forest -Wildlife: Sloths, monkeys, toucans, parrots, agoutis, armadillos, pizotes, raccoons, martillas, tolomucos Development Potential -Zoned for up to 75% coverage -Roadside visibility and tourist access -Ideal for a Durian and exotic fruit eco-lodge, roadside fruit shops or cafés, tourist attractions, or r

"Information is deemed to be correct, but not guaranteed"

## Additional Information

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|-------------------------|------------|---------------|
| • Reference: 1145693988 | • For Sale | • \$600,000   |
| • Available             | • Land     | • Unfurnished |