

# BALLENA COSTA RICA

*The Heart of Costa Ballena*

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*Restaurant at The Beach, Villa Leonor*

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Once again Villa Leonor has been honored by the well known travel information site Trip Advisor, keep those reviews coming. In the spirit of Old Chicago (possibly in current US politics as well ....) REVIEW EARLY, REVIEW OFTEN. We'll do our best to give you good reason for good reviews. Saludos!



## *What's Been Happening*

In March we finished the first *Ballena Blues Series* with friend *Dennis Gaumond and Black Cat Bone*, some great Rockin' Blues sets. We expect Dennis back for his annual visit to the area next year so we will look forward to hosting him and the band again. Watch for word on other music events by email or on the web: [ballenabeachclub.com](http://ballenabeachclub.com)



BLACK CAT BONE at Villa Leonor for *Ballena Blues Series*

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Axiom Development Group has completed the First Phase of **Elan at Ballena Beach**, 36 condominiums, immaculate grounds and various swimming pools. New owners and rental guests are now beginning to show up at the restaurant. The complex is a quality product and Axiom has become a welcome new neighbor contributing to community needs and efforts. **Contact Cliff for details on purchase or rental of the new beach condominiums.**



Our south end of Playa Ballena was recently awarded *The Blue Flag* (with majority efforts by Axiom personnel), the emblem of ecological achievements. Part of the program you will see on your next visit are recycle collection structures at the beach.

### *Restaurant Activities*

We just started casual Saturday afternoon music with *The Lone Strangers*, Toby and Richie have entertained here many times over several years and now have added Peter on base, resulting in a more vibrant variation of their twist on Rock & Blues covers as well as Toby's original instrumentals from time to time. Music will be the 2nd and 4th Saturday each month 2 to 4pm, until they are tired of free lunch and beer. Bring your Tip Jar Dollars for the boys!

As usual we are Open Every Day, *BBQ on Sunday*, we close earlier than 8pm this time of year, so check in with us for dinner by reservation after 5.

### *Real Estate Perspective*

Pretty simple this time ..... "The Bucket" has tipped, three lots sold and closed in Perla Ballena last month and in all sectors inventory is dropping off the market. Time for action if you are ready to take advantage of the market swing. Still a lot of great land deals out there, but as that inventory is depleted the upswing in values will kick in.

That is not to say a crazy market is emerging to speculate on, but a solid basis has been established that will see a realistic rise in value as inventory drops out. A good time for investing in long term use and enjoyment by you and the family, while nurturing a nice future nest egg for retirement or for the kids if they choose a different direction later.



## *Featured Properties*



**Pinuelas Arriba 3 Acres** with commanding views of Isla Cano and the Osa Peninsula, **year around stream** crosses through a corner of the forest providing a unique and peaceful ambiance of nature. The site access is well developed, electricity and water ready, an easy build opportunity. **Price: \$125,000**



**Perla Ballena, in The Heart of Ballena**, is an unequalled unique and dramatic setting. The views are incredible with an ambiance of nature being surrounded by 100 plus acres of **Primary Forest, Four Streams & Extreme Wildlife**. The access is private and gated, water from fresh rainforest springs and an active owner group to care for those assets.

**Lot 30** with great views, over 1 Ha. size, private setting **\$129,000**

**Lot 32** with a forest valley leading to the building site with dramatic views **\$289,000**

**Lot 33** has unequalled panoramic views and huge level site, Isla Ballena view guest house site. Absolutely the most dramatic setting in Perla Ballena **\$365,000**



**9 Acres in Lagunas area above Dominical** ideal for family or retreat compound, or to divide three or four **ocean view building sites**. This property has very good access infrastructure in place and a well drilled on the property.

High in the mountains above Dominical but 20 minutes to the beach, less than 10 minutes from paved road. Seller Finance Possible **\$199,000**





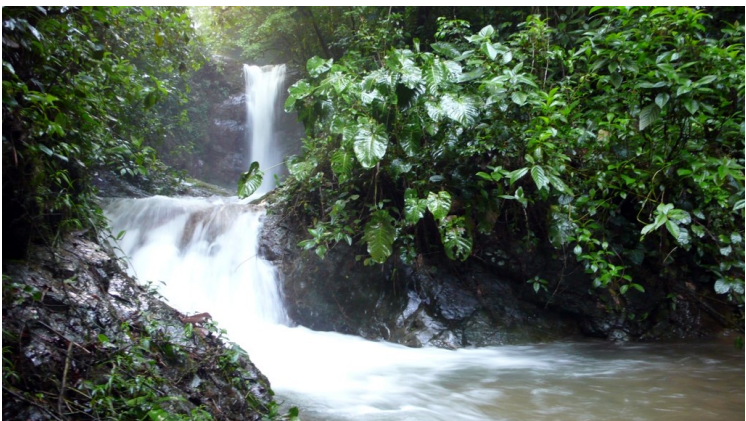
**Ojochal Home with Great View on 2 Acres** from where you look over Ojochal to Isla Garza and beyond. Beautiful large open terrace living area with roof structure and ceilings of rich tropical wood and bamboo.  
3 Bedrooms, big pool, great gardens and landscaping, covered parking.  
**\$375,000**



**Views over the Mangrove Preserve to Expansive Ocean** in the lower Tres Rios area, less than 10 minutes from highway behind front ridge that blocks road noise. This is a flat, easy build site with all utilities connected. .Property is 1.46 Ha.; 3.6 Acres and stream.

There is a basic and solid structure for immediate use and quarters for housing while building. **\$169,000**

**Spacious areas for use and buildings on this San Buenas** site of 3.8 Ha. which approaches 10 acres in size. Stream through the property with cascade and trail system to enjoy the nature. All utilities are connected, including a private water storage tank, which also provides the ocean view mirador. Car storage, kitchen and bath constructed for immediate use. **Only \$64,000**



**Exceptional Waterfall and River Property** near Chirripo National Park. Over 107 acres with interior road and water infrastructure ready, electric ready. Rio Chirimol plus another small stream run through property. Resort or development use, **\$445,000**



**House in Perla Ballena** with dramatic views, 2 Suite Plan with convertible area for 3 Bedroom capacity and bath adjacent. Living level an open design with outside living area. Fresh mountain climate. **\$429,000**