

VIENTOS DELSUR

Own Land. Build Your Vision. Enter the Market Early."

CONTENT

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WELCOME TO VIENTOS DEL SUR

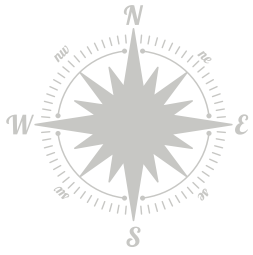
Nestled in the foothills of Costa Rica's southern coastal mountains, Vientos del Sur offers sweeping views of the Pacific and Osa Peninsula. Surrounded by lush nature, wildlife, and year-round tropical breezes, it's a place where tranquility meets comfortable living.

-  Juan Santamaria International Airport
-  Daniel Oduber International Airport
-  Quepos Domestic Airport
-  Palmar Sur Domestic Airport
-  Route 34
-  Dominical
-  Uvita
-  Ojochal
-  Chontales
-  Vientos del Sur

GETTING TO VIENTOS DEL SUR

Located in Chontales on the Southern Pacific coast, Vientos del Sur is easily accessible via Highway 34. Just minutes from Ciudad Cortés, the community is reached by a mostly paved road—no 4x4 required. With several nearby airports, including Juan Santamaría International and Quepos Regional, travel is simple and convenient.





GETTING TO VIENTOS DEL SUR

Located just 3 km north of Ciudad Cortés, on the road to Chontales, Vientos del Sur enjoys a strategic position:

- 10 minutes to full services (banks, hospital, supermarkets, gas stations)
- 20-25 minutes to beaches along the Costa Ballena
- Direct access via **Route 34 (Costanera Sur)**

This connectivity makes the development highly attractive for both full-time living and rental potential.

-  Vientos del Sur
-  Hospital Tomás Casas Casajus
-  Ciudad Cortés
-  Route 34



STRATEGIC LOCATION & **FUTURE VALUE**

Vientos del Sur is uniquely positioned to benefit from one of the most important infrastructure projects planned for Costa Rica's Southern Zone.

Future Southern International Airport (Estimated 2032)

A proposed international airport for the Southern Pacific region is expected to be developed near Palmar Sur, approximately 20 minutes from Vientos del Sur.

This future development is expected to:

- Significantly improve international access to the region
- Increase tourism and foreign investment
- Drive demand for residential and vacation properties
- Accelerate property value appreciation

Strategic Positioning:

Vientos del Sur is located directly within the primary access corridor to the future airport, making it one of the first residential communities encountered upon arrival.

For investors, this represents a front-row position to future growth—a key factor in early-stage real estate appreciation.

Why This Matters

Markets like Uvita, Dominical, and Ojochal have already experienced substantial growth.

Infrastructure expansion—especially international airports—has historically been one of the strongest drivers of real estate value increases.

Vientos del Sur offers buyers the opportunity to:

- Enter the market before major infrastructure completion
- Secure land at pre-growth pricing levels
- Benefit from long-term appreciation tied to regional development

A Rare Window of Opportunity

Opportunities to acquire property this close to a future international airport, at early-stage pricing, are extremely limited.

Vientos del Sur represents a strategic investment backed by location, infrastructure, and timing.

20 Minutes

from the Future Southern
International Airport (Est. 2032)



2.2 km

of paved access
– No 4x4 required



7

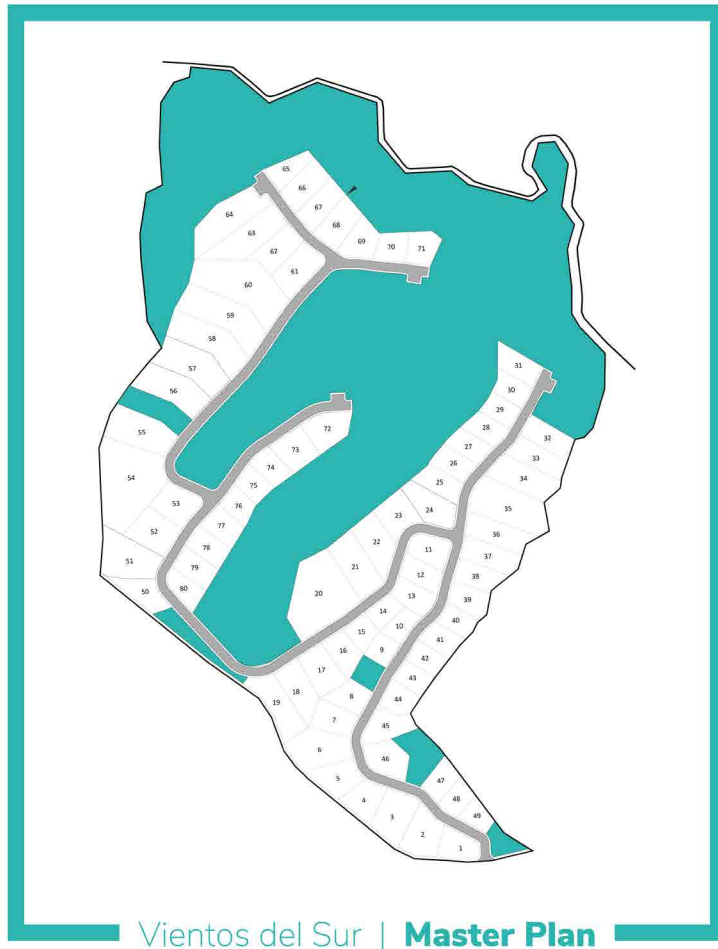
Homes Built.
– 2 Under Construction



Fully

Serviced Lots
– Ready to Build





THE DEVELOPMENT

Developed by Ventana del Pacífico, this newly released community blends thoughtful design with natural beauty. Vientos del Sur offers a refined, peaceful lifestyle in one of Costa Rica's most desirable regions.



THE LOTS

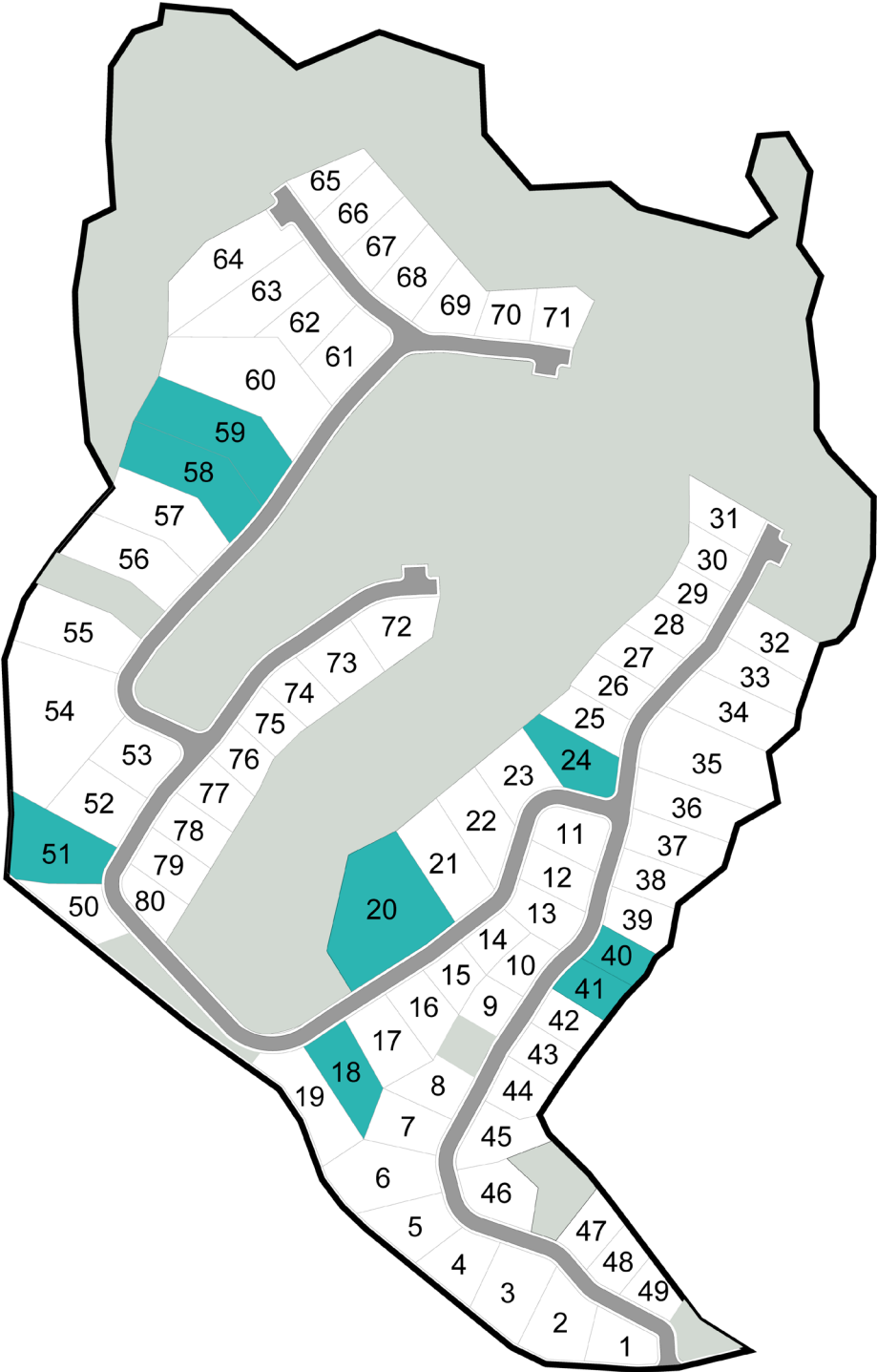
The development offers a variety of lot sizes, ranging from approximately 500 m² to over 2,900 m², accommodating:

- Compact, efficient homes
- Mid-sized tropical residences
- Larger estate-style builds

Topography includes gently sloping terrain—ideal for:

- Elevated views
- Natural drainage
- Architectural design flexibility

Each lot is positioned to maximize privacy while maintaining a sense of community.



Vientos del Sur

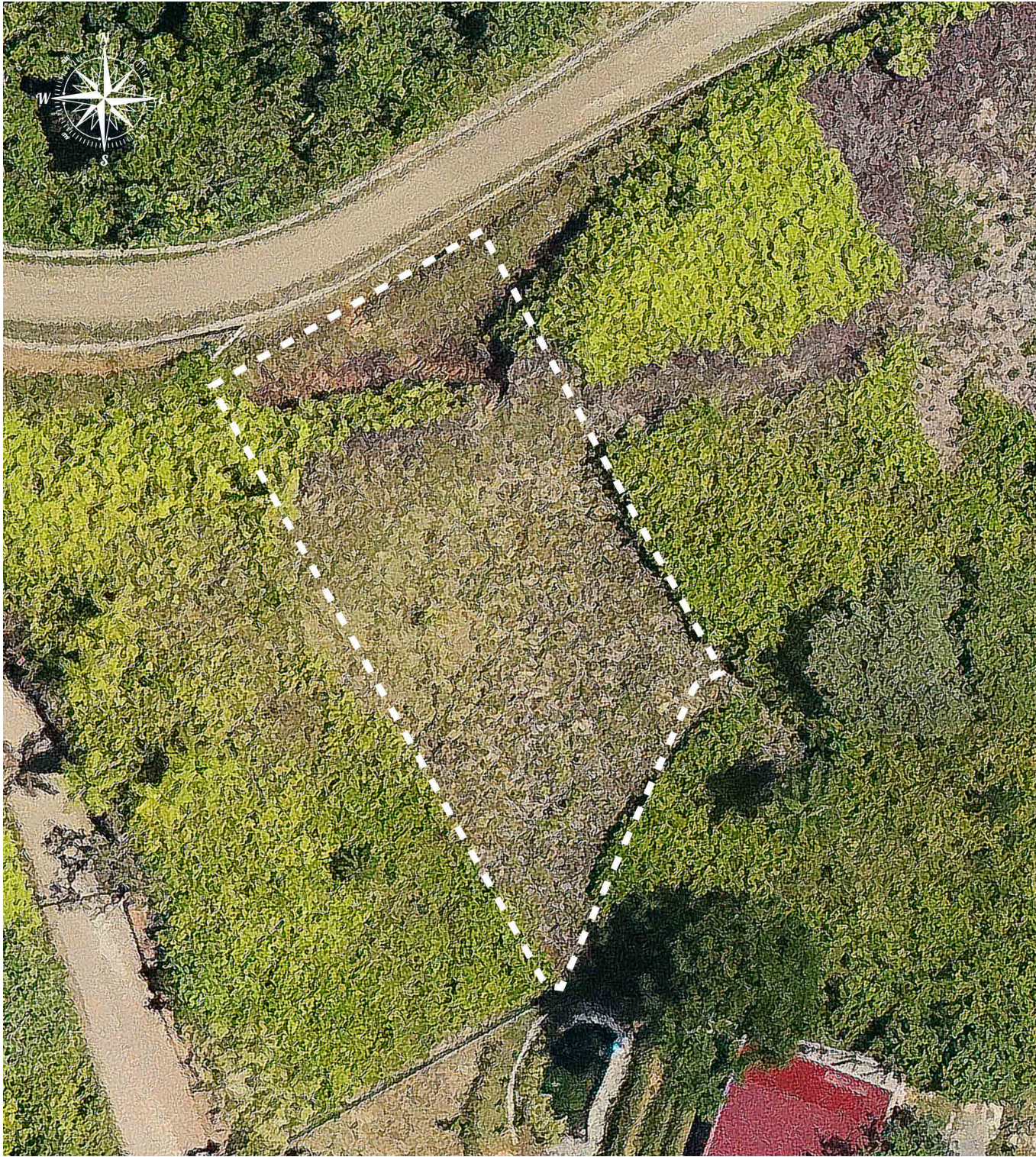
No.	LOT SIZE m ²
18	1064,00
20	2915,08
24	1042,63
40	597,42
41	645,41
51	1546,13
58	1780,00
59	2021,00

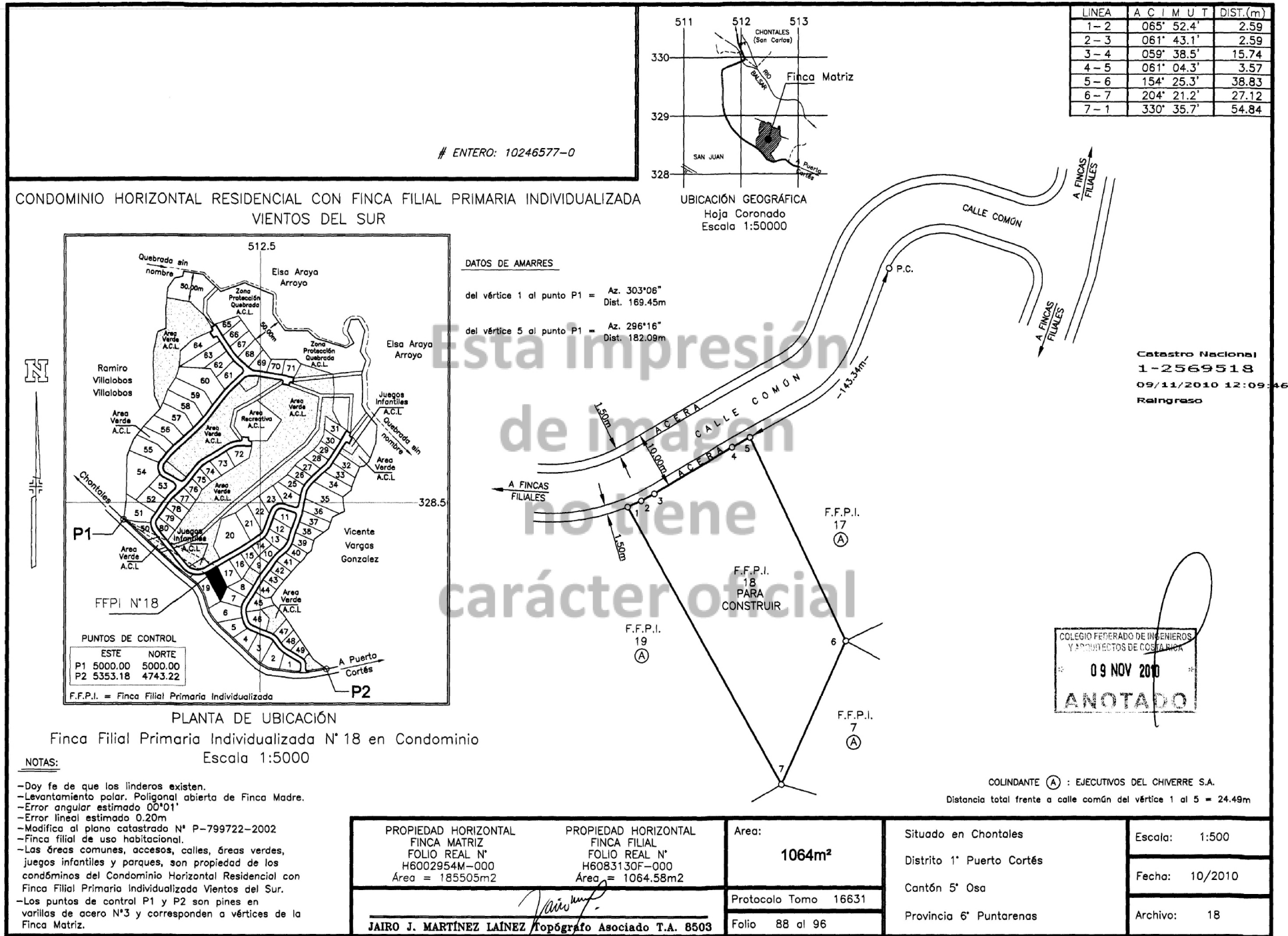
Lot 18

18

1064,00 m²





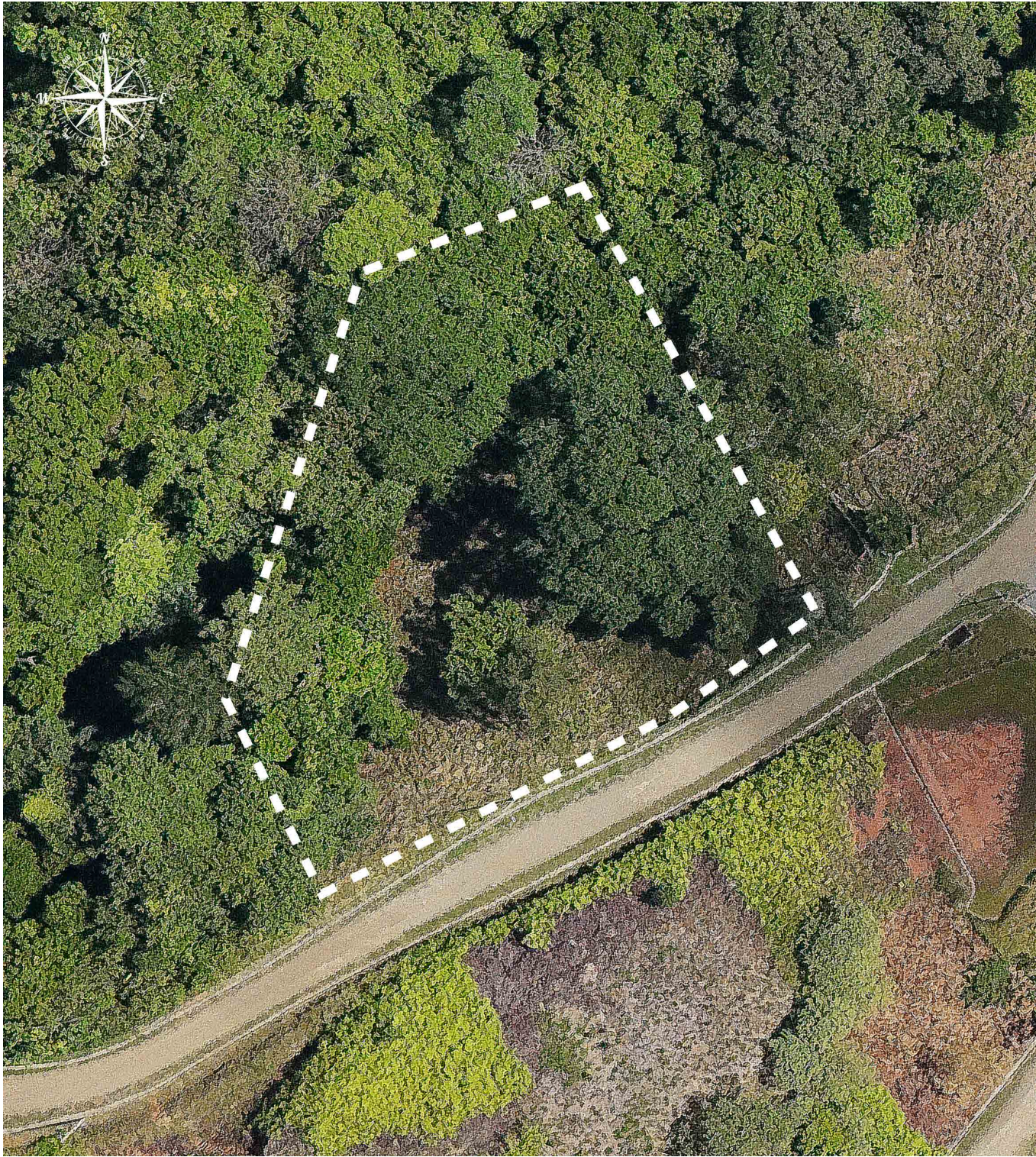


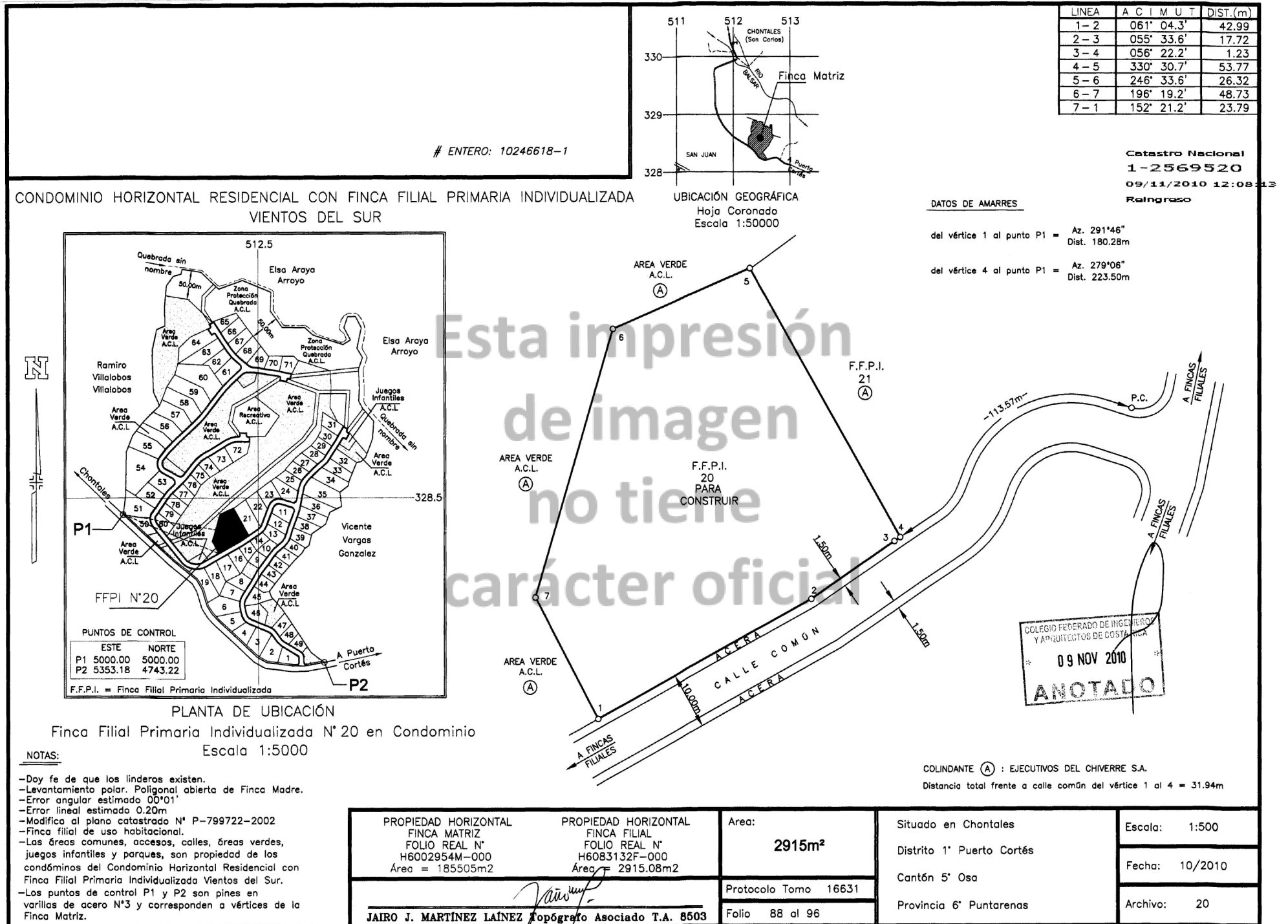


Lot
20

20

2915,08 m²



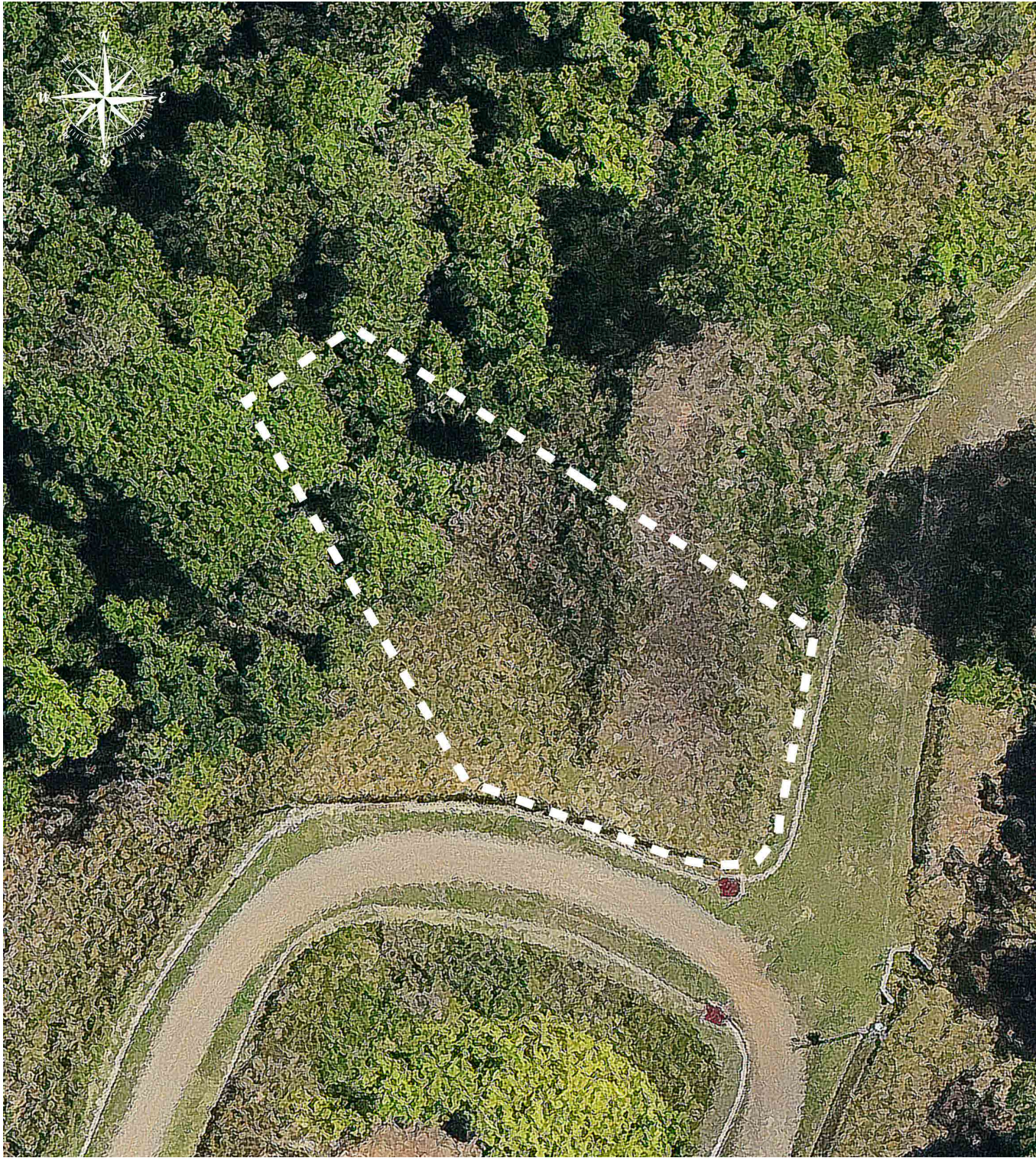


Lot 24

24

1042,63 m²



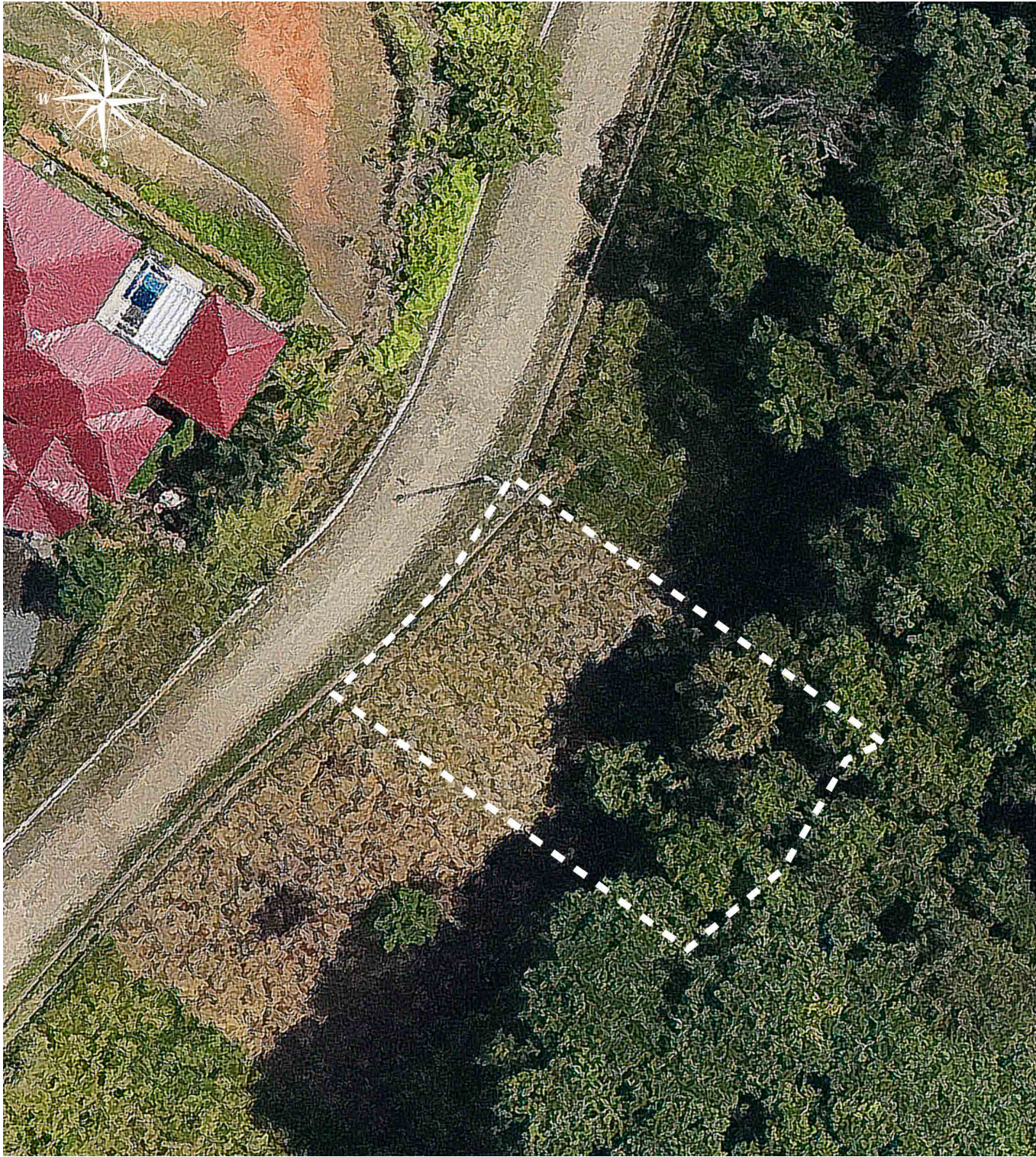


Lot 40

40

597,42 m²



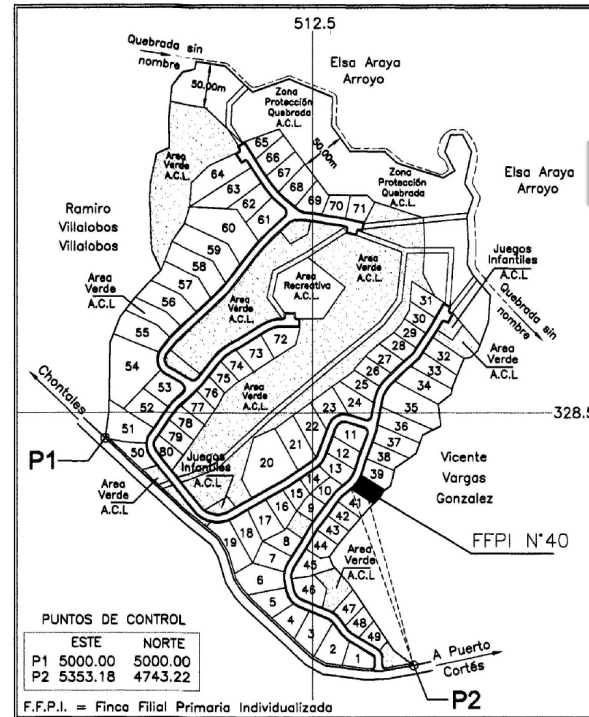


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CONDOMINIO HORIZONTAL RESIDENCIAL CON FINCA FILIAL PRIMARIA INDIVIDUALIZADA VIENTOS DEL SUR



PLANTA DE UBICACIÓN

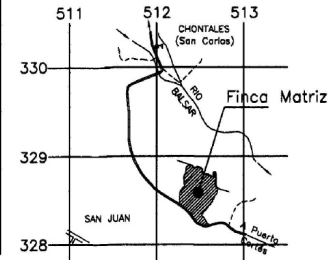
Finca Filial Primaria Individualizada N° 40 en Condominio
Escala 1:5000

NOTAS:

- Doy fe de que los linderos existen.
- Levantamiento polar. Poligonal abierta de Finca Madre.
- Error angular estimado 00'01"
- Error lineal estimado 0.20m
- Modifica al plano catastrado N° P-799722-2002
- Finca filial de uso habitacional.
- Las áreas comunes, accesos, calles, áreas verdes, juegos infantiles y parques, son propiedad de los condóminos del Condominio Horizontal Residencial con Finca Filial Primaria Individualizada Vientos del Sur.
- Los puntos de control P1 y P2 son pines en varillas de acero N°3 y corresponden a vértices de la Finca Matriz.

DATOS DE AMARRES

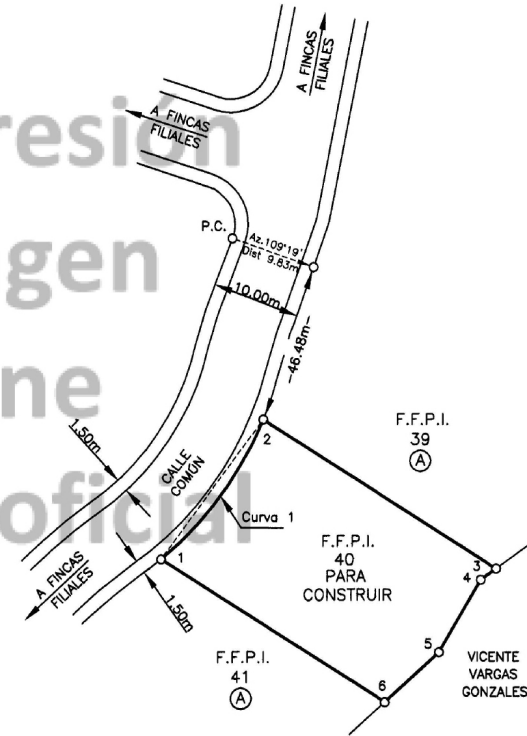
del vértice 1 al punto P1 = Az. 160°24"
Dist. 211.96m
del vértice 2 al punto P1 = Az. 164°35"
Dist. 223.50m



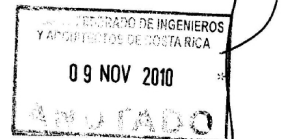
UBICACIÓN GEOGRÁFICA
Hoja Coronado
Escala 1:50000

LINEA	A C I M U T	DIST.(m)
1-2	036° 32.5'	19.65
2-3	122° 15.7'	31.59
3-4	234° 14.5'	2.19
4-5	210° 13.7'	9.49
5-6	227° 42.9'	8.40
6-1	302° 17.9'	30.33

DATOS DE LA CURVA #: 1
Delta: 028° 37.1'
Radio: 39.75m
Cuerda: 19.65m
Longitud de Cuerda: 19.85m
Área Sector: -16.20m²
Área Polígono: 613.62m²
Área Total: 597.42m²



Catastro Nacional
1-2569585
09/11/2010 12:15:57
Reingreso



COLINDANTE (A) : EJECUTIVOS DEL CHIVERRE S.A.
Distancia total frente a calle común = 19.85m

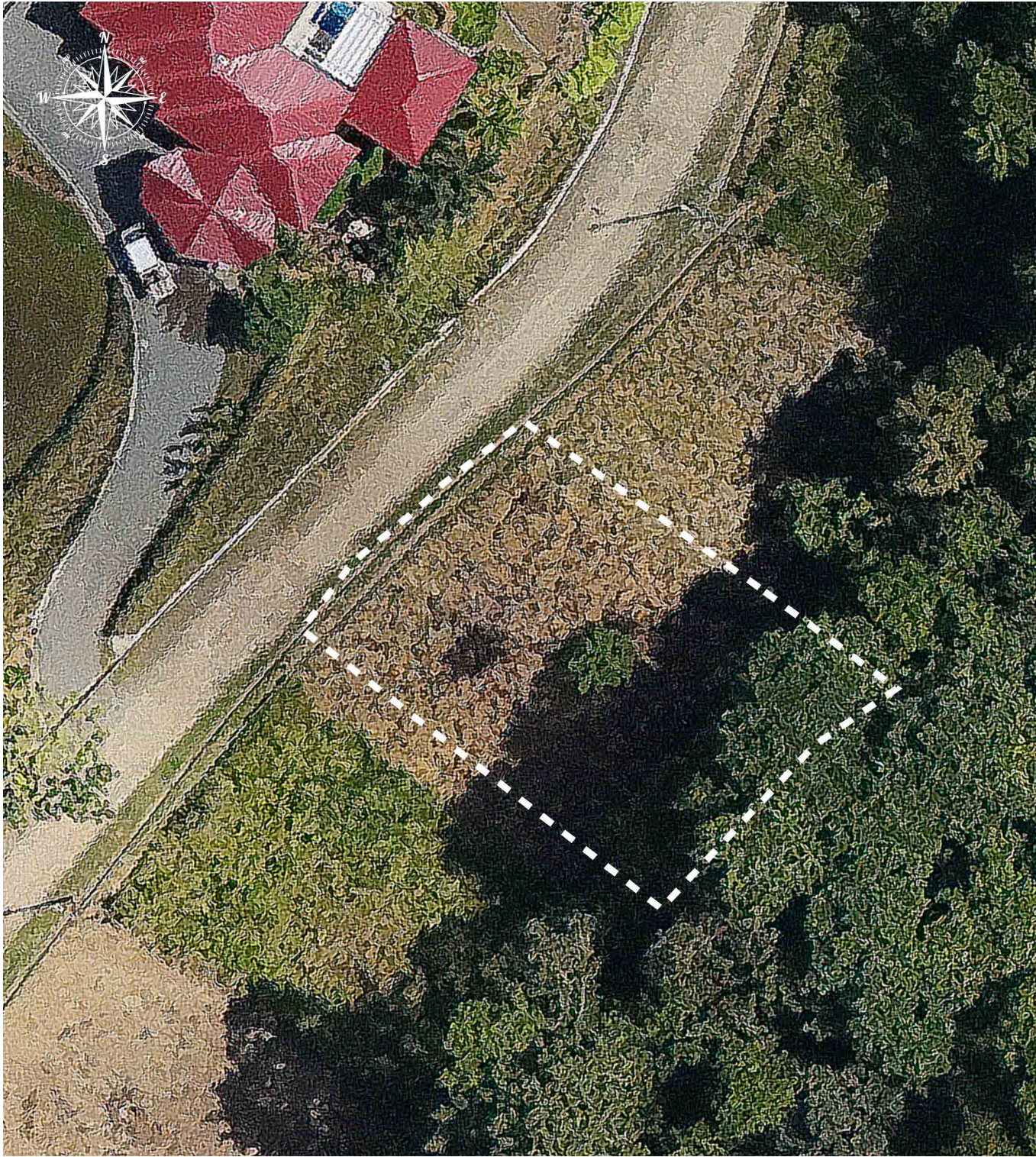
PROPIEDAD HORIZONTAL FINCA MATRIZ FOLIO REAL N° H6002954M-000 Área = 185505m²	PROPIEDAD HORIZONTAL FINCA FILIAL FOLIO REAL N° H6083152F-000 Área = 597.42m²	Area: 597m²	Situado en Chontales Distrito 1° Puerto Cortés Cantón 5° Osa Provincia 6° Puntarenas	Escala: 1:500 Fecha: 10/2010 Archivo: 40
JAIRO J. MARTÍNEZ LAÍNEZ Topógrafo Asociado T.A. 8503		Protocolo Tomo 16631 Folio 88 al 96		

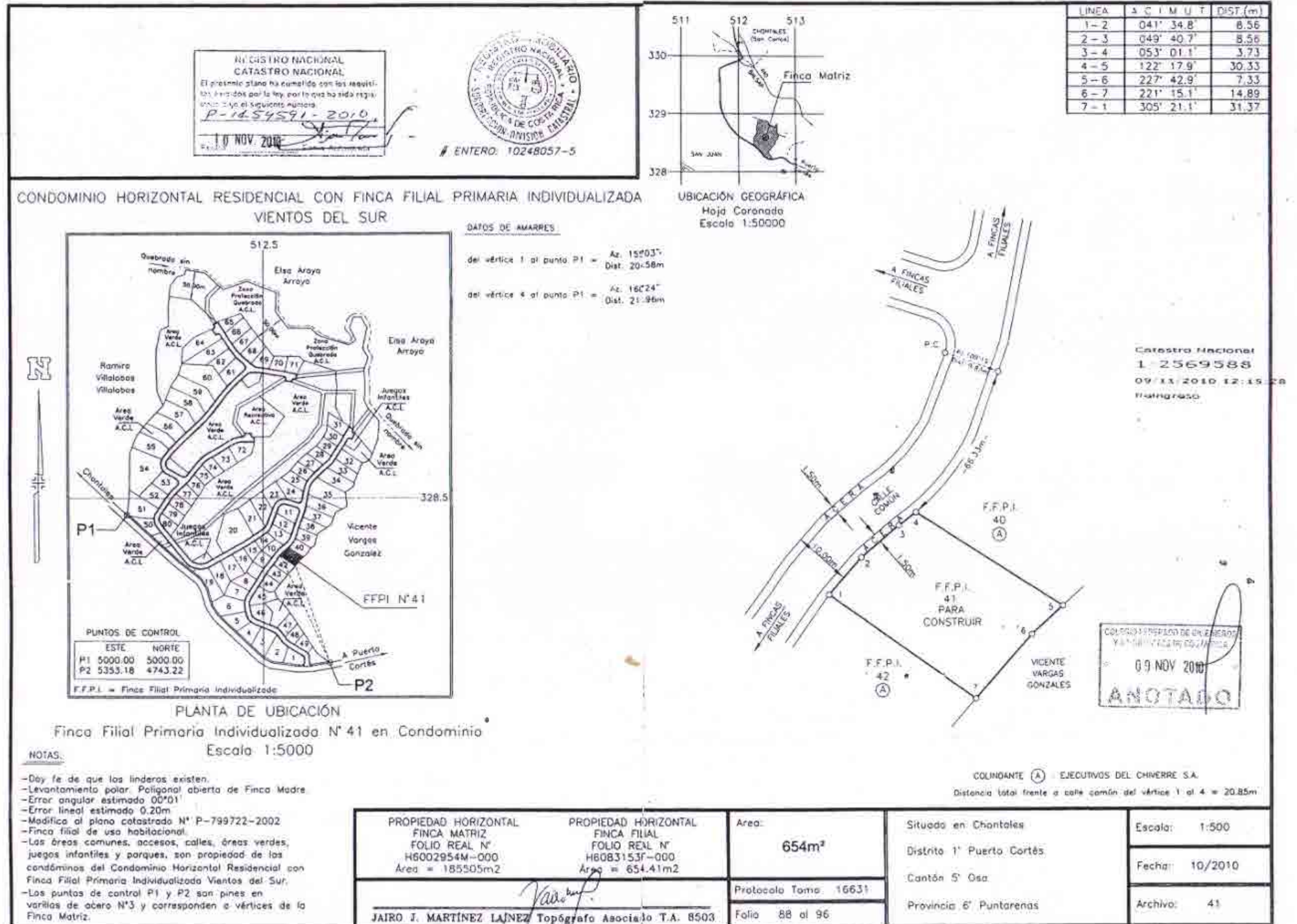
Lot 41

41

654,41 m²







Lot 51

51

1546,13 m²



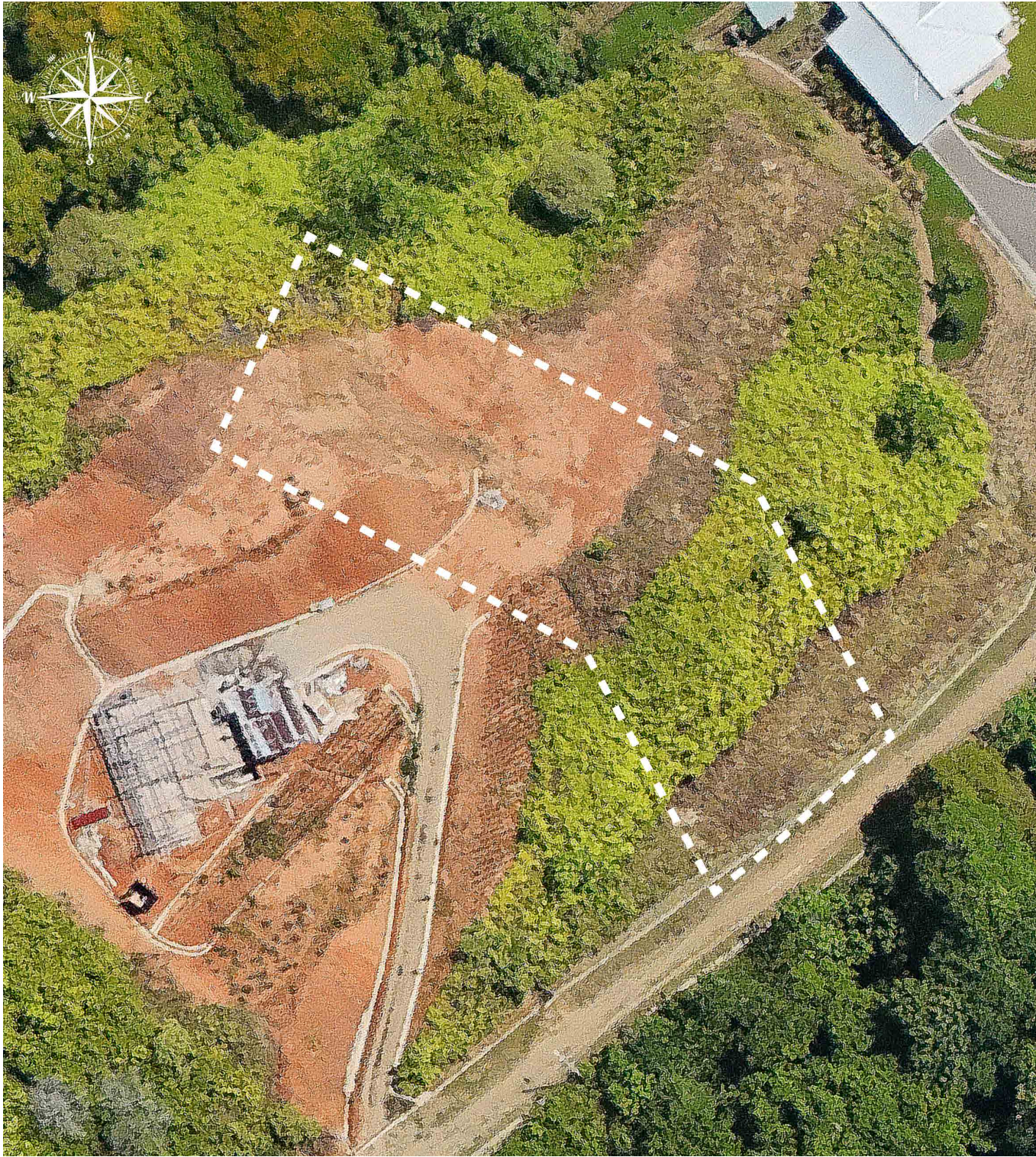


Lot 58

58

1780,00 m²

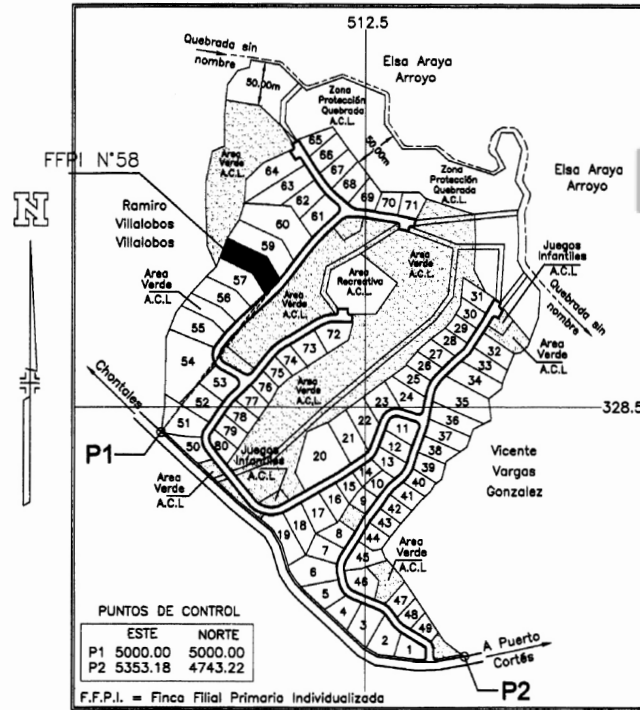




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ENTERO: 10250220-0

CONDOMINIO HORIZONTAL RESIDENCIAL CON FINCA FILIAL PRIMARIA INDIVIDUALIZADA VIENTOS DEL SUR



PLANTA DE UBICACIÓN
Finca Filial Primaria Individualizada N° 58 en Condominio
Escala 1:5000

NOTAS:

- Doy fe de que los linderos existen.
- Levantamiento polar. Poligonal abierta de Finca Madre.
- Error angular estimado 00°01'
- Error lineal estimado 0.20m
- Modifica al plano catastrado N° P-799722-2002
- Finca filial de uso habitacional.
- Las áreas comunes, accesos, calles, áreas verdes, juegos infantiles y parques, son propiedad de los condóminos del Condominio Horizontal Residencial con Finca Filial Primaria Individualizada Vientos del Sur.
- Los puntos de control P1 y P2 son pines en varillas de acero N°3 y corresponden a vértices de la Finca Matriz.

DATOS DE AMARRES

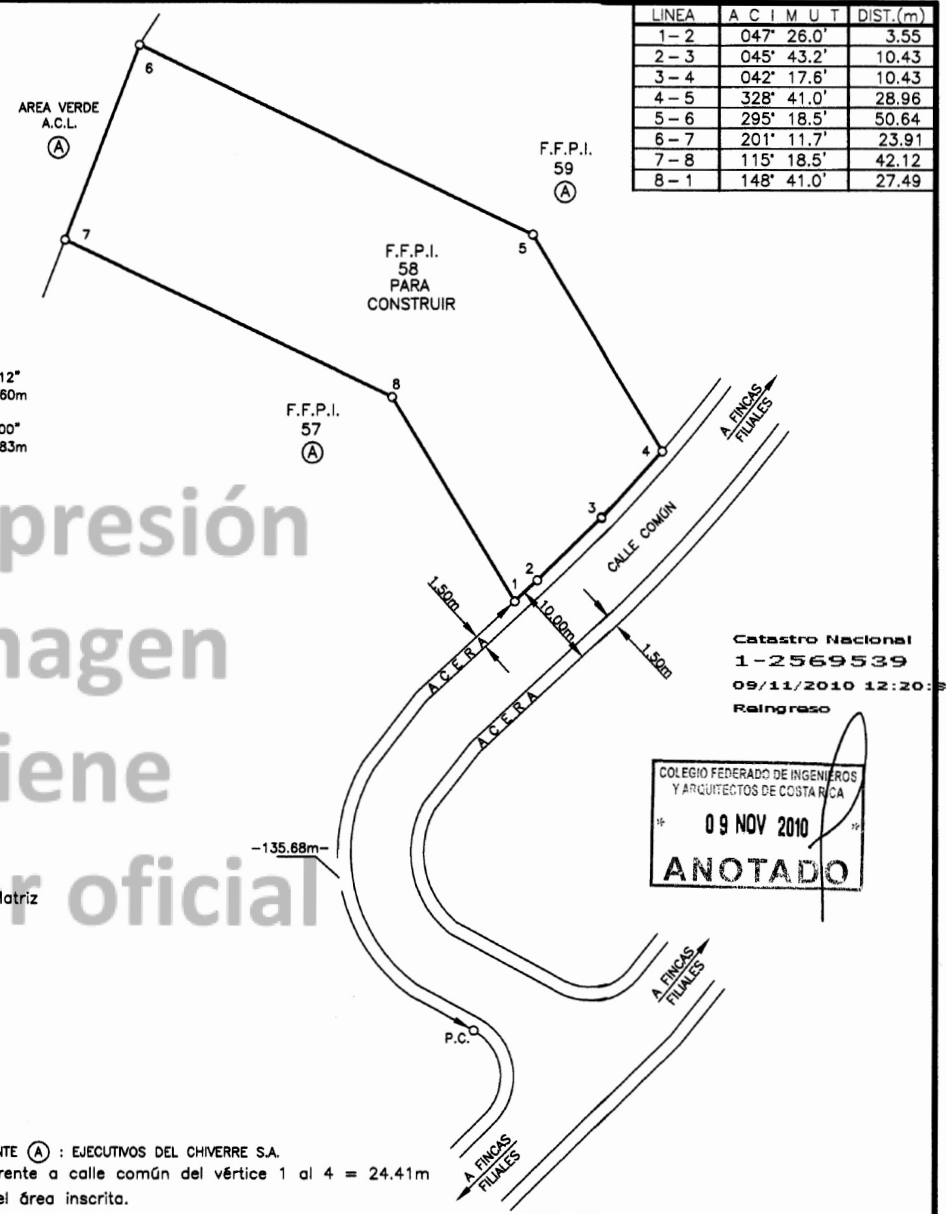
- del vértice 1 al punto P1 = Az. 217°12" Dist. 199.60m
- del vértice 4 al punto P1 = Az. 218°00" Dist. 223.83m



COLINDANTE (A) : EJECUTIVOS DEL CHIVERRE S.A.
Distancia total frente a calle común del vértice 1 al 4 = 24.41m
-Para rectificar el área inscrita.

PROPIEDAD HORIZONTAL FINCA MATRIZ FOLIO REAL N° H6002954M-000 Área = 185503m2	PROPIEDAD HORIZONTAL FINCA FILIAL FOLIO REAL N° H6083170F-000 Área = 1604.03m2	Área: 1780m²	Situado en Chontales Distrito 1° Puerto Cortés Cantón 5° Osa Provincia 6° Puntarenas	Escala: 1:500 Fecha: 10/2010 Archivo: 58
Protocolo Tomo 16631 Folio 88 al 96		JAIRO J. MARTINEZ LAINEZ Topógrafo Asociado T.A. 8503		

LINEA	ACIMUT	DIST.(m)
1-2	047° 26.0'	3.55
2-3	045° 43.2'	10.43
3-4	042° 17.6'	10.43
4-5	328° 41.0'	28.96
5-6	295° 18.5'	50.64
6-7	201° 11.7'	23.91
7-8	115° 18.5'	42.12
8-1	148° 41.0'	27.49



Catastro Nacional
1-2569539
09/11/2010 12:20:29
Reingreso

COLEGIO FEDERADO DE INGENIEROS
Y ARQUITECTOS DE COSTA RICA
09 NOV 2010
ANOTADO

Lot 59

59

2021,00 m²





MODEL

homes



OPTIONAL BUILD PACKAGES

Buyers have the option to complement their lot purchase with pre-designed tropical modern homes, optimized for the terrain and climate.



THARIA

1990 ft²

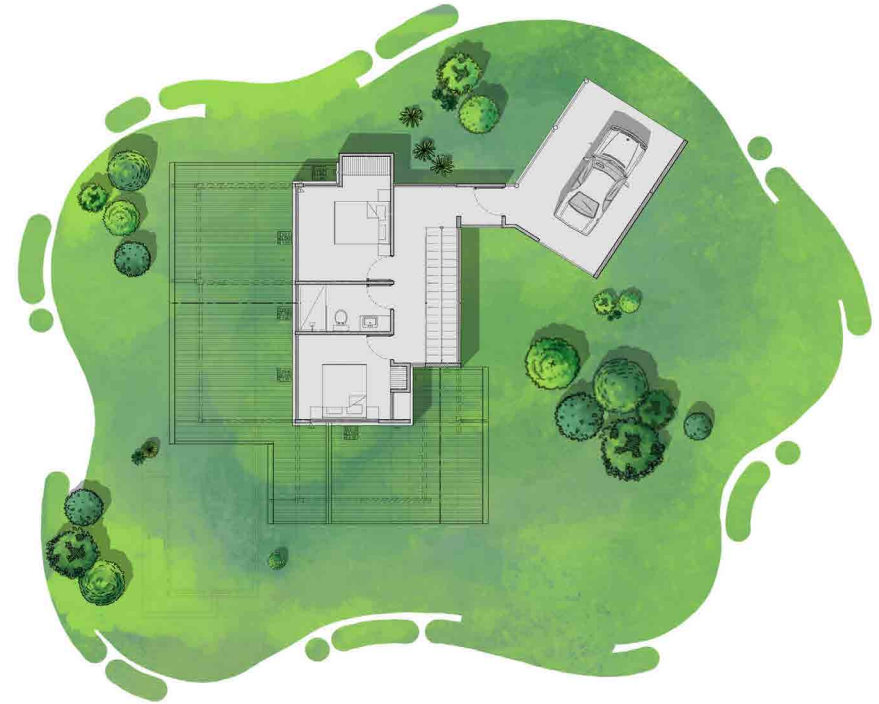
Tharia - 1990 ft²

Floor Plan

A bold, two-level design featuring:

- 3 bedrooms, 2.5 bathrooms
- Open-concept living with panoramic glass
- Seamless indoor-outdoor integration
- Private pool terrace

	ft²
House	1990
Carport	225
Pool	277







HIBISCUS

1285 ft²

Hibiscus - 1285 ft²

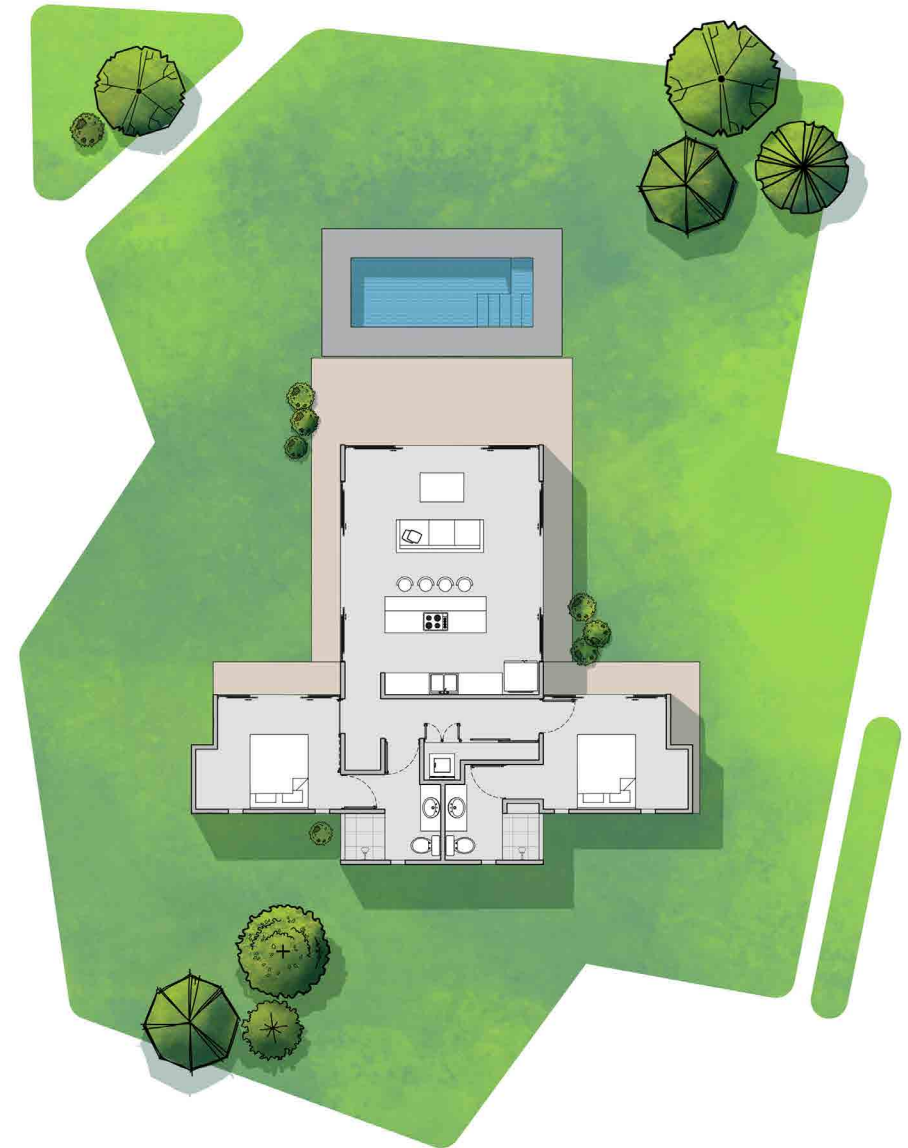
Floor Plan

A compact, efficient layout ideal for rental or personal use:

- 2 master-style bedrooms
- Open living space connected to outdoor terrace
- Smart footprint adaptable to most lots

House
Pool

ft²
1285
100







LOTUS

1453 ft²

Lotus - 1453 ft²

Floor Plan

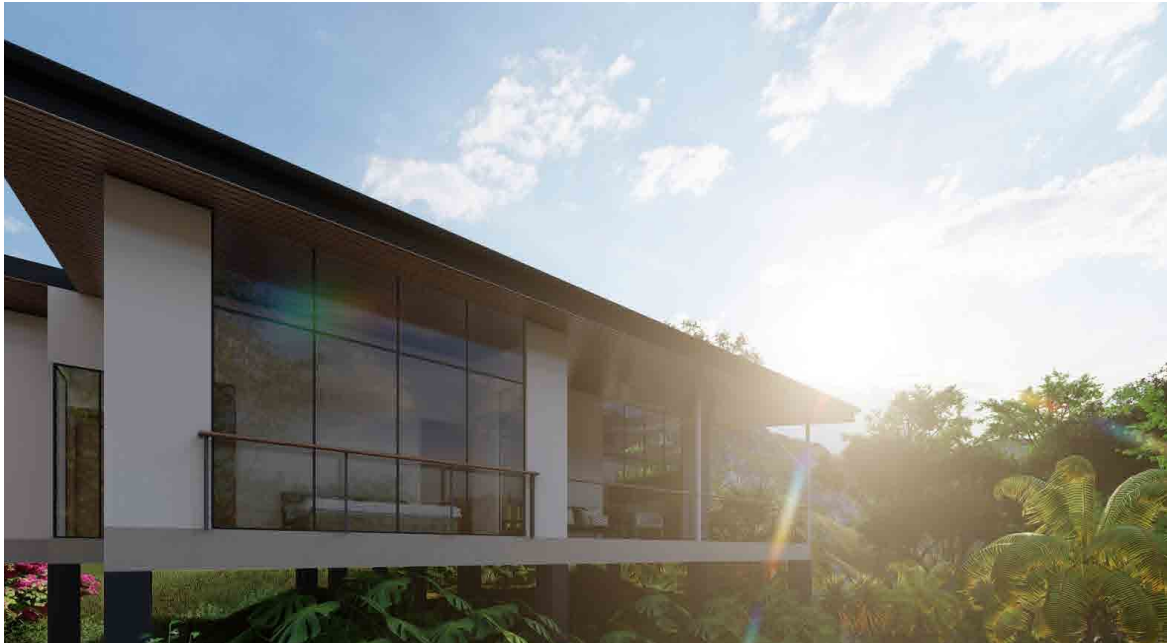
A compact, efficient layout ideal for rental or personal use:

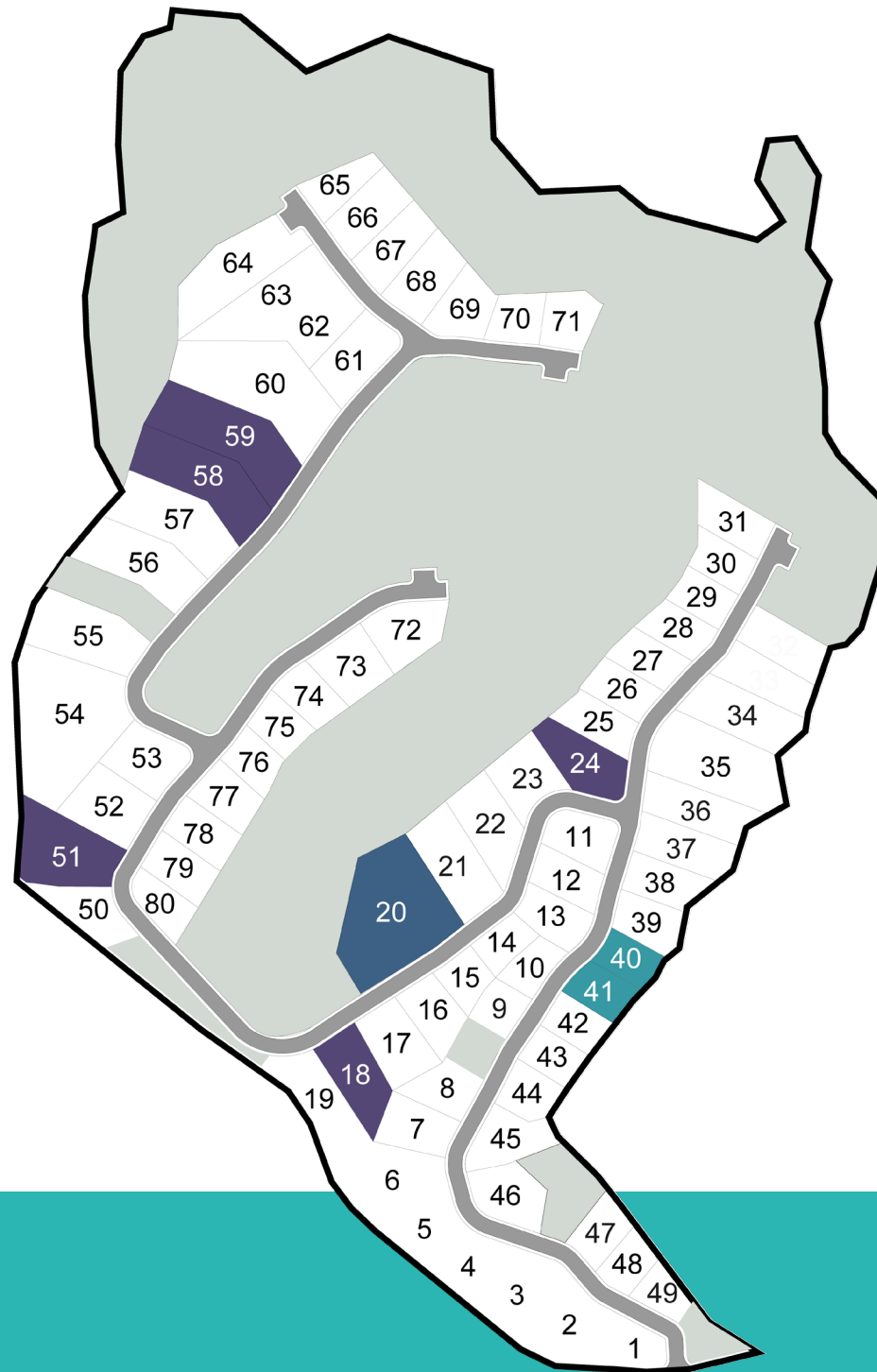
- 3 bedrooms, 2 bathrooms
- Open living space connected to outdoor terrace
- Smart footprint adaptable to most lots

House

ft²
1453







MODEL HOME

VSF No.

THARIA - 1990 ft²

20

HIBISCUS - 1285 ft²

18
24
51
58
59

LOTUS - 1453 ft²

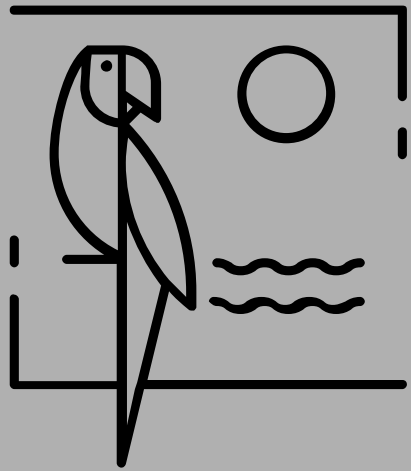
40
41

Lots Specific to each Model Home



LIFE IN **VIENTOS DEL SUR**

Vientos del Sur offers a quieter and authentic lifestyle, set apart from heavily developed tourist destinations while still remaining close to key attractions. Just a short drive away, you'll find the beautiful beaches of Costa Ballena, world-class surfing in Dominical, the renowned Marino Ballena National Park in Uvita, and the exceptional dining scene in Ojochal. Known for its rich biodiversity, protected landscapes, and a growing expat community, the region is also experiencing steady improvements in infrastructure and services. This unique balance makes it an ideal location for both lifestyle buyers and investors.



VENTANA
DEL PACÍFICO

DEVELOPERS

THE DEVELOPER

Ventana del Pacífico has been building in Costa Rica since 1992 and is widely recognized as a leader in the Southern Pacific region.

Track record highlights:

- 20+ completed developments
- 1,000+ lots sold
- 2,000+ hectares developed
- Hundreds of homes built

Their experience ensures buyers are working with a **reliable, established partner**—a critical factor in emerging markets.

COSTA BALLENA

Costa Ballena is the jewel of the Pacific coastline and one of the foremost tourist destinations in Costa Rica. Located at the southern end of Costa Ballena, Vista Sin Fin has easy access to the gourmet dining, sandy beaches, national parks and rugged nature, all the time benefiting from the requisite tourist infrastructure, including medical facilities, banks, shopping and markets.



DINING

A vast array of dining options await in the local communities neighboring Vista Sin Fin.

Ojochal is known as the gastronomic heart of Costa Rica. With no less than 3 of the country's top rated restaurants you can enjoy everything from humble Tico fare to international cuisine.

Uvita has something for everyone. Beach eats, upscale dining, elevated homestyle cooking, a local brewery and a food truck park.

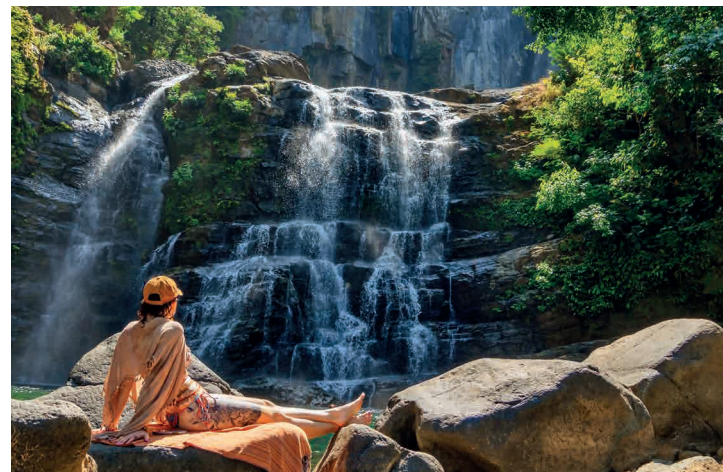
Dominical's surfer vibe sets the tone for more relaxed dining. Step away from the sand and enjoy a beer and pub food, vegan delights or something to grab and go on the way back to the surf.



OUTDOOR ACTIVITIES

Vientos del Sur is the perfect starting point for adventures on land or sea. The neighboring communities are home to riding stables, surf schools and shops, diving and snorkeling facilities and nature reserves, as well as guided tours in a wide variety of activities.

- Scuba diving
- Snorkeling
- Surfing
- Fishing
- Boating
- Mangrove tours
- Horseback riding
- Hiking
- ATV trekking
- Wildlife watching



FAMILY LIFE

Costa Rica isn't just for tourists and retirees.

Costa Rica provides public education to all children. At the same time, Costa Ballena is home to no less than a dozen private schools and alternative education centers, accepting children from ages 3 to 17.

And when school is not in session, there are plenty of kid-friendly activities, including a performing arts group, surfing classes, and art studios.



BEACHES

The Pacific Ocean and beachlife are part of Costa Rican DNA.

Vientos del Sur is within 25 minutes of 10 of the best beaches in the country – all part of the Costa Ballena: Tortuga, Ventanas, Garza, Piñuelas, Arco, Chamán, Uvita, Hermosa, Dominicalito and Dominical.

Just an hour north is Manuel Antonio beach, and the Manuel Antonio National Park, considered by many to be the best beach in Costa Rica and one of the best in the world.

The Osa Peninsula, and Golfo Dulce offer the most natural and most beautiful beaches like Colorada, San Josecito, San Pedrillo, the beaches of Bahía Drake, and the spectacular beaches Llorona, Corcovado and Sirena in Corcovado National Park.

South of Golfo Dulce you can visit Zancudo, Río Claro and Pavones beach, known as one of the best surfing beaches in the world.



the
REAL
PACIFIC
COSTA RICA