The Costa Rica Buyer's Kit

Updated November 14, 2026. General information, not legal advice.

From Clara · Updated November 14, 2026

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1. The six-step checklist
2. Current price lists for 7 Guanacaste developments
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1. The six-step checklist

1. Hire your own attorney

A Costa Rican attorney who works only for you. Check their Colegio de Abogados number. The notary who registers the sale works for the transaction.

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2. Check the title and the land

Registry record (folio real): owner, liens, annotations. Survey plan (plano catastrado): boundaries, and outside the 200 m maritime zone.

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3. Check water and permits

For a lot: a written water letter for that lot. Permit numbers: SETENA, municipal, condominium (Law 7933). The owners' budget and rules.

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4. Reserve, with the deposit in escrow

A written escrow agreement your attorney has read. Deposits start from about 3%; 10% is usual and negotiable. Never pay a person.

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5. Move the money safely

Wire in US dollars from your own account. Have your source-of-funds papers ready. Confirm bank details by phone on a number you already had.

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6. Close and register

Close before a notary. Get the registered deed. Subscribe to the Registro Nacional's registry alert.

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Full guide: /guides/how-to-buy/

Senderos, Tamarindo

Senderos price list, October 7, 2026 (developer says). We confirm each price before a tour.

Lot or home	Size	Price	Status
Lot 25-E	1,927 m²	$350,000	Available
Lot 13-F	1,897 m²	$549,000	Available
Lot 25-F	2,645 m²	$450,000	Available
Lot 29-F	1,813 m²	$499,000	Available
Lot 30-F	2,011 m²	$640,000	Available
Lot 11-F	1,410 m²	$750,000	Available
Lot 31-F	2,023 m²	$750,000	Available
Lot 32-F	2,015 m²	Not published	Sold
Lot 10-F	1,494 m²	$1,000,000	Available
Lot 34-F	1,250 m²	Not published	Sold
Lot 35-F	1,394 m²	Not published	Sold

Mar Vista, Playa Flamingo

Mar Vista price list, October 9, 2026 (developer says). We confirm each price before a tour.

Lot or home	Size	Price	Status
Lot A9	Not published yet	$1,650,000	Available
Lot A10	Not published yet	$1,750,000	Available
Lot A11	Not published yet	$1,950,000	Available
Lot Z	Not published yet	$750,000	Available
Lot A20	Not published yet	$699,000	Available
Lot B7	Not published yet	$500,000	Available
Lot B9	Not published yet	$539,900	Available
Lot C3	Not published yet	$400,000	Available
Lot C4	Not published yet	$825,000	Available
Lot C8	Not published yet	$750,000	Available
Lot 2A	Not published yet	$350,000	Available
Lot 3A	Not published yet	$350,000	Available
Lot 4A	Not published yet	$350,000	Available
Lot 5A	Not published yet	$350,000	Available
Lot 6A	Not published yet	$350,000	Available
Lot 7A	Not published yet	$350,000	Available
Lot 8A	Not published yet	$350,000	Available

Lot or home	Size	Price	Status
Lot 9A	Not published yet	$350,000	Available
Lot 10A	Not published yet	$350,000	Available

Cala Plumeria, Playa Flamingo

Developer materials on file (developer says), November 10, 2026. We confirm each price before a tour.

Lot or home	Size	Price	Status
Home 1	Not published yet	On request	Available
Home 2	Not published yet	On request	Available
Home 3	Not published yet	On request	Available
Home 4	Not published yet	On request	Reserved
Home 5	Not published yet	On request	Reserved

Cantomar, Playa Flamingo

Developer materials on file (developer says), November 10, 2026. We confirm each price before a tour.

Lot or home	Size	Price	Status
Lot 1	1,111 m²	Not published	Sold
Lot 2	980 m²	On request	Available
Lot 3	1,111 m²	Not published	Sold
Lot 4	983 m²	Not published	Sold
Lot 5	920 m²	Not published	Sold
Lot 6	880 m²	Not published	Sold
Lot 7	1,023 m²	On request	Available
Lot 8	1,051 m²	On request	Available
Lot 9	726 m²	Not published	Sold
Lot 10	948 m²	Not published	Sold
Lot 11	1,101 m²	On request	Available
Lot 12	1,028 m²	On request	Available
Lot 14	803 m²	On request	Available
Lot 15	984 m²	On request	Available
Lot 16	1,094 m²	On request	Available
Lot 17	1,015 m²	On request	Available
Lot 18	709 m²	On request	Available

Lot or home	Size	Price	Status
Lot 19	852 m²	On request	Available
Lot 20	630 m²	On request	Available
Lot 21	594 m²	On request	Available
Lot 22	564 m²	On request	Available
Lot 23	726 m²	On request	Available

Halacon, Playa Flamingo

Developer materials on file (developer says), November 10, 2026. We confirm each price before a tour.

Pre-construction, in design. From $5.5M. No price list published yet.

The Ridge, Playa Flamingo

Developer materials on file (developer says), November 10, 2026. We confirm each price before a tour.

First home under construction. Approx. $3.5M. No price list published yet.

Faro, Playa Penca

Developer materials on file (developer says), November 23, 2026. We confirm each price before a tour.

In planning. $2.9M – $6.6M. No price list published yet.

Fill in from your attorney's written quote. Rates are 2026 published figures; your quote is the

number to use.

Purchase price: $_____ Registered (fiscal) value: $_____

Transfer tax (1.5% of the higher of price and registered value), your share: □ half □ all □ none

1.5% total (Law 6999)

$

Registry and other stamps

about 0.85%

$

Notary fee

about 1% on larger sales

$

VAT on the notary fee

13% of the notary fee

$

Escrow fee

varies by company

$

Your attorney's due-diligence fee

written quote

$

Survey

quote

$

Bank and wire charges

ask your banks

$

Mortgage registration and lender fees (if financing)

lender's quote

$

Total at closing

typical total 3.5–5%

$

Each year after:

Property tax

0.25% of registered value (Law 7509)

$

Luxury home tax

only if construction value > ₡143,000,000 (2026); 0.25–0.55%

$

Owners' fee (HOA)

from the development's budget × 12

$

Company tax (if a company owns it)

₡69,330–₡231,100

$

Insurance

broker's quote

$

Total per year

$

If the seller is not a Costa Rican tax resident: the buyer withholds 2.5% of the gross price at closing (AG Legal, 2026).

Calculator: /tools/ · Guide: /guides/closing-costs/

The full printable checklists are on the site. The five most important from each:

Your attorney: Do you work only for me? Will you give me a written title report? What liens, easements or annotations are there? Is any part inside the 200 m maritime zone? What will closing cost me, line by line?

The developer: Can I see the registry record and survey plan for my lot? Which permits are issued, with numbers? Is there a written water letter covering my lot? Who holds deposits, and under what written agreement? What is the delivery date, and the penalty if it slips?

The escrow company: Are you on SUGEF's register? Who can release the money? On what event, exactly? What happens if closing doesn't happen? How will you confirm your bank details other than by email?

Before any money moves: Have I confirmed the bank details by phone? Is the money going to escrow, not a person? Has my own attorney read the agreement? Do I know exactly what releases this money? Are the amount and currency exactly what the contract says?

All eight checklists: /guides/checklists/

General information, not legal or tax advice. The developers we list pay Clara when a sale closes. Buyers pay us nothing. Hire a Costa Rican attorney who works only for you.