



LAJUNGLA

TWO MEN & A LADY ESTATES PROJECT
UVITA . COSTA RICA

INTRODUCTION

Uvita, situated in the 'Southern Zone' of the Pacific Coast of Costa Rica, is a truly magical place where the rain-forested mountains meet the warm Pacific Ocean. As **one of the most bio-diverse places on Earth**, it literally buzzes with life.

A friendly surf town; recent real estate development investments, include a \$50 million luxury residential development project (Axiom) + two new International schools, within a 5 mile radius of the The Black Eagle Estate. Costa Rica is a **US protectorate + such one of the most immigration-friendly nation States**. Foreigners, invested in local property, enjoy a **fast-track to permanent residency** & international investors enjoy the full property rights of Costa Rican nationals.

The local projects + capital investment in the luxury real-estate space, illustrate the demand for Western standards of design, fit + finish. The opportunity for the Black Eagle Estates project, will merge the very most sophisticated references in design, engineering + attention to detail, for a development which raises the overall bar.

Fully connected, ultra-luxury, sustainable living in the tropics.





BLACK EAGLE ESTATE

480ft

240ft



Gas Station

Bank + Supermarket

Tourist Centre + Restaurants + Hardware store

Commercial centre

Car Rental + Supermarket + ATM

Restaurants

Protected National Park

Bahia Town

Main highway

Hardware store

Ballena National Marine Park

Playa Bahia Uvita

Whales Tail



Black Eagle Estate



Playa Hermosa . Uvita is 18k South of Dominical + 16k North of Ojochal - between these two towns is a selection of stunning, palm + cashew-lined beaches, offering the full experience, from shallow pools + rock-laden waterfronts, to uninterrupted + often sparsely populated stretches of sandy beach. 7 minute drive from the Estate.



Nauyaca Waterfalls . These majestic waterfalls + corresponding waterholes are enveloped by breath-taking jungle flora + fauna. Hidden throughout the area, they are one of the main attractions of the South. There are similar smaller sites that offer almost absolute privacy are as little as 10 minutes drive from the Estate, but Nauyaca, an established tourist destination, is a 30 minute drive from the Estate.

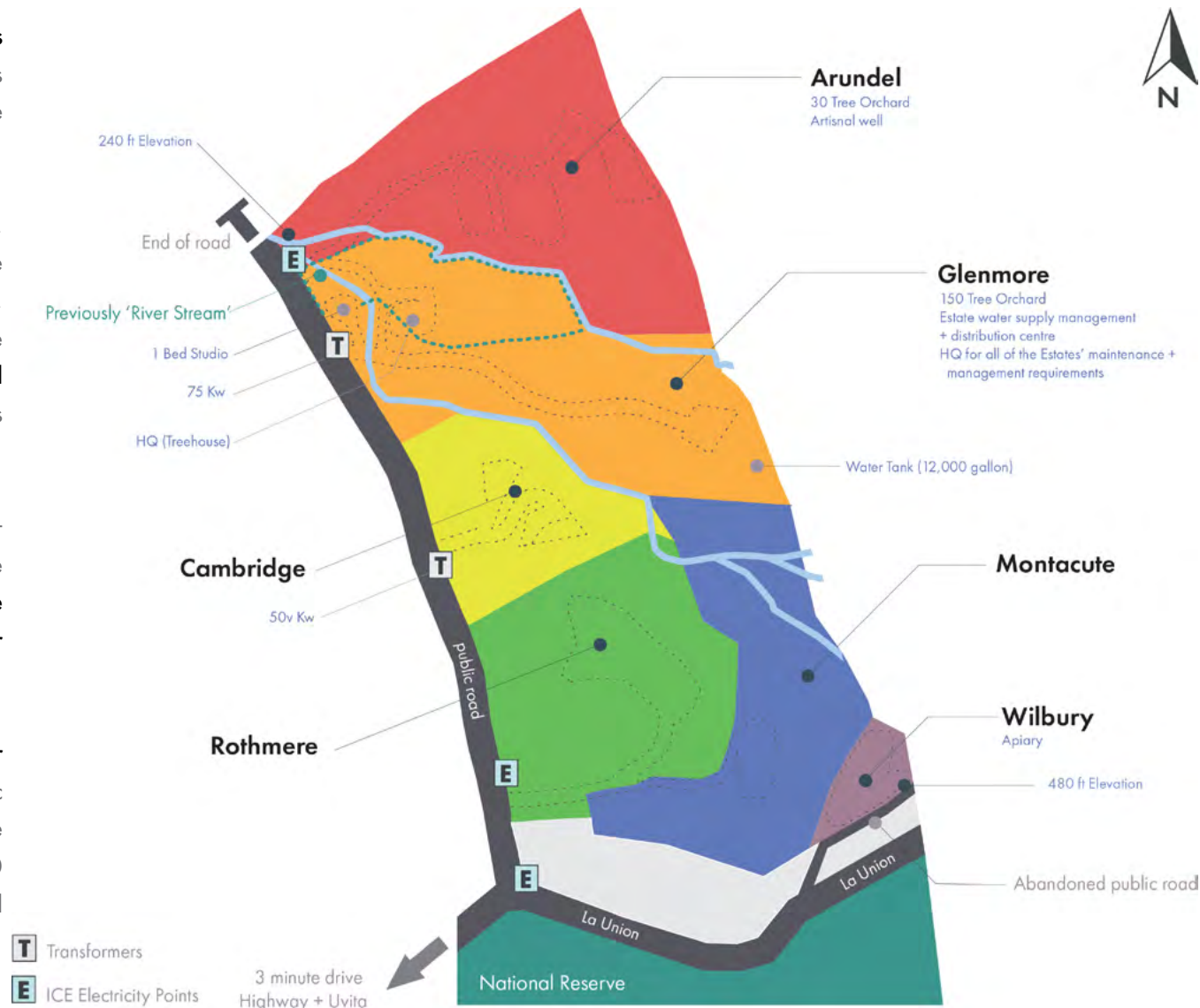
THE ESTATE

Situated in the heart of the jungle, the 17 acre Black Eagle Estate **sits opposite a 900+ acre Natural Reserve** + the closest beach (Whale's Tail - 10 mins) also happens to have a National Wildlife Park & Reserve designation.

Nestled on an **elevation between 240-480 ft** above Uvita town centre, the area is home to some spectacular + largely empty beaches. The warm + friendly locals combine the best of Central American hospitality, whether tourists come to see the migration of Whales, or to enjoy the surf + world-class competition fishing. **The Estate offers year-round 2-wheel drive access**, a unique convenience where similar references require a 20-30 minute drive up a mountain.

Each of the proposed developments will feature bold, overlapping + modernistic impressions of a ultra-luxury living space, imagined in the midst of breathtaking topography + natural biodiversity. **A sustainable residential luxury development community with its own source of water + food + fruit.**

The Estate's infrastructure includes a 135m² HQ, 12,000 gallon water reserve; a functional 2,500 gallon weir (for irrigation and hydroelectric power generation) + 1 Bed studio + a dedicated focus on permaculture landscaping + systems, which for example, saw us cultivate over 500 watermelons in our first season alone. A 150 fruit tree orchard (planted 2017), **Honey cultivation** is already established.



A scenic landscape photograph. The foreground is filled with lush green tropical plants, including large-leafed banana-like plants. In the middle ground, a blue ocean stretches across the horizon, with a small white sandy beach visible on the left. The background consists of rolling green hills under a sky filled with soft, white clouds. A palm frond is visible in the top right corner.

THE PLOTS

ARUNDEL | GLENMORE | CAMBRIDGE | ROTHMERE | MONTACUTE | WILBURY



ARUNDEL . PLOT 1

LOT SIZE: 13,122 m² / 3.24 acres

BUILD SIZE: 650 m² / 7000 SQ FT

Panoramic views of the jungle, + sunset ocean views, to be surrounded by a forest of food + a living creek. 100m driveway. Planted with 30+ fruit trees. Artisanal well ready for concession. Landscaped for main house + pool + casita. + 2 further build plots. Electricity run to entrance





GLENMORE. PLOT 2

LOT SIZE: 17,306 m² / 4.27 acres

This one-of-a-kind property has an additional 2 building sites, both with ocean views.

Home to the gravity assisted water tank (12,000 gallon reserve) + weir (200 gallon catchment, for dry season irrigation) + the recently constructed HQ building (sleeps up to 10) + 1 bed studio positioned at entrance.

Planted in 2017/2018: 100+ green + yellow coconut palms/6 varieties of avocado/4 varieties of mango/25kg of cashew nuts per year/almond/macadamia/10 cacao/10 mangosteen/12 guanabana/0.2 acres of banana + plantain plants/sugar cane patch/water apple/guava + 12 varieties of citrus/jackfruit/granadilla/passion fruit + an annual yield of 300 plus watermelons



GLENMORE

HQ BUILDING . 135m²

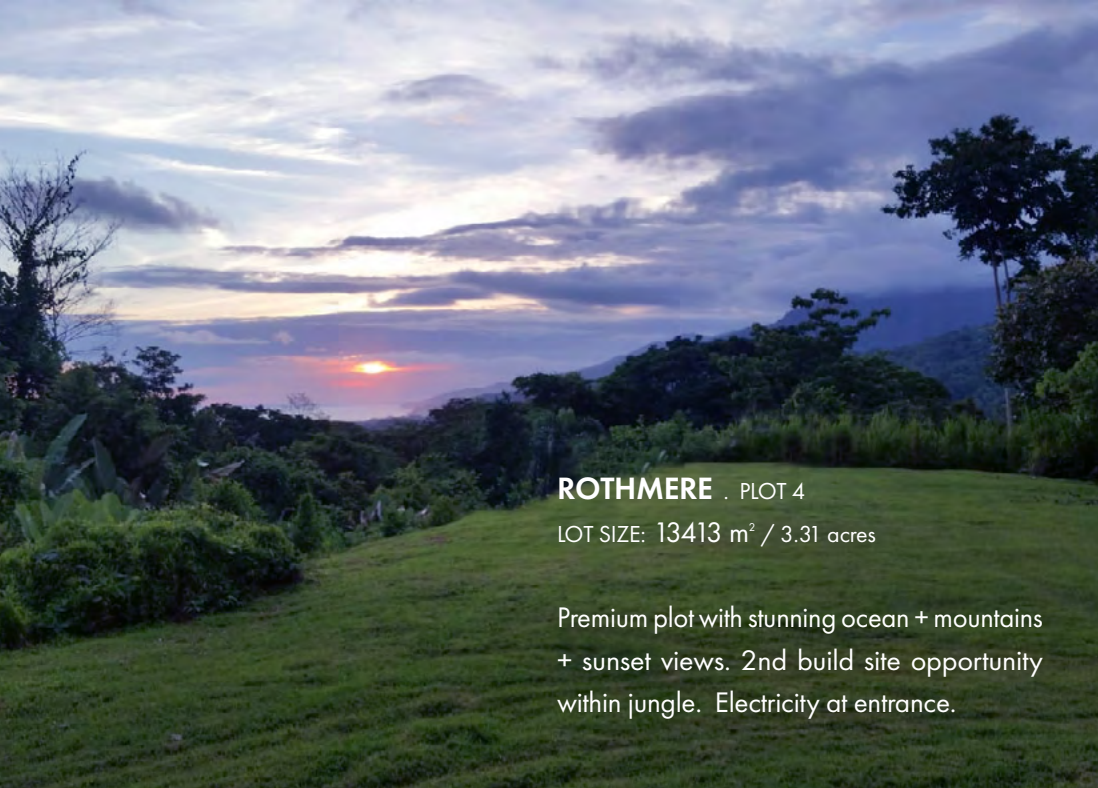
2 floors with 5 bunks (1 x Queen + 4 x double bunks) . 1 Bathroom . UV Filter Water system . Washer Dryer . Covered deck . Additional outside shower . BBQ



CAMBRIDGE . PLOT 3

LOT SIZE: 7,699 m² / 1.9 acres

The only plot without a sea view, however this plot offers a different, but equally desirable jungle experience. With two potential build areas separated by a short distance, the plot allows for a potentially stunning + unprecedented architectural exercise. 50Kw transformer + Electricity at entrance.



ROTHMERE . PLOT 4

LOT SIZE: 13413 m² / 3.31 acres

Premium plot with stunning ocean + mountains
+ sunset views. 2nd build site opportunity
within jungle. Electricity at entrance.



MONTACUTE . PLOT 5

LOT SIZE: 13027.93 m² / 3.21 acres

One of the higher plots with elevated Sea + valley + sunset views. Electricity at entrance



WILBURY . PLOT 6

LOT SIZE: 1587 m² / 0.32 acres

The 'King of the Hill' plot, with the added elevation (at 480 ft). Builds on the dramatic scenery + provides unmatched views of the horizon with year-round ocean, valley + sunset views. Apiary

