

Buy and build in Costa Rica

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The foreigners have the same et rights as the Costarican people and there are no restrictions in acquiring o re-selling properties as a foreigner.

A few recommendations below in order to assure a good investment:

Acquisition process

Find your lot, house, appartement, condominium, farm and verify the prices with other properties in the same neighbourhood to make sure your paying a fair price for your property.

Verifi the registration of the property title in the national Registry and compare the information with the topographical survey.

Ask your lawyer to verify the 'history' of the property of the past ten years.

It is strongly recommandable to go to the local municipality to inform about possible existing restrictions. Ask to see the local zoning plan to know what can be built in the neighbourhood.

If you are plamming to segregate your property verify what the possibilities are. There might exist restrictions.

Confirm with the local water company and local municipality the water availability. Strongly recommandable in case you are planning segregating, building, putting a nice swimming pool... ect.

Verify with the electricity comany the power availability. Don't rely on power cables passing close to the property, they might be high voltage power cables.

Have a geological soil survey done to be sure about the soil stability. in case you have doubts about the real measurement of the property have a topographical survey done.

If you invest in an amazing ocean or city view property be sure your view is guaranteed in the future as the Costarican legislation do not rule view servitudes (a right to the view)

Obtain permits before handling. It is strongly recommended to act in order with the environment. A modern architecture in harmony with the eco-system and nature.

Those points should be taken into consideration when buying real estate in Costa Rica. In our team we have a public notary and a lawyer fluent in English and graduated from British colleges and we advise you through your the purchase of real estate process.

The construction process

Set up construction house plans

Doability survey

construction permits

start the construction site

Average delay on building process in Costa Rica is somewhere between 6 months and 1 year.

Don't hesitate to ask us for advise and we guide you through your real estate investments.