

Playa Hermosa

CÓBANO · PUNTARENAS





Playa Hermosa

Where the jungle meets the ocean

A Pacific paradise, where the eternal ebbing of the ocean tides and the vibrant, mysterious jungle have inspired people's lives for thousands of years

The region is defined by its breathtaking coastline, crystalline sea and lush, tropical vegetation

A revitalising retreat awaits that will connect you deeply with the surrounding nature

Here, life naturally moves from the ocean to the pool, from the jungle to the terrace, from active days to slow evenings



The Site

History / what makes the place unique

Playa Hermosa sits at the northern edge of **Santa Teresa**, in the district of Cóbano on the southern Nicoya Peninsula. Santa Teresa and Mal País began as remote fishing, cattle and farming villages. **Tourism is now the main income for most families.**

At the tip of the peninsula, Cabo Blanco became Costa Rica's first major conservation reserve in 1963, after a Swedish-Danish couple campaigned to stop the clearing of its last trees. **Much of the forest around the beach today is regrowth.**

Over the last decade, surf, yoga and remote work have brought boutique hotels and private villas. **Residents, including a civic association formed in 2023, are shaping what Hermosa becomes.**

THE SITE

MACRO ANALYSIS

Playa Hermosa, located on Costa Rica's southern Nicoya Peninsula, lies between Cabo Blanco Absolute Natural Reserve and Caletas-Arío National Wildlife Refuge. Surrounded by rich coastal ecosystems, it forms part of the wider **Peninsular Biological Corridor**, helping connect natural habitats and support the region's extraordinary biodiversity. **A truly special place where nature, conservation, and coastal living come together.**

Five stops along one coast, from Cabo Blanco at the tip to Playa Hermosa.

- 1. CABO BLANCO**
Nature reserve at the tip, founded 1963.
- 2. MAL PAIS**
The quieter end of the coast.
- 3. PLAYA CARMEN**
The central hub
- 4. SANTA TERESA**
Surf, restaurants and boutiques.
- 5. PLAYA HERMOSA**
You are here. Tide pools, beginner surf, longboards.
- 6. CALETAS-ARIO**
A protected coastal sanctuary of wild beaches, mangroves and rich biodiversity.



THE SITE

MACRO ANALYSIS



VEGETATION

Tropical dry forest and secondary forest on old pasture.
Around Cabo Blanco, about 150 tree species are listed.

On the lot: secondary scrub (tacotales).



FAUNA

About 240 bird species around Cabo Blanco, wild cats (margay, ocelot, jaguarundi), howler and white-faced capuchin monkeys, coatis and anteaters.



ECONOMY

Tourism built on surf, yoga and hospitality; remote work; fishing and small-scale farming; construction and real estate.

THE SITE

POINTS OF INTEREST

HOTELS, LODGES AND RESORTS

- 1. Casa Almar Santa Teresa [Hermosa village]
- 2. re:center | Wellness Lodge [Hermosa village]
- 3. Sky House Santa Teresa [Hermosa village]
- 4. Villa Gaspar Terrazas [Hermosa village]
- 5. Hermosa Treehouse [Hermosa village]
- 6. Batik Costa Rica [Hermosa village]
- 7. Shaka Costa Rica [Hermosa village]
- 8. The Nest at Ecocoon Tree Villas Retreat & Spa [Santa Teresa side]
- 9. Blue Mist Hotel and Beach Club [Hermosa beach road / south]
- 10. Santa Teresa Surf Vista Villas [Santa Teresa side]
- 11. Blue Surf Sanctuary [Santa Teresa side]
- 12. Sandy Bottoms Costa Rica [Santa Teresa side]
- 13. Esencia Hotel & Villas [Santa Teresa side]
- 14. House of Somos, Santa Teresa [Santa Teresa side]
- 15. Purapura Santa Teresa [Santa Teresa side]
- 16. Seataya Villas - Ocean & Jungle [Santa Teresa side]
- 17. Gumbo Limbo Villas [Santa Teresa side]
- 18. Santa Teresa Playa Hermosa [Santa Teresa side]

BIG RESIDENCES

- 19. Hermosa-Hills Luxury Villas [Hermosa village]
- 20. Brand New Villa in Playa Hermosa, three bedrooms [Hermosa village]
- 21. Casas de Agua [Hermosa village]
- 22. Casa Marea [Hermosa village]
- 23. Villa CAS [Hermosa village]
- 24. Boho Villa [Hermosa village]
- 25. Casa Pacifica Beach House [Hermosa village]
- 26. Rayo Verde Costa Rica [Hermosa village]
- 27. Casa Macondo Beach Villa with Casita [Hermosa village]
- 28. Casa Malibu Holiday Rental [Hermosa village]
- 29. Casa Vik [Santa Teresa side]
- 30. Villa Del Mar, beachfront villa [Hermosa beach road / south]
- 31. Casa Sare, beachfront [Hermosa beach road / south]
- 32. Artisan house, best view in Santa Teresa [Santa Teresa side]
- 33. Casa Luna [Santa Teresa side]
- 34. Casa Encantada Santa Teresa [Santa Teresa side]
- 35. Luxury Villa with Ocean Views [Santa Teresa side]
- 36. Costa Va De Villa [Santa Teresa side]
- 37. La Lora Beach Villa [Santa Teresa side]
- 38. Casa Teresa Luxury Villa [Santa Teresa side]
- 39. Casa Teresa Ocean Front, Luxury [Santa Teresa side]

SMALL RENTALS

- 40. Moon Home Playa Hermosa [Hermosa village]
- 41. Lua Villas [Hermosa village]
- 42. Villas Argan [Hermosa village]
- 43. VidaAnanda [Hermosa village]
- 44. Naturnahe Cabina, one-bedroom apartment [Santa Teresa side]
- 45. Safra Tabá apartments [Santa Teresa side]
- 46. Makanas Beach Bungalows [Santa Teresa side]
- 47. Buena Onda Bungalows [Santa Teresa side]
- 48. Beach Break apartments [Santa Teresa side]

HOSTELS AND SURF CAMPS

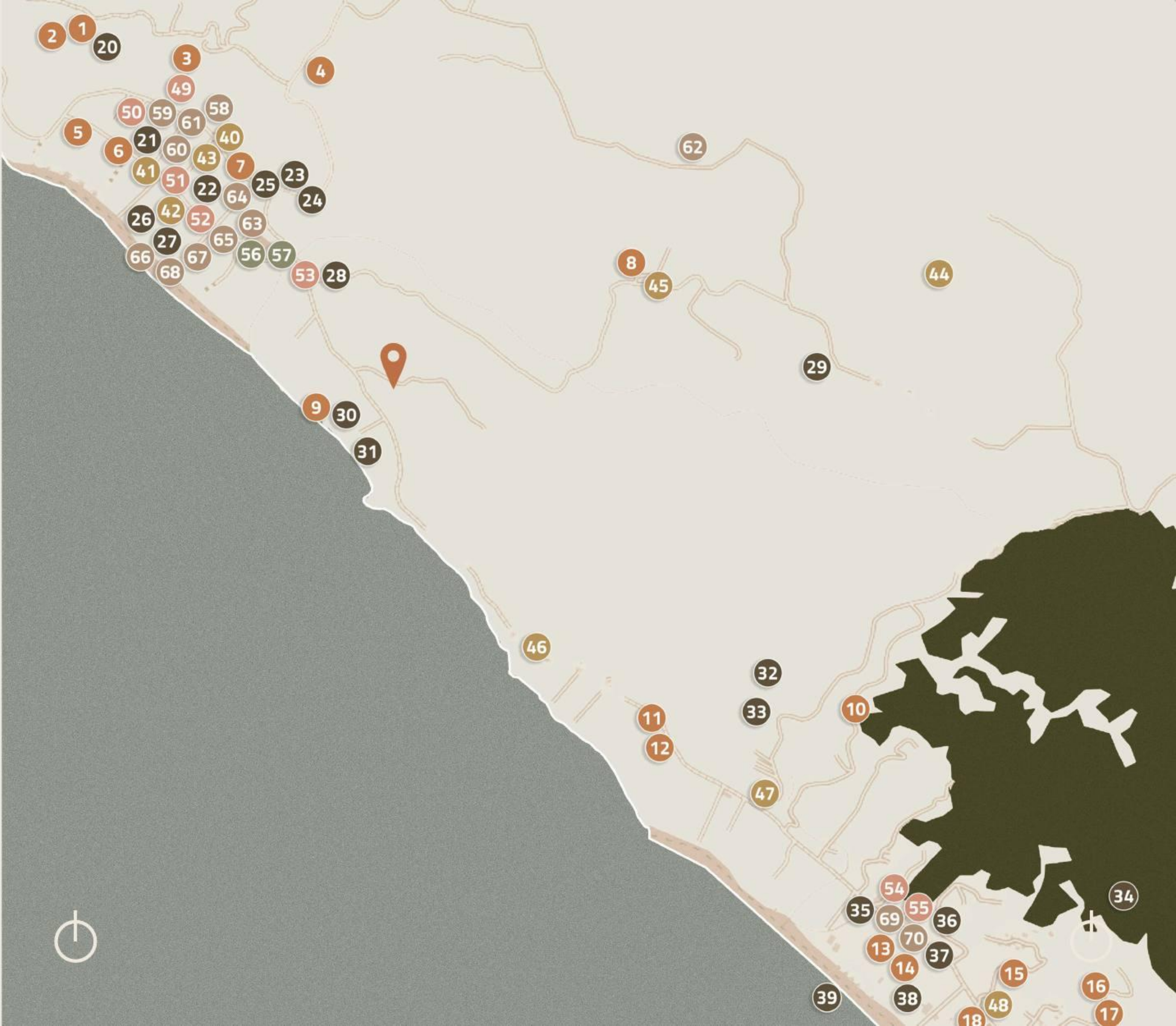
- 49. Perfect Sunset Surf Camp [Hermosa village]
- 50. El Chante Surf House [Hermosa village]
- 51. Dream Surf House [Hermosa village]
- 52. Zopilote Surf Camp [Hermosa village]
- 53. La Puente Surf House [Hermosa village]
- 54. Believe Surf & Yoga [Santa Teresa side]
- 55. Cabinas Playa Surf Hostel [Santa Teresa side]

SCHOOLS

- 56. Hermosa Valley School [Hermosa village]
- 57. Montessori del Mar School [Hermosa village]

POINTS OF INTEREST

- 58. La Plaza Cafe [Hermosa village]
- 59. TP8 Pizzabar [Hermosa village]
- 60. Stay True Surf Shop [Hermosa village]
- 61. Super Hermosa (supermarket) [Hermosa village]
- 62. House of Shakti Sanctuary & Yoga [Santa Teresa side]
- 63. Jackalopes Surf Shop [Hermosa village]
- 64. Couleur Cafe [Hermosa village]
- 65. Mantarraya Cafe [Hermosa village]
- 66. Surf with Andres [Hermosa village]
- 67. Playa Hermosa Parking Lot [Hermosa village]
- 68. Pura Vida Yoga & Well-being Retreats [Hermosa village]
- 69. Yoga At Cabinas Playa [Santa Teresa side]
- 70. Somos Surf Shop [Santa Teresa side]



RENTAL DEMAND ON THIS COAST

Santa Teresa short-term rentals, August 2025 to July 2026 (AirROI).

\$393

average nightly rate

41%

average occupancy

\$27,850

average gross revenue per listing, 12 months

Season	Occupancy	Nightly rate
Peak: Jan to Mar	51.8%	\$416
Shoulder: other months	35.2%	\$348
Low: May, Aug, Oct	33.8%	\$342

Gross revenue from 37 listings.
Registering under Ley 9742 and a municipal answer on lodging use are still needed.

Source: AirROI Santa Teresa market data, updated September 2026 (analytics to 31 July 2026)

THE SITE

Site & Regulatory Guidelines

Titled · Folio 6-199256-000 · Plan P-0022288-2026

The lot is registered as agricultural land, and new agricultural parcels must be at **least 5,000 m². Ours is 1,715 m².**

What the national rule says
Art. 30: new parcels of at least 5,000 m².
Art. 32: 25% coverage; one dwelling up to 300 m²; worker housing and agritourism together up to 10%.
Art. 33: 7 m access easement.
Art. 2: applies where there is no plan regulador.

Land-use letter OFICIO-GCU-US-151-2026 sets 25% coverage, two levels and 3 m rear and side setbacks. It treats the lot as a conditioned agricultural parcel rather than denying it. Our reading, to be confirmed in writing.

Outside the maritime zone. The surveyor puts it about 175 m beyond the monument; the restricted strip is 150 m. Private title, not a concession.

Secondary scrub. A forestry engineer confirms no forest cover before clearing.



LAWS THAT SHAPE THE PROJECT

GENERAL LOGIC FOR LOTS / LOT PROPOSAL

Topic	What we found	Status for this lot
Environmental permit	A 2023 decree took buildings and repairs under 1,000 m ² out of SETENA evaluation; other bodies approve them.	Confirm it still applies.
Short-term rental (Ley 9742)	Owners register with the tourism institute (ICT) and the tax office and invoice each stay. Municipalities may ask for more licences.	Lodging on this land use: not confirmed.
Maritime zone (Ley 6043)	The first 50 m from high tide is public; the next 150 m is restricted and held by concession only.	Surveyor puts the lot about 175 m beyond the monument. Confirm on site.
Water	A water availability letter from the local ASADA or AyA is needed before building; wells need a water-directorate concession.	Letter pending.
Foreign buyers	Titled land can be bought with a passport; no residency or local partner needed.	Clear.
Residency by investment	\$150,000 threshold under Law 9996; tax incentives expired 14 July 2026, and whether the threshold went back to \$200,000 is disputed.	Ask Migración in writing.

THE SITE

HYDROLOGY

Heavy rainfall from **May to November**, with up to 400 mm of rain per month during peak season. Proper drainage, strong foundations, and erosion control are essential to prevent flooding, structural damage, and environmental harm. Responsible construction is vital to protect both buildings and the natural landscape.

The survey plan appears to show a well and a water easement, but the dimension labels are unreadable.

Two well-protection zones (EXP-12768 and CY-508) are cited in the file. Their location and radius are not yet mapped.

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THE SITE

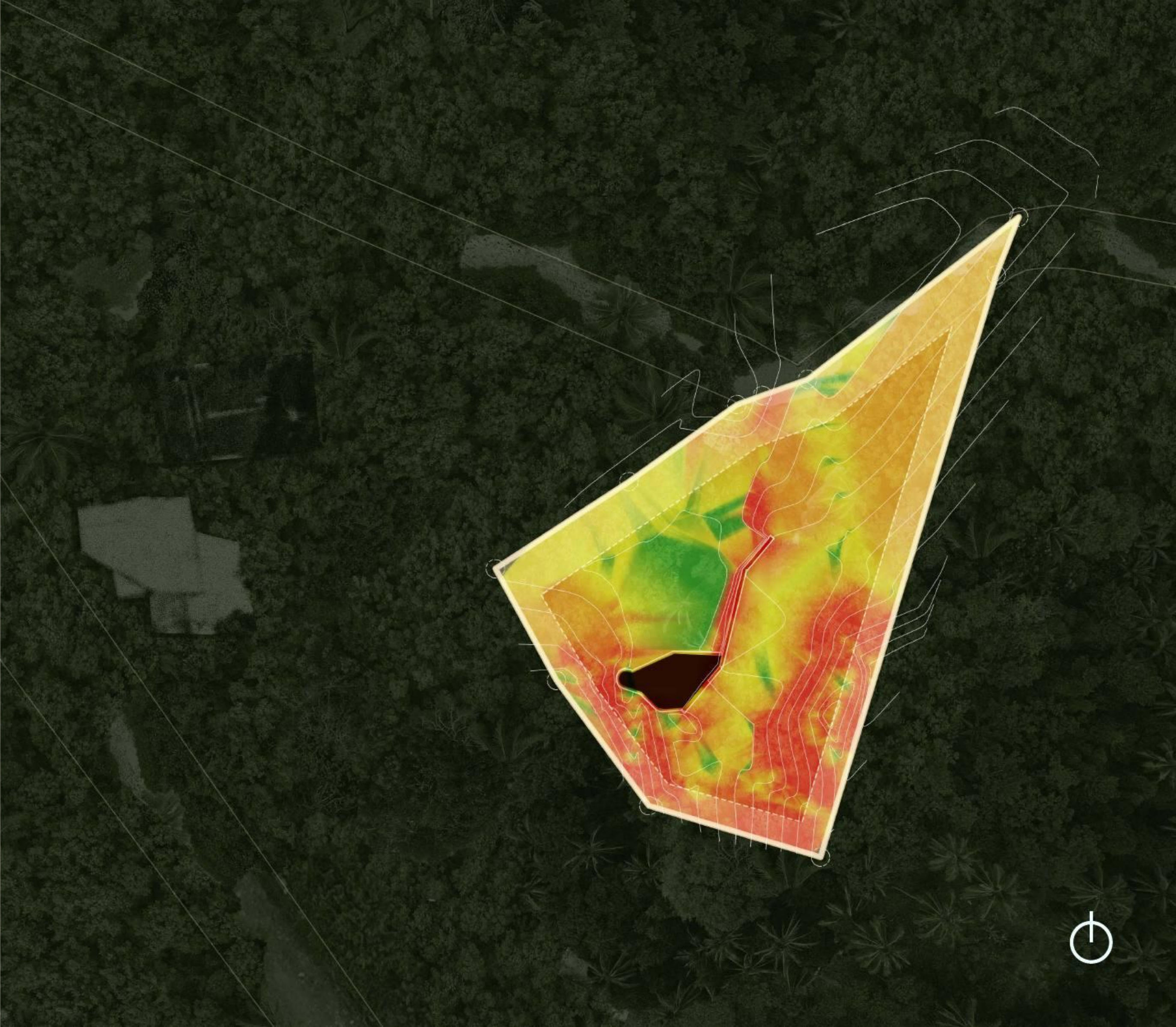
Topography

Slope Analysis

Slope analysis identifies the changes in elevation across the site, helping determine suitable building locations, drainage patterns, and areas at risk of erosion or instability. In Santa Teresa and Playa Hermosa, understanding the terrain is essential for adapting construction to the natural landscape, managing heavy rainfall, and minimizing environmental impact.

- 0 - 10%
- 10% - 20%
- 20% - 30%
- 30% - 40%
- 40% - UP

The goal is to prioritize the flatter areas of the site for construction, reducing the need for extensive excavation, land leveling, and retaining walls. This approach minimizes construction costs, simplifies building processes, and preserves the natural topography of the landscape.

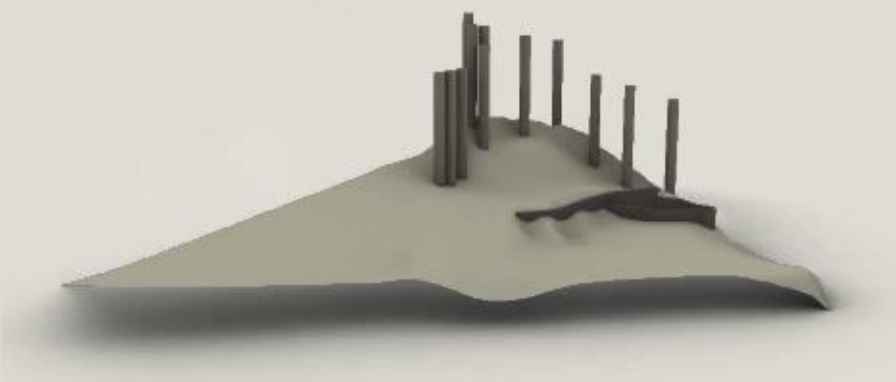


THE SITE

Site Proposal

Zones of Development

The site analysis concludes that the best areas for construction are the selected, more stable portions of the terrain, where excavation and foundation costs can be minimized. Priority should be given to areas with good natural drainage, low erosion risk, and minimal environmental impact, allowing the architecture to adapt to the landscape while responding to the region's heavy rainfall and tropical climate.



But also shows a difference of 2 meters heigh from each area



THE SITE

Site Proposal

CONCEPTS TO TEST

A. One compact house

Up to 300 m² of floor area on two levels. The safest reading of the rule.

B. Villas as the project

Two villas of 80–85 m² each. Only if the municipality confirms it in writing.

Open questions: which plan governs (P-1699964-2013 or P-0022288-2026), whether coverage counts on 1,715 or 1,596 m², whether tourist lodging is allowed, and the water and power letters

SUBJECT TO THE CONFIRMATION OF THE USE OF SOIL HERE IS A PRELIMINARY STUDY OF PROPERTY



THE SITE

Climate Context

The Environment: A warm, tropical coastal climate averaging around 2,584 mm of rain annually.

Dry Season (Dec–Apr): The prime tourist window, offering endless sunshine and clear skies.

Green Season (May–Nov): Lush and vibrant, characterized by brief, cooling afternoon showers.

Bioclimatic Strategy

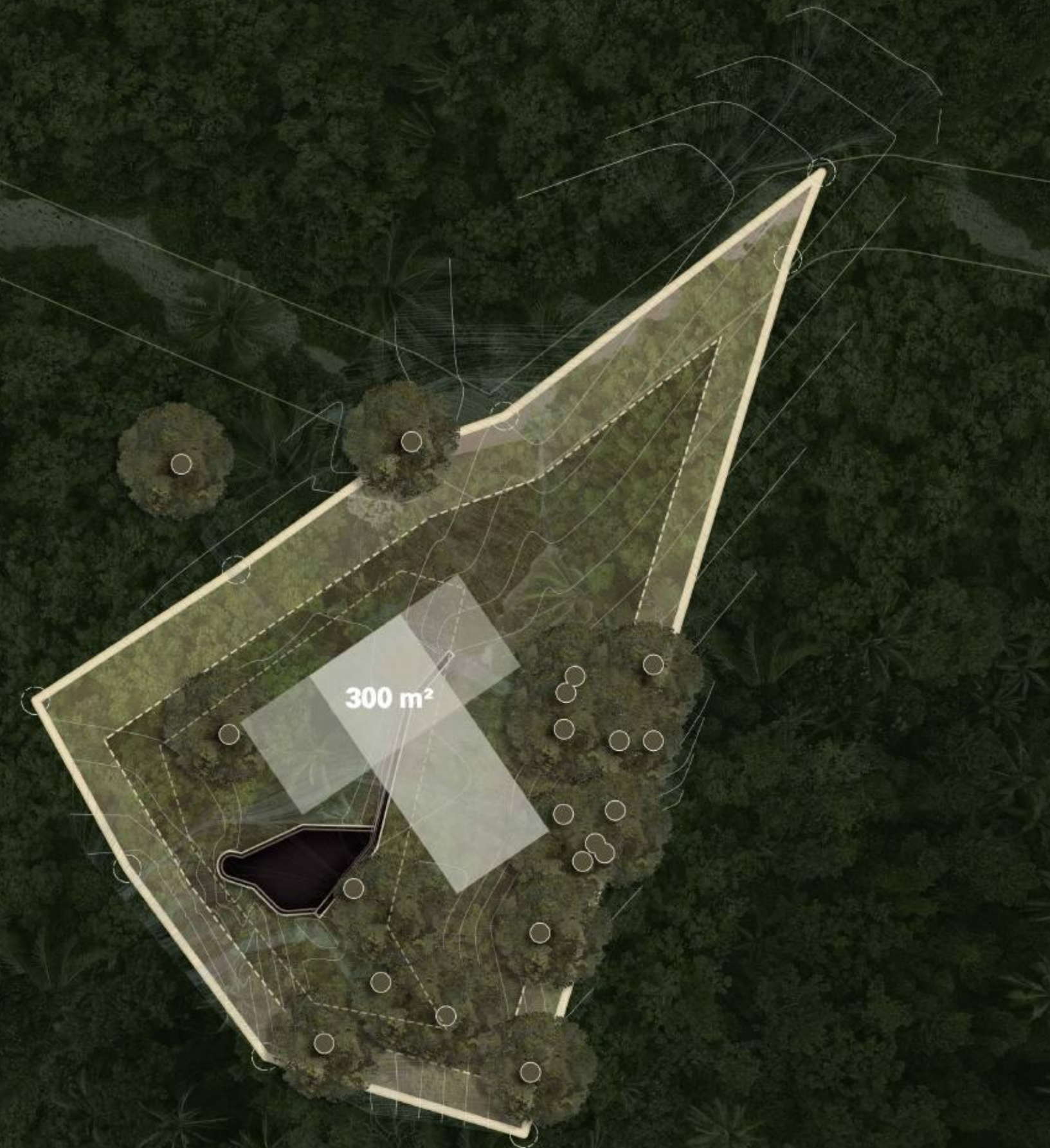
Shaped the villa's architecture directly around the sun's path and coastal winds to maximize natural cooling and luxury comfort:

South (The View): Fully open to capture ocean breezes and views, but protected by deep terrace overhangs to block intense midday heat.

North (The Filter): Wrapped in a breathable architectural skin that promotes continuous cross-ventilation while softly filtering ambient sunlight.

East (The Buffer): A deliberately shaded volume designed to block direct morning heat and keep the home's core cool from dawn.

West (The Sunset): Open to maximize airflow and frame ocean sunsets, utilizing oversized overhangs to shield interiors from the harsh, low-angle afternoon sun.



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One idea **that's elevated**



and one idea **that's grounded**



One idea **that's elevated**

and frames the ocean



and one idea **that's grounded**

and frames the jungle



Moodboard

A lightweight architecture, inspired by the floating look of mangrove trees, that elevates and frames the view.

A material selection that blends in with the natural environment and works as an extension of it





The Space

The design embraces a tropical modern architecture, combining clean concrete forms, soft curves, and raw natural materials such as wood and stone. Open spaces, large openings, and a seamless connection between indoor and outdoor living respond to the tropical climate, while natural textures and organic shapes create a contemporary design that integrates harmoniously with the surrounding landscape

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