

Mountain View Homes

Located in Santa Bárbara, Heredia



3 to 4 bedrooms, 2.5 bath
American Style Homes
with breathtaking views



10 new large view homes in a gated, guarded residential community only 30 minutes from San José and 12 minutes from the International Airport.

These are top of the line homes with excellent construction and attention to detail including hot water throughout, phones, cable TV, ceiling fans with lights in all rooms, custom cabinetry in the kitchens, bathrooms and bedrooms, refrigerators, ranges, dishwashers, garbage disposals, washers and dryers. The homes also feature garden windows in the kitchens, dark anodized aluminum window frames, screens and ample porches facing great views.



For rent, rent with option to buy and for sale. Financing available. From US\$ 121,000 to US\$ 194,000

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It's the Law

by Alvaro Camacho, Esq. - Attorney and Notary Public

Calculation table for transfer of real estate

Example value		\$ 100,000.00
Stamps	%	
Registry	0.005	\$ 500.00
Agrarian	0.001	\$ 100.00
Law 7535	0.002	\$ 200.00
Municipality	0.002	\$ 200.00
Lawyer Board*	0.00025	¢ 75.00 \$ 25.00
Treasury Department C.R.*		¢ 625.00 less than \$ 2.00
National archive**		¢ 20.00 less than \$ 1.00
Transfer taxes	0.0151	\$ 1,510.00
Legal fees	0.0125	\$ 1,250.00
Total about 3.8%	0.03758 plus fixed costs above**	\$ 3,788.00

** Over the first ¢ 100,000.00 a fixed rate of ¢ 75.00 has to be cancelled.

* According to specific table rates, shown maximum payment in colones.

Up to ¢ 1,000,000.00 you pay 1.50% in legal fees, and 1.25% above that.

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