



## Executive Villa

Scenic Mountains of  
Costa Rica

American Executive built this 2 story 5000' modern villa In 1998 fully equipped with 4 bedroom suites and luxury items such as two showered steam rooms, dry sauna, 3 cherry wood fireplaces, custom cedar kitchen, MB 8x4 jacuzzi and many more items specified in Detail Sheet. Located 1hr. north of Int. airport in the scenic town of Zarcoero known as the Switzerland of Costa Rica. \$239,000  
Jorge Zuniga (506) 463-1545

**View 79 Digital Photos and Detail Sheet at**  
**[www.costaricavilla.net](http://www.costaricavilla.net)**

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Stewart Title providing Title & Escrow  
BROKERS WELCOME - 10% COMMISSION



**Real Estate**  
*guide*

## Buying Property in Costa Rica

In Costa Rica, most land is titled, and titles are registered and centralized at the offices of the Public Register in San José. Most titles are currently organized by the means of a computer system called "Folio Real", although some of them, especially the ones for properties that have had no transfers or other transactions affecting them for a long time, are not organized in the computer system and are still registered in an older fashion, which refers to specific books, pages and entries of hard records at the Register.

Property transfer require for buyer and seller to sign a deed before a Costa Rican Notary Public (whose concept is different than the one in many other countries such as the United States, Canada or the United Kingdom and is required to formalize all transactions dealing with real estate) and for such deed to be recorded at the Public Register.

### A.- "FOLIO REAL" AND "BOOK/PAGE/ENTRY" SYSTEMS - TITLE SEARCHES

All titled land in the country, notwithstanding of it being registered following the newer "Folio Real" system or the older book/page/entry system can be accurately and safely title-searched in order to determine all relevant aspects on the specific property, such as ownership, liens, encumbrances, annotations or other issues that may affect ownership rights or the possibility of transferring the land to a third party.

Title searches on "Folio Real" properties may be initiated in the computer system, which is accessible on-line, but will then probably require to be continued in the book/page/entry system, especially when the computer search shows liens, encumbrances or other property characteristics that were "inherited" from older transactions on such land before it was transferred to the "Folio Real" system. Additionally, although the computer system will indicate a list of liens and encumbrances, in most cases a thorough and complete title search will require the review of microfilmed or scanned documents indicating the details of such finds, which are not accessible on-line and can only be obtained at the offices of the Public Register.

Although, as indicated, the "Folio Real" system is accessible on-line, in general terms private parties lack the legal training to be able to accurately, safely and thoroughly interpret the information, as well as follow-up any required further steps, reason for which we strongly recommend for a knowledgeable professional to be used for performing and reporting the title search.

Este Artículo sobre la Compra de Propiedades en Costa Rica  
está disponible en Español en [www.thecostaricaguide.com/bienesraices.html](http://www.thecostaricaguide.com/bienesraices.html)