



MELINAS

— SANCTUARY —

GUANACASTE • COSTA RICA

WHERE NATURE, PRIVACY &
LEGACY BECOME ONE

308 ACRES – 124 HECTARES



MELINAS
— SANCTUARY —
GUANACASTE • COSTA RICA

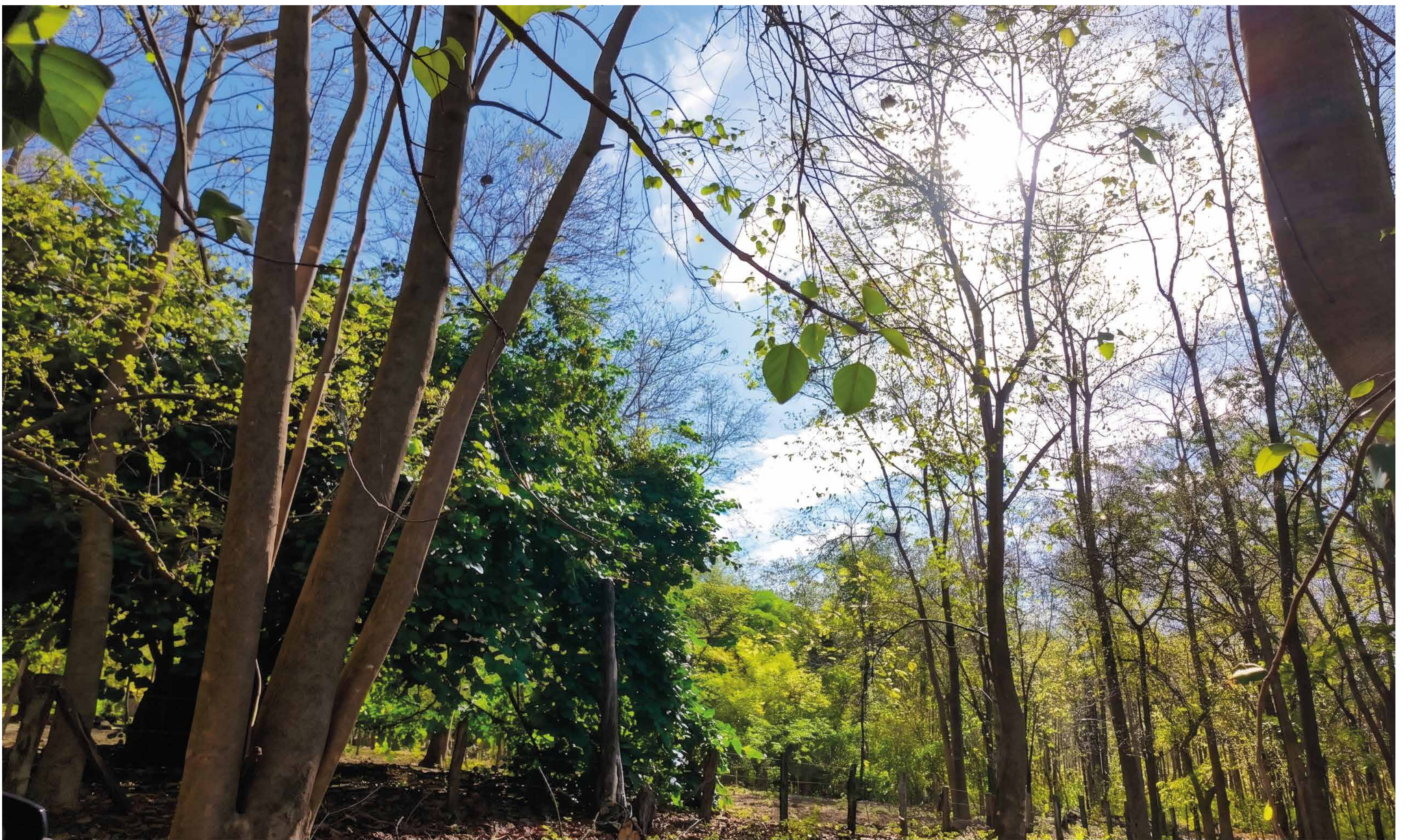
BELÉN

CARRILLO

GUANACASTE

COSTA RICA

01



A HIDDEN PARADISE NEAR THE PACIFIC COAST

Located just 30 minutes from Guanacaste's pristine Pacific beaches and Liberia International Airport, Melinas Sanctuary is an exceptional private estate offering something increasingly rare: true seclusion, generous space, and an uncompromised connection to nature — without sacrificing access to the world

Spanning 308 acres of fertile Guanacaste land, this estate has been lovingly maintained across generations, earning its name as a sanctuary for those who seek beauty, privacy, and the enduring pleasures of the natural world. Mountain views, tropical gardens, private roads, and the gentle rhythm of the Costa Rican dry forest surround a beautifully appointed main residence and a self-contained guest house — all within one of Central America's most dynamic luxury property markets.



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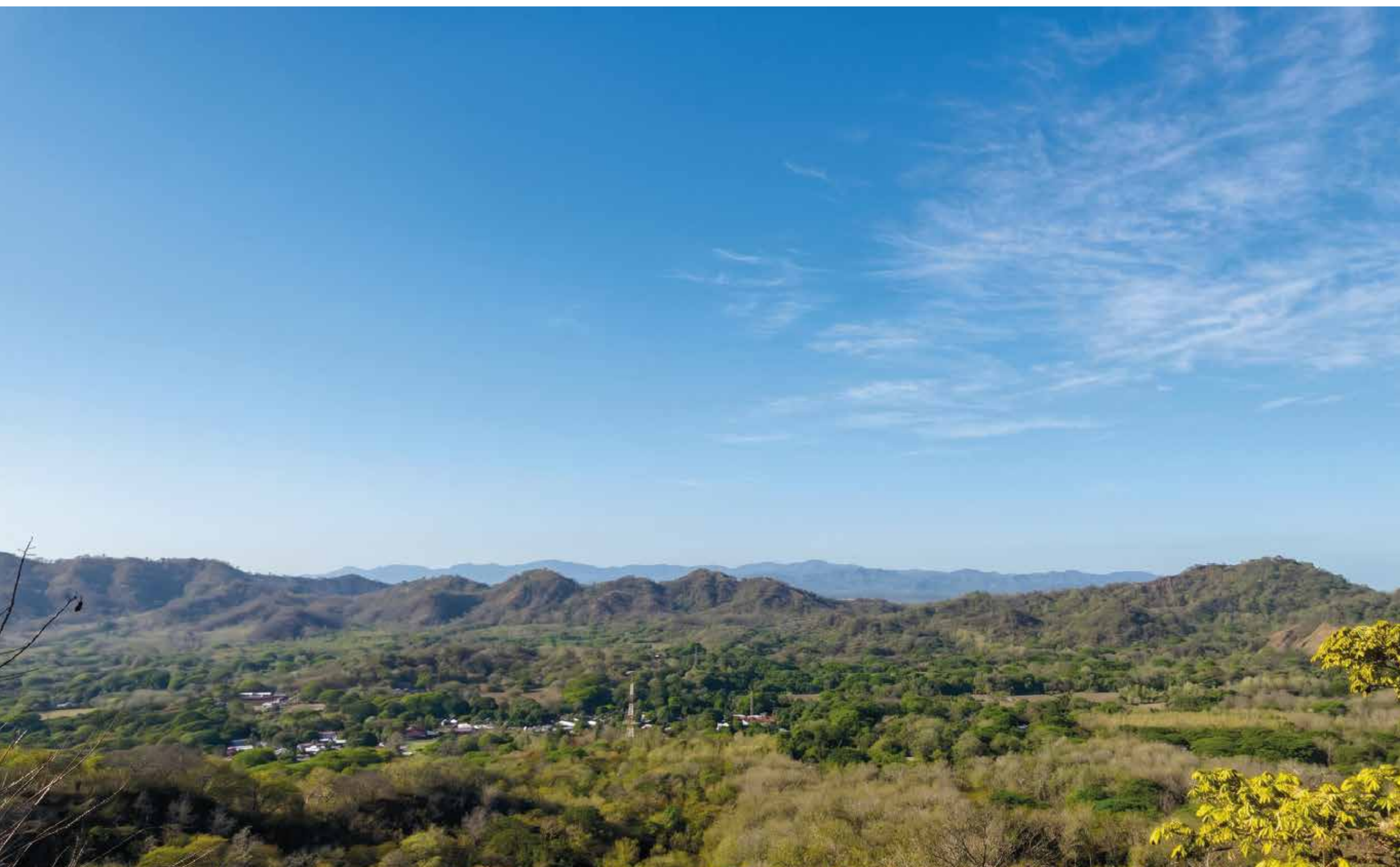
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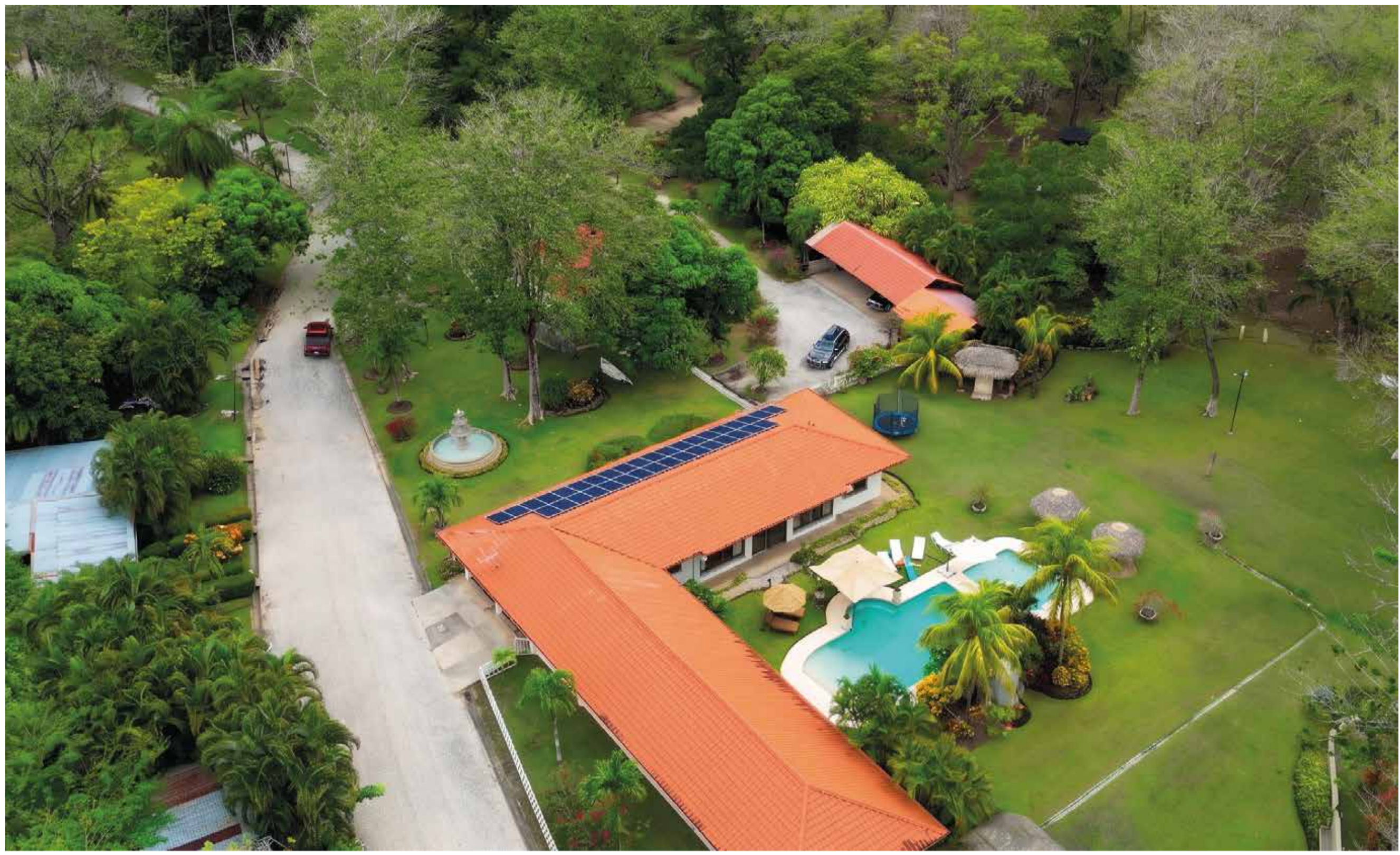
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THE ESTATE OVERVIEW

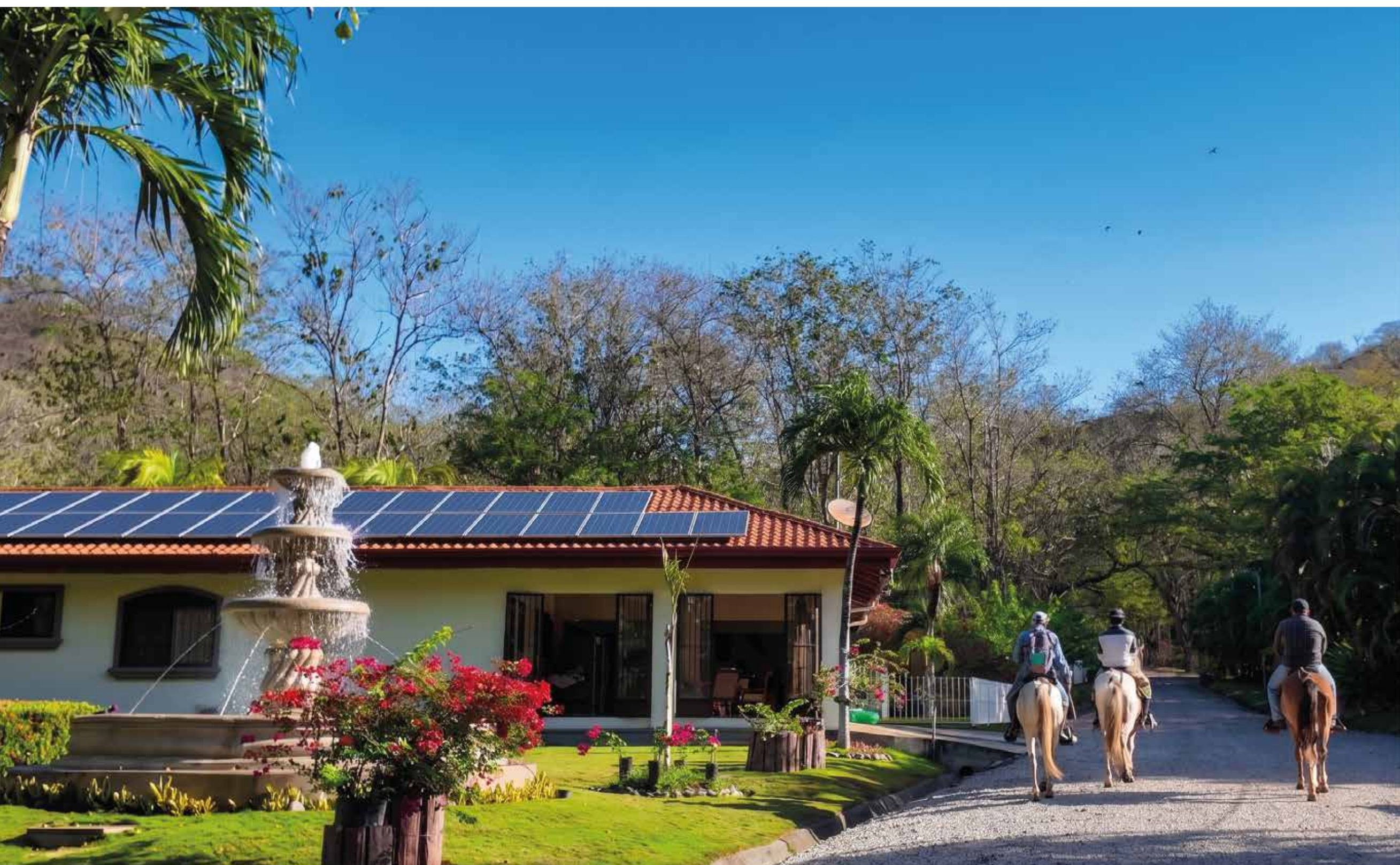
Melinas Sanctuary combines refined residences, tropical landscapes, and essential infrastructure across 308 acres of private Guanacaste land. Panoramic mountain views, lush gardens, private roads, and resort-style outdoor spaces create a private estate designed for comfort, nature, and effortless living.



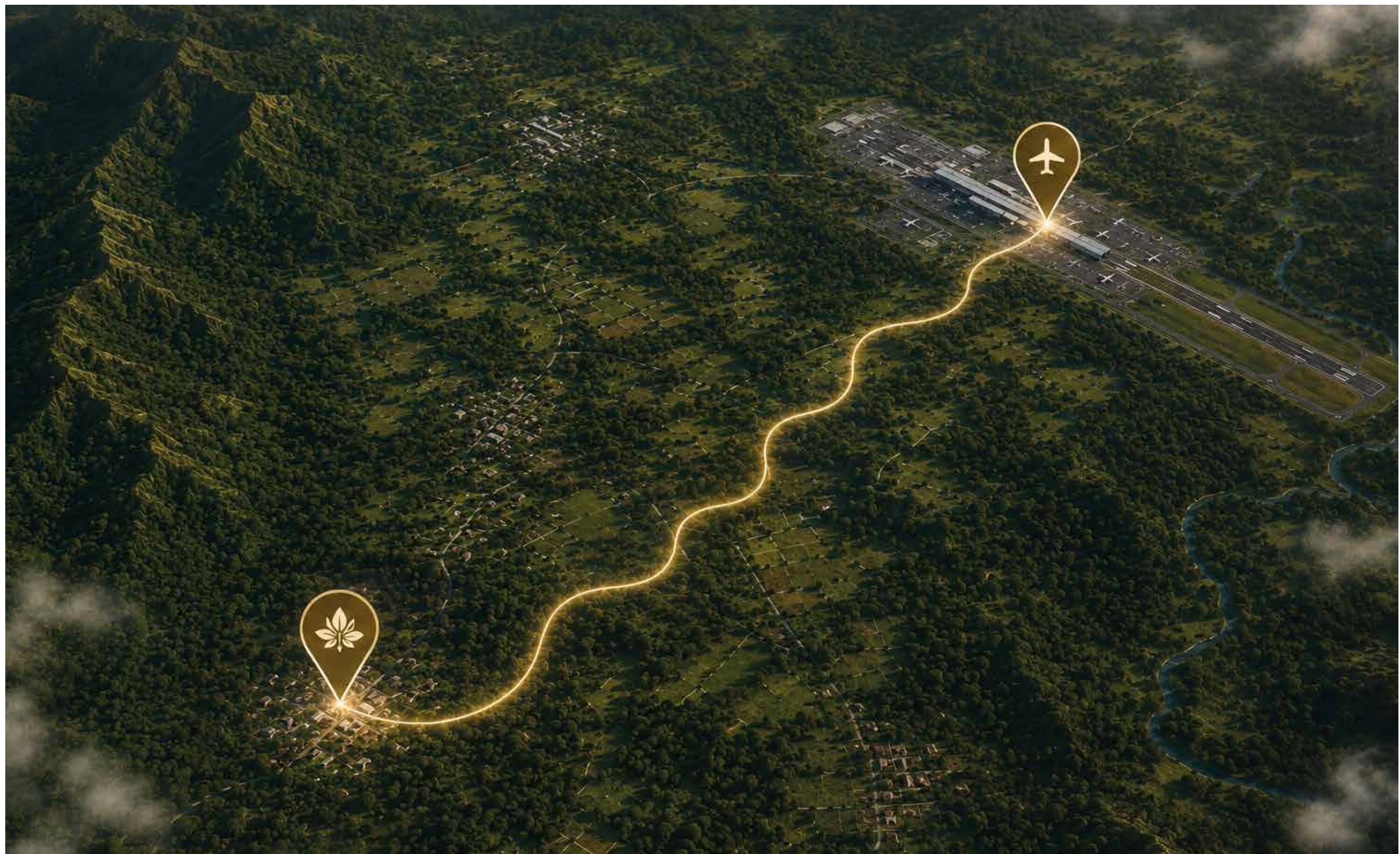
308 Acres — 128 Hectares
Total Estate Area



4,833 sq ft. — 499 m²
Total Construction Area



Tropical Landscaped Grounds
Lush Gardens & Open Spaces



30 Min from Liberia
Int'l Airport



9 Bedrooms
Across Both Residences



Swimming Pool
with hydro-massage jets



THE RESIDENCES

PRINCIPAL
RESIDENCE

Designed for comfort and effortless living, the principal residence spans 3702 sq ft. with four spacious bedrooms + one maid's room, and five bathrooms. Elegant details, panoramic terraces, and breathtaking Guanacaste mountain views create a refined yet relaxing atmosphere.

Open-plan living and dining areas connect seamlessly with the outdoor spaces, while a solar energy system enhances the home’s modern and sustainable lifestyle.



- DESIGN**
Tropical Architecture
- EXPERIENCE**
Peaceful Lifestyle
- PRIVACY**
Private Retreat
- FEATURES**
Open Spaces
- VIEWS**
Mountain Panoramas
- SUSTAINABILITY**
Solar Energy System
- SPACIOUS TERRACES**
Perfect for entertaining, with capacity for up to 30 guests.



5
Bedrooms

5
Bathrooms

3702 sq ft.
Construction

Solar
Energy system



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GUEST HOUSE



Privacy · Independence · Flexibility

The guest house offers a private and independent retreat within the estate, featuring 1130 sq ft. four bedrooms, and two bathrooms. Its comfortable layout makes it ideal for family, visitors, or extended stays, while its connection to the gardens creates a peaceful atmosphere surrounded by nature.



4 Bedrooms

2 Bathrooms

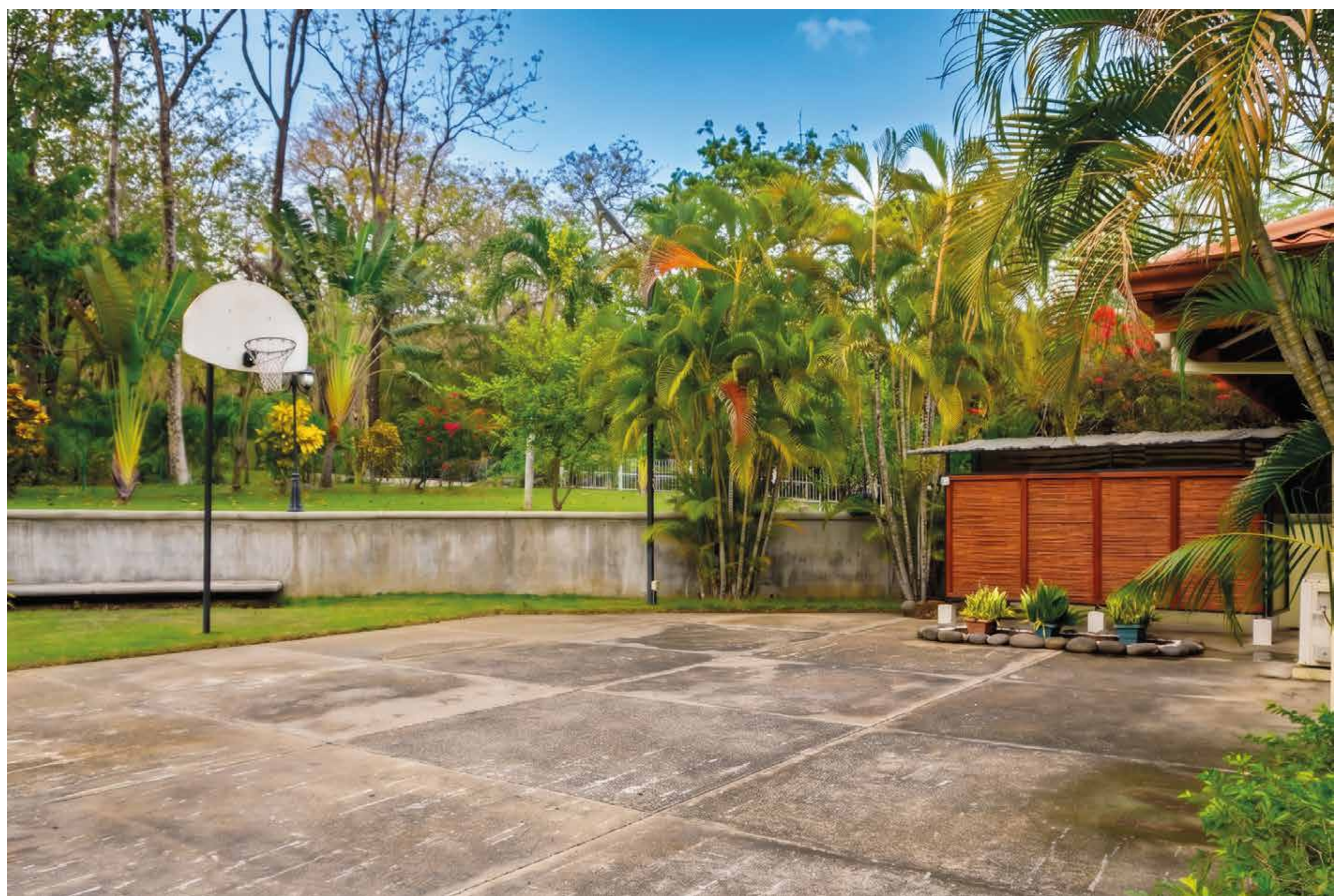
Private Entrance

1130 sq ft. Construction



OUTDOOR LIVING

At the heart of the estate is a private swimming pool surrounded by nearly 3 hectares of tropical gardens, fruit trees, and native vegetation. Two expansive terraces with panoramic mountain views create an ideal setting for relaxation and entertaining.



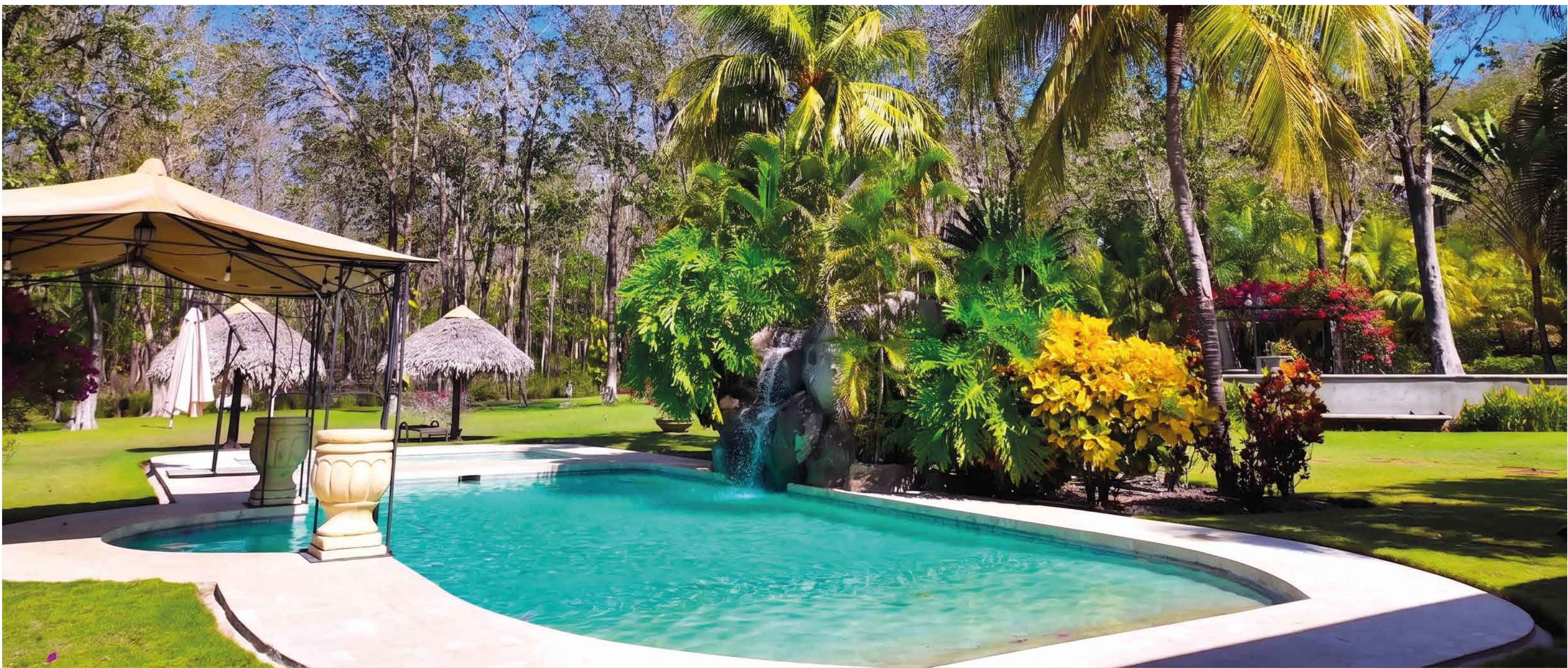
Gardens · Pool · Terraces



Swimming Pool

~3 Ha Tropical Gardens

2 Panoramic Terraces



ACCOMMODATION OVERVIEW

Designed to balance private living with large-scale hospitality, Melinas Sanctuary offers generous accommodation, expansive outdoor spaces, and versatile infrastructure ideal for retreats, events, celebrations, or multi-generational stays.



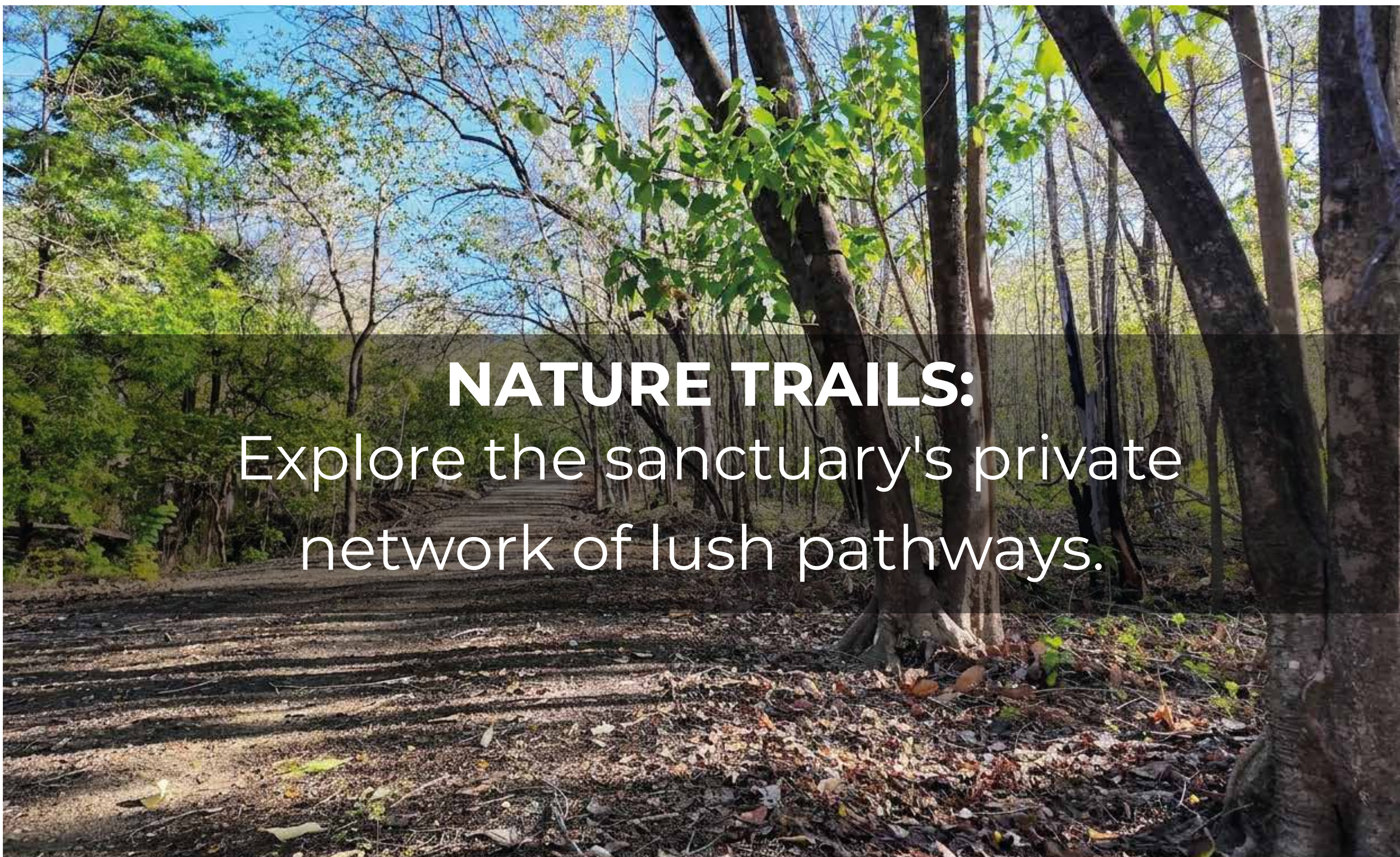
ACCOMMODATION
9 Bedrooms
Capacity for 22 people



VEHICLE CAPACITY
4 Covered Spaces &
Extensive Outdoor Parking



7 BATHROOMS
Designed for comfort
and convenience



NATURE TRAILS:
Explore the sanctuary's private
network of lush pathways.



MULTIPLE LIVING AREAS
Spacious indoor and outdoor living
rooms for relaxation and gathering.



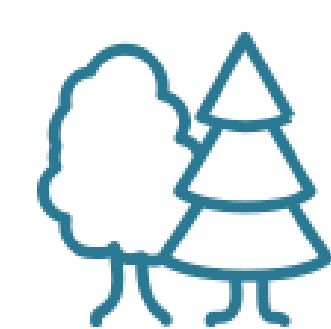
EVENT-FRIENDLY ESTATE
Perfect for intimate meals or
group dining experiences.



A LIVING SANCTUARY

3000+ TREES PLANTED ACROSS THE ESTATE

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3,000+ Trees
Planted



Fruit & native
trees



Native Flora
& Wildlife



Breathtaking
Mountain Views



Private Natural
Sanctuary



Lush Tropical
Landscaping



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WHERE YOU BELONG

Santa Ana, in the district of Belén, Cantón de Carrillo, sits at the heart of Guanacaste — Costa Rica's premier coastal province and one of Latin America's most internationally recognized luxury destinations. From Melinas Sanctuary, every important destination is within easy reach, while the estate itself remains a world apart.



30 MIN INTERNATIONAL AIRPORT

Guanacaste Airport (LIR) ·
Direct international flights

WITH EASY ACCESS

To some of Guanacaste's most
exclusive beaches

COASTAL LIFESTYLE

Minutes from golf courses and
Marina Flamingo.



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BUILT FOR
EFFORTLESS LIVING



Melinas Sanctuary combines natural beauty with the essential infrastructure for comfortable, secure, and fully equipped tropical living.



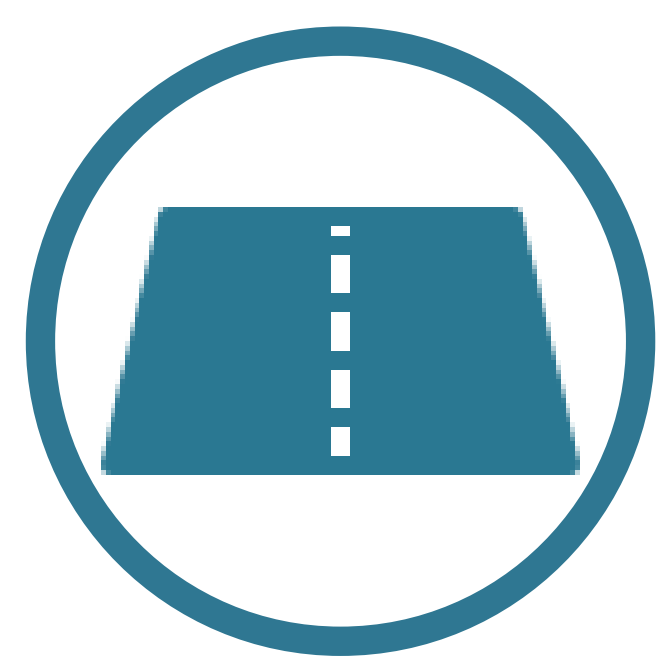
Private Water Supply
64 m private well
1.5 L/sec capacity



Water Storage
Municipal AyA water system + 4,000 L storage tank



Internal Roads
2 km private gravel roads



Direct Access
Paved public road
year-round access



Private Security
Camera surveillance
private & secure



Fully Furnished
Delivered fully furnished



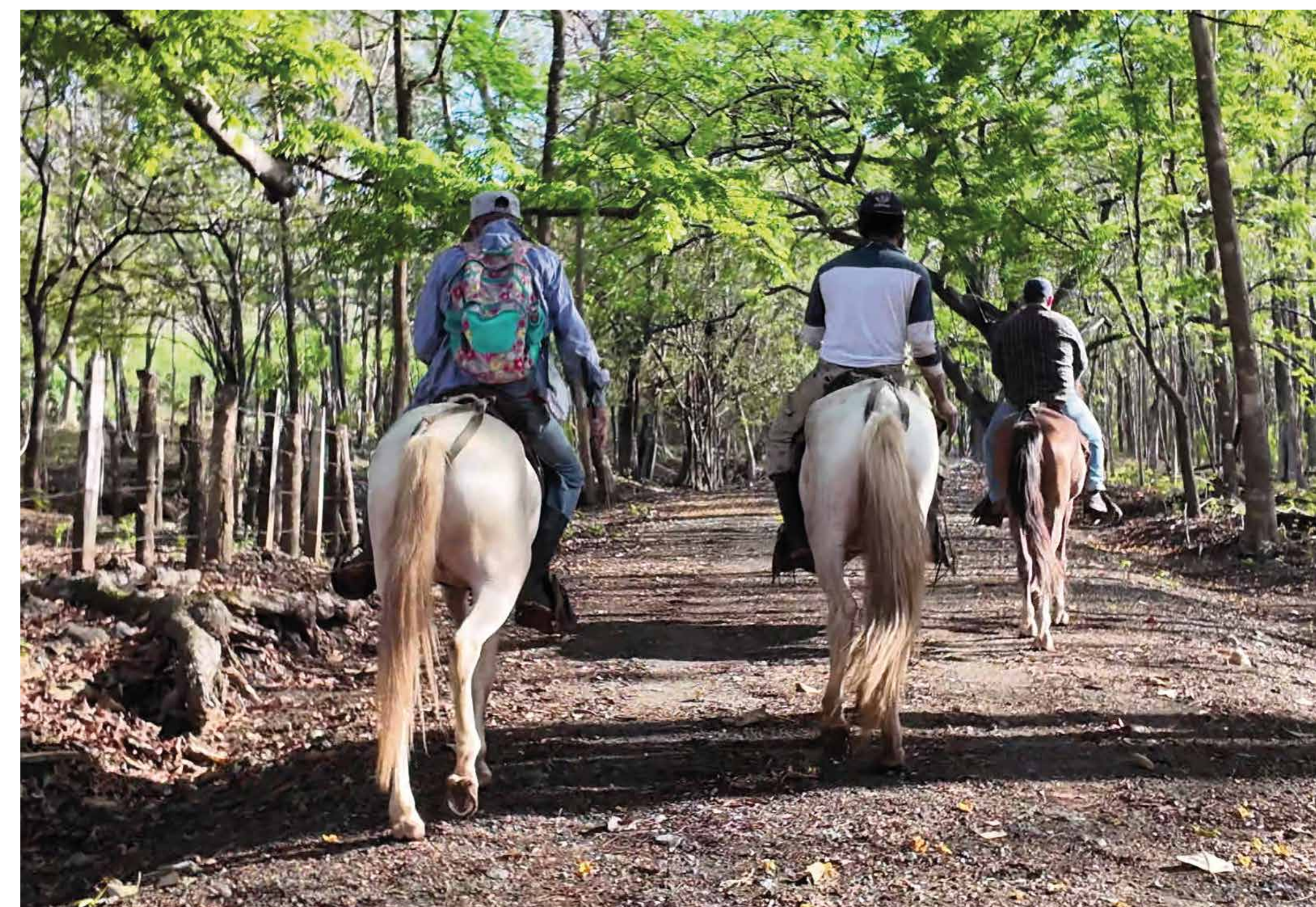
Individual A/C
Independent A/C in every bedroom

A private sanctuary designed for
Comfort, security, and effortless living.

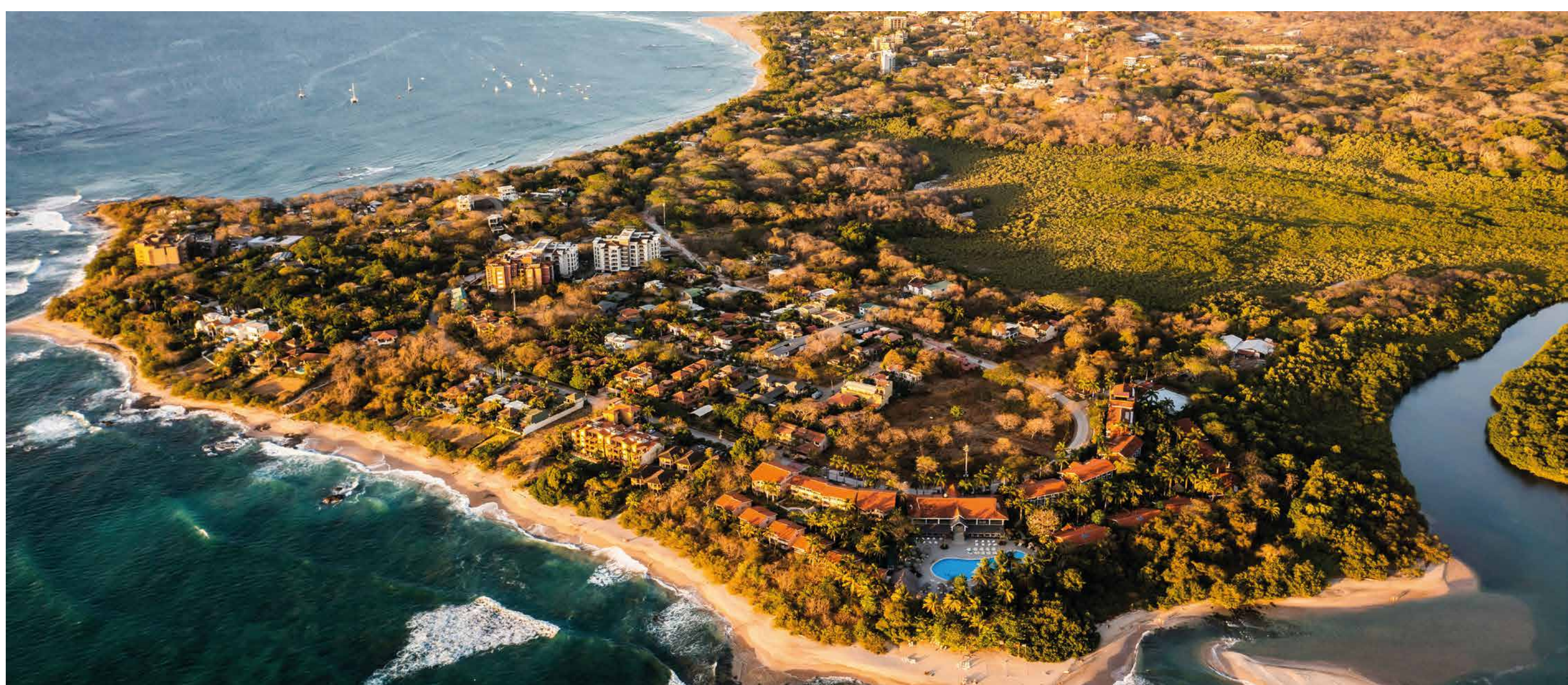
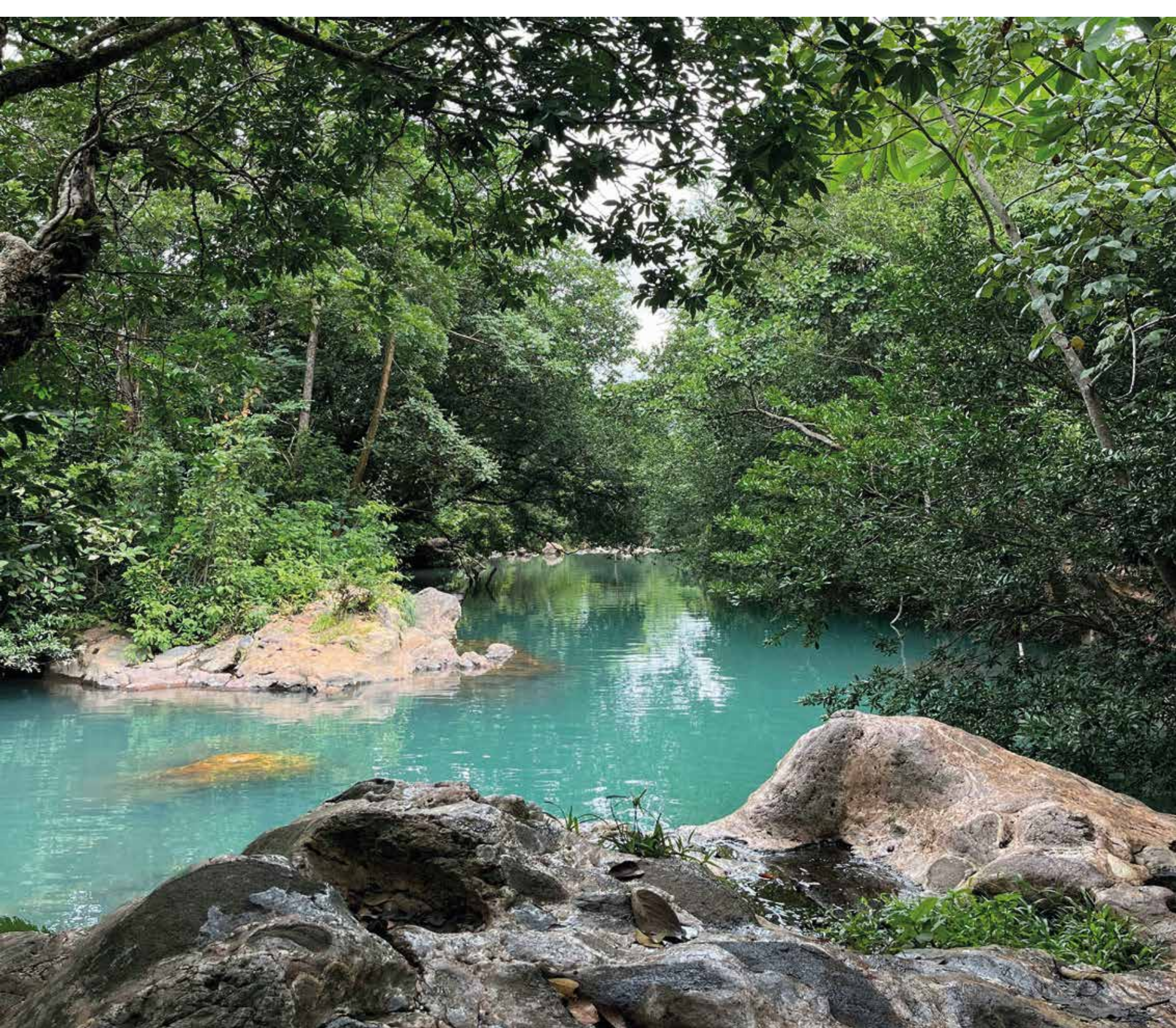


AUTHENTIC TROPICAL LIVING

Guanacaste is synonymous with Costa Rica's celebrated Pura Vida lifestyle at its most vibrant. The province offers world-class surfing, sport fishing, sailing, and wildlife watching alongside an increasingly sophisticated dining and cultural scene centered around Tamarindo and Liberia.



The region enjoys over 300 sunny days per year — the driest, brightest climate in Costa Rica. Its combination of natural beauty, modern infrastructure, and strong international community has made it the country's most sought-after destination for foreign buyers and long-term residents alike.



A RARE OPPORTUNITY

For those seeking a multi-generational property with scale, privacy, and enduring natural beauty, Melinas Sanctuary is exactly that — a rare legacy asset of the kind that never becomes available twice.

PREMIER PRIVATE RESIDENCE

Ready for immediate use, Melinas Sanctuary serves as an outstanding primary or vacation residence. Existing homes, gardens, pool, and amenities provide comfort and privacy.

LUXURY ECO-LODGE OR RETREAT

With 124 hectares of natural landscape and easy access to beaches and the airport, the estate is ideal for an eco-lodge, wellness retreat, or boutique hospitality concept.

RESIDENTIAL DEVELOPMENT

The property offers potential for a small exclusive residential community, supported by strong international demand and the prestige of the Carrillo–Belén corridor.

LEGACY FAMILY ESTATE

A rare opportunity for multi-generational ownership, combining privacy, scale, and natural beauty in a legacy property that is seldom available.

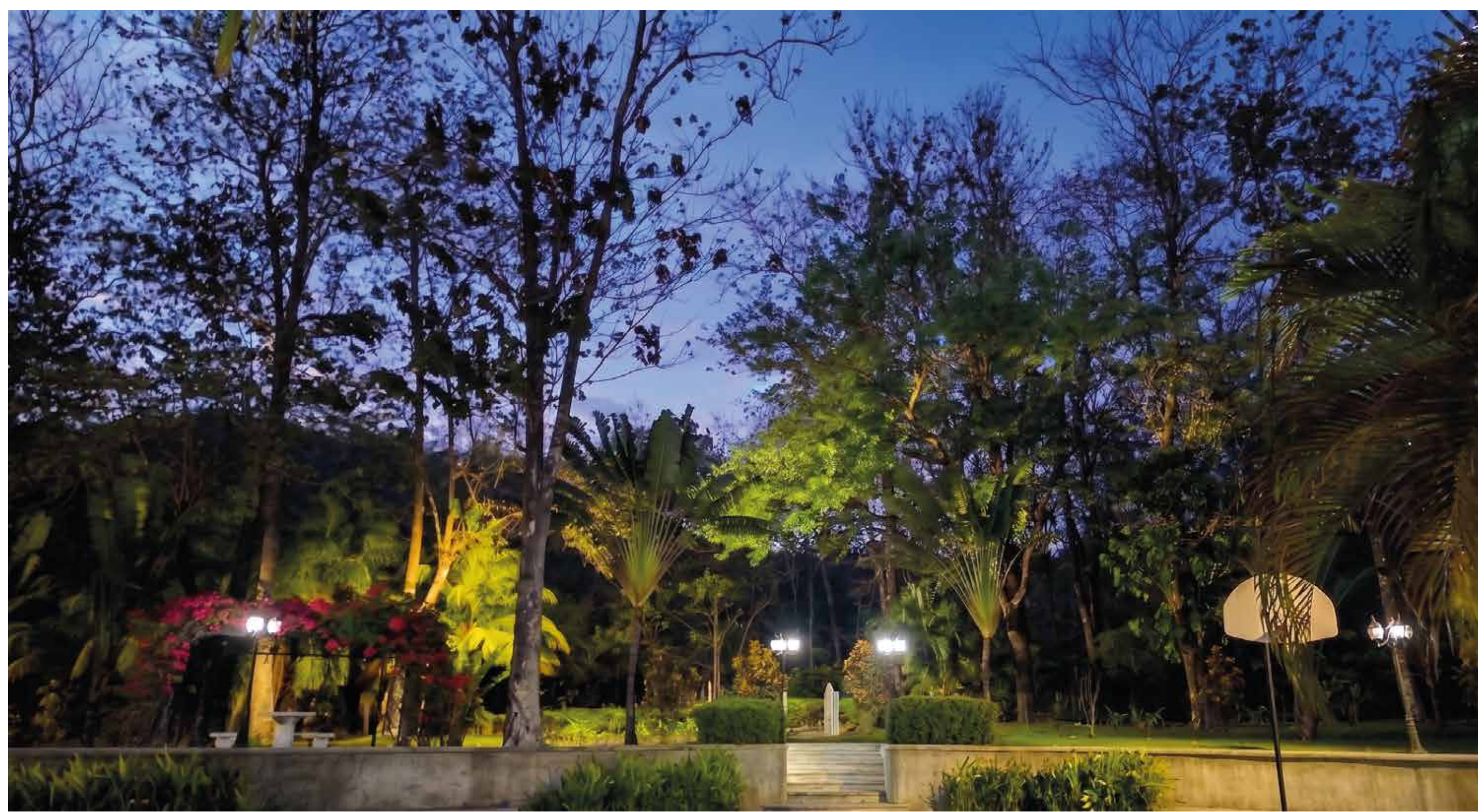
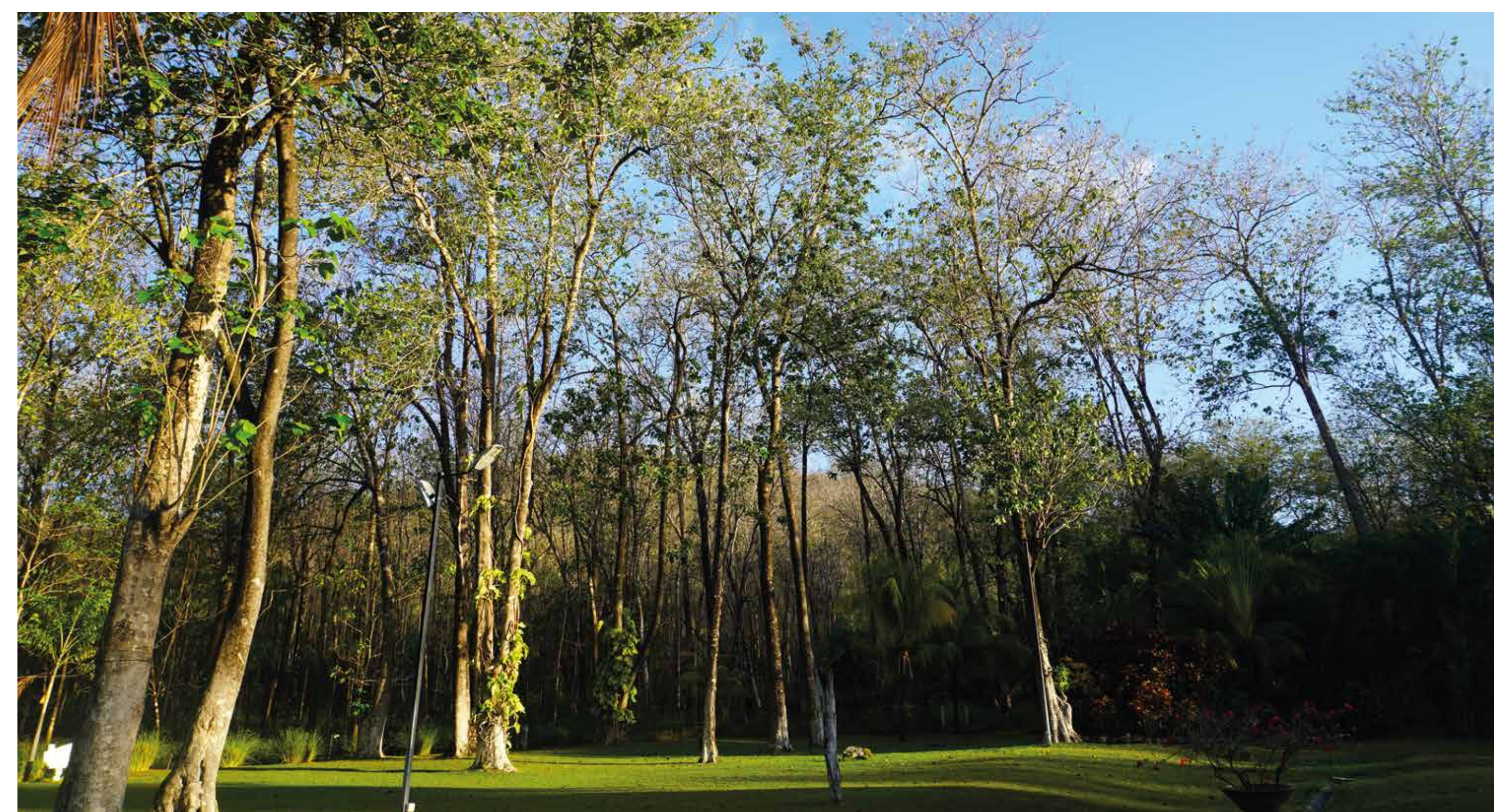
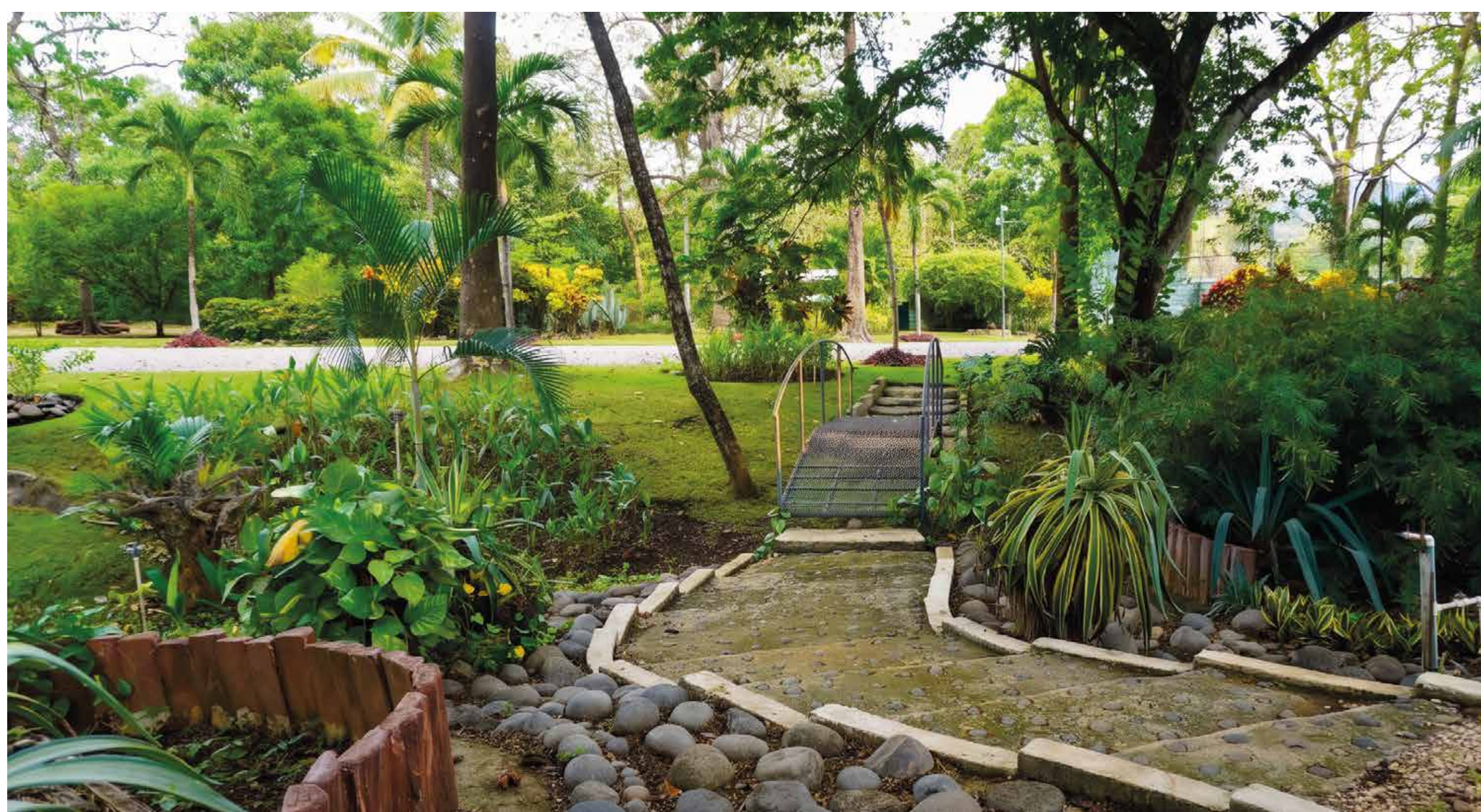
300+
SUNNY DAYS PER YEAR

TOP 3
CR LUXURY MARKETS

INT'L
LIBERIA AIRPORT
30 MIN AWAY

EXPANSIVE TROPICAL GARDENS

Perfect for retreats & events, hosting up to 250 guests



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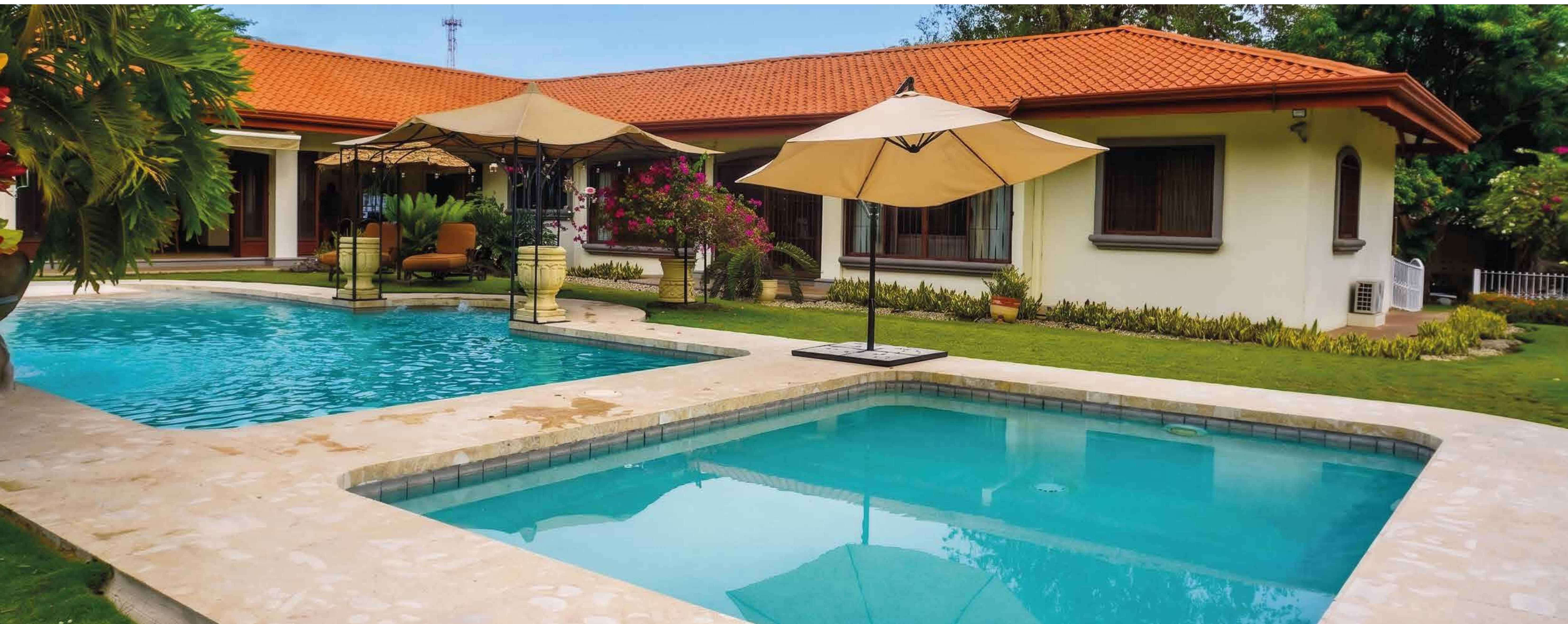
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TECHNICAL SPECIFICATIONS

REGISTRATION & LEGAL	LAND & STRUCTURES	SYSTEMS & FEATURES
Property Name Melinas Sanctuary	Total Lot Area 308 acres / 124 hectares	Solar Panels Yes - Main House
Traditional Name Rancho Las Melinas	Lot Size sq ft. 13,416,480 sq ft. (approx.)	Swimming Pool 753 sq ft with Hydro-Massage Jets
Status Active	Main House 3702 sq ft. constructed	Parking 4 Covered Spaces & Ample Parking
Property Type Single Family Residence	Guest House 1130 sq ft. constructed	Private Well Yes — 64 m deep
Sub-Type Private Estate	Staff Houses 3 Units (538 / 753 / 1,765 sq ft)	Well Flow 1.5 liters/second
Province Guanacaste	Total Construction 9,967 sq ft Total Built Area	Municipal Water AyA service — main house
Canton Carrillo	Bedrooms Total 9 (5 main + 4 guest.)	Water Storage 4,000-liter tank
District Belén (Santa Ana)	Bathrooms Full 7 full bathrooms	Private Roads 2 km gravel roads
Postal Code 50504	Fully Furnished Included	Perimeter Front perimeter wall
Country Costa Rica	Garden ~3 Ha Tropical Gardens	Terraces 2 large panoramic



DUE DILIGENCE NOTE

- All areas and measurements are approximate and subject to official survey verification during due diligence.
- Property configuration (single or multiple titles) to be confirmed with legal counsel. Information is deemed reliable but not guaranteed.





MELINAS

SANCTUARY

GUANACASTE • COSTA RICA

FOR FURTHER INQUIRIES, PLEASE CONTACT
info@melinassanctuary.com

308 ACRES • 9 BEDS • 7 BATHS • 4833 SQ FT BUILT

www.melinassanctuary.com



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