

Frequently Asked Questions:

- Is there shopping nearby?** The town of San Ramon is approximate 10 minutes down the mountain with all the amenities one would want: grocery stores, shopping mall, many restaurants, with banks, movie theater, hospital, churches, university, parks. etc.
- How close is the airport?** San Jose International airport is 40 minutes away.
- How are the roads?** Primary road leading to the property is paved and in very good condition. The private access road leading to the estate is concrete that the developers have installed.
- Will I need air conditioning?** No. Organic Estates is located at an elevation of 4600 feet where temperatures are in the high 70's during the day and low 60's in the evening with cool breezes.
- Is there crime in the area?** It is a very safe area. Berlin is a farm community with a very laid-back way of life. Small petty thefts occur mostly in populated areas. Most crimes occur in a few select areas of San Jose and large tourist areas.
- Is Organic Estates secure?** The surrounding area is mostly coffee farms with a very sparse population. The estate sits high on a mountain with access by a private road. We also have a full time Gardner working during the day.
- Is there a formal homeowners association?** That will be up to the homeowners. We suggest "yes" with bylaws.
- Can you help with legal matters and recommend an attorney?** We can recommend an attorney, but please feel free to hire your own.
- Do we need title insurance?** All title work and permits have been obtained and the property is presently free of all liens and encumbrances. Title insurance is available.
- Should we have the property put into a Costa Rican Corporation?** It can be done by your attorney or ours, and they can make recommendations and answer any questions you might have.
- How much are closing cost?** Approximately \$2500.00.
- Do we have to be in Costa Rica to close on the property?** Yes, you will have to close on the property in person. All down payments and final payments will be collected and placed in escrow in a Nashville, Tennessee bank account, until closing.
- Can you help with building our home when we are ready?** Yes we can provide references or you can hire your own builder. Please keep in mind that we are building our homes there as well so please let us help you with any part of the building process.