



📍 Tinamastes, Playa Dominical, Puntarenas Puntarenas

Off Grid Micro Regenerative Organic Homestead Tinamastes

\$899,000 PROP - 250216

PROPERTY ID:	PROPERTY TYPE:	ACRES:	BEDROOMS:	BATHROOMS:	SQ FT:
PROP - 250216	Single Family	5.4	2	2.5	2000

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Off Grid Micro Regenerative Organic Homestead in Tinamastes

A rare blend of high-tech autonomy and barefoot luxury, this 5.4-acre mountain estate in Tinamastes offers a fully realized regenerative homestead just a short drive from Costa Rica's Pacific coast. Sitting several degrees cooler than the beach, with fresh valley breezes year round, it delivers a perfectly comfortable climate for everyday life without the need for air conditioning.

Designed for discerning buyers who value independence, wellness, and connection to nature, the property runs primarily off a powerful 9 kW Sol-Ark solar system with 20 kW of battery storage, backed up by the municipal grid by choice rather than necessity. High-speed internet blankets the property, allowing you to work remotely, stream, and stay connected while living in a private, self-sustaining sanctuary.

The land & setting

The 5.4-acre grounds are a walkable landscape of orchards, gardens, and forest, with trails leading from the main residence through four established fruit orchards, past greenhouses, cabin, and chicken coop, and down to a pristine river. Along the river's edge, private natural dipping pools form the lower boundary of the property, with a beautiful waterfall just upstream for daily swims and cold plunges.

Wildlife is abundant and ever-present. Daily visitors include pizotes, agoutis, black squirrels, and iguanas, while an impressive variety of birds move through the canopy overhead. Troops of howler and white-faced capuchin monkeys pass through from time to time, underscoring the property's immersion in thriving jungle ecology.

Main residence

The 1-bedroom, 1½-bathroom primary home is oriented to capture sweeping mountain views and constant cross-breezes, creating a bright airy environment that blurs the line between indoor and outdoor living. Every space has been designed for comfort, efficiency, and ease of maintenance—ideal as a primary residence for a couple or as the central home base for a larger estate program.

Outdoor living & pool

Outdoor living is at the heart of the property. A large covered kitchen and dining pavilion with BBQ, firepit, and generous lounge space (approximately 46 m² / 495 ft²) functions as a second living room in the tropics—perfect for long dinners, gatherings, and entertaining.

Just beyond, a stunning natural stone saltwater lap pool (12.5 m × 3.5 m / 41 ft × 11.5 ft) invites daily exercise and relaxation, framed by a poolside pergola (about 22 m² / 245 ft²) for shaded lounging, reading, and sunset cocktails.

Guest casita

A detached 1-bedroom, 1-bathroom guest casita (25 m² / 270 ft²) offers privacy and comfort for visitors, family, a caretaker, or potential rental income. With its own closet/dry room and independent feel, it's ideal for hosting guests while preserving privacy at the main residence.

Workshops & specialty spaces

For creative projects, homestead management, and secure storage, the property includes:

- A charming wood cabin with woodworking shop and wet room for mycology and culturing (22.4 m² / 241 ft²), purpose-built for hands-on projects, food-growing experiments, and small-scale production.
- A secure bodega (15.8 m² / 170 ft²) for tools and equipment.
- A large carport (40 m² / 430 ft²).
- A climate-controlled storage room (1.85 m² / 20 ft²) for sensitive items.

Growing infrastructure

This estate is ready-made for serious regenerative agriculture and self-sufficiency, with infrastructure that would take years to recreate:

- Roofed greenhouse with raised beds and irrigation (approx. 87.6 m² / 943 ft²).
- Fully enclosed greenhouse with raised beds, irrigation, solar fans, and lighting (30 m² / 323 ft²).
- Covered tree nursery adjacent to the wood cabin (14.8 m² / 159 ft²).
- Covered potting and seedling station next to the bodega.
- Dedicated microgreen station.
- Four mature fruit tree orchards.

Around one acre surrounding the main house and guest casita is beautifully fenced for dogs, creating a safe, secure yard. A separate gate entrance provides direct, independent access to the enclosed greenhouse, cabin, and chicken coop zones.

What's growing

The diversity of food and medicine already in production is extraordinary. Established tree crops include multiple varieties of banana (blue, red, date, apple), biriba, breadnut, breadfruit, jackfruit, avocado, a range of citrus (tangerine, grapefruit, kaffir lime), coffee, cacao, mango, papaya, fig, coconut, anona, Jamaican allspice, dragon fruit, araza, abiu, rose apple, pomegranate, jaboticaba, canistel, tree tomato, grenadine, galangal, Colombian zapote, cherimoya, and rambutan.

Additional perennials and staples currently producing include roselle, pineapples, cranberry hibiscus, pigeon pea, peppercorns, mulberry, ginger, turmeric, lemon grass, and cassava. The greenhouse environments have successfully grown tomatoes, arugula, culantro, green onions, chilies (including ahi charapita and Jamaican Scotch bonnet), butternut squash, cantaloupe, pak choy, kale, cauliflower, cucumbe green beans, peppers, daikon, passion fruit, and a wide assortment of culinary and medicinal herbs.

Livestock & composting

For closed-loop fertility and fresh eggs, the property features:

- A thoughtfully designed, secure chicken coop (about 13.95 m² / 150 ft²).
- A 4-bay concrete compost station (each bay 1 m³).
- Two dual-chamber rotating composters.
- Two mariola (stingless) beehives for pollination and honey.

Systems & infrastructure

Behind the beauty is robust, modern infrastructure that makes living off-grid effortless:

- Sol-Ark solar system with 48 panels, 9 kW hybrid inverter, and 20 kW of battery storage (under warranty).
- ICE municipal grid power available as an isolated backup—off-grid by choice, not by necessity.
- High-speed EV charger.
- Multi-camera, solar-powered security system with controlled property access.
- High-speed internet coverage across the entire property.
- Backup water storage with pressure pump.

The lifestyle

This property is a turnkey regenerative homestead where the hard work is already done, and the systems are proven. Power, water, intern food production, and security are all in place, allowing you to step into a refined off-grid lifestyle from day one.

Start your morning picking mangoes for breakfast, take calls or create from the cabin, swim laps in the saltwater pool at midday, then follow the trail down to the river and waterfall before sunset. Every element has been designed and built by people who truly live this wa—and that intention is evident in every detail.

Also available (separately)

For a fully outfitted move-in:

- 1998 Toyota Tacoma 4x4 pickup truck.
- 2005 Yamaha 4x4 quad bike.

Contact A Costa Rica Real Estate Service Professional For More Information



info@crres.com

USA: 512-600-0767

011-506-2787-0226