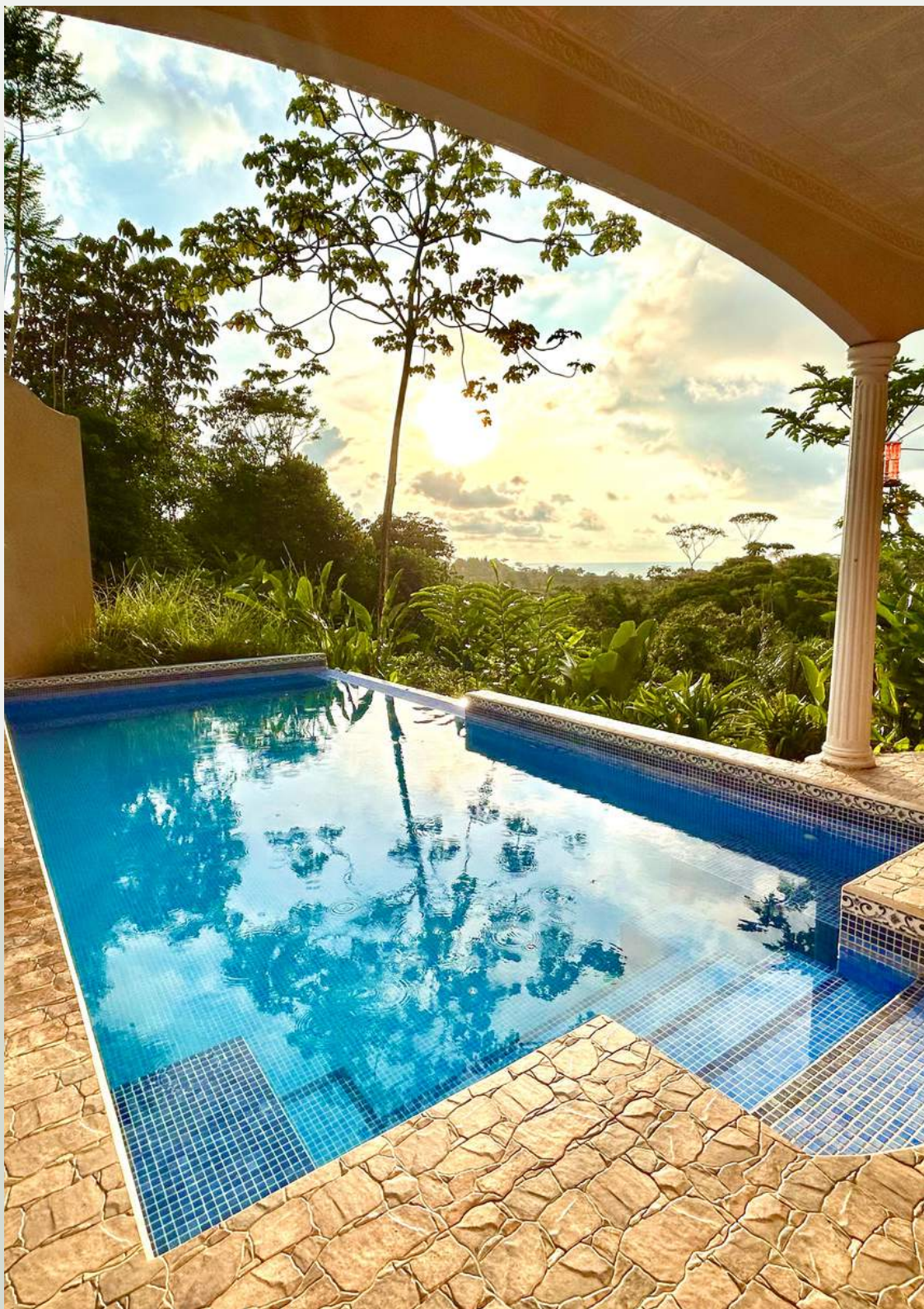


# WELCOME



## CASA RANA VERDE

Ojochal, Costa Rica





Dear Guests,

We warmly welcome you to Casa Rana Verde, your own private paradise in Ojochal, Costa Rica. This villa was the first home built on Calle Perezoso back in the early 1990's and had been a cherished retreat for previous owners for over two decades. In 2022, the previous owners sold Casa Rana Verde with plans to build their dream retirement home on the hilltop above Casa Rana Verde. As current owners who reside and work in Massachusetts, USA, we have been traveling with our family to Costa Rica since 2008 and fell in love with this ocean-view house in the heart of Ojochal. We bought Casa Rana Verde in November 2022 and are happy to share our home with you.

You will be enchanted by the fresh ocean breezes, gorgeous ocean and mountain views, and the lush surroundings of fruit trees and exotic birds. The villa is in a prime location, close to excellent restaurants, wild and pristine beaches, sparkling waterfalls, and hiking trails.

While staying at Casa Rana Verde, you can indulge in a healthy lifestyle by taking refreshing dips in the pool, practicing yoga, exploring the outdoors, and savoring fresh foods. Our house is equipped with modern amenities including air conditioning throughout the house, high speed WiFi and reliable cell service, making it an ideal destination for those who wish to work remotely or stay connected with family and friends.

We hope that you will love Casa Rana Verde as much as we do and make memories that will last a lifetime. We wish you a safe and happy vacation in Costa Rica.

Pura vida,  
Deb and Chris

**CONTACT INFORMATION:** Visit our website at [www.casaranaverde.com](http://www.casaranaverde.com)

ABOUT  
US



Osa Property Management is a full-service concierge company that works with us to meet all your needs during your stay. They will assist you with check in and check out and are happy to arrange your tours and other excursions. Visit [www.costaricalasvillas.com](http://www.costaricalasvillas.com) to see the full list of adventures and tour opportunities.

Osa Property Management will be your primary contact for all of your needs during your stay at Casa Rana Verde.

You will occasionally see employees who will come by briefly to clean the pool (usually Wednesday and Saturday) and trim the grass and landscape. Feel free to say "Hola!" - OPM employees are friendly and discreet and can be easily identified by their OPM shirt.



#### **CONTACT INFORMATION:**

##### **Osa Property Management**

Plaza Perla del Pacifico

Suite #1

Uvita, Costa Rica

+506 4703 5732 Dominical Office

+506 4703 4013 Uvita Office

US:+1.763.306.8981

[info@osapropertymanagement.com](mailto:info@osapropertymanagement.com)

[www.costaricalasvillas.com](http://www.costaricalasvillas.com)

Office hours

Mon-Fri: 8 am – 5 pm

Sat: 8 am – 5 pm





# WiFi

Network name:  
**Ranaverde**

Password:  
**ranaverde2023**

Casa Rana Verde has a primary network and two extenders. The same password is used for both extenders. The modem is located in the closet to the right of the door to the main terrace.



# GUIDELINES

01

## ECO FRIENDLY TIPS

Please remember we are in a fragile jungle environment. Turn off lights, ceiling fans, and air conditioning when you leave the house or when you are not in that area of the house. Be kind to the plumbing and only flush toilet paper. Try to minimize trash and recycle when you can.

02

## POOL

The pool is part of the living area and is about five feet deep. It is not safe to dive in the pool or run around the pool deck . There are no child safety features around our pool, so please be careful and use the pool in a way that makes sense for your family. The pool is cleaned twice weekly on Wednesday and Saturday. The pool light switch is by the metal door into the bodega.

03

## GUESTS

Our casa has beds that accommodate six guests. The Calle Perezoso neighborhood is a quiet area, so please keep noise levels down and enjoy the natural sounds of the ocean and birds at night.

04

## SECURITY

Ojochal is considered a safe community with friendly and quiet neighbors. Use common sense and lock the gate and doors at night and when you leave the property. When you are at the beach do not leave valuables unattended. or visible in your parked vehicle.

05

## LINENS

White towels are for the bathrooms and striped towels are meant for the pool. Feel free to use the colorful towels for the beach. Towels dry quickly in the hot environment, and there is a laundry line behind the pool house for your use. Our property managers will launder linens after you leave, and you can use the washer and dryer in the pool house anytime.



06

## TRASH AND RECYCLING

There are barrels for trash and recycling. Trash is picked up very early on Friday mornings and should be placed in the metal cage by the road Thursday evenings. If your stay is less than a week, the property manager will take care of your trash disposal.

07

## COMPOST

Fruit and vegetable scraps can be tossed down the hillside into the jungle. This biodegradable matter is able to be recycled into the environment.

08

## AIR CONDITIONERS

Each air conditioner has its own remote control. The rooms cool down quickly, so you can turn off the air conditioners when you leave the bedrooms. There is an air conditioner in each bedroom and in the main living area.

09

## REMOTE CONTROLS

**BLACK:** Television. Use this remote for the power and volume. There are no network television channels.

**GREEN:** Amazon Firestick. Use this remote to access Amazon Prime, Netflix, Hulu, and other streaming services. Log in with your own account.

**WHITE:** Air conditioner in the main living area.

Extra batteries can be found in one of the drawers of the TV cabinet.



10

## GAS GRILL

Open the valve on the gas tank.

Turn the control knobs to the ignition symbol.

Press the red ignitor button to light.

Turn the knob off and the gas tank valve off when finished grilling.

If you run out of propane and are not comfortable changing the tank please call Osa Property Management and they will send a team member to assist you.

11

## CELL PHONES

Cell phone service is quite good in Ojochal. Most cell phones have Dial Assist (iPhone) or Assisted Dialing (Android) which will aid in making calls both locally and internationally from Costa Rica. If your phone does not have Dial Assist you will need to dial 00 then the country code (US and Canada 1), then the area code and phone number. The country code for Costa Rica is 506.

12

## EXTRA SUPPLIES

The drawers under the television generally contain several items that you might find helpful during your stay:

Lightbulbs, lighter, candles, screwdrivers, hammer, cell phone charging block and cable, first aid kit, tape, pens, paper.

13

## POWER AND WATER OUTAGES

Power outages are relatively common in Costa Rica. Most power outages only last a matter of seconds to minutes. Occasionally, a tree will fall on the power lines and disrupt the power for several hours. Casa Rana Verde does not have a back up generator. If there is a long power outage you can call Osa Property Management and they will be able to assist you by finding out when the power is expected to return. Water outages are much less frequent but do happen occasionally. In the case of a water outage there are bottles of water above the pantry for cooking and drinking and the pool water can be used to fill the toilet tanks. Bottle water can be purchased at the Jucaloa market.

We are part of a home owners chat group and will be notified if there is a power or water outage on Calle Perezoso. We will provide such information to OPM which they will relay to you.



14

## SMOKE/CO DETECTORS

The house is equipped with a smoke detector in each second floor bedroom and above the door way of the main floor bedroom. The smoke detectors have 10 year batteries. A carbon monoxide/gas detector is located beside the TV.

15

## KEYS

The front door and the two second floor bedrooms share the same key. There is a padlock at the gate. The key for the slider and glass door to the terrace should be left in those doors so they do not become lost. Extra sets of keys should be on hooks at the Welcome sign by the front door. Should you lose your keys please contact OPM for a replacement set.

16

## Basic Supplies

The kitchen is fully equipped with plenty of plates, bowls, dishes, utensils, dish towels, paper towels and small appliances like a coffee maker, toaster, rice maker, blenders etc. Spices and cooking oil are in the kitchen along with some Costa Rican coffee and filters. Should you run out any of the supplies, be it cooking or cleaning, we kindly ask that you replace them for future guests. If you have spices or cooking ingredients that you do not wish to take with you at the end of your stay, you can certainly add to our collection and your contribution will be appreciated by future guests.



# EMERGENCIES

In the unfortunate event of an emergency, dial 911 for emergency services or call the local police station or call Osa Property Management for assistance:

Ojochal Police: +506 2786 5661

Osa Property Management:

Abigail Vargas +506 7100 1006

Andrey Azofeifa +506 8448 1007

Steven Arias +506 8687 5900

Hospital: Tomas Casas Hospital in Cortes +506 2786 8148

The hospital is 15 minutes south on the main highway in the town of Cortes. This is a full service modern hospital with all of the medical services found in a typical US or European hospital.

Please note there is no ambulance service in Ojochal.

For minor cuts and injuries there is a first aid kit located on the shelf of the TV cabinet.

## PHARMACY (FARMACIA)

The nearest pharmacy to Casa Ran Verde is located next to the Citrus Restaurant near the entrance bridge to Ojochal. The next closest pharmacy is in the Ventanas Plaza on the main Highway next to the gas station with the dinosaurs, a minute or two north from the Ojochal entrance. There are several other pharmacies in Uvita and Dominical.

# APPLIANCES

## OVEN INSTRUCTIONS

1. The Oven Dial is third from the right.
2. Turn the Oven Dial to the desired Temperature.
3. Temps are in Celsius (approximate conversion):
  - a. 125 C = 250 F
  - b. 150 C = 300F
  - c. 180 C = 350 F
  - d. 200 C = 400 F
  - e. 230 C = 450 F
  - f. 260 C = 500 F
4. The LIGHTER Button is on the Far Left (small button with a Star above and Lightbulb below)..
5. PUSH THE OVEN DIAL IN, AND AT THE SAME TIME, PUSH THE LIGHTER BUTTON TOWARD THE STAR ICON. The ignitor will click several times.
6. Once lit, the oven flame should be visible through the small observation hole in the floor of the oven. Release the Oven Dial after a few seconds and the flame should stay lit.
7. Allow the oven to pre-heat to your desired temperature.
8. Return the oven dial to the Off position (Open circle) to turn off the oven. No flame should be observed through the observation hole.

Broiling: The oven has an electric element for broiling/grilling. Turn the oven dial clockwise to the Grill position. There is no need to press the ignitor. Move an oven rack to an upper position for broiling/grilling.







# STOVE INSTRUCTIONS

1. Each Burner has a dial that matches the burner. There are three dials on the left and two on the right.
2. Each Burner has a Dial with these settings:
  - a. Open Circle: OFF
  - b. Large Flame: LIGHT, HIGH HEAT
  - c. Small Flame: LOW HEAT
3. Turn the Burner Dial to the LARGE FLAME
4. The Lighter Button is on the far Left.
5. Push the Lighter Button toward the STAR to light the burner.
6. Turn off the burner when finished cooking by turning the Burner Dial to the Circle (OFF)
7. NOTE: The dials on the left are replacements. They are OFF when the dial's silver line points down. You can tell this when the flame goes OFF in this direction. See below for the two upside down dials on the left that look different than the others.







# WASHING MACHINE

The washer and dryer are located in the pool house. There is a supply of Tide Pods for your convenience. If there are no Pods, they can be purchased at any of the grocery stores.

1. Open the faucet to the right of the washing machine. There is only cold water for the washing machine.
2. Pick the Soil Level.
3. Use the Middle Dial to select your Mode. Normal Works Well for most of your laundry needs.
4. Press the START button.
5. Tide Pods are on the shelf over the Washing Machine.



# DRYER

1. Select your desired settings
2. Push the Dryer Dial in to start.
3. Dryer Sheets are on the shelf over the washing machine.





# HUMMINGBIRD FEEDER

We have a lively local population of at least three species of beautiful, glittering hummingbirds on our property!

If you would like to watch these amazing birds up close, you can fill the feeders and enjoy.

The feeders should be filled with a 4:1 or 3:1 ratio of water to white sugar.

Change the water every 2 or 3 days to keep it fresh.

Empty and rinse out the feeders before you leave.





# NATURE

Casa Rana Verde is home to gorgeous birds, animals, and fruit trees. Our property encompasses two acres of jungle and a grassy hillside with fruit trees. Our jungle trail is inaccessible currently, but the creek running through the jungle is home to many birds and wildlife.


## BIRDS

Watch for Scarlet Macaws, Lesson's Motmot, Slaty-Tailed Trogon, Three-Wattled Bellbird, Bare Necked Wood Rail, Golden-Hooded Tanagers, Tropical Screech Owl, Common Parakeet, White-Necked Jacobin Hummingbirds, and more.

## MAMMALS

You will occasionally see the harmless Agouti, playful White-Faced Capuchins, and curious Coati on this property. Jaguar footprints can be found in the jungle valley, but these big cats are secretive and do not approach people.

## FRUIT



Depending on the season, the property has limon mandarins, bananas, pineapples, coconuts, rambutans, mangoes, avocados, starfruit, almonds, golden cherry, soursop, and papayas. We welcome you to try some of the fruit if you are here when it is ripe. There is a fruit picker on the end of a long bamboo pole to get those hard to reach fruit.



# RESTAURANTS

## CITRUS

Citrus Restaurant is a three minute drive from the house. To make a reservation, fill out their online form, and they will get back to you same day. Amazing and creative food, attentive service, and an elegant vibe make this one of the most sought-after restaurants in the area.

## EXOTICA

Known for its exquisite and creative menu with local ingredients, Exotica is perfect for a date night or relaxing evening with friends. The wonderful service and magical ambience make this a favorite for dinner. Fill out their online form for reservations. Exotica is less than 10 minutes from the house.

## HELICONIA

Heliconia serves Costa Rican and International cuisine for lunch and dinner. Located in a lush, jungle setting close to the main road, this is a popular destination for visitors and locals. Call their local Costa Rica number for a reservation.

## PANCITO CAFE

This wonderful French bakery and restaurant is located on the main highway in the Plaza Ventanas, 6 minutes from the house. You can stop in to pick up delicious French pastries, empanadas, or small pizzas to take home for a quick and easy meal. Eat in for lunch in their small patio dining area for fresh sandwiches, salads, and homemade juices and teas (photo below). This is one of our favorites.







# RESTAURANTS

## LOS GATOS LOCOS

Live music, creative cocktails and local beers, pool tables, a lively bar, and filling Mexican food are highlights of this fun restaurant that is a favorite of the locals. Enjoy dinner in the jungle on an elevated, large eating area with attentive service and a relaxed vibe.

## OTHER

There are many other places to eat locally, such as El Castillo Kitchen (Adults Only ocean view restaurant), Stan Cafe (Belgian Beer Bar). Mama y Papa is great for pizza and is just down the road from the house. We like Santa Burguesa for a quick burger and Sibü Cafe in Uvita and have enjoyed several beachside restaurants in Dominical.

## MEDITERRANEO BOCA

This unassuming outdoor restaurant is a few minutes south of the entrance to Ojochal on the main highway. Look for the handwritten sign and large parking area. Excellent food, and no need for a reservation make this a great choice for a casual dinner with a view of the ocean.

## VILLA LEONOR AT BALLENA BEACH CLUB

Drive north on the highway and look for this outdoor restaurant open from 11a-5p daily (usually closed Weds, BBQ on Sunday) on the ocean side of the highway. You can enjoy excellent sandwiches, pico de Gallo, seafood, and typical Costa Rican food at the outdoor eating area. After lunch, enjoy the short walk to the beach.





# GROCERY STORES

## JUCALOA

The Jucaloa is a mid-size grocery store with fresh produce, meat and poultry, dairy products, breads, cereals, pasta, alcohol, rice, and various household supplies. Take a right from Calle Perezoso onto Main St, drive less than a mile, the store is on your right. They are usually open until 8pm.

## L'EPICERIE

You will enjoy this high-end small grocery next to Citrus Restaurant. Here you can find imported cheese and smoked meats, fresh bread and empanadas, yogurt, fine wines, some fresh produce, crackers and gifts.

## SUPERMERCADO BM UVITA

This is a full service grocery store similar to a large grocery in the US, a great place to stock up on anything you need for your stay. Take the main highway back to Uvita. The grocery store will be on the right.

## PACIFICO SUPERMARKET

This is a full service grocery store similar to a large grocery in the US, a great place to stock up on anything you need for your stay. This grocery store is a little further along the highway from the BM Supermercado right in the center of Uvita.

## MINI SUPERS

Through out the country there are many smaller convenience stores called Mini Supers. They are owned and operated by locals. Find drinks, snacks and other quick foods as these stores.



# SHOPPING



01

## ARTIFICE, UVITA

Artifice is a tiny boutique with Italian and local, clothes such as blouses, shorts, loose and stylish pants, bathing suits, jewelry, crafts, and other souvenirs.

02

## TICO ROOTS SOUVENIR

Tico Roots, located in the Dominical shopping area, is the best place to find authentic crafts, Boruca masks, paintings, and indigenous Guanacaste wood masks.

03

## MAMA TOUCAN'S NATURAL MARKET

Visit this popular store for imported and local organic food and gifts right in the heart of Dominical.

04

## COLONO

Colono is a large hardware/home center in Ojochal, located right at the entrance to Ojochal.. Colono carries many household and beach supplies. Stop in for any practical items you might need for your stay.





## CASCADA PAVON

This waterfall has a boulder at the top and has a swimming area below the falls. The area is shady and cool all seasons. Park along the side of the road in Ojochal and walk a short path to the falls. There is no entrance fee to this amazing swimming hole.

## NAUYACA WATERFALLS

The Nauyaca waterfalls are some of the most impressive in Costa Rica, and only 30 minutes from Casa Rana Verde. These popular waterfalls are perfect for swimming in the massive, deep pool, and taking pictures. The walk from the parking area is about 1.7 miles, a gorgeous hike. You can also arrange for a horseback riding tour or a shuttle ride.

## UVITA WATERFALL

Cascada Verde, also known as Catarata Uvita, has a natural waterslide, which when used carefully can be loads of fun. There are also many nearby swimming holes, and the entrance fee is only a couple of dollars. Just a few minutes drive off the highway in Uvita.

## SANTA LUCIA FALLS

These 3 waterfalls are on property owned by a lovely Costa Rican family who offer bilingual tours of the waterfalls, birdwatching, and a night hike. At the end of the waterfall hike, take a swim in a natural pool and enjoy a delicious, home-cooked Tico lunch.

# WATERFALLS





# BEACHES

## PLAYA VENTANAS

Close to Casa Rana Verde, this popular beach has some gorgeous caves which can be explored at low tide. There is parking right by the beach, but the access road does have a shallow “river crossing”. The parking fee is about \$4.

## PLAYA HERMOSA

A local favorite for swimming and surfing.

## PLAYA UVITA, WHALE'S TAIL

This beach is home to the famous Whale's Tail sand bar. Great for swimming, snorkeling, and exploring tide pools at low tide. Playa Uvita is part of the Marino Ballena National Park, \$6 entrance fee and a small parking fee to some of the locals who own property near the entrance.

## PLAYA DOMINICAL

A prime surfing destination, sandy beach with plenty of shade and a playground for kids. The road along the beach is lined with vendors selling handmade jewelry, clothing, food and more.

Other wonderful beaches in the area include Playa Pinuelas, Playa Dominicalito, and Playa Tortuga.

# DAY TRIPS



## CORCOVADO NATIONAL PARK

Just south of Ojochal, the Corcovado National Park is one of the most biodiverse places on the planet being home to 3% of the world's biodiversity! You are nearly guaranteed to see a wide range of flora and fauna, including all 4 species of monkeys in Costa Rica, tapirs, ocelots, pumas, sloths, anteaters, and more. The park can only be accessed with a tour guide.



## CANO ISLAND

Located off the shore of the Osa Peninsula, Caño Island is a gorgeous destination for snorkeling and diving. You will see plenty of fish and coral, and perhaps some turtles, sharks, or rays. You must take a tour to access the island.



## HACIENDA BARU

Hacienda Baru is home to a refuge of 330 hectares (815 acres) of tropical rainforest, mangrove, wetlands, river bank, and beach front. You can visit for self-guided hiking, birdwatching tours, and an exciting zip line.



## TERRABA SIERPE WETLANDS

The Terraba Sierpe Wetlands is the largest mangrove system in Costa Rica. The mangroves are home to plenty of wildlife, including crocodiles, snakes, fish, and birds. There are boat tours of the wetlands where you can explore via kayak or motor boat.



A tropical landscape at sunset. The sky is filled with soft, colorful clouds in shades of orange, pink, and blue. In the foreground, there are large, green, tropical leaves, some of which are slightly out of focus. In the background, there are silhouettes of trees and a distant horizon line. A large, white, semi-transparent rectangular box is centered over the image, containing the text.

# ENJOY YOUR STAY!

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CASA RANA VERDE

CALLE PEREZOSO  
OJOCHAL, COSTA RICA