

Risk Report

Flood, landslide and protected-area exposure for the property

ITEM	STATUS	WHAT IT MEANS
Property reference	Santa Teresa, Cóbano	Finca 6-178432-000 · plano P-1842576-2023.
Flood risk (CNE)	Low	Outside mapped flood-prone zones per the national emergency commission.
Landslide risk (CNE)	Moderate	Sloped terrain nearby; a site assessment is recommended before building.
Protected area (SINAC)	None	Parcel does not fall inside a national protected area or refuge.
Maritime zone (200m)	Outside	Land sits beyond the 200m maritime zone, so titled ownership is possible.
Setback / river buffer	Clear	No mapped river or stream setback affecting the buildable area.

Plain-English summary. This property shows low flood and no protected-area exposure, with moderate landslide risk from nearby slopes. None of these are deal-breakers, but a geotechnical check is worth doing before you build on the sloped section.

Source document attached: the official record this report is based on is included as a separate file with this delivery, so your attorney has the original alongside the summary.