



## BUSINESS FOR SALE

### The Amazing Treehouse and Nature Observatorio Manzanillo, Limon, Costa Rica

For the last 12 years, Nature Observatorio has brought joy and happiness to more than 2,500 customers from all over the world.

### Proposal for the Sale of Nature Observatorio

#### Executive Summary:

This is a rare opportunity to acquire a **thriving rainforest adventure business with a strong market presence, excellent reputation, and significant potential for growth**. Whether you are an entrepreneur seeking a new venture or a company looking to expand your portfolio, Nature Observatorio offers the foundation for continued success in the eco-tourism industry.

**With more than 12 years of success in delivering unforgettable adventure experiences** to tourists and nature enthusiasts, the business presents a lucrative opportunity for potential buyers to acquire a thriving enterprise. The sale includes **physical assets, intellectual property, customer base, operational infrastructure, and, strong brand reputation and 2 hectares of land (optional)**.

#### Business Overview:

Nature Observatorio has been in operation since 2013, offering the **Ultimate 3-in-1 Costa Rica Tour Adventure**:

- 1. Hike through real prime rainforest.** Watch wildlife in its real natural habitat and listen to the sounds and whispers of nature.
- 2. Climb 25 meters (8 stories) high up the tree.** Use our safe climbing technique to hoist yourselves up to Nature Observatorio.
- 3. Spend a night up on the tree in the middle of the jungle.** Enjoy one of the most memorable nights of your life and feel like Tarzan and Jane.

Descriptive videos showing these activities can be found here:

Promo: <https://youtu.be/8qH5GI7iDTg>

Hike: <https://youtu.be/dbetcHkSPUQ>

Climb: <https://youtu.be/XucYudPDpf4>



## Tour Experience Description:

**"To view the jungle from high above the tree line is one of the most rewarding experiences, and certainly one of the top joys of life."**

Nature Observatorio is a beautiful treehouse suspended 25 meters up on a tree in the middle of the unspoiled rainforest jungle in the **Gandoca Manzanillo Wildlife Refuge** at the **Caribbean coast of Costa Rica**. It was designed and built by a Slovak, Peter Garcsar, whose idea was to create the most eco-friendly structure on this planet.

Our mission is to **promote eco-tourism and environmental education while delivering exceptional adventure services**. A stay at the Nature Observatorio brings to visitors a true life-changing experience.

To experience our Treehouse, guests will **walk for about 45 minutes through the rainforest** from where you park the car. The Nature Observatorio features a 360° observation deck for **up to 10 visitors** and three bedrooms, equipped with a queen-size bed. Therefore, its **overnight capacity is up to 6 people**. Dinner, wine, breakfast, fruits, drinks and snacks are included in the price of the VIP overnight tour.

This project is truly **one of its kind in human history**. Suspended on steel and nylon straps, the Observatorio was carefully assembled in mid-air, much like a "Lego" creation, without causing any harm to the tree. Remarkably, not a single nail or screw was used during its construction. It stands as the world's first house-like structure built entirely from the top down.



We have introduced unique concepts to bring people closer to nature than ever before. Our visitors enjoy real fairytales high up the canopy in the heart of the prime rainforest, providing an immersive experience for guests.

Immerse yourself in the **beauty of nature as you hike through truly pristine primary rainforest**, breathe in the fresh ocean air, and marvel at incredible views of trees, animals, and birds from the canopy. The 360° panoramic view offers a stunning glimpse of lush greenery, the vast Caribbean Ocean stretching to the eastern horizon, and the vibrant tropical sky above. Designed with your comfort in mind, the setup includes solar-powered LED lighting, an eco-friendly toilet, and a rainwater shower.

## Key Features:

**Prime Location:** Situated in a highly sought-after tourist destination with easy accessibility.

**Eco-Tourism Focus:** Strong emphasis on sustainability and community engagement, appealing to environmentally conscious travelers.

**Business Reviews:** With more than **450 five-star reviews** on TripAdvisor, Google and Airbnb (combined), the Nature Observatorio constantly ranks amongst the **Top 25 attractions of Costa Rica** and **Top 10 eco-treehouses in the world**.

## Financial Performance:

The business has demonstrated consistent growth, with annual revenues of approximately **\$55,000 USD** and a profit margin of **55% over the past 12 years**.

**Turnkey Operation:** Fully operational with experienced staff, established procedures, and loyal customer base.

**Growth Potential:** Opportunities to expand offerings, target new markets, and enhance marketing efforts.

## Included in the Sale:

**Physical assets:** Nature Observatorio - unique treehouse construction including all climbing gear

**Intellectual property:** Brand name, website, social media accounts, and marketing materials.

**Access to existing staff:** Fully staffed team, immediately capable of running the day-to-day operations.

**Training and support:** A transitional period with training for the buyer to ensure a smooth handover.

## Reason for Sale:

The current owner is seeking to sell the business due to relocation. This sale represents a unique opportunity for a buyer to step into a well-established and profitable venture. The ideal buyer is someone passionate about adventure tourism, eco-tourism, and customer service. This opportunity is perfect for individuals or organizations seeking to own a sustainable, adventure-driven enterprise in a beautiful rainforest setting.

## Asking Price:

The business is being offered for sale at **\$200,000 USD**. This price reflects the business's proven performance, high-quality assets, and growth potential. An additional **2 hectares of private titled tropical rainforest land** on which it is built can be purchased for an extra **\$100,000 USD** if interested in.

## Next Steps:

Interested buyers are invited to contact [info@natureobservatorio.com](mailto:info@natureobservatorio.com) for further details. We will provide additional information, including a full prospectus and financial statements, upon signing a non-disclosure agreement. **A site visit and a meeting with the current owner can be arranged at your convenience.**

**More information:** [www.natureobservatorio.com](http://www.natureobservatorio.com)

