



WATERSHED

MASTERPLAN CONCEPTUAL - NOSARA



tactic
architects

schematic design - masterplan

Watershed Nosara

Nosara. Guanacaste

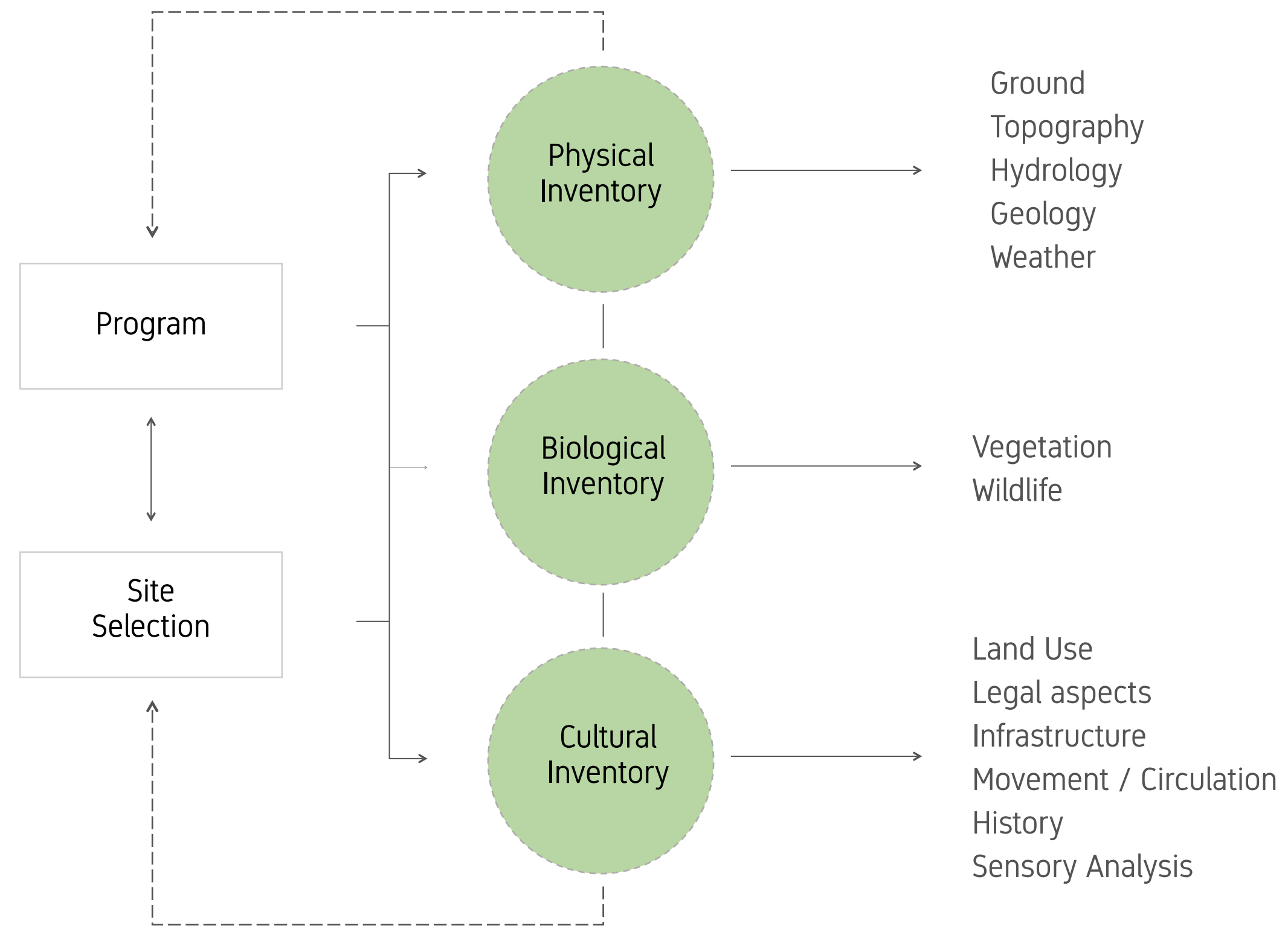
April 2026

Schematic Design



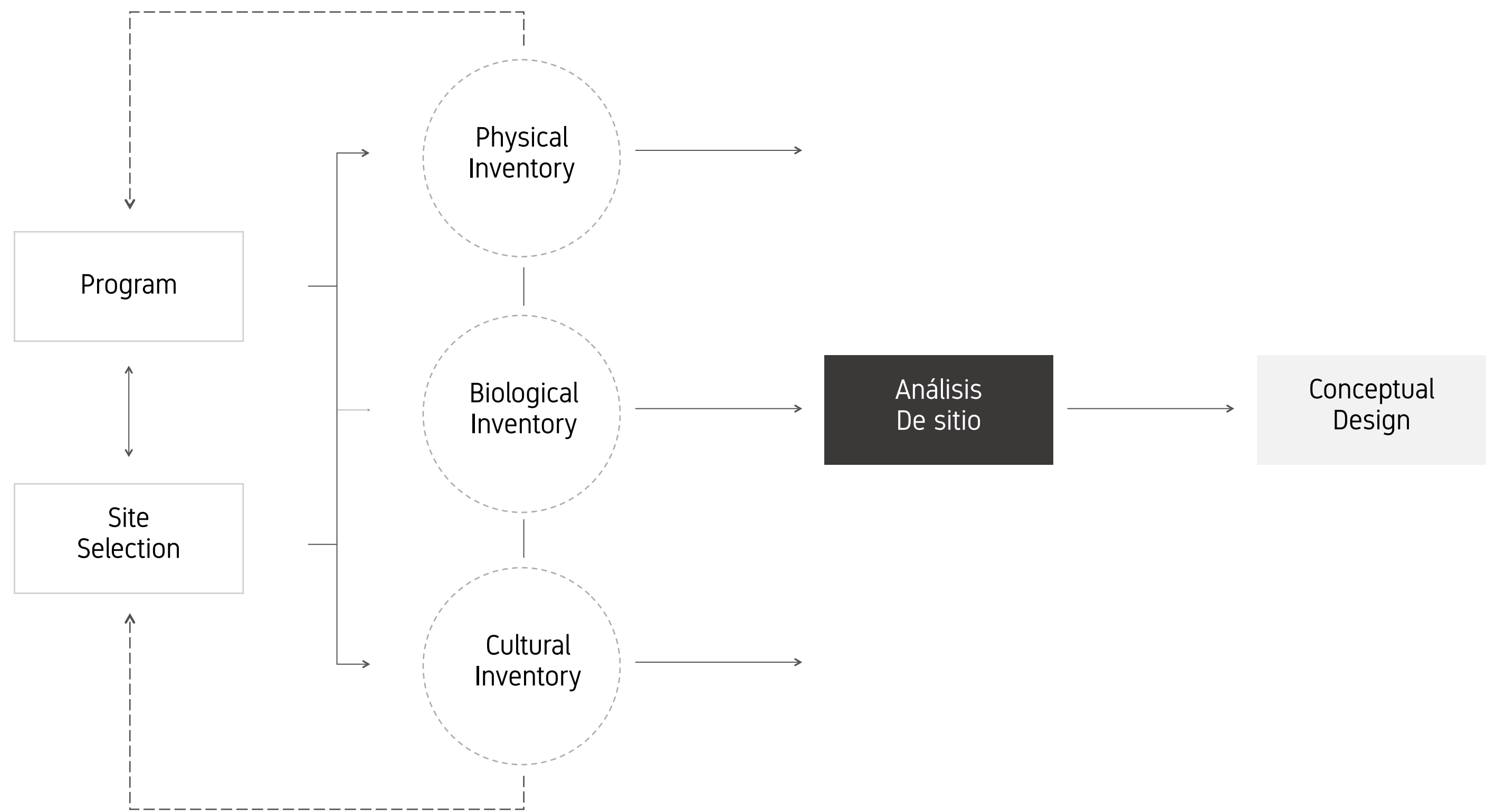
water and gravity as architects of the terrain

More than a mere geographic boundary, The Watershed is a design manifesto where water and geomorphology dictate the rules of engagement. In the mountainside, the project rejects the imposition of traditional geometry, instead adopting the landscape as its primary infrastructure. A watershed is, by definition, a naturally delimited area where all surface and groundwater flow toward a single point; following this logic, the master plan is conceived as a living, high-performance organism. Here, architecture does not compete with the mountain. Instead, it utilizes natural runoff patterns and topographic shifts as the fundamental building blocks to trace mobility, public space, and the distribution of lots. The Watershed is the nexus where advanced urbanism and nature converge, transforming the forces of the landscape into the ultimate expression of comfort, resilience, and scenic beauty.



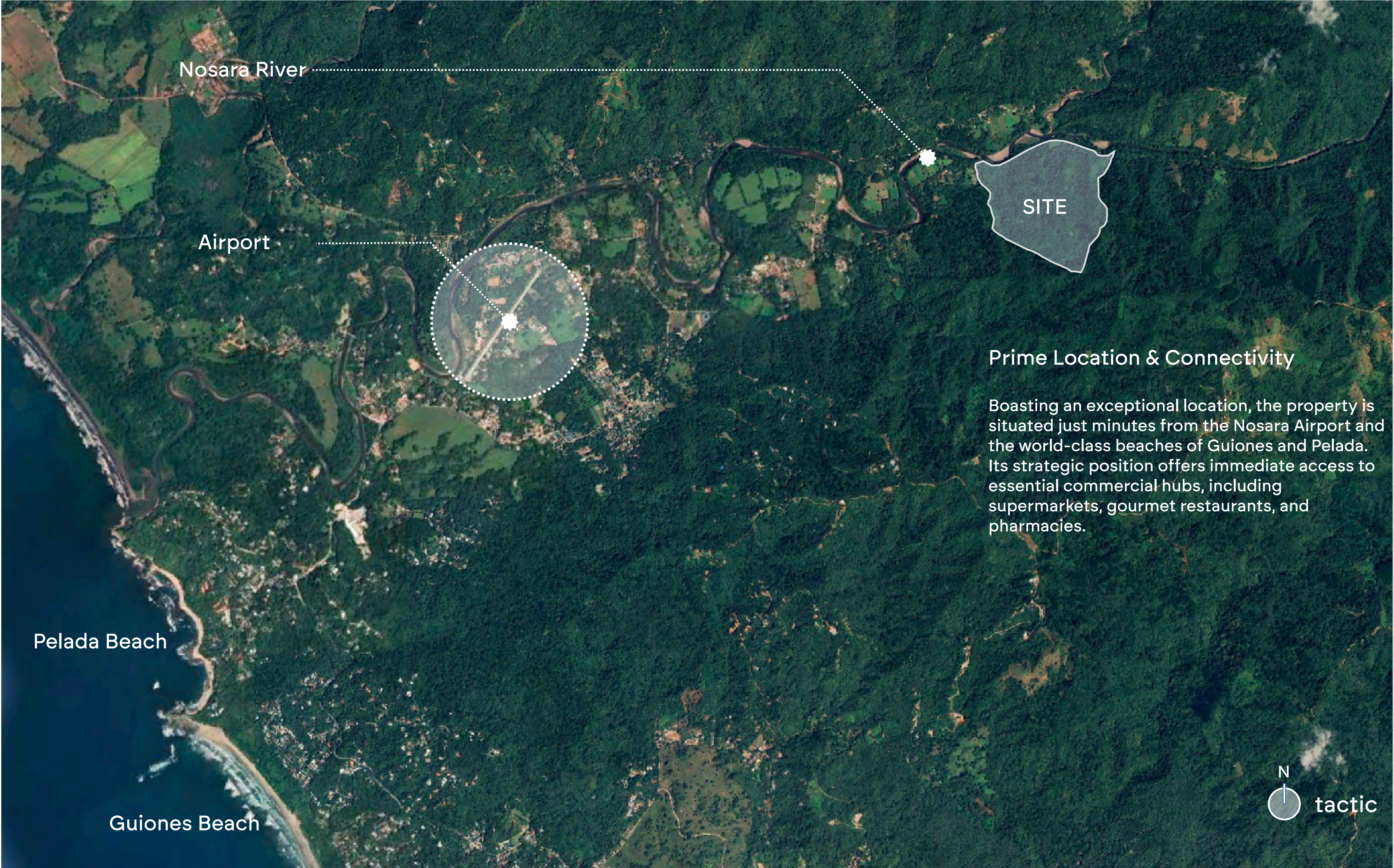
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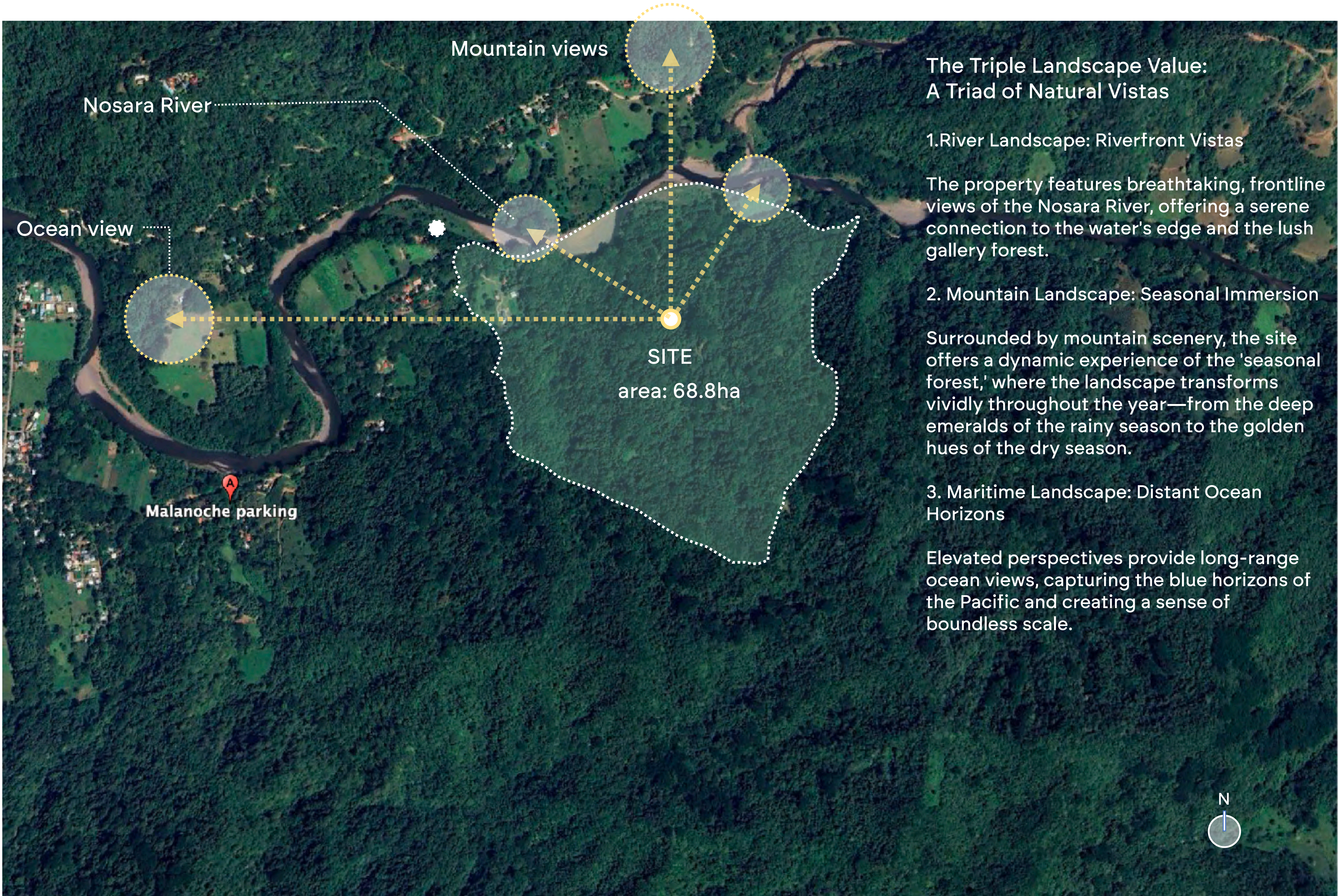
The Site



01. Location

Landscape Overlook





Plano de catastro

[illegible]

01. Location

Visual Landscape



01. Location

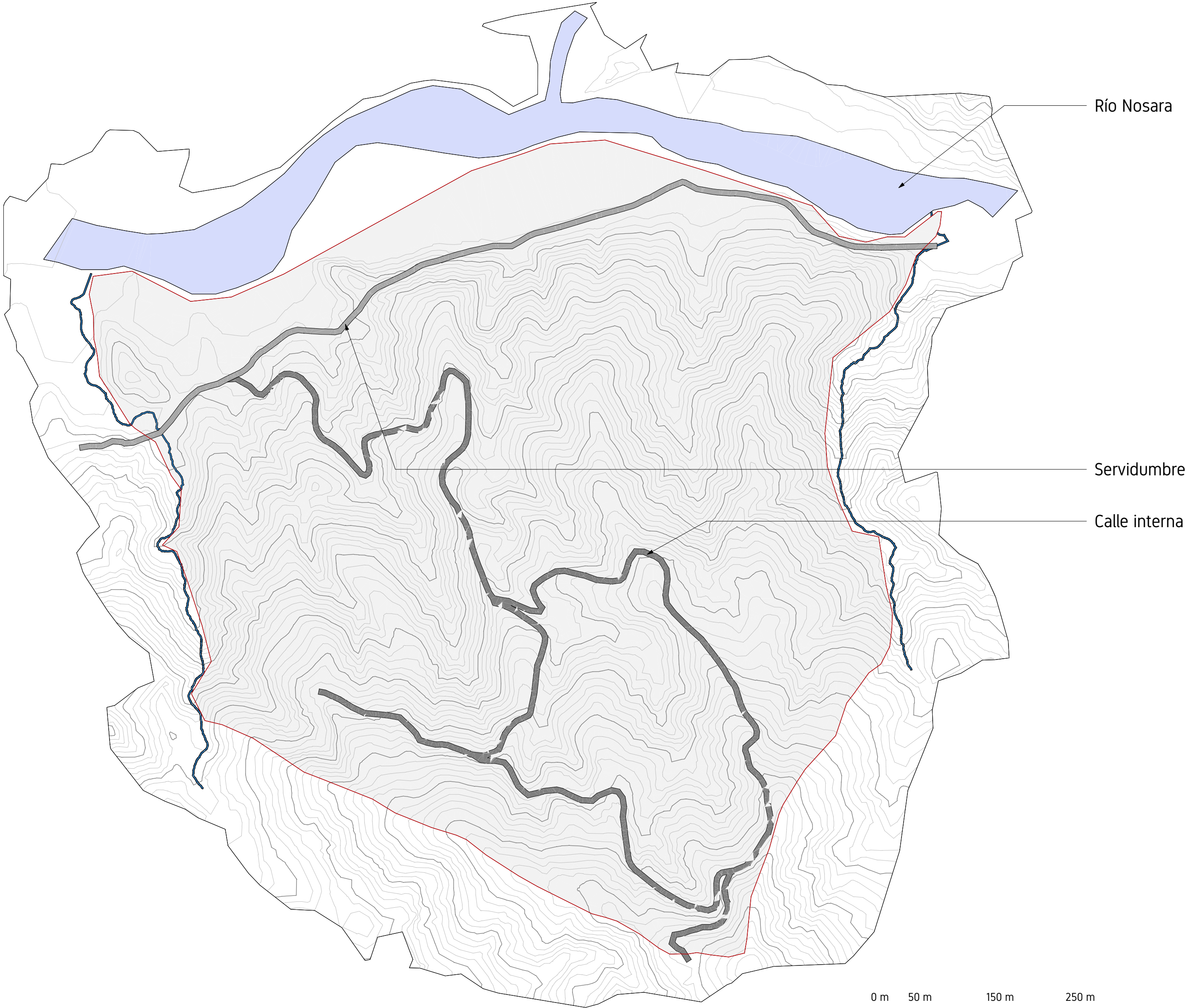
Visual Landscape



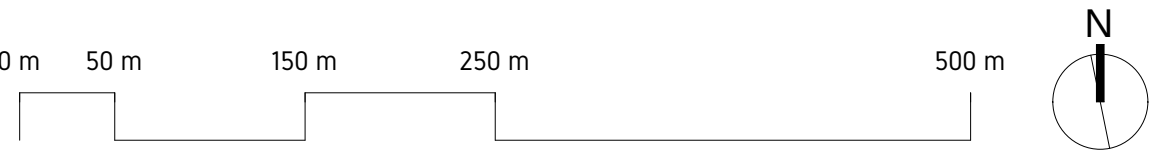
01. Location

Visual Landscape

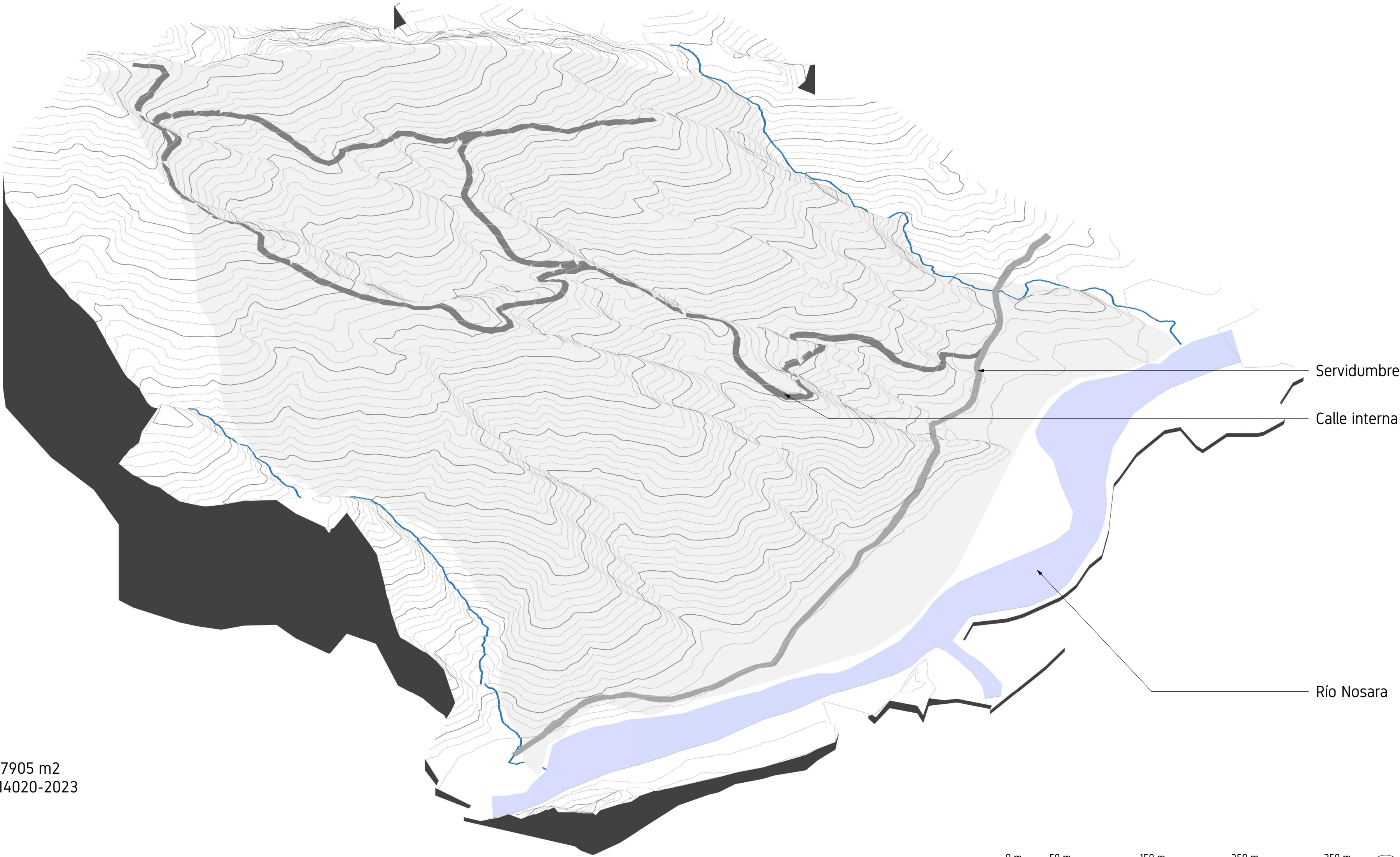




Lote
Área: 68 ha 7905 m2
Catastro: 5-14020-2023



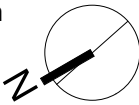
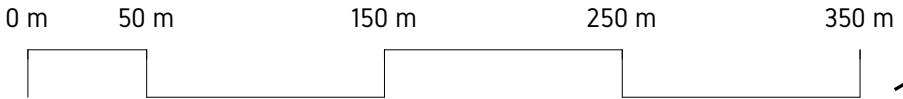
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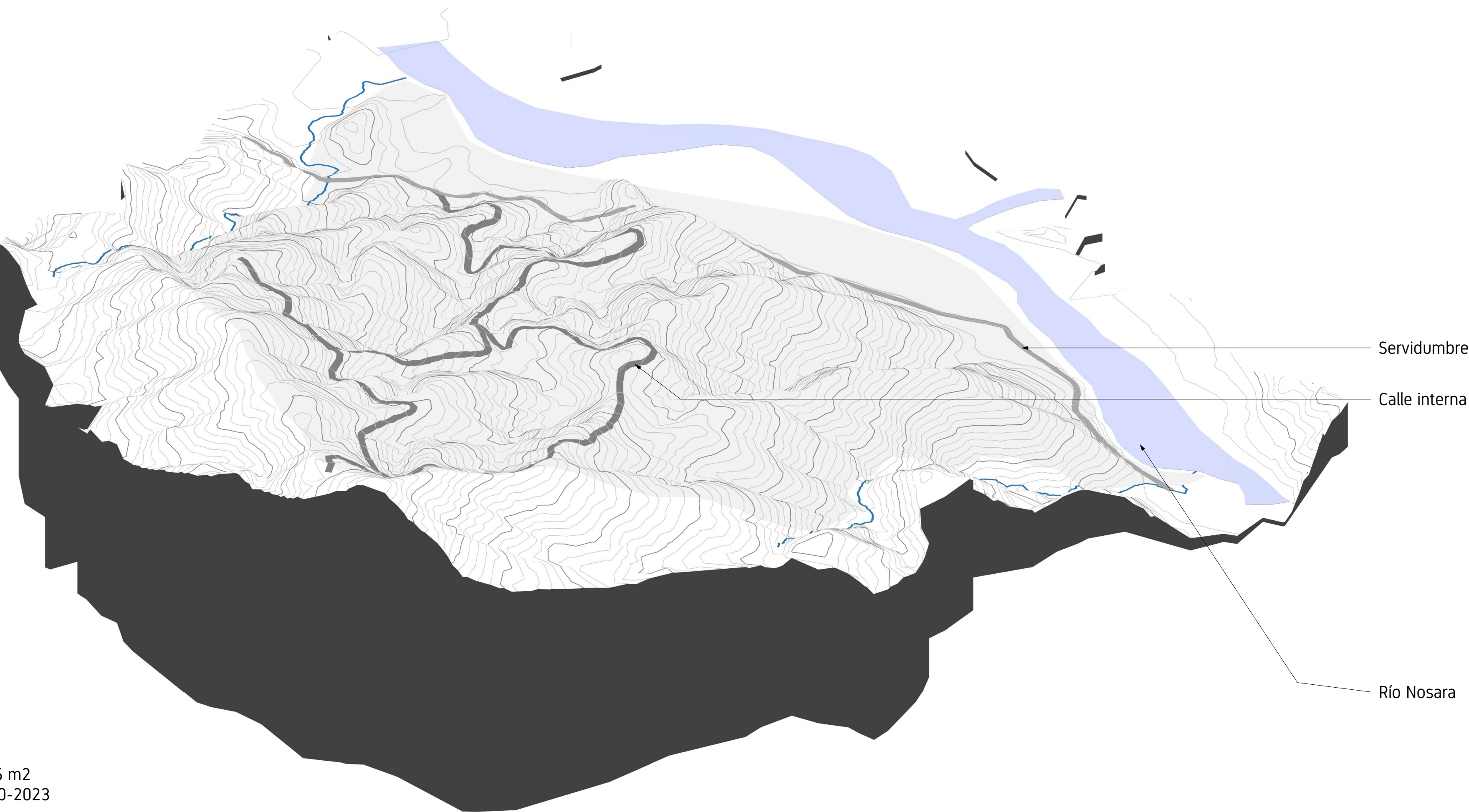


Lote
Área: 68 ha 7905 m2
Catastro: 5-14020-2023

Calle interna
Servidumbre

Río Nosara



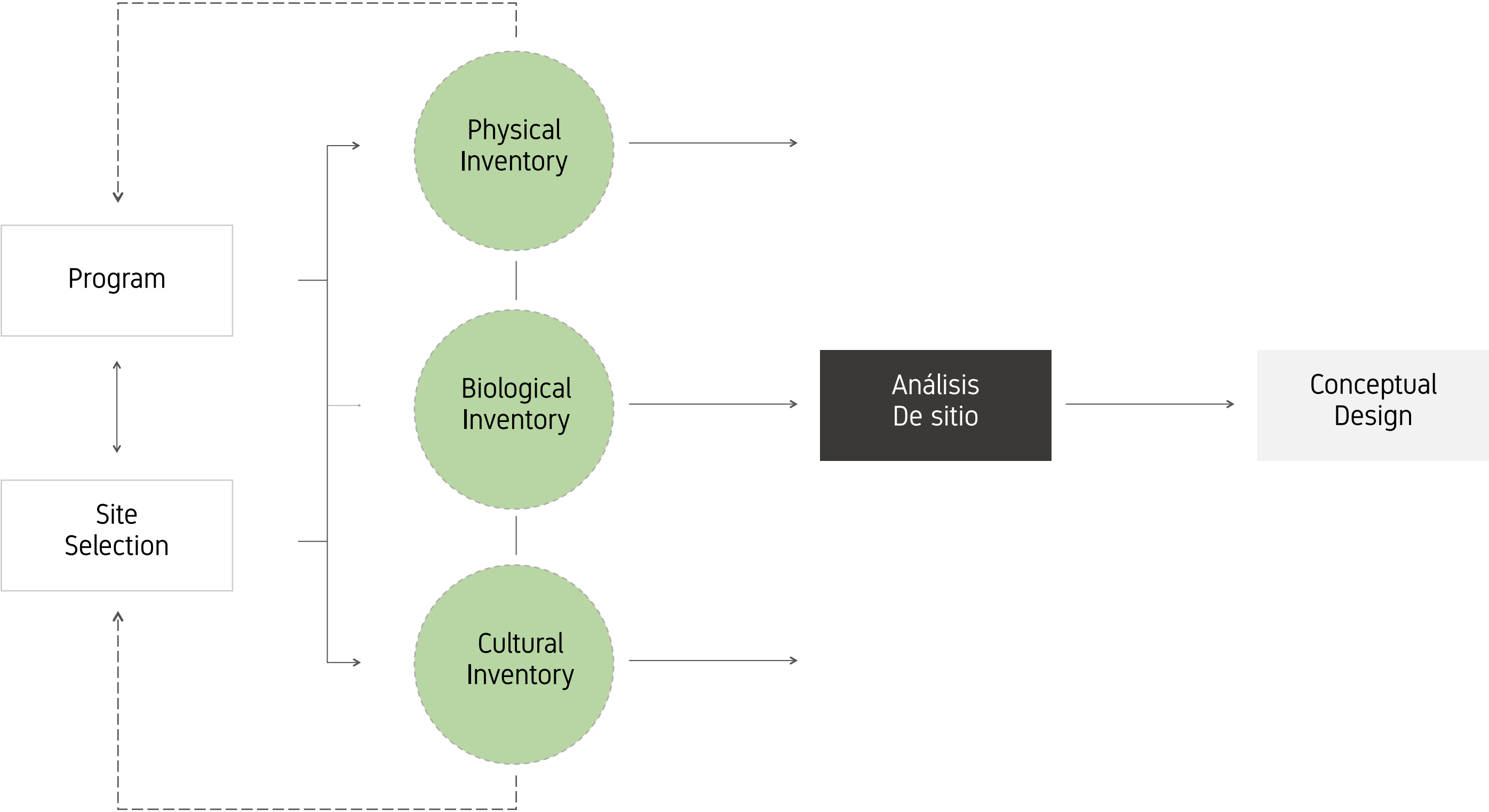


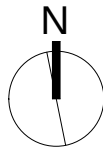
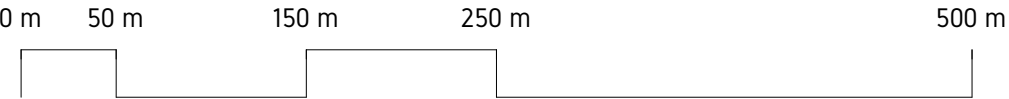
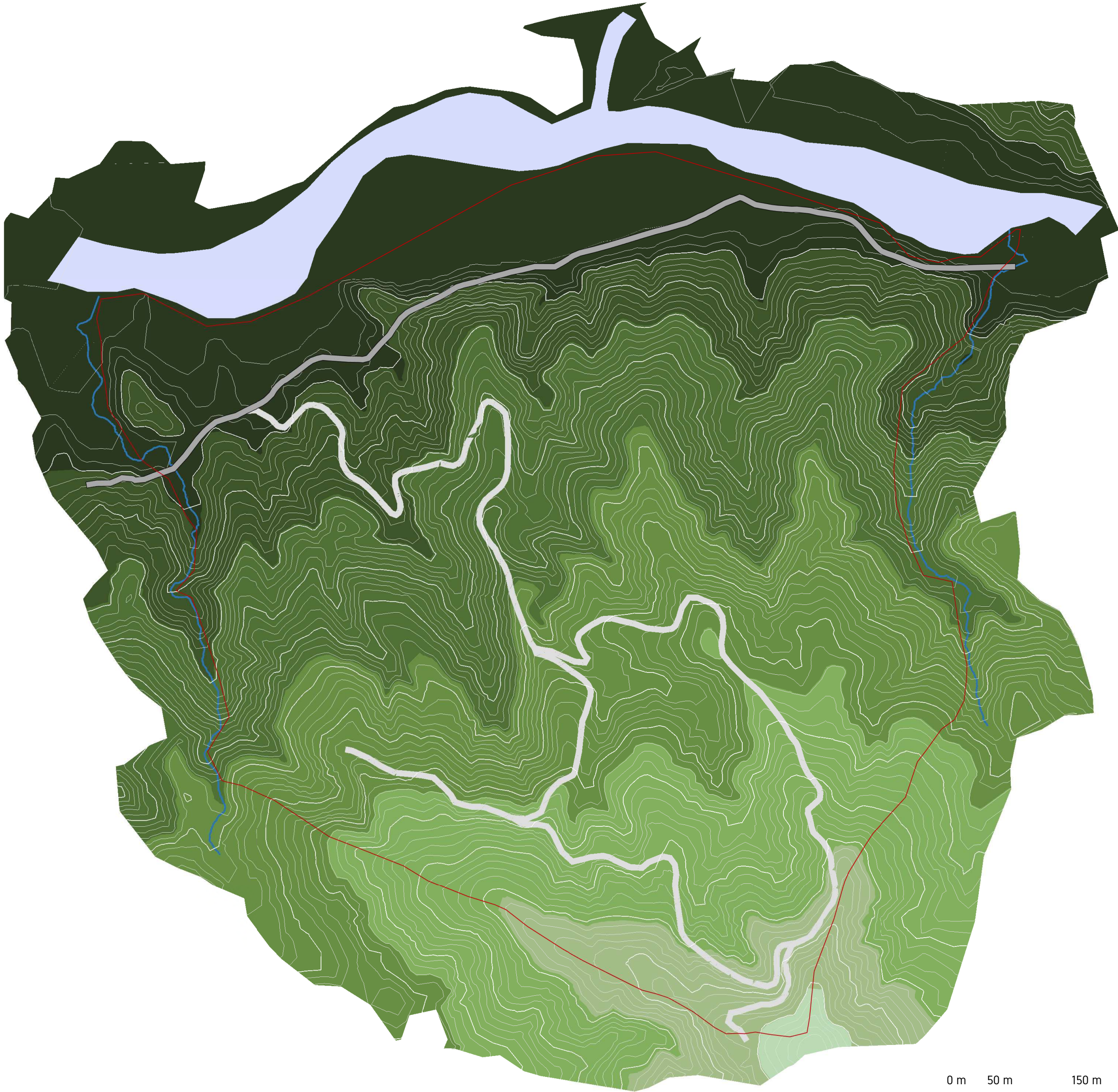
Lote
Área: 68 ha 7905 m2
Catastro: 5-14020-2023



02

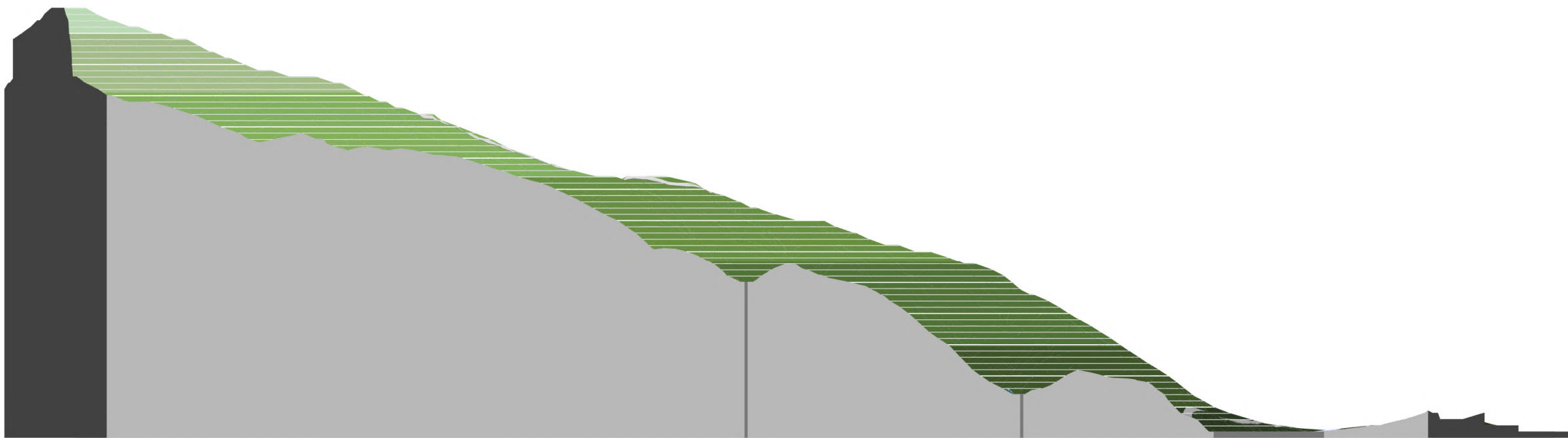
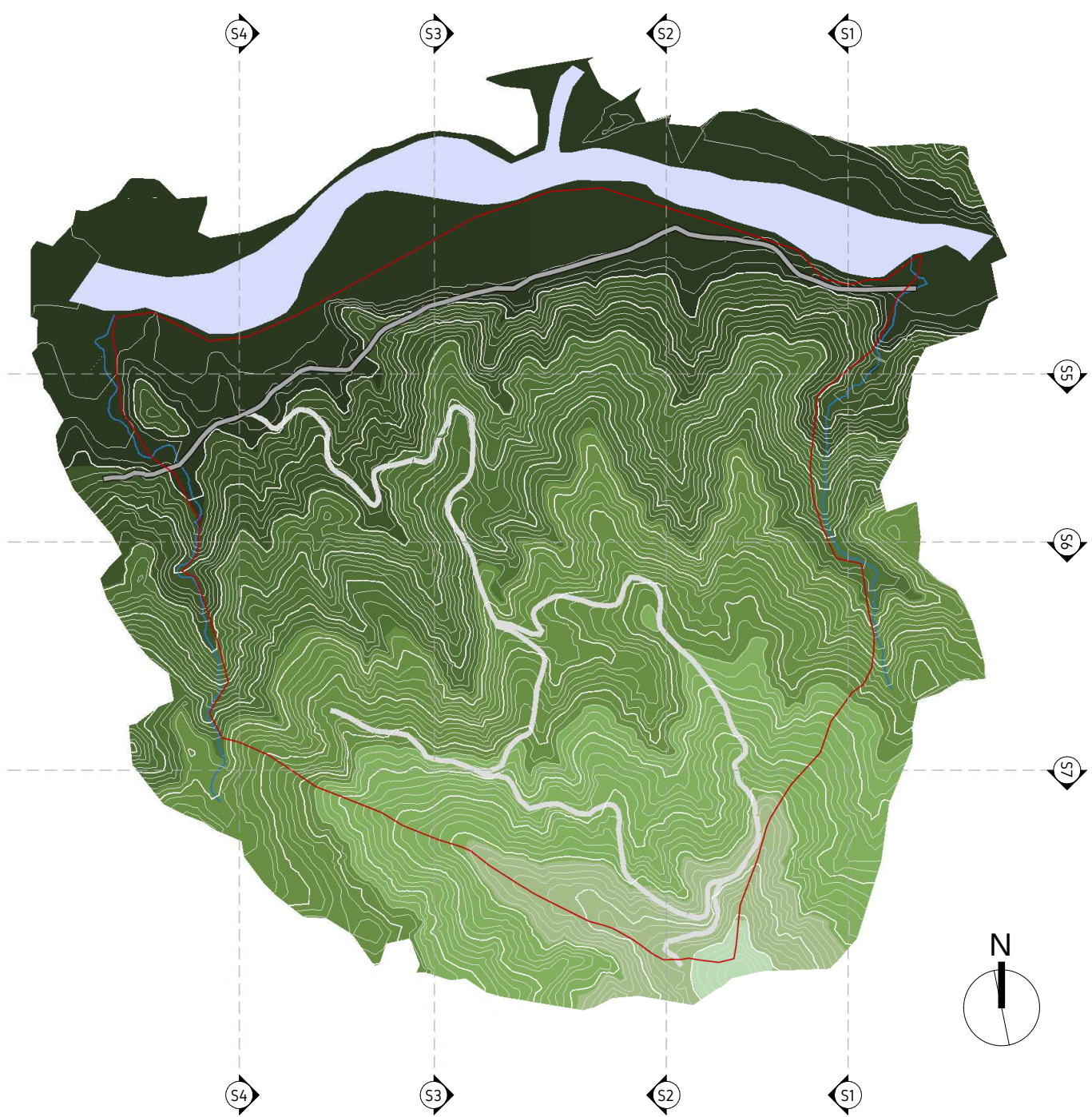
Geomorphology





02. Morphology

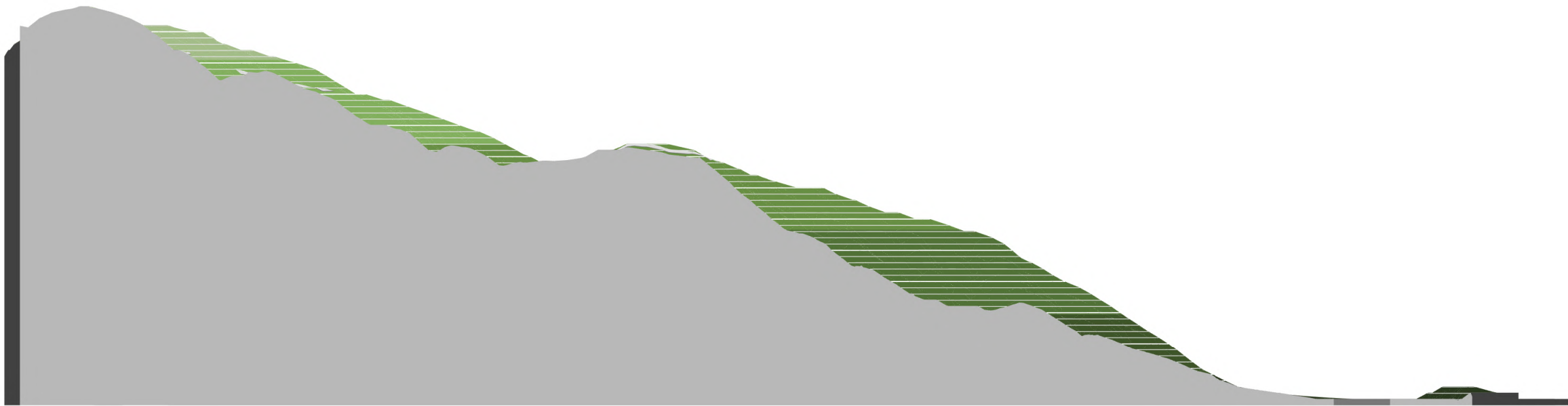
Site elevations



S1

Análisis de elevación_Sección longitudinal 1

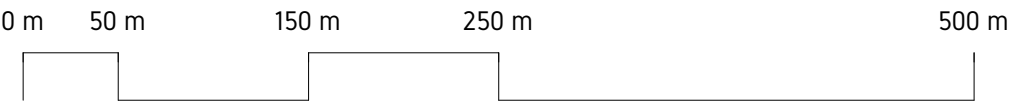
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S2

Análisis de elevación_Sección longitudinal 2

Esc



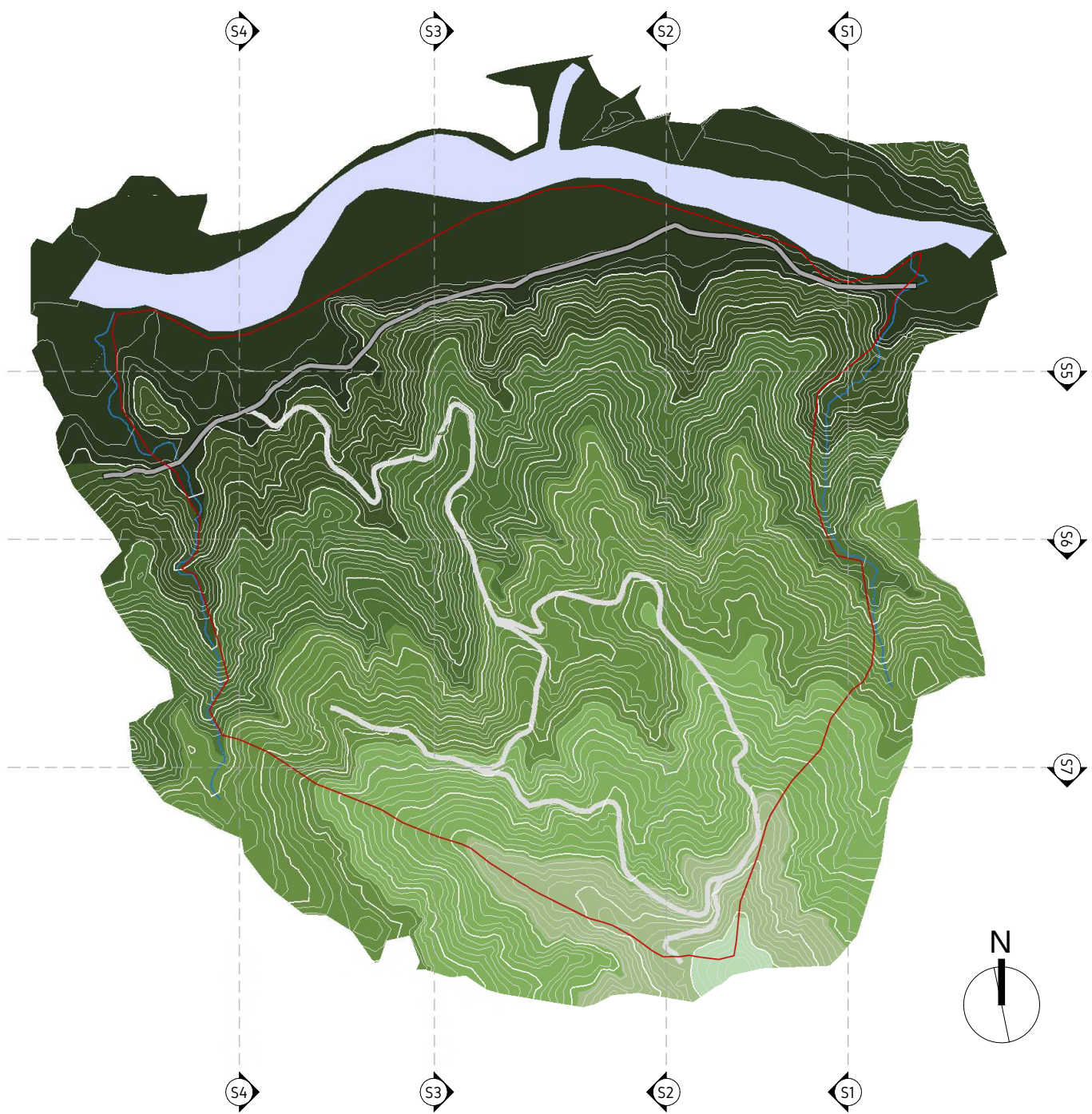
04

Análisis de elevación_Planta_

Esc

02. Morphology

Site elevations



04

Análisis de elevación_Planta_.

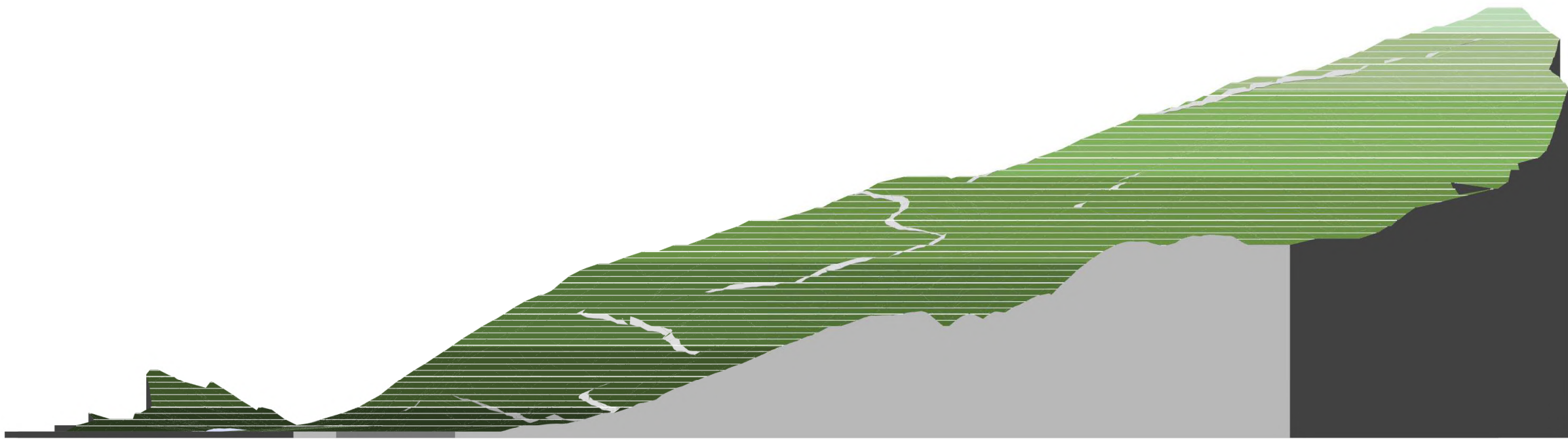
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S3

Análisis de elevación_Sección longitudinal 3

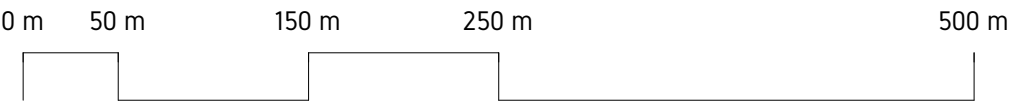
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S4

Análisis de elevación_Sección longitudinal 4

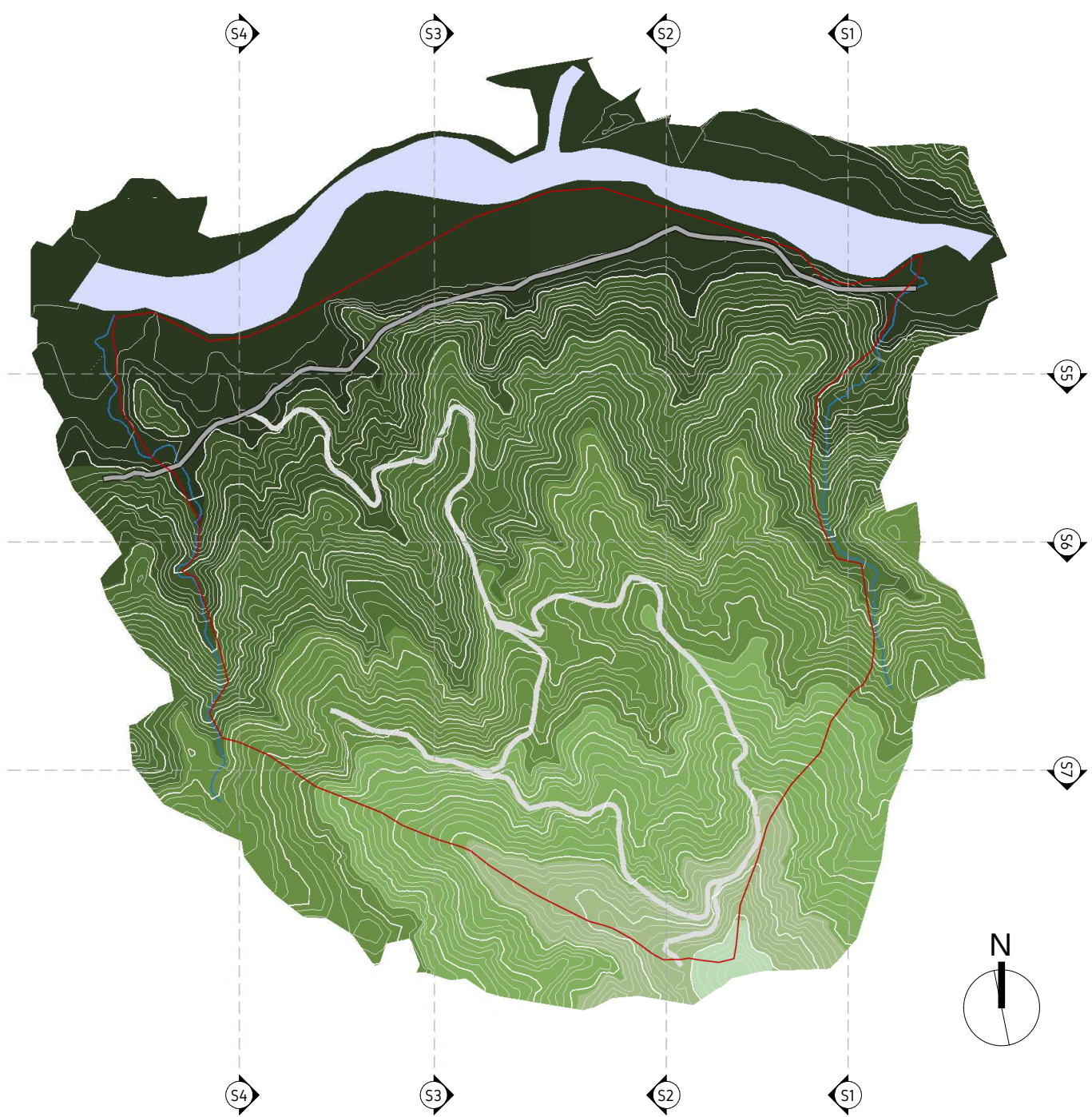
Esc



tactic

02. Morphology

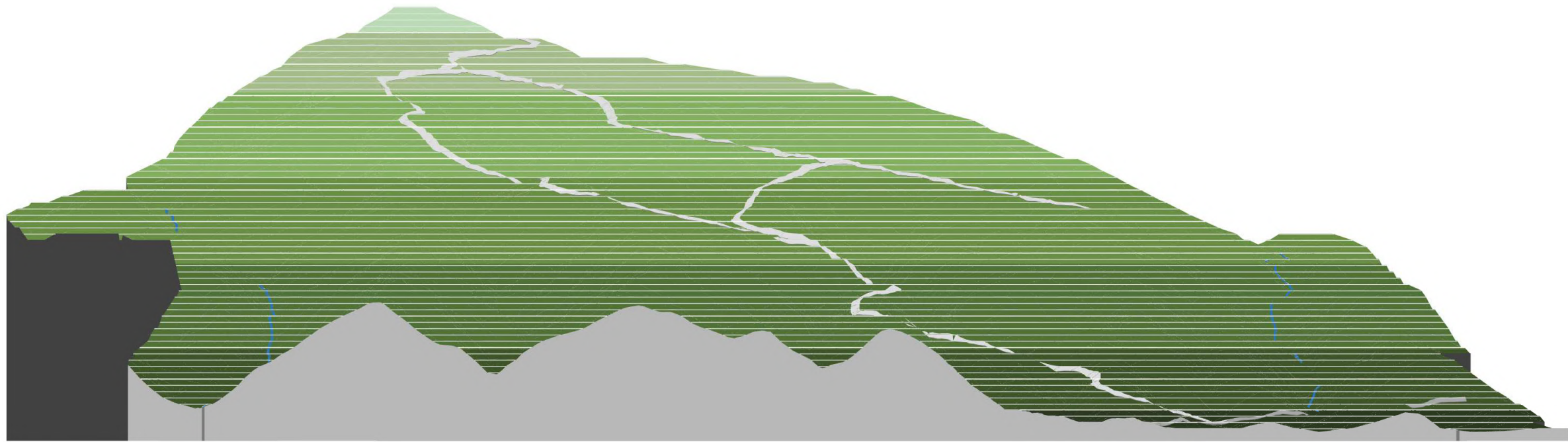
Site elevations



04

Análisis de elevación_Planta_...

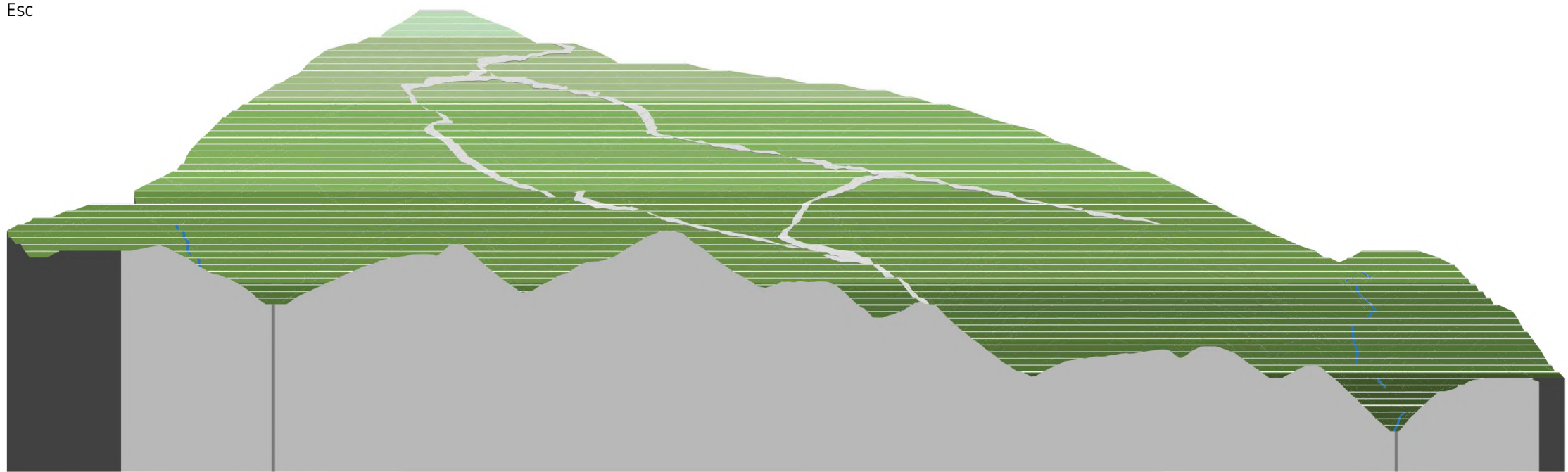
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Análisis de elevación_Sección transversal 1

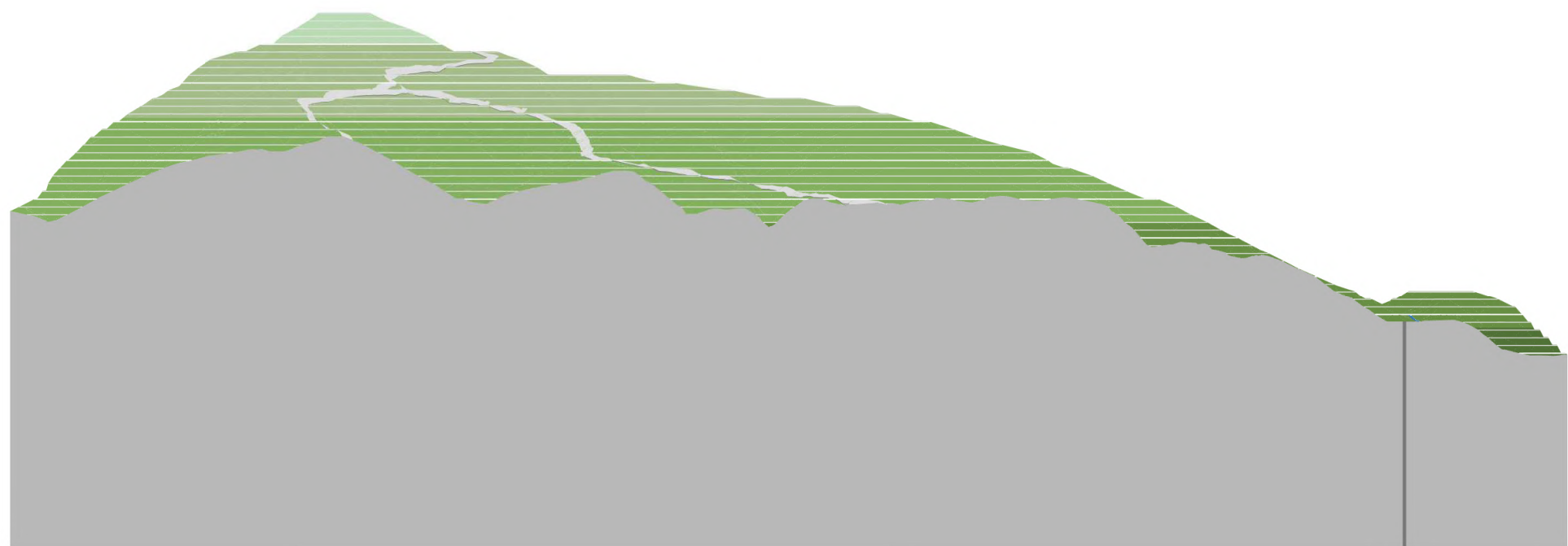
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S6

Análisis de elevación_Sección transversal 2

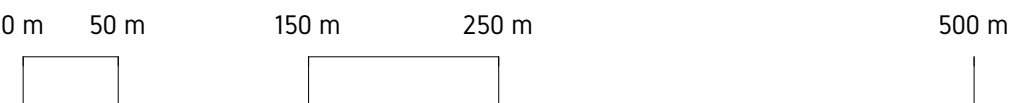
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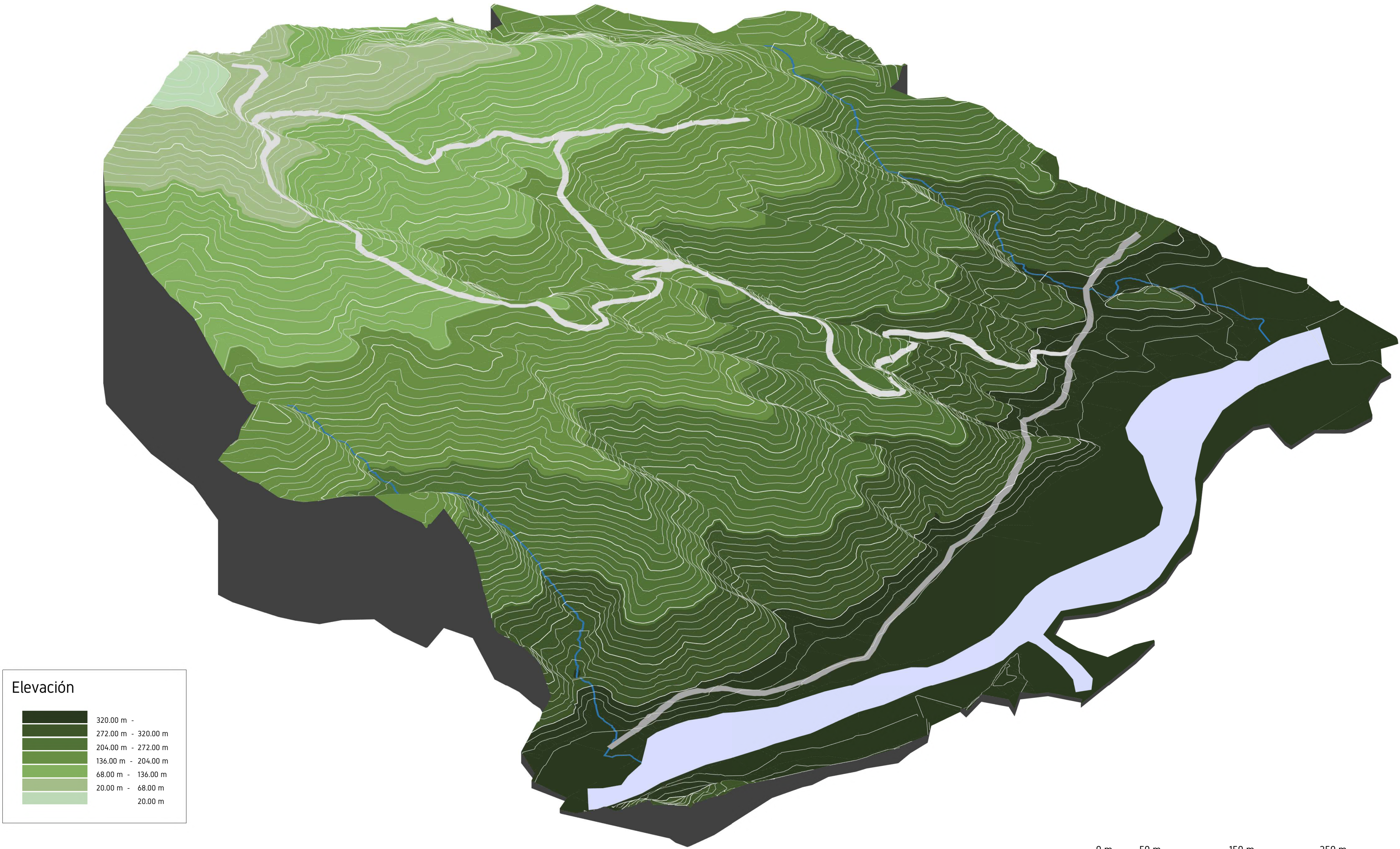


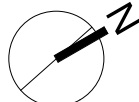
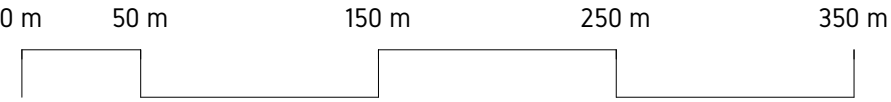
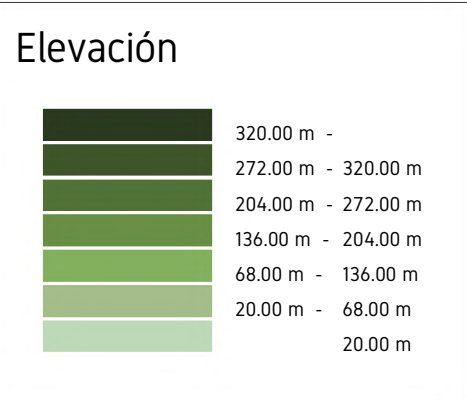
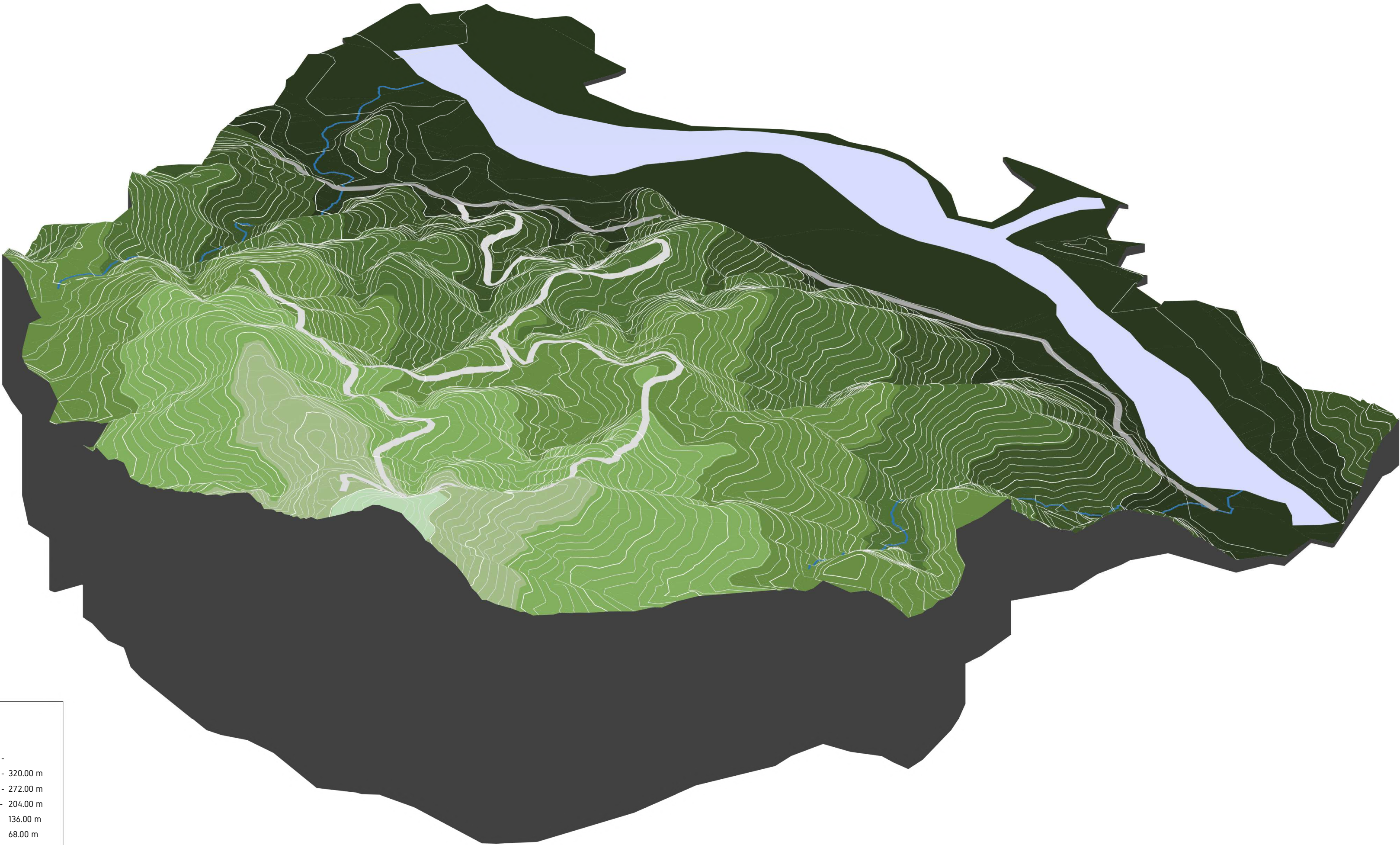
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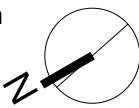
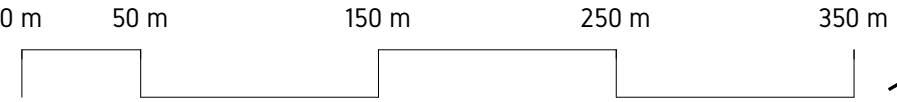
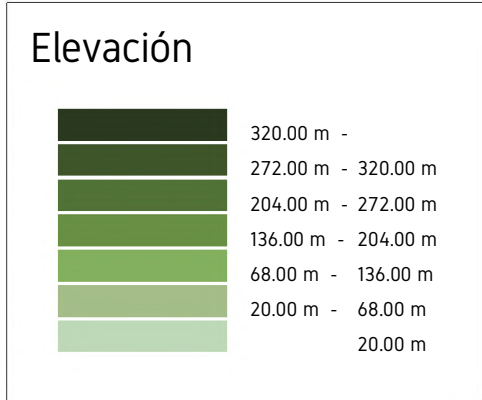
Análisis de elevación_Sección transversal 3

Esc



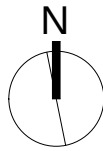
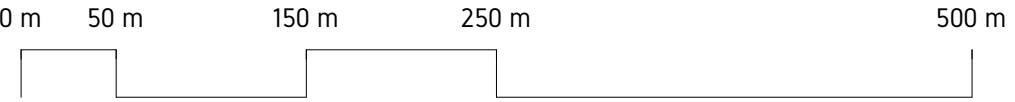
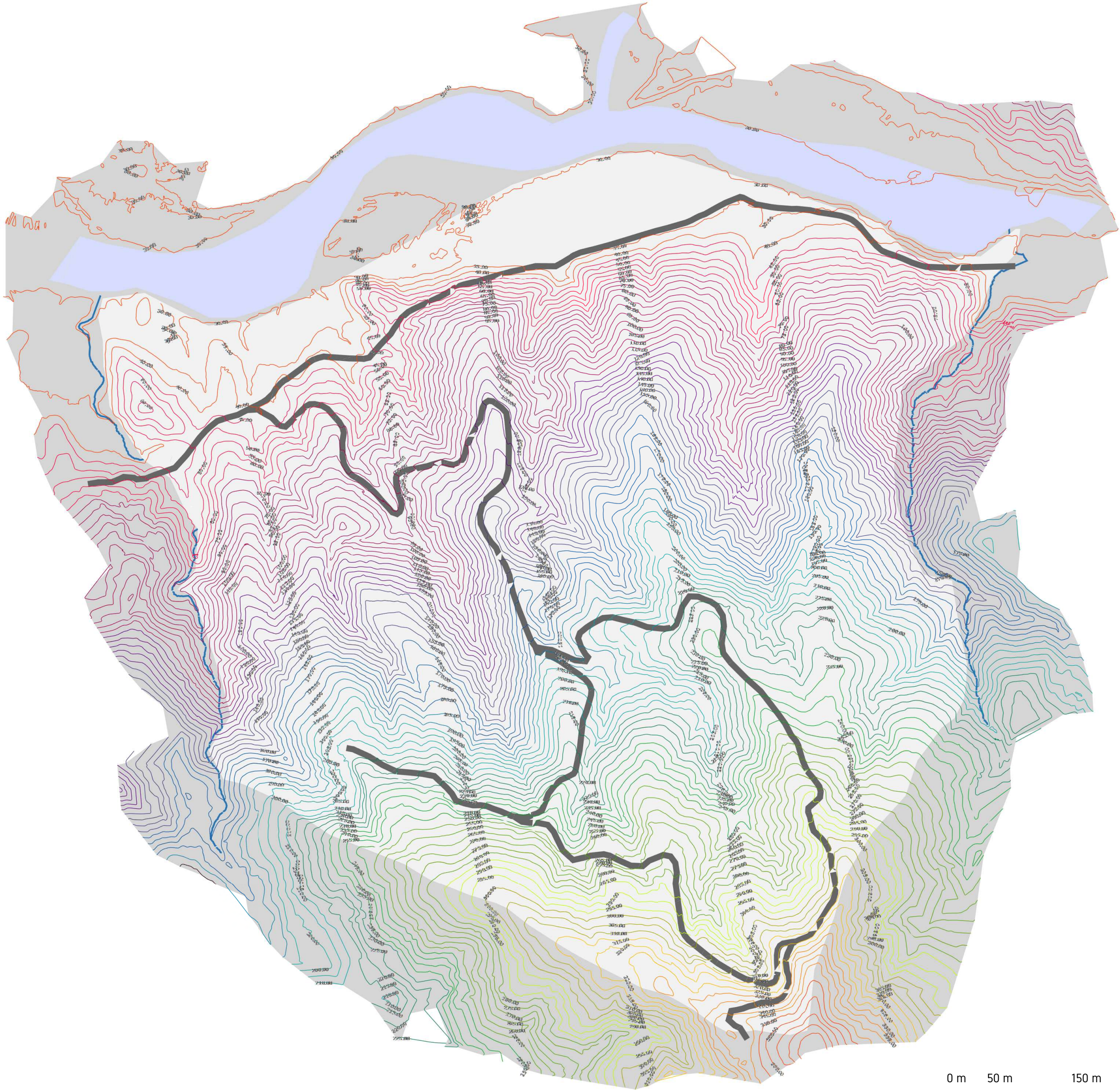
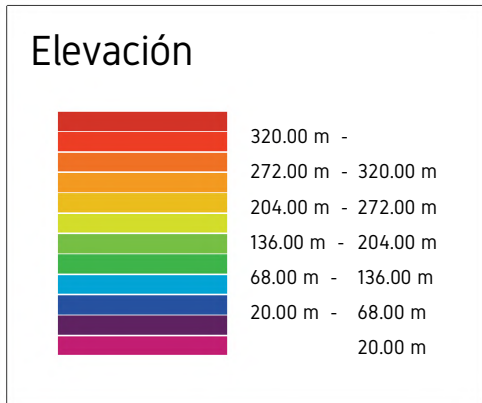


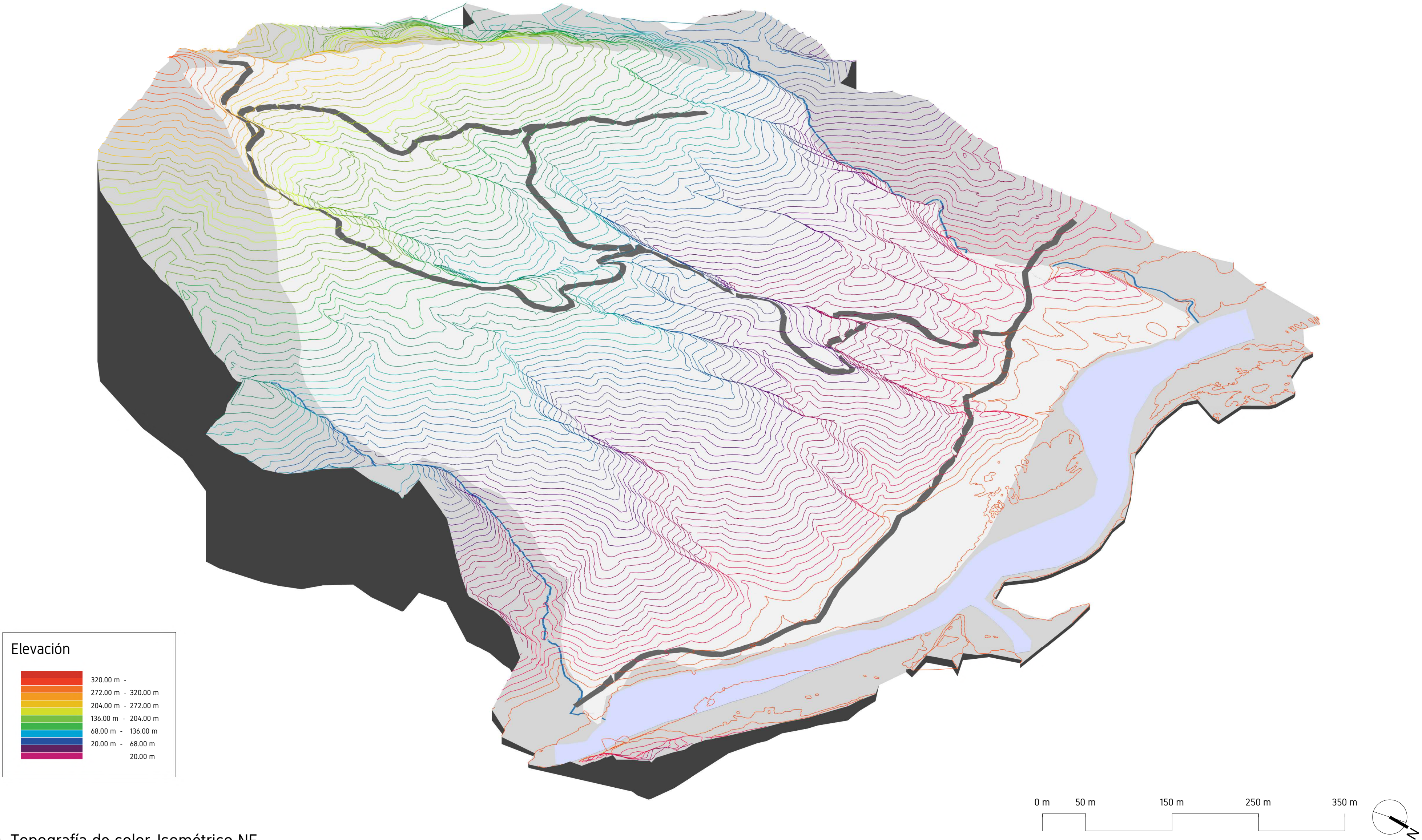


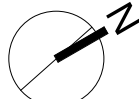
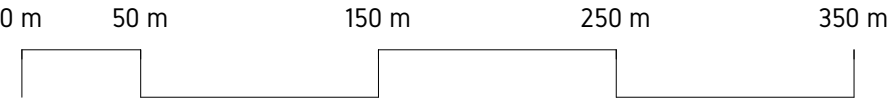
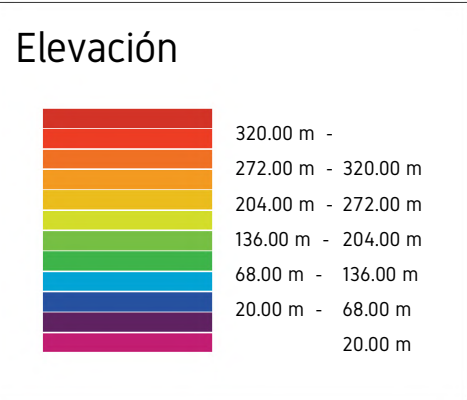
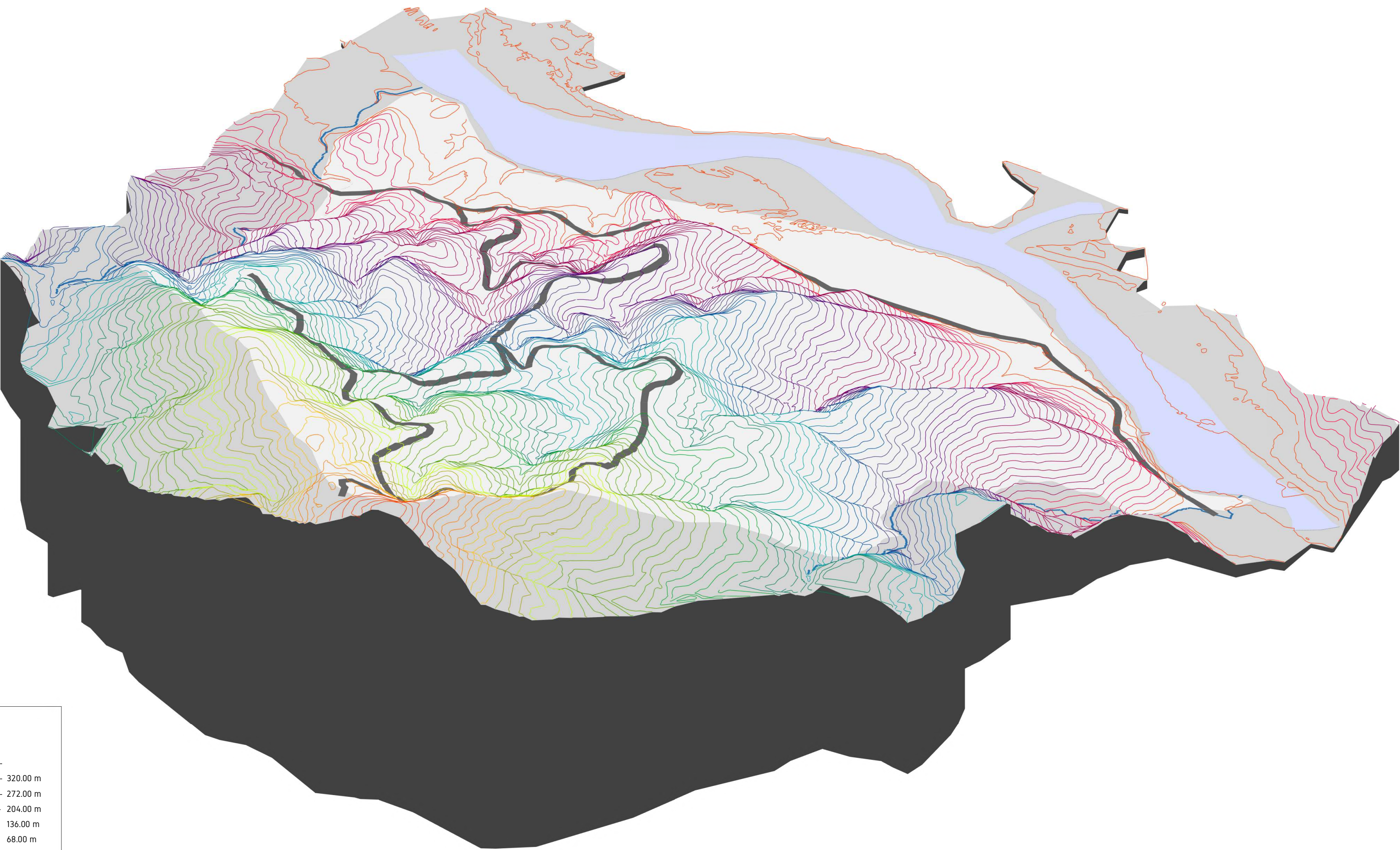


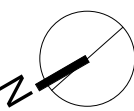
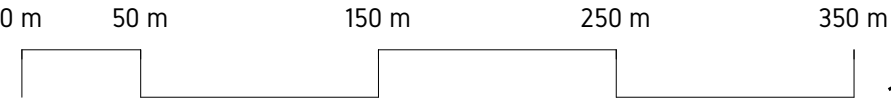
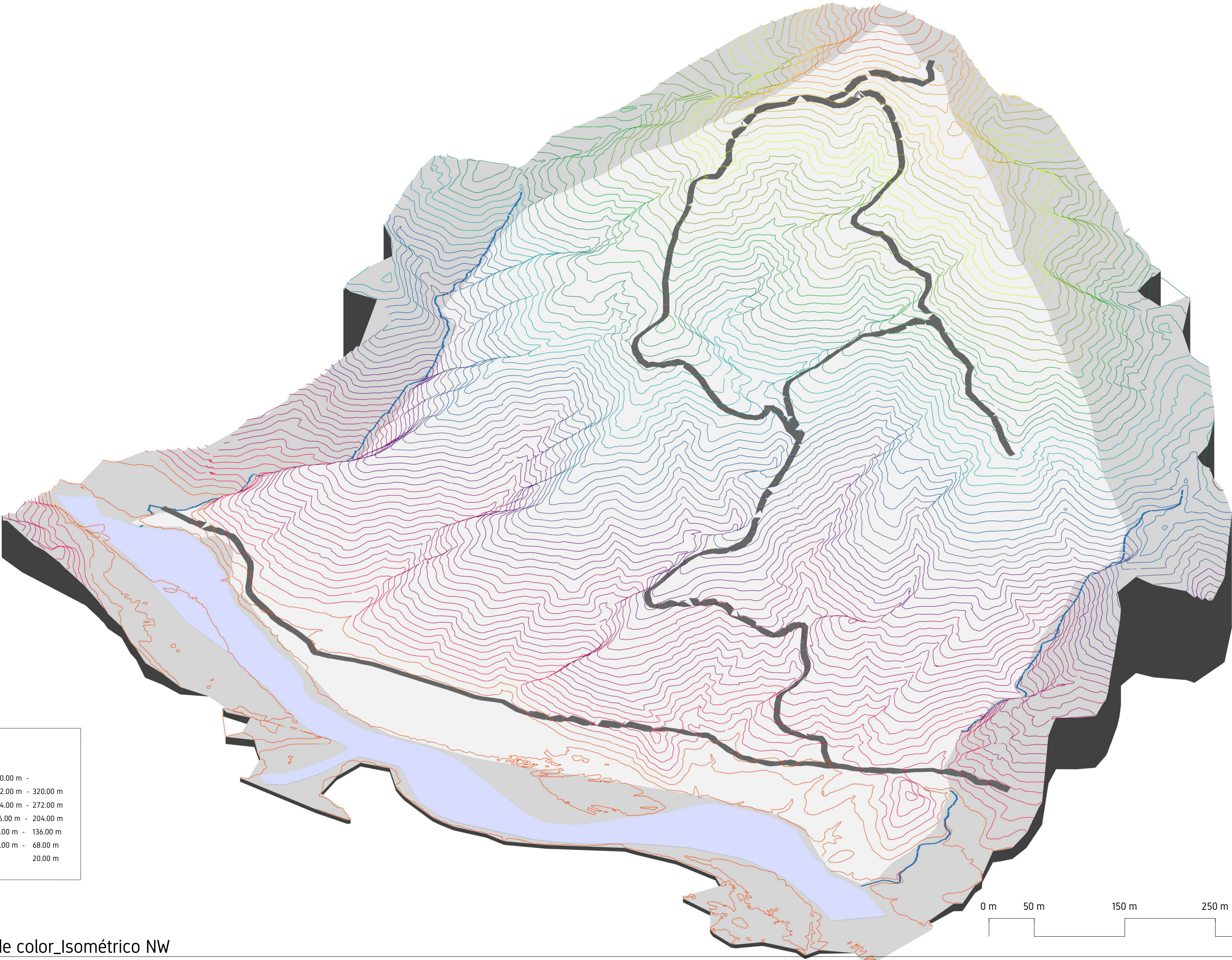
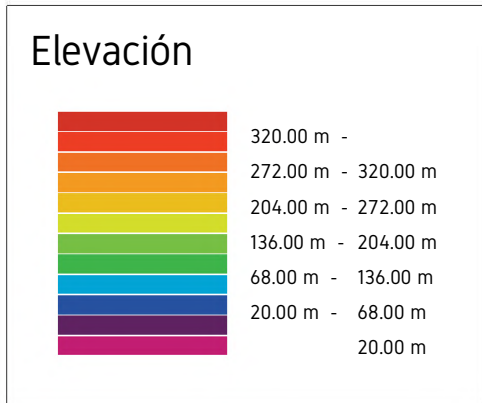
02. Morphology

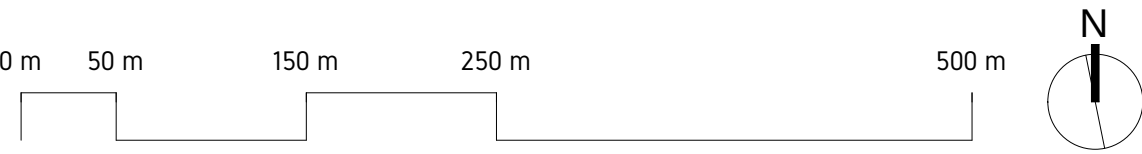
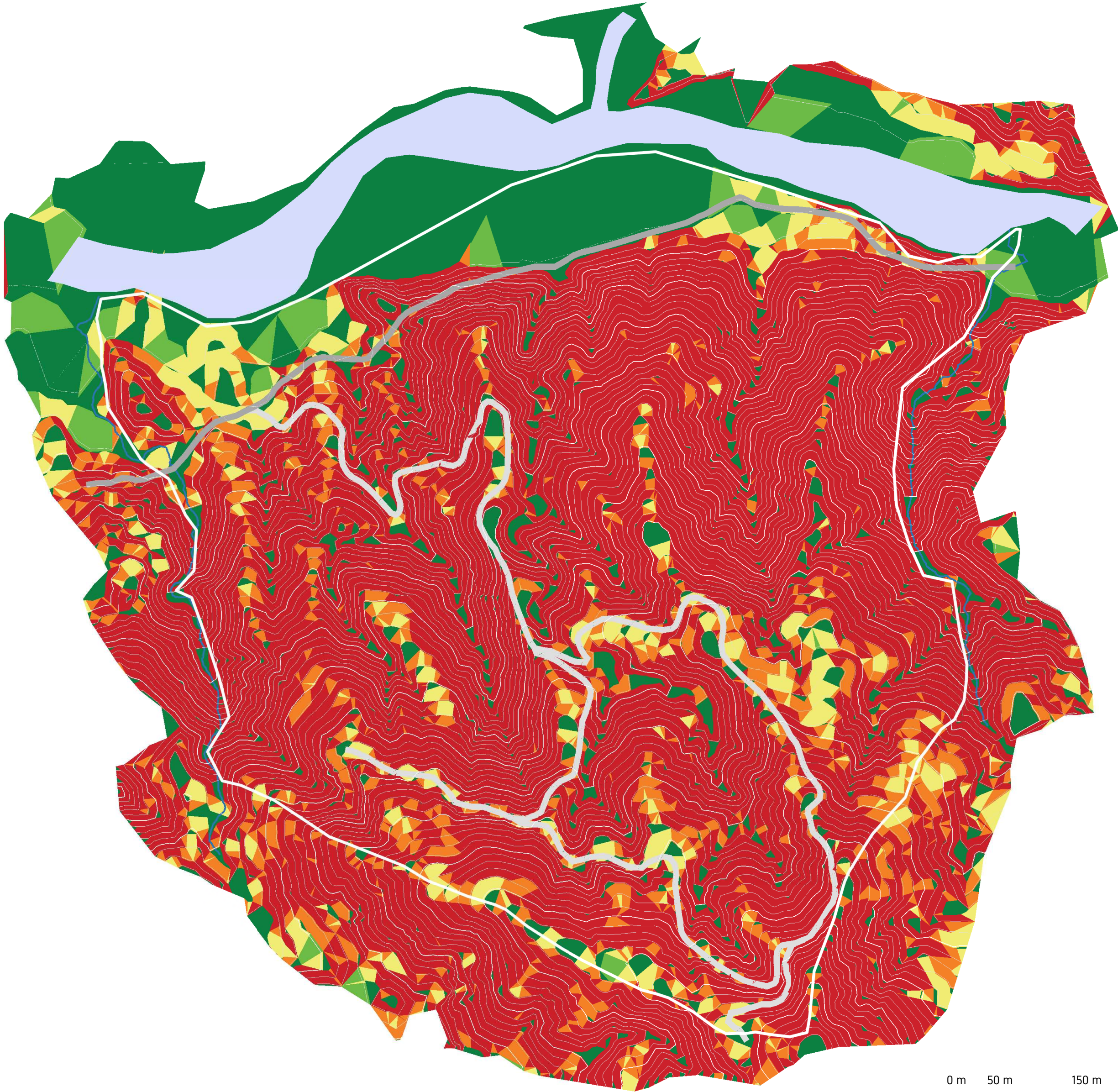
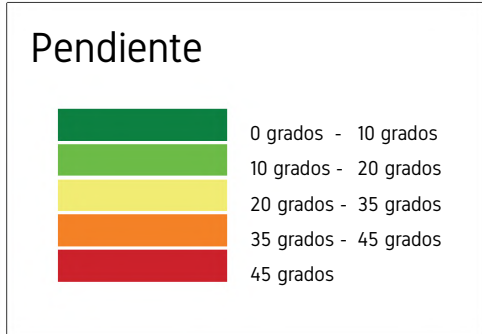
Site elevations

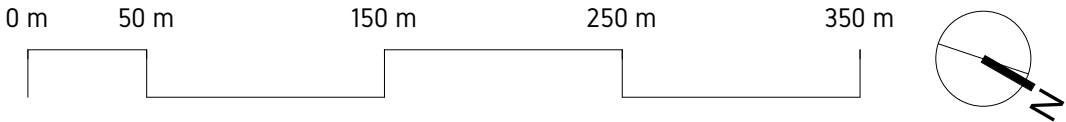
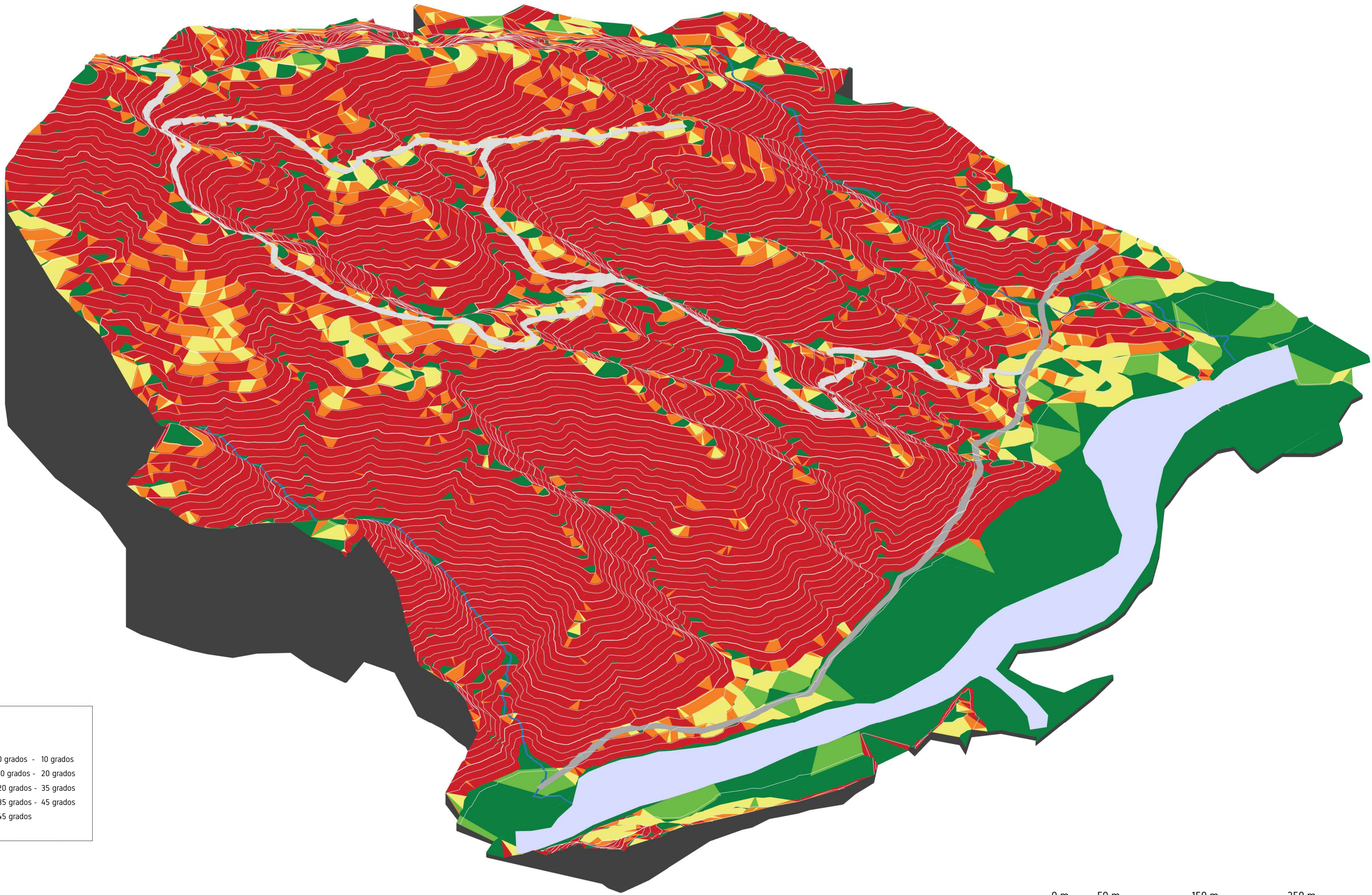
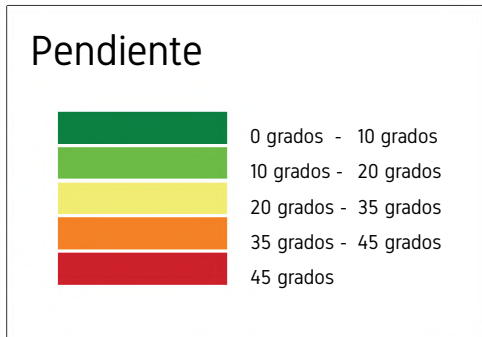


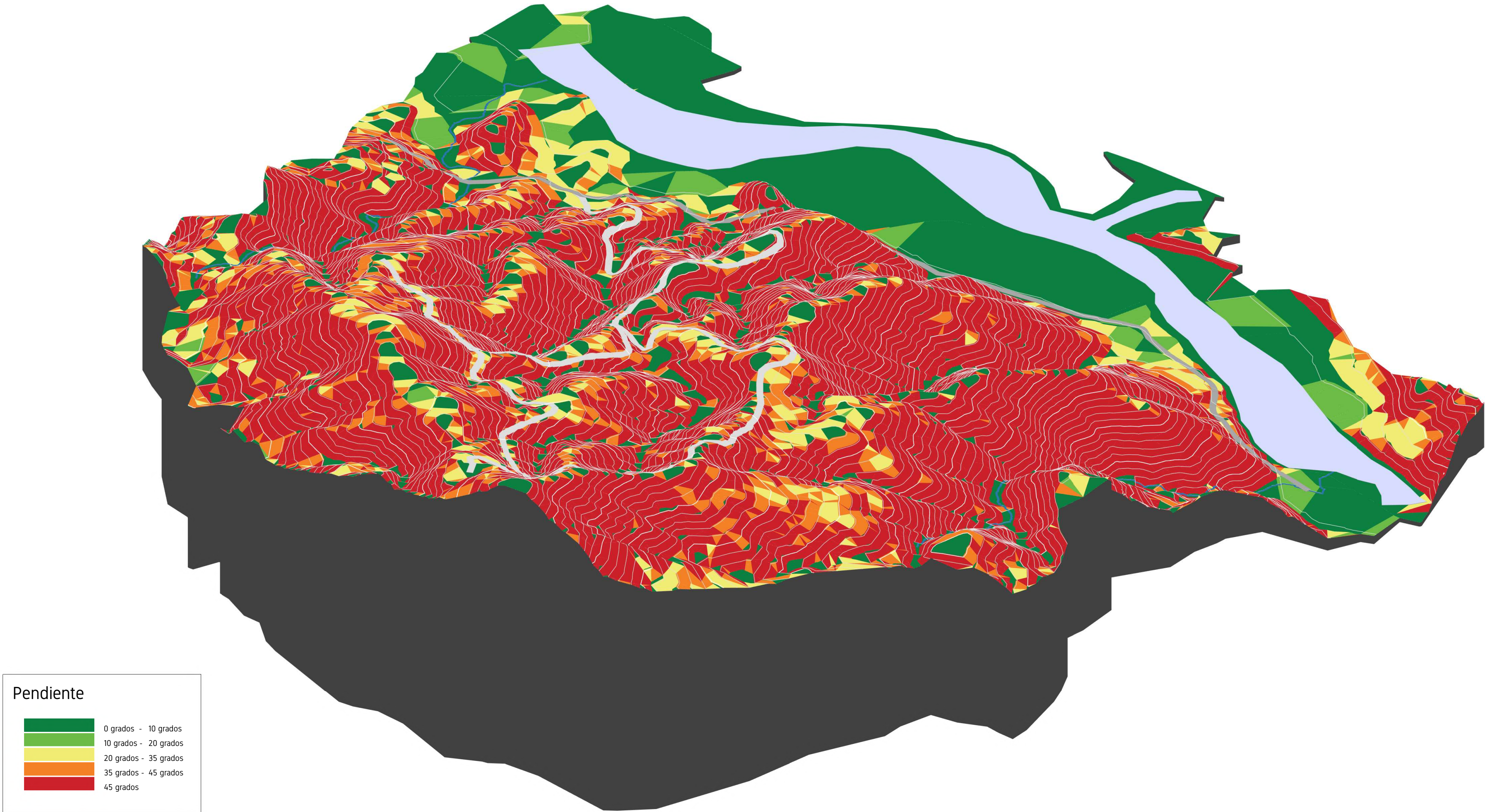


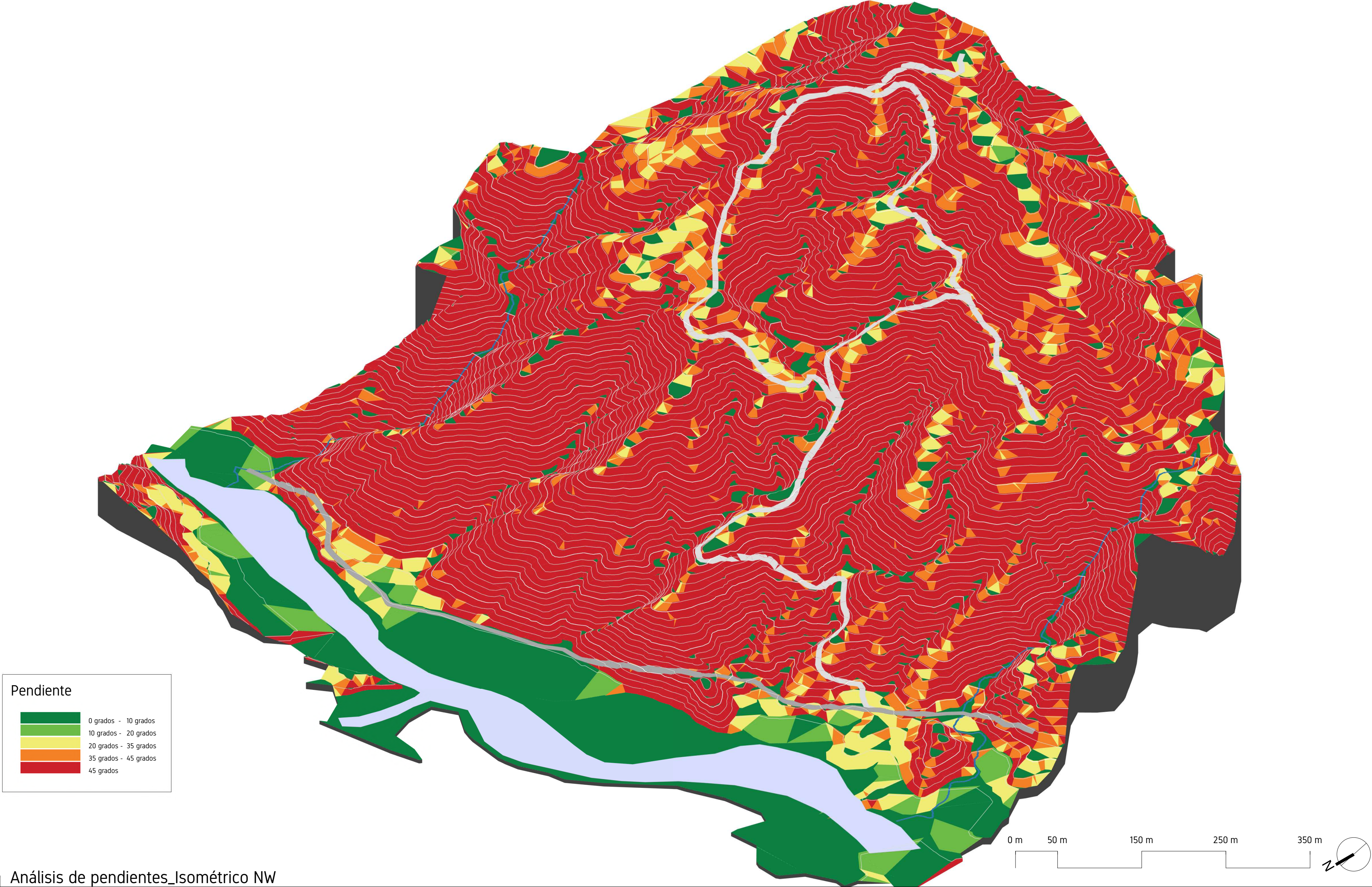


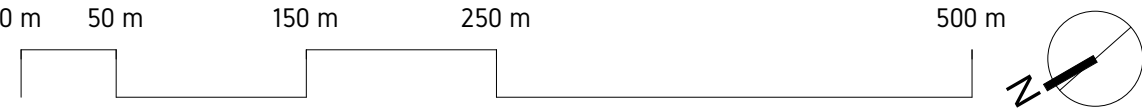
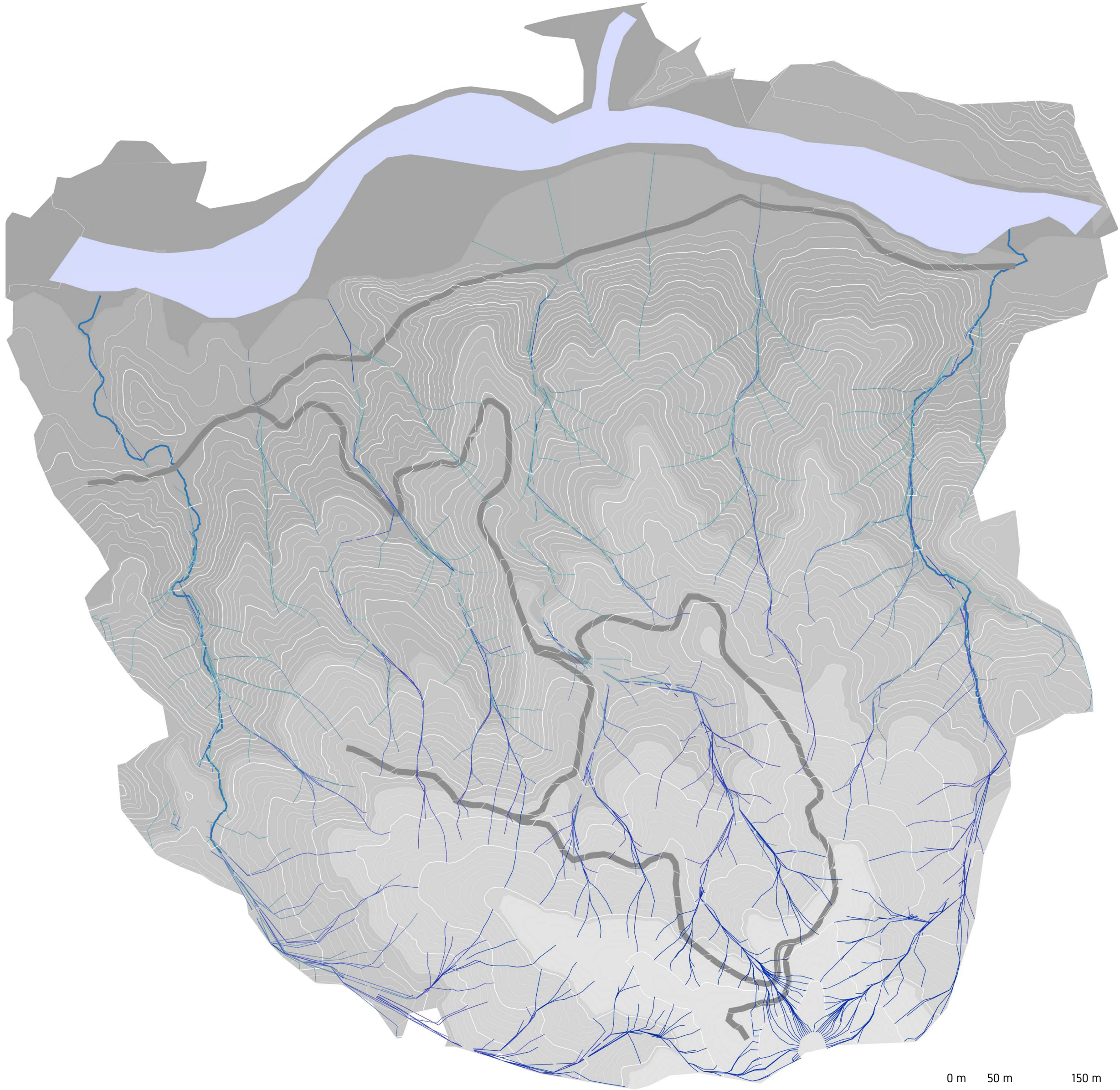
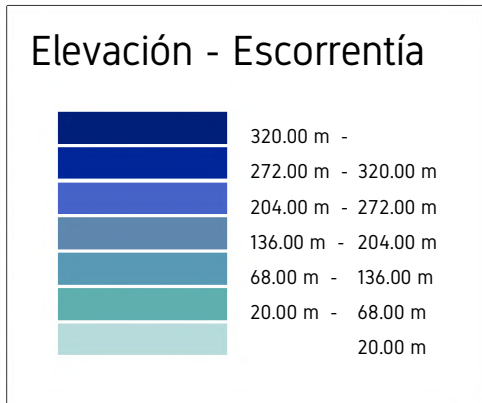


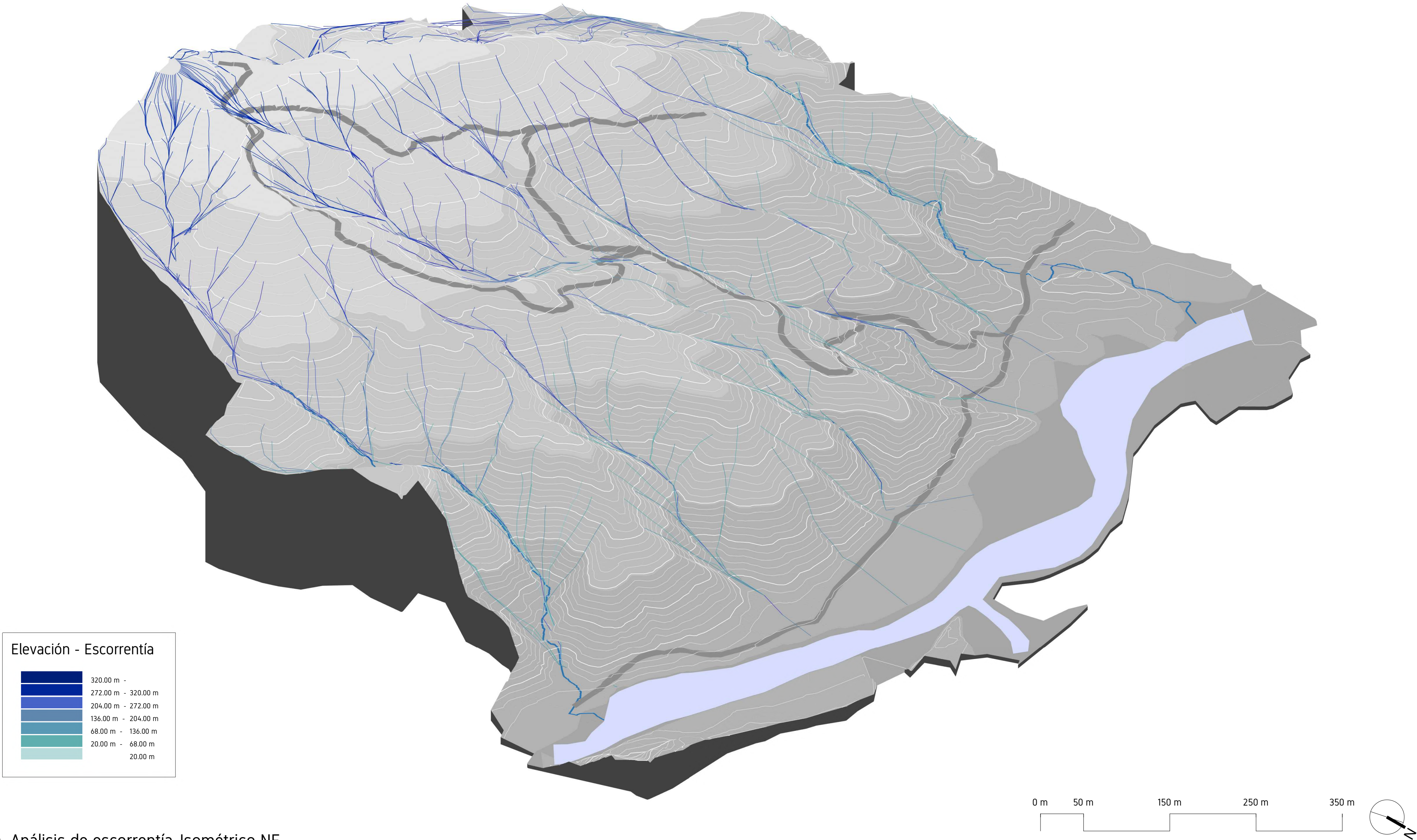


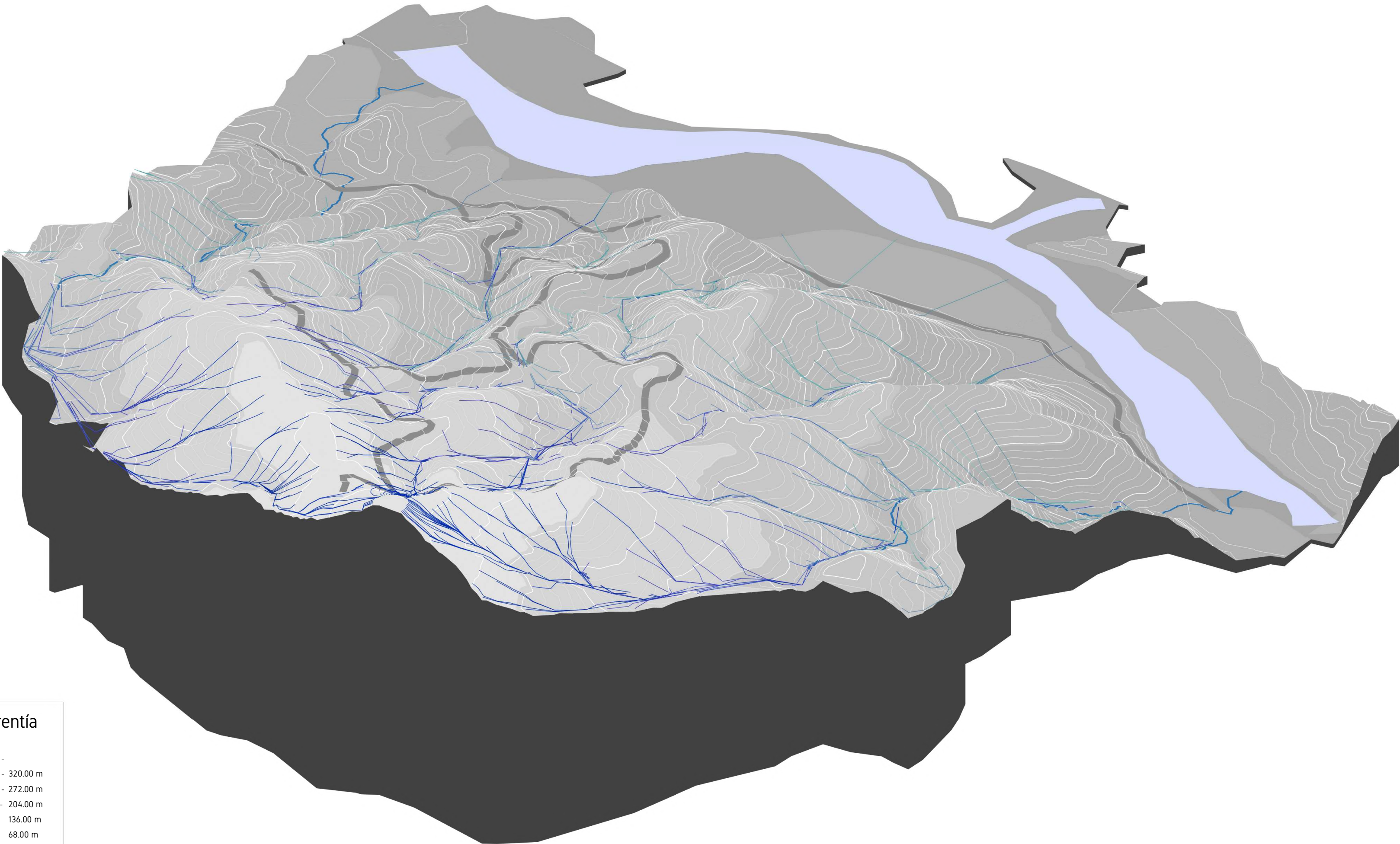


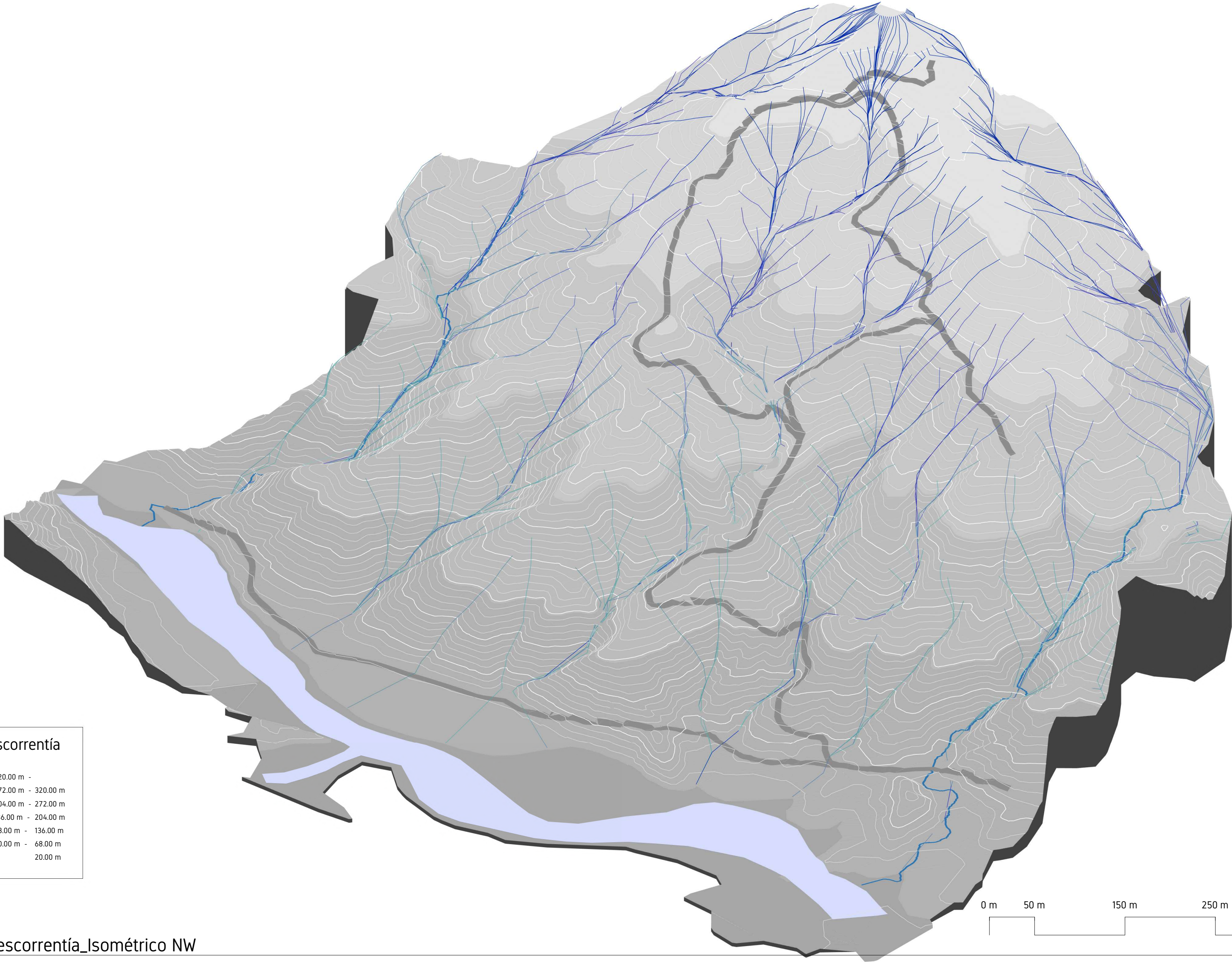
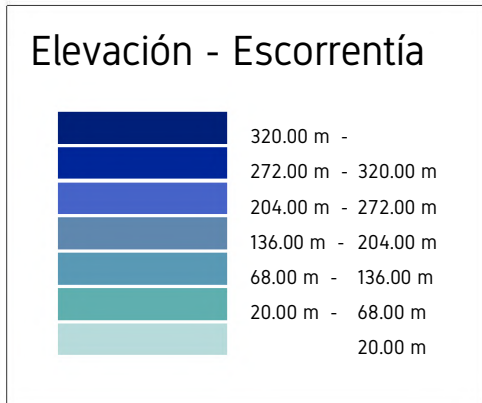






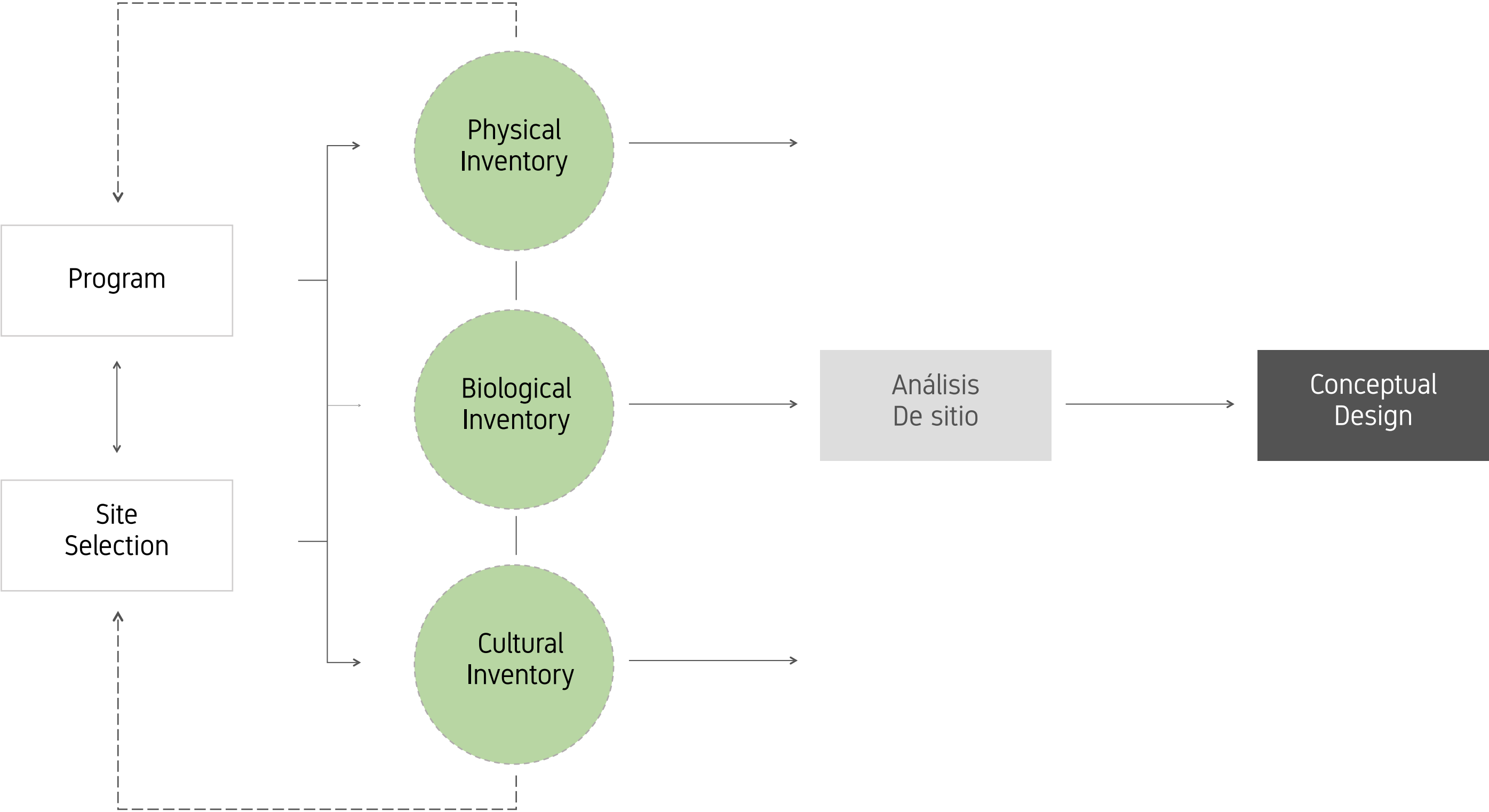






03

Design Proposal



Proposed Land-Use Concept

1. Landscape as Infrastructure (The Living Grid)

The Problem / Opportunity

We are not bringing nature into the development; we are designing the development to function as nature does. In our proposal, roads and trails follow the topographic contours and natural forces to mitigate erosion, while green spaces are not merely decorative patches, but a living system that manages stormwater, filters the air, and maintains the site’s microclimate.

2. Performance-Driven Design

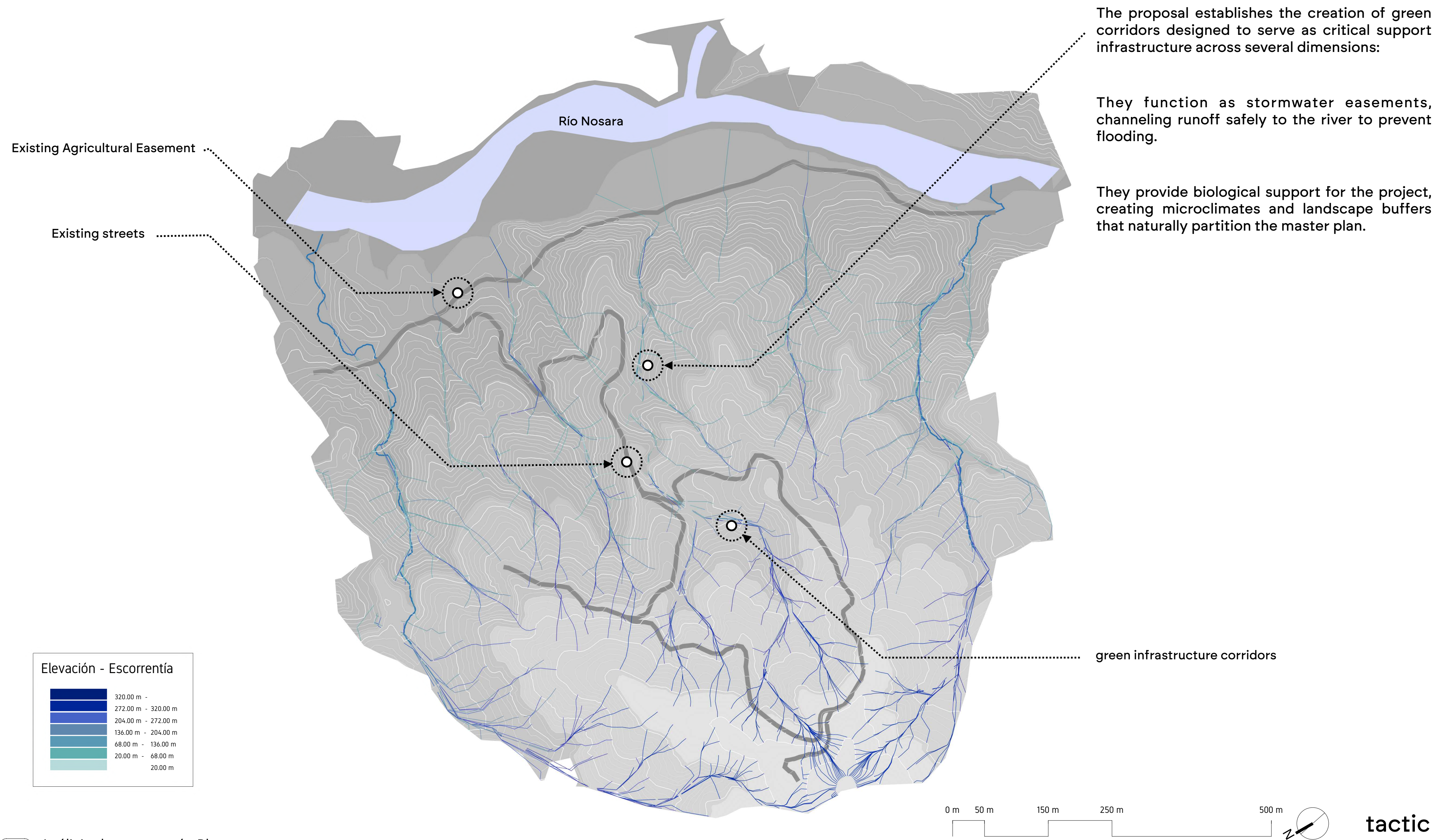
The Problem / Opportunity

In this master plan, the architecture and green infrastructure take their cues from the landscape. Form follows performance. Slopes dictate buildable areas to minimize soil impact, while green corridors and natural runoff patterns define the boundaries and overall dimensions of the potential lots.

3. Low-Impact, High-Resilience Urbanism

The Problem / Opportunity

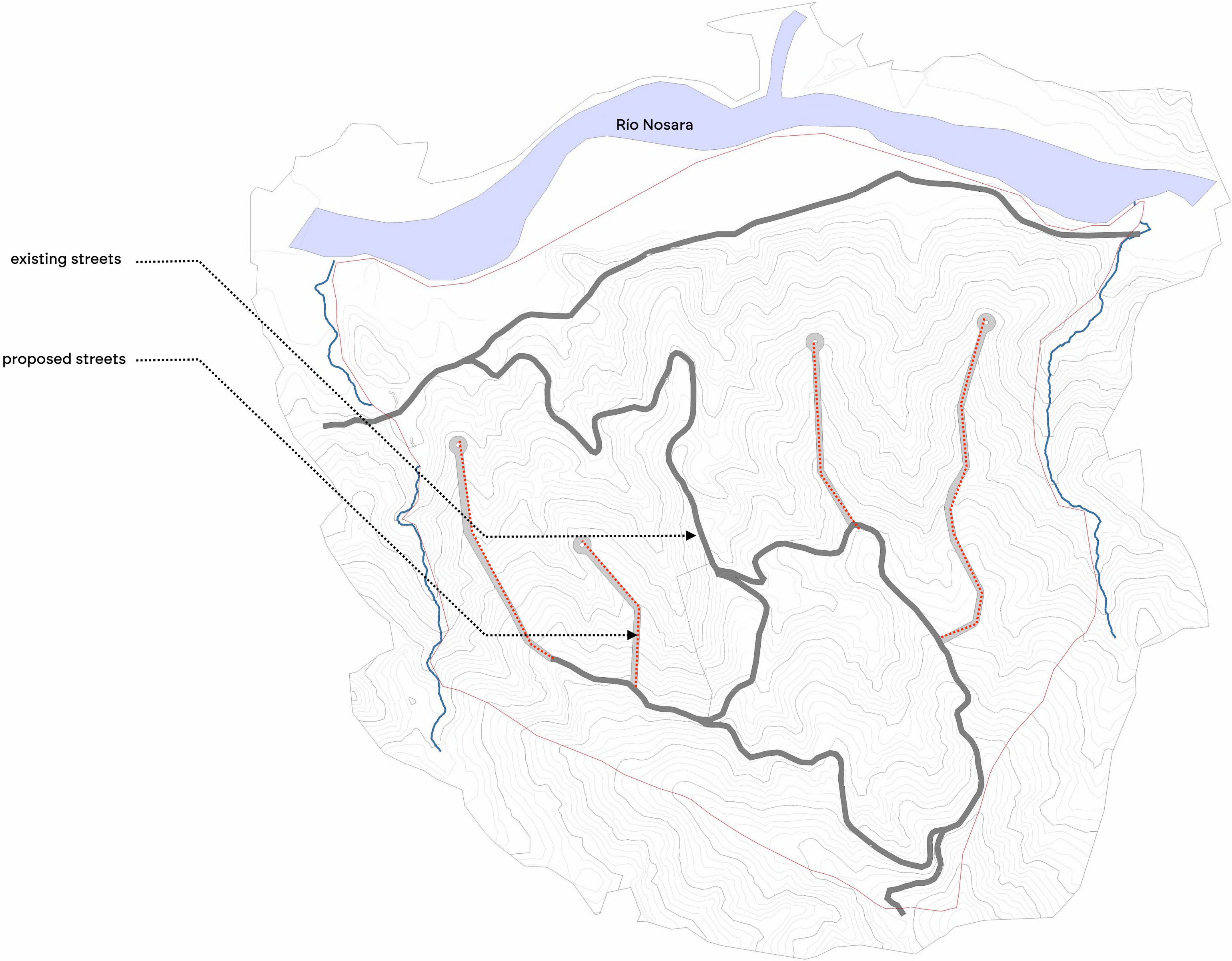
By treating the landscape as our fundamental building block, we guarantee a project built for resilience against Guanacaste’s extremes—both its severe droughts and its downpours. Rather than imposing ourselves through heavy grading and earthmoving, we embrace the existing topography. This approach goes beyond environmental responsibility; it achieves a singular aesthetic where the architecture feels as though it is rising naturally from the mountain



The proposal establishes the creation of green corridors designed to serve as critical support infrastructure across several dimensions:

They function as stormwater easements, channeling runoff safely to the river to prevent flooding.

They provide biological support for the project, creating microclimates and landscape buffers that naturally partition the master plan.



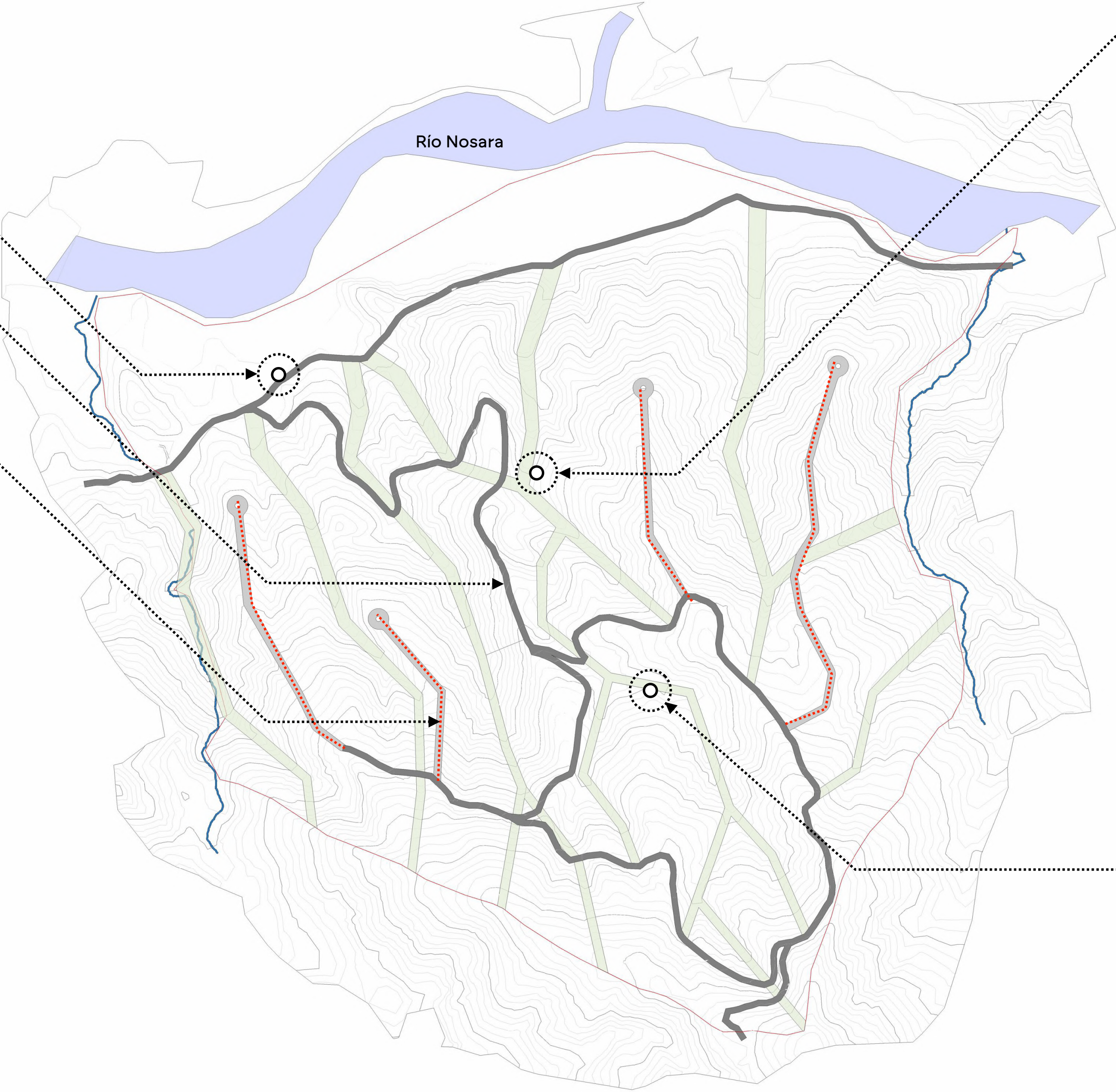
03. Proposal

Conceptual approach

Existing Agricultural Easement

Existing streets

Proposed streets



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green infrastructure corridors

03. Proposal

Conceptual approach

Property Limit

Existing Agricultural Easement

Existing Streets

Proposed Streets

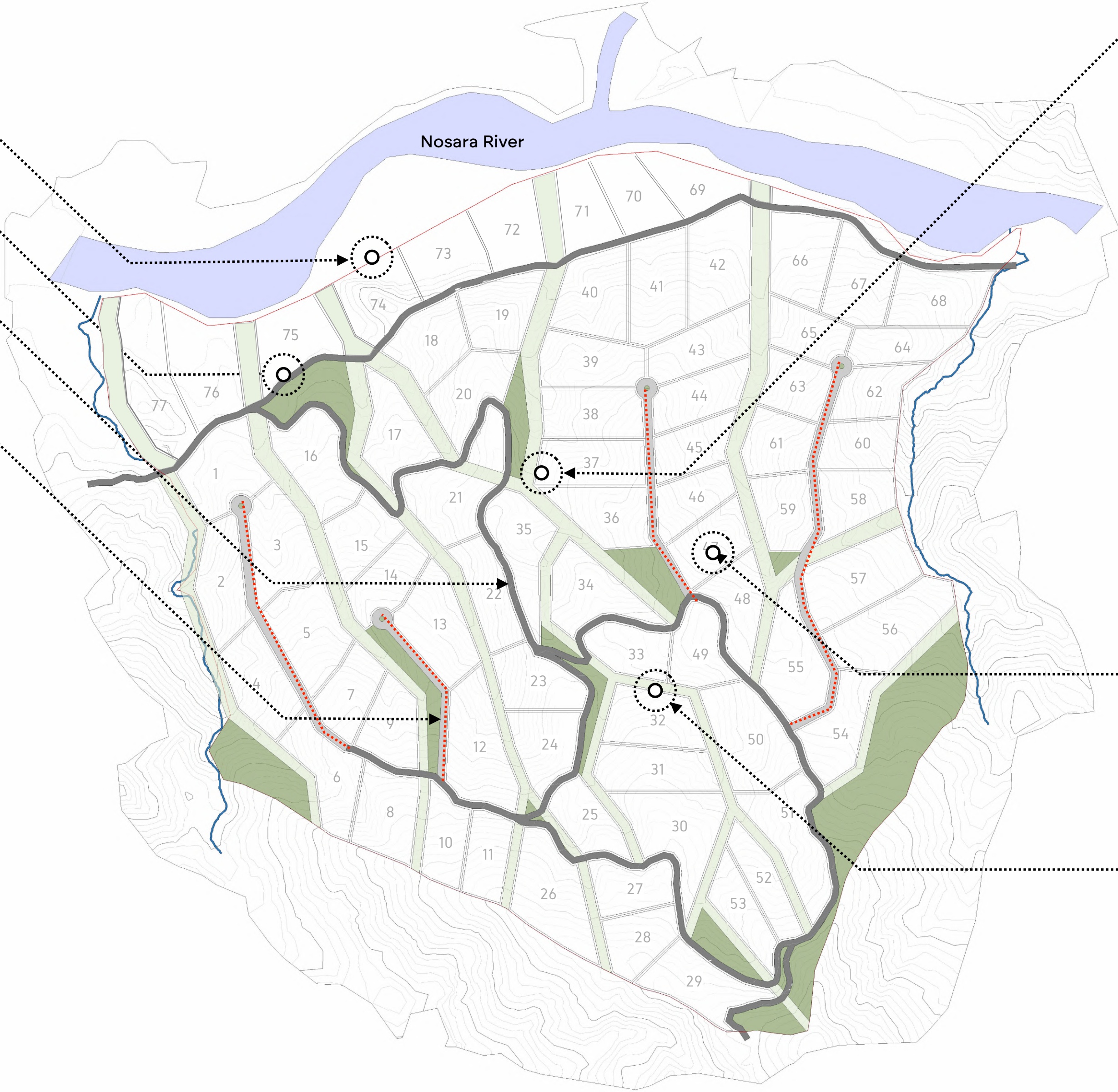
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They function as stormwater easements, channeling runoff safely to the river to prevent flooding.

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Proposed Agricultural Lot Subdivision

Green Infrastructure Corridors



03. Proposal

Conceptual approach

Masterplan







Main access proposal

03. Proposal

Conceptual approach

Scenic Lookout

tactic





Scenic Lookout



WATERSHED

MASTERPLAN CONCEPTUAL - NOSARA

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