



## Income-Producing Multi-Use Property with 3 Titled Lots: Close to Tamarindo Costa Rica



### Στοιχεία μεσίτη

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Όνομα:            | Peter Breitlander                                                 |
| Όνομα εταιρείας:  | Krain Costa Rica                                                  |
| Χώρα:             | Costa Rica                                                        |
| Experience since: | 2004                                                              |
| Τύπος υπηρεσίας:  | Selling a Property                                                |
| Specialties:      |                                                                   |
| Property Type:    | Apartments, Houses, Commercial Property                           |
| Τηλέφωνο:         | +1 (866) 994-9163                                                 |
| Languages:        | English, Spanish                                                  |
| Site:             | <a href="http://kraincostarica.com">http://kraincostarica.com</a> |

### Στοιχεία καταχώρησης

|              |             |
|--------------|-------------|
| Ακίνητο για: | Πώληση      |
| Τιμή:        | USD 650,000 |

### Τοποθεσία

|                        |                         |
|------------------------|-------------------------|
| Χώρα:                  | Costa Rica              |
| Νομός/Περιοχή/Επαρχία: | Provincia de Guanacaste |
| Ταχυδρομικός κωδικός:  | 50309                   |
| Δημοσιεύθηκε:          | 17/09/2025              |

### Περιγραφή:

Located just minutes from the vibrant beach town of Tamarindo, this rare multi-use investment property in Villareal offers a fully operational rental complex with residential apartments, commercial spaces, and hostel accommodations. Spanning three individually titled lots on 1,662 m<sup>2</sup>, the property provides immediate rental income with long-term growth potential in one of Costa Rica's fastest-growing tourism and real estate markets.

Just outside the world-famous surf and tourist hub of Tamarindo, this exceptional income-generating property in Villareal presents a unique opportunity for investors seeking both immediate cash flow and long-term value appreciation. Designed as a diversified rental complex, the property spans 1,662 square meters (0.41 acres) and is divided into three separate titled lots—each with its own structures, utilities, and income streams. This rare setup allows buyers the flexibility to manage the property as one large investment, sell or finance individual lots in the future, or phase development to maximize returns.

The left lot covers 463 square meters and features a mix of residential and commercial rental units, including a one-bedroom apartment with two bathrooms, two additional multipurpose rental spaces



currently leased for light commercial and storage use, and a 100-square-meter commercial unit that is rented to a local print shop. This combination ensures stable, long-term tenants and consistent monthly revenue.

The middle lot, measuring 595 square meters, offers both residential and workshop opportunities. It includes a two-bedroom, fully functional apartment that generates steady long-term rental income, alongside a spacious 300-square-meter multipurpose workshop previously used as a furniture shop. Equipped with bathrooms, showers, and storage capacity, this versatile space is ideal for artisans, commercial operators, or additional rental conversion.

The right lot, set on 604 square meters, is the most dynamic of the three. It features a long-term rented studio apartment with private yard, full kitchen, bathroom, and A/C, as well as a spacious three-bedroom, two-bathroom apartment spread across two floors with a kitchen, laundry area, and generous living space—perfect for families or long-term tenants. Adding to its income diversity, the lot also includes a nearly completed hostel that will be ready within one month. Once finished, the hostel will offer a mix of private rooms with ensuites, shared rooms, communal kitchens, and laundry facilities—positioning the property as a turnkey hospitality business in one of Costa Rica's most desirable tourist corridors.

Beyond the rental diversity, the property's greatest strength is its prime location. Villareal is just minutes from Tamarindo, one of Costa Rica's most sought-after destinations for surfing, dining, nightlife, and tourism. This ensures a steady demand from both long-term renters and short-term travelers, while also benefiting from the area's rapid growth in infrastructure and real estate values. With water, electricity, and private title already secured, this property is ready for immediate ownership and revenue generation.

Whether you are looking to operate a multi-stream rental business, develop a boutique hospitality venture, or hold a high-value investment with flexible resale potential, this multi-use complex offers the ideal combination of stability, scalability, and location. Properties of this scope, with three separate titled lots and established rental income, rarely come to market in the Tamarindo area.

Contact us today to schedule a private viewing and discover the full investment potential of this unique income-producing opportunity in Villareal, just minutes from the golden beaches of Tamarindo, Costa Rica.

## Κοινά

|                 |             |
|-----------------|-------------|
| Κρεβατοκάμαρες: | 13          |
| Μπάνια:         | 11          |
| Μέγεθος αυλής:  | 1659.21 τ.μ |

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX7.551.128



# IMLIX

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