



## Casa Oltmann: Beach Front Mansion



### Informazioni sull'Agente

|                   |   |
|-------------------|---|
| Nome:             | Peter Breitlander   |
| Nome della ditta: | Krain Costa Rica  |
| Nazione:          | Costa Rica  |
| Experience since: | 2004  |
| Tipo di servizio: | Selling a Property  |
| Specialties:      |   |
| Property Type:    | Apartments, Houses, Commercial Property                           |
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### Dettagli dell'inserzione

|                |               |
|----------------|---------------|
| Proprietà per: | Saldi         |
| Prezzo:        | USD 3,450,000 |

### Posizione

|                              |                         |
|------------------------------|-------------------------|
| Nazione:                     | Costa Rica              |
| Stato / Regione / Provincia: | Provincia de Guanacaste |
| Cap:                         | 50304                   |
| Pubblicato:                  | 20/01/2024              |

### Descrizione:

This beachfront mansion offers comfort, beauty and is equipped with the latest in technologies, appliances, and systems to make your Costa Rican retreat a relaxing and enjoyable experience.

The automated security gate opens onto a three-car driveway servicing a double garage and a breezeway through to the main house. Above the garage is a fully functional apartment boasting two bedrooms, fully equipped kitchen, dining and living room plus a large 3 piece bathroom including stackable washer / dryer for the suite. Lots of local coco wood details here, including an open beam ceiling in the main area. As well, a very large covered deck to allow entertainment, outdoor dining, or just a place in the sun.

The breezeway takes you through to the gracious front entry of the main house. The double teak doors open to a large foyer centred around a wide open stair to the second floor.

The large foyer opens onto the open concept living, dining and gourmet kitchen. The wood finishings here are extensive, including built-ins in the TV viewing area of the living room, Guanacaste cabinets and cedro ceiling beams. Ten foot ceilings throughout and a massive family size island for the relaxed entertainment and meal prep times. Appliances include a large SS Samsung fridge, Bosch convection



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cooktop, eye level oven, with microwave above and finally a two drawer dishwasher.

The main floor also includes a butler's pantry, a full laundry, a half bathroom and the main mechanical room.

Upstairs you will find three bedrooms, all including Guanacaste built in King beds, chest of drawers and closets. All equipped with full screen TVs and under counter fridges. The master suite includes a wet bar, TV viewing area and a sumptuous ensuite, plus a very large walk-in closet. Again, Costa Rican Guanacaste throughout, nine foot ceilings.

The second floor also includes a huge outdoor covered deck. Take a nap, take in the ocean views, or bring out the game boards for hours of relaxation.

From the main floor three separate patio doors open to the courtyard comprised of a centre piece pool including a natural rock and vegetation waterfall and LED lighting. There is a 'beach depth' area for the kids or just lounging plus a deep end for those who favour the cannonball.

The rest of the courtyard includes a summer kitchen, c/w full sized beer fridge and large Napoleon BBQ, wet bar seating 4 to 6 people for those mixer nights and covered dining area. As well there is a separate building that includes a theatre room and what is now an art room, plus beach lockers for storage. Finally, a 3 piece pool bathroom, plus an outdoor shower and another mechanical room complete the very private courtyard.

A roller door opens to the reason you are in Costa Rica. A full width concrete patio where you can sit for quiet afternoons or sunsets and steps down to Potrero Beach, Km's in length and smooth easy wave action to allow even the least adventurous to partake in a swim.

Did we forget the automated shades, the killer sound system, and the sophisticated lighting / HVAC controls? Or perhaps the hidden patios and decks we haven't listed, walking distance to Potrero and Surfside amenities, Flamingo Beach a 5-minute drive, the fishing, the boating, the snorkelling or the hidden gems of local dining?

Come and have a visit and let us know what else we may have neglected to mention. Welcome to the next step for you and your family. Pura Vida!!

Top 5 features:

1. Titled Beachfront
2. Locally Sourced wood throughout the home
3. Open concept Main living area
4. 2-bedroom condo separate from main home



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## 5. Secure parking with automatic gate

### Comune

|                        |         |
|------------------------|---------|
| Camere da letto:       | 5       |
| Bagni:                 | 3       |
| Finito piedi quadrati: | 595 mq  |
| Dimensione del lotto:  | 1128 mq |

### Lease terms

Date Available:

### Contact information

IMLIX ID: IX5.412.622

