



## Playa Hermosa Commercial Property: Prime Development Opportunity with Unmatched Exposure



### 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                           |
| Telefono:         | +1 (866) 994-9163                                                 |
| Languages:        | English, Spanish                                                  |
| Sito web:         | <a href="http://kraincostarica.com">http://kraincostarica.com</a> |

### Dettagli dell'inserzione

|                |             |
|----------------|-------------|
| Proprietà per: | Saldi       |
| Prezzo:        | USD 730,000 |

### Posizione

|                              |                         |
|------------------------------|-------------------------|
| Nazione:                     | Costa Rica              |
| Stato / Regione / Provincia: | Provincia de Guanacaste |
| Cap:                         | 50503                   |
| Pubblicato:                  | 26/03/2024              |

### Descrizione:

Situated on a sprawling 4,777m<sup>2</sup> parcel of land, this exceptional property boasts a strategic location with road frontage along the main artery connecting Playa Hermosa and Playas del Coco. Offering approximately 58m<sup>2</sup> of direct frontage to the high-traffic main road, this site provides unparalleled visibility, making it an ideal investment opportunity for savvy developers and entrepreneurs.

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### Key Features:

**Strategic Location:** Nestled along the primary thoroughfare linking two renowned beach communities, this property enjoys maximum exposure to both local and tourist traffic, ensuring visibility and accessibility for any commercial venture.



**Ocean Views:** With the potential to capitalize on ocean views from a second-floor perspective, this property offers the allure of coastal vistas, enhancing its appeal for prospective residential or commercial tenants.

**Infrastructure Ready:** A water letter is available with the availability of four water connections, offering the assurance of water access for future development endeavors. This property is primed for immediate development, streamlining the construction process for investors keen on capitalizing on the burgeoning real estate market in the region.

**Proximity to Key Destinations:** Positioned just a short 30-minute drive from the Liberia International Airport, 4 minutes away from the prestigious Waldorf Astoria Development, and a mere 10-minute drive to the pristine shores of Playa Hermosa, this property offers unparalleled convenience and accessibility.

**Endless Potential:** Ideal for a range of development opportunities, from ground-floor commercial establishments to multi-story residential condominiums, the flexible zoning and prime location of this property cater to diverse investment objectives.

#### Investment Highlights:

Prime road frontage with high traffic exposure. Potential for ocean views from second-floor construction. Water letter available with the availability of four water hookups.

Strategic proximity to key tourist destinations and amenities.

Versatile zoning ideal for commercial or residential development.

Don't miss out on the chance to seize this exceptional investment opportunity in one of Costa Rica's most sought-after coastal regions.

Contact us today to learn more and unlock the potential of this prime development site.

#### **Comune**

Dimensione del lotto: 4777.2 mq

#### **Lease terms**

Date Available:

#### **Contact information**

IMLIX ID: IX5.593.683



# IMLIX

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