



## Lot 22B Pacific Heights, Playa Potrero!: Views, nature, privacy, water and building permit!



### 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 229,900

### Posizione

Nazione:	Costa Rica
Stato / Regione / Provincia:	Provincia de Guanacaste
Cap:	50308
Pubblicato:	19/04/2024

### Descrizione:

The 8300 sqm lot is located in Pacific Heights Potrero, halfway up the mountain at the end of a small dead end road on the left. It is next to the nature reserve of Las Catalinas with its extensive network of mountain biking and hiking trails.

Pacific Heights in Playa Potrero is home of many million dollar homes, on large lots surrounded by nature and wildlife. At the same time you are only minutes away from many restaurants, beautiful beaches (Penca, Prieta, Sugar, Danta, Potrero, Flamingo, Conchal), the new marina and only an hour away from the international airport of Liberia.

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## Views

The lot has beautiful views of the Zapotal valley, the hills of Las Catalinas and the Pacific Ocean. Right in front you look down on mature trees full of birds and other wildlife. Every day you can enjoy fantastic sunsets.

## Easy to build

The 8300 square meter lot has a very large flat building pad, which makes it easy and economical to build. The lot has a very good access road. Water (including a connected water meter) and electricity are available right at the lot.

## Privacy

The lot is at the end of a dead end road and has deep quebradas on three sides. No one can ever build in front or directly next to the building pad. You will have maximum privacy and since the only easy access is through the entrance road it will be easy to secure.

## Second building pad

Across the quebrada on the south west side is another beautiful flat building pad with fantastic views and easy access. You could build a casita here to rent out or stay yourself when you rent the main house.

## Gentle breezes and protected from the strong Papagayo winds

The building pad is high above the trees which allows for gentle cooling breezes. At the same time, because of its location on the hill, it is shielded from the very strong Papagayo winds which can blow up to 60 mph in January and February.

## Water meter, building plans and permits in place

The lot comes with building plans and an approved permit for a 269 sqm house. The design with a lot of covered outdoor space, takes advantage of the large flat area and the fantastic views, which can be enjoyed from every room of the house. There are quotes from local reputable builders so you can start right away or you can make modifications to the plans to build exactly what you want.

## Comune

Dimensione del lotto: 0.83 ettaro

## Lease terms

Date Available:



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## Contact information

IMLIX ID:

IX5.663.674

