



Premier Ocean View Development Parcel: Valle Montana - Build Big in Playa Hermosa



Agent Info

Name:	Peter Breitlander
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Specialties:	
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Listing details

Property for:	Sale
Price:	USD 3,300,000

Location

Country:	Costa Rica
State/Region/Province:	Provincia de Guanacaste
ZIP code:	50503
Posted:	May 14, 2024
Description:	

Valle Montana is a rare investment opportunity located just 600 yards from the serene shores of Playa Hermosa in Guanacaste, Costa Rica. This 9,583 m² (2.36-acre) ocean-view parcel is offered in two phases: the lower section of 4,587 m² is available for \$1,900,000 USD, with the option to acquire the upper 2,807 m² later for \$1,400,000 USD. Ideal for a luxury condominium, boutique hotel, or mixed-use development, Valle Montana features existing infrastructure, three buildable terraces, ocean and volcano views, and a pre-approved condominium structure. Its strategic location—just 25 minutes from Liberia International Airport and minutes from vibrant El Coco—makes it a standout opportunity for developers seeking to create an iconic project in one of Costa Rica's most coveted beach destinations.

Valle Montana presents an exceptional opportunity to develop in the heart of Playa Hermosa, one of Costa Rica's most desirable coastal communities. This 9,583 m² (2.36-acre) ocean-view property is strategically positioned just 550 meters from the Blue Flag-awarded Playa Hermosa beach, renowned for its natural beauty, calm waters, and laid-back ambiance. Investors can acquire the land in two phases: the lower section (4,587 m² or 1.13 acres) for \$1,900,000 USD, with the option to expand to the upper section (2,807 m² or 0.69 acres) for an additional \$1,400,000 USD—enabling a flexible and scalable development approach.



Perfectly suited for a boutique hotel, luxury condo development, or a hybrid residential-hospitality project, Valle Montana combines convenience, infrastructure, and stunning views. The site includes 2,188 m2 of communal green space and three ready-to-build terraces totaling 7,395 m2 (1.82 acres). From these elevated pads, residents or guests can enjoy sweeping views of the Pacific Ocean, the Papagayo Peninsula, and even the distant volcanoes of Nicaragua's Ometepe Island.

Valle Montana is development-ready, with key infrastructure already in place. Gabion retaining walls and micro pilings support the terraces, while water access is secured for each building pad. The property also features a legally established condominium structure, with three individual finca filiales already assigned—streamlining the legal and permitting process.

Located just 25 minutes from Liberia International Airport and 10 minutes from the bustling town of El Coco, Valle Montana offers easy access to essential amenities, including supermarkets, restaurants, pharmacies, schools, and medical care. Adventure seekers and nature lovers will also appreciate the abundance of local activities, including scuba diving, snorkeling, sailing, and world-class sport fishing.

With its breathtaking views, prime location, and turnkey development readiness, Valle Montana is a rare and valuable opportunity to shape a landmark destination in Playa Hermosa. Contact us today to explore the full potential of this unique offering.

Common

Lot Size: 0.96 ha

Lease terms

Date Available:

Contact information

IMLIX ID: IX5.754.302

