



## El Prado Lot #80: The Top Homesite in Las Catalinas' Prestigious Community



### Agent Info

Name:	Peter Breitlander
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Experience since:	2004
Service Type:	Selling a Property
Specialties:	
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### Listing details

Property for:	Sale
Price:	USD 975,000

### Location

Country:	Costa Rica
State/Region/Province:	Provincia de Guanacaste
ZIP code:	50304
Posted:	Dec 18, 2025

### Description:

Lot 80 is the premier homesite in the sought-after El Prado neighborhood of Las Catalinas.

Measuring 749 m2, this lot is uniquely positioned with its wide side facing the Pacific Ocean, offering approximately 95' of ocean-facing living. The homesite enjoys expansive ocean and sunset views, including panoramas of Dantita Beach, the Pitahayas Islands.

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This property stands out not only for its rare orientation and views but also for its advanced development readiness. Fully conceptual building plans have been completed and can be conveyed to the buyer, significantly accelerating the timeline to build. With municipal and HOA approvals well underway, the lot is nearly ready for construction, a future owner could break ground in just weeks, saving up to a year



compared to typical raw land.

The plans were meticulously designed by a talented couple who previously set the highest resale record in Las Catalinas. Drawing from their experience, they worked with one of the area's top architects to create an entertainer's dream home, one that, if realized, could become one of the premier luxury residences and vacation rentals in the community.

The lot is fully permitted for up to 822 m<sup>2</sup> (8,850 sq ft) of construction and allows for one or two structures, offering flexibility for a personal retreat, income property, or both.

Located just a short walk from El Prado's central park, beach access, and the vibrant Las Catalinas town center, this lot offers an unparalleled opportunity to build in one of Costa Rica's most exclusive coastal communities, with breathtaking views and a fast-tracked path to completion.

### **Common**

Lot Size: 749 sq m

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX8.020.544

