Excellent 2 Bed Villa with 2 land plots For Sale in Uvita Costa Rica

Agent Info

Name:	Niall Madden
Company Name:	Esales Property Limited
Country:	United Kingdom
Experience since:	2002
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments
Phone:	
Languages:	English
Website:	https://esalesinternational.com

Listing details

Property for:	Sale
Price:	EUR 251,000

Location

Country:	Costa Rica
State/Region/Province:	Provincia de Puntarenas
ZIP code:	60504
Posted:	Oct 19, 2026

Description:

Excellent 2 Bed Villa with 2 land plots For Sale in Uvita Costa Rica

Esales Property ID: es5555269

Uvita , Bahia Balena, Puntarenas 60504, Costa Rica

Property Details - US Dollars - 280,000

Excellent 2-Bedroom Villa with 2 Land Plots For Sale in Uvita, Costa Rica

Two Flat, Titled Lots in the Heart of Uvita - Prime Commercial & Residential Opportunity

Nestled in the vibrant heart of Uvita on Costa Rica's world-renowned Southern Pacific Coast, this rare and versatile property presents an extraordinary opportunity for investors, business owners, or lifestyle seekers. Comprising two adjacent flat lots—each featuring its own independent title and registered survey (plano)—the combined estate spans 0.22 acres (892 m2) of prime real estate in one of the country's most sought-after and rapidly growing beach communities.

Key Property Details

Feature Details
Bedrooms 2
Bathrooms 1 Full, 2 Half Baths
Living Area 1,453 sq. ft.
Total Lot Size 0.22 Acres / 892 m2 (Two -446 m2 lots)
Utilities Water and Electricity connected
Access Dual public road entrances
Legal Status Two separate titles and surveys (planos)

Unbeatable Location & Commercial Potential

Location is everything when investing in Costa Rica, and this property delivers in every regard. Situated directly in Uvita's central hub, you are literally steps away from everything:

* Popular local and international restaurants and cafes
* Supermarkets, boutique shops, and organic markets
* Banks, pharmacies, and medical clinics
* Local and international schools
* Essential services and public transportation

Uvita is famous worldwide for the breathtaking Marino Ballena National Park and its iconic 'Whale's Tail' sandbar formation, attracting steady year-round tourism. Because this property features dual access from public roads, the commercial potential is unmatched. Whether you envision expanding the site into a boutique eco-hotel, high-yield vacation rental compound, wellness retreat, commercial storefront, office complex, or cafe, this prime location ensures maximum visibility and high foot traffic.

The Residence & Enclosed Private Grounds

The estate is split thoughtfully across the two side-by-side flat lots, each measuring approximately 0.11 acres (446 m2).

Private Gated Estate

One of the two lots is fully secured and enclosed by a solid concrete privacy wall, complete with a gated entrance. Within this secure sanctuary sits a charming two-story, 1,453 sq. ft. home surrounded by lush tropical greenery.

* Ground Floor Living:

Entering the lower level, you are welcomed by a comfortable living area, a fully equipped compact kitchen, a half bathroom for guests, and a practical storage area perfect for securing personal belongings or rental maintenance supplies.

* Second Floor Retreat:

The upper level houses two well-appointed bedrooms equipped with air conditioning and hot water for complete year-round comfort. The bedrooms share access to full and half bath facilities. One of the highlights of the home is the expansive wraparound balcony, which offers a peaceful vantage point to sip your morning Costa Rican coffee while watching toucans, parrots, and monkeys move through the canopy.

Outdoor Living & Future Expansion

Positioned harmoniously between the two lots sits a sparkling private swimming pool, creating an inviting outdoor oasis that seamlessly connects the living space with the surrounding nature.

Endless Possibilities on the Second Lot

The second flat lot currently offers open, usable space that opens up a world of development options:

* Build Additional Homes or Villas: Construct extra rental casitas to maximize short-term or long-term rental income.
* Commercial Units or Retail: Develop street-front commercial space while keeping the residential villa private.
* Expand Outdoor Amenities: Add lush tropical gardens, a outdoor yoga shala, or an expanded entertainment area.

Because both lots are already individually titled with water and electricity in place, you have the total flexibility to keep both for a private family estate, develop the second lot immediately, or even sell one off in the future.

Why Invest in Uvita, Costa Rica?

Costa Rica's Southern Zone, known as the Costa Ballena, continues to experience steady, high-value growth. Uvita sits at the center of this growth, offering a unique mix of untouched nature, stunning beaches, and modern infrastructure. Properties offering flat, buildable land with dual road frontage and existing utilities in central Uvita are increasingly rare.

Whether you are looking to relocate to paradise, launch a new business, or build a profitable income-generating rental portfolio, this multi-use property is ready to turn your vision into reality.

Schedule Your Private Showing

Don't miss out on this exceptionally versatile commercial and residential investment in the heart of Uvita.

Contact us today to receive more information or to schedule your private tour of this unique property!

ABOUT THE AREA

Located along the Southern Pacific Coast of Costa Rica, Uvita is a picturesque tropical town renowned for its lush rainforests, pristine beaches, and relaxed, slow-paced atmosphere. Once a quiet fishing village, it has transformed into a vibrant eco-tourism destination while successfully retaining its authentic charm and community-focused feel. Framed by the dramatic mountains of the Fila Tinamastes and the turquoise waters of the Pacific, Uvita offers a scenic, tranquil escape for nature lovers, retirees, and adventurers alike.

The town's defining landmark is the Marino Ballena National Park, home to the famous Paso de la Ballena (Whale's Tail)—a unique, natural sandbar formation that resembles a whale's tail at low tide. This protected marine sanctuary is one of the world's premier spots for humpback whale watching, attracting two distinct migrations of whales each year, alongside resident dolphins, sea turtles, and rich marine life. Beyond the shoreline, visitors can explore hidden waterfalls, lush hiking trails, and rivers perfect for kayaking or paddleboarding.

In addition to its natural splendor, Uvita serves as the primary commercial and service hub for the broader Costa Ballena region. The town features a well-developed infrastructure that includes modern supermarkets, organic markets, local and international restaurants, banking facilities, medical clinics, and bilingual schools. Despite its growing modern conveniences, Uvita carefully balances development with sustainability, maintaining strict eco-conscious standards to preserve its surrounding wildlife and rainforest canopy.

For international visitors, the primary gateway to the country is Juan Santamaria International Airport (SJO) in San Jose, located roughly 3.5 to 4.5 hours away by car via well-paved highways. For quicker domestic travel, the nearest local airport is Quepos La Managua Airport (XQP), situated approximately 45 to 60 minutes north of Uvita. Regional carriers like SANSA operate quick 20-minute domestic flights between San Jose and Quepos, providing seamless travel down the coast to Uvita.

MAiN FEATURES:

* 135m2 of living space
* 892m2 plot
* 2 Bedrooms
* 2 Bathrooms
* Stunning Views
* Private Parking
* Close to essential amenities such as supermarkets and pharmacies
* Close to many excellent bars and restaurants
* Great base from which to discover other fantastic areas of Costa Rica
* Many excellent sports facilities, walking and cycling areas nearby
* Rental Potential through Airbnb and Booking.com

Contact us today to buy or sell property in Uvita Costa Rica fast online

Tenanted:	Yes

Common

Bedrooms:	2
Bathrooms:	2
Finished sq. ft.:	135 sq m
Lot Size:	892 sq m

Lease terms

Date Available:

Contact information

IMLIX ID:	IX9.098.820