



## Excellent Commercial Villa B&B & Restaurant For Sale in Costa



### Informações do Revendedor

Name:	Niall Madden
Nome da Empresa:	Esales Property Limited
País:	Reino Unido
Experience since:	2002
Tipo de Serviço:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefone:	
Languages:	English
Website:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 2,066,206.45

### Localização

Country:	Costa Rica
Address:	km west of Rio Dos Bocas
CEP:	50807
Adicionado:	28/07/2023
Informação adicional:	
Excellent Commercial Villa B&B & Restaurant For Sale in Costa Rica	

Esales Property ID: es5553795

### Property Location

Lucky Bug Bed & Breakfast  
On Route 142 2 km west of Rio Dos Bocas  
Nuevo Arenal  
Guanacaste  
50807  
Costa Rica

### Property Details

With its glorious natural scenery, excellent climate, welcoming culture and excellent standards of living,



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Costa Rica is quickly gaining a reputation as one of the most desirable places across the world to live or visit. On offer here is a chance to make a smart financial investment in this magnificent part of the world.

5.5-acre property nestled within the enchanting embrace of Costa Rica's lush rainforest.

4-bedroom home, featuring a picturesque patio offering mesmerizing views of your own private lake—a true haven for relaxation and tranquillity.

Building housing a Gallery and a well-respected restaurant also has a showroom for a contractor that provides additional rental income.

### Exquisite Costa Rican Property: Home and 5.5 Acres with 3 Internationally Acclaimed Turnkey Businesses

This Income-Producing Piece of Paradise Could Be Yours: Explore Costa Rica's Captivating Opportunity. This is a beautiful piece of property that right now has a beautiful 4 BR home and three income-producing businesses that are ready for someone to come in and starting making an income in paradise. The building that currently houses the Restaurante Caballo Negro and the Lucky Bug Gallery, as well as an additional structure that now has a tenant who is a contractor and is using the space as a showroom. This is additional income that has just started in 2023. The possibilities are endless, but while you consider the different options, you have an already proven successful B&B, restaurant and gallery to keep you going while you decide other uses you might enjoy.

#### 4BR Home and 2,400 sf Office/Showroom

The home on the property is a beautiful house with an open concept layout. From the front door to the back patio is completely open and allows for the afternoon sun and breezes to cool down what might have been a warm day. The patio allows the owners to relax and talk while looking out at the private lake and watch the birds and sometimes monkeys and other animals. The current floorplan has a large living room with an electric fireplace that takes the chill off when the weather cools off. As is in the B&B, no A/C or heat is needed because of the ideal climate. On this side of the lake we get less wind than the other side, slightly more rain, but everything is greener. There currently are 4 BR and 2 BR, a large laundry room/storage room for both the house and B&B, and another room currently used for storage for the B&B, but has a separate entrance and can easily be used for an office. There are many possibilities for modifications.

#### Restaurante Caballo Negro

Restaurante Caballo Negro has been a beloved establishment for locals and visitors alike since its inception in the late 1990s. Renowned for its delicious Corned Beef Hash, Reubens, and Schnitzels with homemade sauerkraut and spaetzle, this restaurant showcases a fusion of flavors with a distinct German influence from Monika, the chef. If you're considering a turnkey investment opportunity in the food industry, Restaurante Caballo Negro presents an enticing prospect. With its functional kitchen, ample seating capacity, and loyal customer base, this establishment offers the potential for instant income from both locals and tourists. Let's explore the details further.

1. Established Reputation: Restaurante Caballo Negro has built a strong reputation over the years,



becoming a staple for good food in the area. The Corned Beef Hash, Reubens, and German-inspired dishes have garnered a loyal customer base that appreciates the culinary excellence and unique flavors offered by Monika. By acquiring this turnkey operation, you inherit a brand with a positive image and a proven track record of success.

2. Wide Customer Appeal: The diverse menu at Restaurante Caballo Negro appeals to a wide range of customers. The local community has embraced the restaurant, ensuring a consistent flow of patrons. Additionally, the establishment's popularity among tourists adds to its income-generating potential. As the new owner, you have the flexibility to maintain the existing menu or introduce changes to cater to evolving tastes, ensuring continued customer satisfaction and a reliable income stream.

3. Functional Kitchen and Ample Seating: One of the significant advantages of Restaurante Caballo Negro is its well-equipped kitchen. The large refrigerator and functional layout provide an efficient workspace for culinary operations. Whether you choose to retain the current menu or introduce new dishes, the kitchen's capabilities allow for seamless operations and culinary creativity. Furthermore, the restaurant's capacity to accommodate up to 55 people for special dinners offers opportunities for hosting events and private gatherings, expanding revenue streams beyond regular dining.

## ABOUT THE AREA

Nuevo Arenal is a town located in the Arenal district of Tilarán Canton in the Guanacaste Province, Costa Rica. It is located on the north shore of Lake Arenal. The former village of Arenal near the La Fortuna area was inundated in 1978 with the formation of the artificial Lake Arenal.

Acknowledged for its amazing natural beauty, the Arenal region of Costa Rica is a tourist hotspot with millions of visitors coming here every year. Located near the base of the Arenal Volcano, one of Costa Rica's volcanoes, the tiny town of Nuevo Arenal is a must-visit when exploring this region. A picturesque and quaint town with close proximity to the beautiful Lake Arenal, this town is known for its breathtaking vistas and superb mountain and volcano views.

Lying some 30 minutes from the town of Tilaran on the north east side of Lake Arenal, Nuevo Arenal can also be easily accessed from the town of La Fortuna de San Carlos as well. The best way to get here is to either fly to the San Jose International Airport or the Liberia International Airport and then drive out to Nuevo Arenal. Located at an altitude of 620 meters above sea level, the weather here is great as the climate remains cool and fresh all year long.

## MAiN FEATURES:

- 353m2 of living space
- 22200m2 plot room to develop further.
- 4 Bedrooms
- 3 Bathrooms
- Private Parking
- Private Garden
- Stunning Views



- Thriving commercial business
- Close to essential amenities like 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

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## Comum

Quartos de dormir:	4
Banheiro:	3
Pés quadrados acabados:	353 m <sup>2</sup>

## Lease terms

Date Available:

## Informação adicional

Virtual tour URL: [https://www.youtube.com/embed/ji4m4xch6EQ?version=3&rel=1&showsearch=0&showinfo=1&iv\\_load\\_policy=1&fs=1&hl=en-GB&autopause=2&wmode=transparent](https://www.youtube.com/embed/ji4m4xch6EQ?version=3&rel=1&showsearch=0&showinfo=1&iv_load_policy=1&fs=1&hl=en-GB&autopause=2&wmode=transparent)

## Contact information

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