

OCEAN VIEW HOUSE LOT #20 COCO BAY ESTATE



PALM

REAL ESTATE

# COCO BAY STATE

Lot #20





# LOT #21 Coco Bay



- Lot #20 is located just a 200 meters from the the Internal Club which gives you access to it withing seconds.
- At the club you have access to the gym, spa, tennis court, pools, ranch and more.
- Only 5 minutes drive to Playas del Coco and downtown (Restaurants, supermarkets, bars, pharmacies, banks and others), Also within Coco Bay there are hundreds of meters of roads and paths where you can exercise and enjoy nature.





# Ocean View Home

**Pre-construction price**  
**\$680.000**

**Build it: \$740.000**

Beautiful Ocean View house in one of the most exclusive gated community project in the Coco Beach area.

- 4 bedrooms
- 4 ½ bathrooms
- **Option** to have a one-bedroom apartment extra as a guest house for \$50.000 additional
- Lot size: : **17.162 sq.ft / 1.596 m2**
- Construction area: **3.726 sq.ft / 347 m2.**









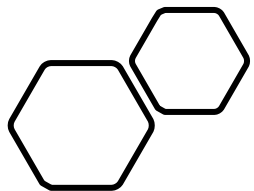






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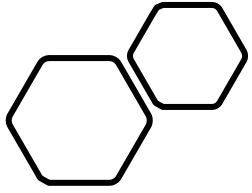


# Social area



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### 1<sup>st</sup> floor:

- 2 bedrooms & 2 ½ bathrooms
- Living and dining area
- Kitchen
- Laundry room
- 2 car garage
- Terrace with pool
- Storage

### 2<sup>nd</sup> floor

- 2 bedrooms & 1 bathroom
- Terrace with ocean view





# Floor plan

## 1st level

210 m<sup>2</sup> / 2.255 sq.ft





# Floor plan

## 2st level

70 m<sup>2</sup> / 732 sq.ft







# GUEST HOUSE







# Floor plan

## Guest House

50 m<sup>2</sup> / 537 sq.ft





# LOCATION



- Just 5 minutes drive from the nearest beach, and 10 minutes drive from downtown (supermarkets, Banks, Business Centers, Clinics and more.
- Less of 15 minutes drive of at least 5 other different beaches, and sight seeing spots.
- 25 minutes away from the Tamarindo beach, which is a famous spot beach surfing Area



# Activities



Owners of this beautiful homes will also have access to different all kind of different activities:

- Sport fishing
- Canopies
- Diving
- Horse riding
- Jet skys
- Mountain tours
- Snorkeling
- Night life
- Surfing



# Investment Return

**Investment return Projection**

**Occupation Low season: 40%**

**Occupation High Season: 75%**

**Let's use an Average of 50%**

**Night price \$500.00**

**weekly (10 people)\$3.500**

**X 31 weeks (60% occupancy average yearly)**

**Total yearly \$108.500**

**20% Commissions \$21.700**

**15% operation expenses \$16.275**

**Net profit \$70.525**

**Total Investment \$680.000**

**10% annual investment return**

For extraordinary location of the Papagayo Gulf, and closeness to the airport, best beaches and sight seeing points, is has become the most visited area by short term tourist and growing every year, this makes it a great investment, keeping your investment in the rental pool.





# Investment Return

## BY CONSTRUCTION ADVANCES

5%	Reservation (refundable)
10%	Contract signature
20%	Foundations complete
20%	Walls build it
20%	Roof build it
20%	Interiors Details
5%	Turn key

Construction time: 9 months aprox

## 50% finance

5%	Reservation (refundable)
45%	Contract signature
50%	Turn key (finance)
5 years	Owner Finance (Bank rate 8%).



Lot #20



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**Lot #20:  
First Floor View**



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# PALM

## REAL ESTATE

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