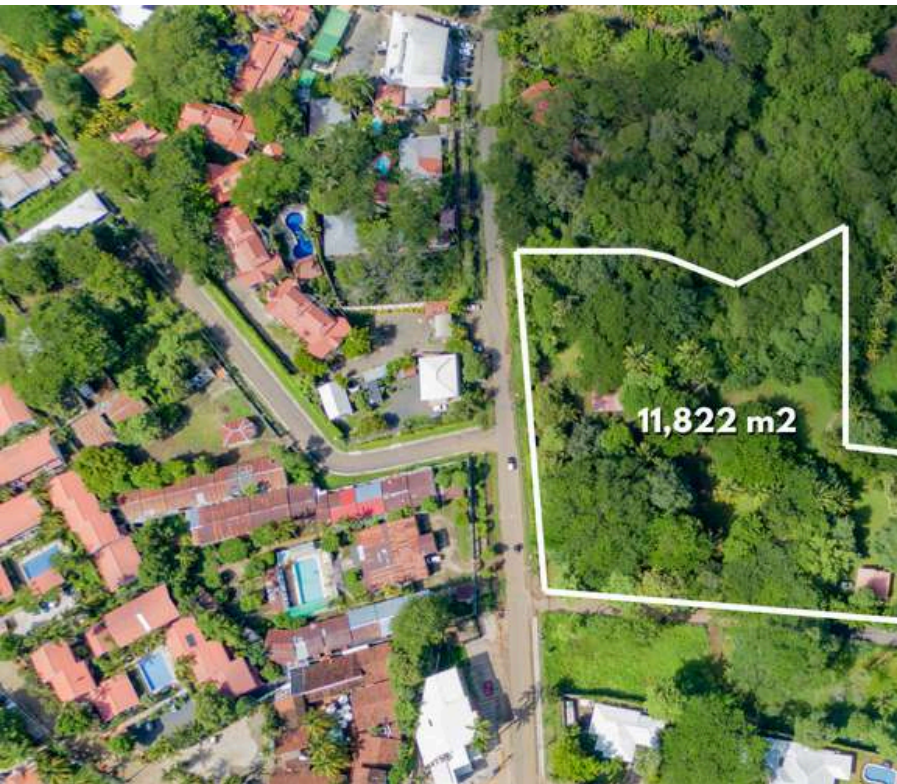


BEACHFRONT LOT

EXCEPTIONAL
BEACHFRONT
DEVELOPMENT
OPPORTUNITY IN PLAYAS
DEL COCO

SIZE: 11,822 M2

FOR SALE
\$3,300,000



Discover this large beachfront lot in Playas del Coco, an extraordinary investment opportunity spanning 11,822 square meters. This prime piece of real estate extends from the picturesque beachfront to the main road of La Chorrera, providing unparalleled access to downtown Playas del Coco. Strategically located near the entrance of the Las Palmas neighborhood, home to over 1,000 condos, this property is positioned at the heart of Playas del Coco's vibrant community.

With a group of boutique commercial centers just across the street, this lot offers endless possibilities for development. Imagine creating a landmark beachfront hotel that Playas del Coco has long desired, or establishing a vibrant beach club to serve the thriving local and tourist communities. The road frontage opens the door for commercial spaces, while there is potential to build and sell condos managed through a renowned hotel brand or your own boutique brand, adding to the versatility of this investment.

The property is also ideal for a conceptual hotel focusing on wellness, yoga retreats, or spa experiences, catering to the growing trend for holistic and health-oriented travel.



Key Features:

- Beach Frontage: 48 meters
- Public Road Frontage / Beach Access Road: 122.52 meters
- Main Road Frontage: 110.68 meters

These extensive frontages provide a significant advantage for innovative and diverse design possibilities.

Development Potential:

- Land Use Permits: Support commercial restaurants, congress and convention center, high-density hotel with over 110 rooms, and up to 80% coverage.
- Recreational Amenities: Ideal for incorporating water activities such as kayaking, jet skiing, and boat tours, enhancing the appeal for hotel guests. The area is renowned for fishing and provides access to some of the best diving spots in Costa Rica, making it a perfect addition for a hotel brand seeking to offer unique guest experiences.

Its proximity to Liberia International Airport in Guanacaste, just 30 minutes away, enhances its appeal, offering investors a prime opportunity to capitalize on Playas del Coco's emergence as a thriving commercial hub and sought-after beach destination. Whether envisioning a beachfront hotel, a vibrant beach club, or a mixed-use development with commercial spaces and condos, this property provides endless potential for those looking to make a lasting impact in one of Costa Rica's most desirable coastal areas.

