

# LADERA DEL MAR MONTEVISTA 15

OCEAN VIEW LOT  
BUILD YOUR DREAM  
BEACH HOME

SIZE : 1.28 ACRES | 5,201 M2

FOR SALE  
**\$375,000**



Located in the exclusive Montevista Estates at Ladera del Mar, this property offers breathtaking views of Playas del Coco Bay and the Pacific Ocean. This gated community provides a secure, tranquil lifestyle with 24/7 security and low HOA fees.

Lot #15 spans 5,201 m<sup>2</sup> (1.28 acres) with flat topography, perfect for building. Utilities are already in place for convenience. Situated 375 meters (1,230 feet) above sea level, the lot offers stunning views of nearby bays, peninsulas, islands, and volcanoes.



Ladera del Mar is designed for a balanced lifestyle, offering privacy, security, and quality infrastructure. The community features paved roads, lush landscaping, mature trees, and abundant flora and fauna. Residents can enjoy beautiful gardens, hiking trails, and a seasonal waterfall.

The property is between Playas del Coco and Playa Hermosa, just 5 minutes from the beach and 30 minutes from Guanacaste International Airport. The luxurious new Waldorf Astoria is just 10 minutes away. This location offers the perfect blend of tranquility and luxury, with easy access to natural hot springs, volcanoes, zip lines, and pristine beaches.

This is a wonderful opportunity to build your ocean-view dream home or investment property in a peaceful, secure community. Contact us to schedule a visit!

