

OCEAN AND SUNSET VIEW  
VILLA IN PLAYA OCOTAL

3 BED - 2 BATH

1506 SQ FT - 140 M<sup>2</sup>

FOR SALE  
\$435,000

ALMENDROS

17



Welcome to Almendros 17, a standalone sunset-view villa located just 100 meters from the calm, swimmable waters of Blue Flag-certified Playa Ocotal. Set within the beachfront Los Almendros community, this 3-bedroom, 2-bathroom 1500sq.ft villa offers ocean views, privacy, and the peaceful rhythm of coastal living.

Los Almendros is a well-maintained, lushly landscaped community with 24/7 security and an on-site reception office—convenient for guest check-ins, coordinating cleanings, or any assistance you or your guests may need.

No shared walls here—just your own space, steps from one of the two community pools (this one with ocean views). Park in your covered space, walk a few steps to the door, and take in the sound of the waves and close-up views of the Pacific.





The main level includes:

- Vaulted ceilings with wood accents for warmth and Costa Rican character
  - A remodeled kitchen with stainless steel appliances
  - An open-concept kitchen, dining, and living area
- A full bathroom, laundry area, and the primary bedroom
- A spacious ocean-view terrace for sunsets and sea breezes

Downstairs you'll find:

- Two guest bedrooms with a shared full bath
- A small balcony with ocean glimpses

A modest garden area below—not a main hangout space, but a bonus spot if you'd like to plant lemons, herbs, or enjoy a bit of greenery

Playa Ocotal is known for its gentle surf, snorkeling, and laid-back vibe. Around the corner, Father Rooster remains one of the area's most iconic beachfront spots—perfect for lunch, sunset drinks, and live music.

And when you want more variety, Playas del Coco is just a 10-minute drive away with supermarkets, restaurants, cafés, nightlife, and essential services.

A place to enjoy and make memories with friends and family—and rent out the rest of the year. After all, who wouldn't want to come to Guanacaste and stay in a sunset-view villa just steps from the beach?

Feel free to reach out with any questions or to set up a visit—virtual or in person, we're happy to help.