

CORNER LOT IN
MONTESECO
NEIGHBORHOOD
Size : 622m2

MONTE SECO 622

FOR SALE
\$160,000



This flat, buildable lot is located in the walkable Monte Seco neighborhood, just minutes from downtown Playas del Coco and the beach. The property measures 622 m² (approximately 6,695 ft²) and offers 29.90 m (98 ft) of frontage along one public road and 20.74 m (68 ft) along a second public road, as it sits on a corner. One side faces a designated park/green area that is part of the Monte Seco neighborhood plan and will not be developed.

The lot is offered at \$160,000 as a whole. The seller is also open to subdividing it into two separate lots of approximately 311 m² (3,347 ft²) each, available at \$85,000 per lot. Each lot would have about 14.95 m (49 ft) of road frontage and direct public road access.

The terrain is level, with no reported flooding, and a geotechnical study confirms suitability for residential construction. The area is a mix of homes and small apartment developments, with easy access to supermarkets, schools, public transportation, and town. Monte Seco is a no-HOA neighborhood, offering added flexibility for owners.

There is currently a container on the property that includes a small office with air conditioning and storage space (bodega). It is optional and available separately for \$10,000.

Water, electricity, and high-speed internet are available at the lot line.

Feel free to reach out if you'd like to walk the property or explore the possibilities.

