

BRAND-NEW  
DUPLEX NEAR THE  
BEACH, PLAYAS DEL  
COCO

# CASA ITALIA

3487 SQ.FT | 324 M2

FOR SALE  
\$645,000



LOCATION

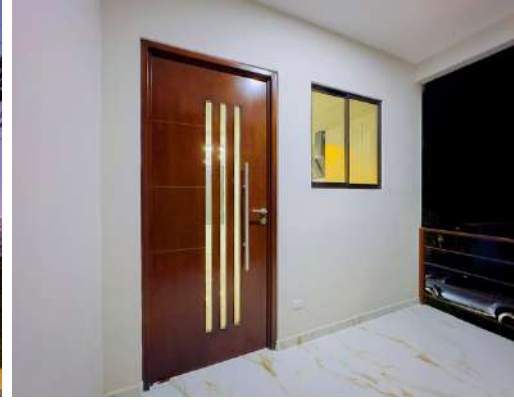


Welcome to Casa Italia, a brand-new concrete duplex located in the north area of Playas del Coco, only 3 blocks (5-minute walk) from the beach and steps from the Las Palmas neighborhood with restaurants, cafés, mini market, and services. Downtown Coco is just a 4-minute golf cart ride away, with golf carts being a common way to get around.

Casa Italia is designed as two completely independent, spacious apartments, ideal for shared living, multi-generational use, or flexible rental possibilities.

Two Independent 2 Bed | 2 Bath Apartments

- Each apartment offers 105 m<sup>2</sup> (1,130 sq.ft.) under A/C with:
  - 3-meter (9.8 ft) high ceilings
  - Large windows and abundant natural light
  - Solid concrete construction
  - Asphalt roof with excellent insulation
- Quartz countertops and kitchen cabinetry
  - Appliances included
- Mini-split inverter A/C in all bedrooms
- Modern ceiling fans and light fixtures
- Private laundry room in each unit



The interiors are ready for you to furnish and personalize in your own style, whether modern, tropical, or beach-cozy.

The upper apartment features a front balcony and a private balcony off the primary bedroom.

The ground floor apartment enjoys a spacious terrace and a private terrace off the primary bedroom.

Both primary bedrooms include wooden king beds and closets.

#### Outdoor Area, Pool and Garden

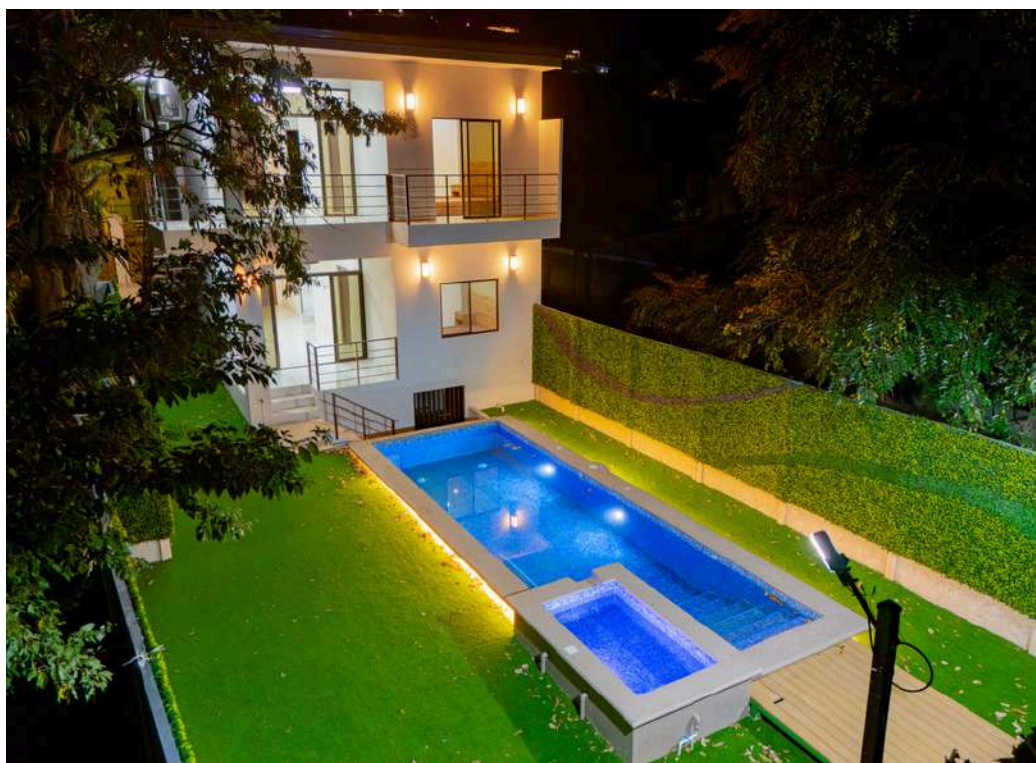
At the back of the property, the pool area creates a private and inviting setting to enjoy time outdoors.

- Pool: 28.90 m<sup>2</sup> (311 sq.ft.)
- Connected jetted plunge pool
- Green privacy wall (low maintenance)
- Beautiful garden space around the pool
- Room to create comfortable outdoor lounge and BBQ areas

The property is fully fenced and includes an electric gate with parking for 3 cars.

#### Construction and Lot Details

- Lot size: 324 m<sup>2</sup>
- Total construction: 247 m<sup>2</sup> (2,659 sq.ft.)
- Under A/C: 210 m<sup>2</sup> (2,260 sq.ft.)
- Machine room: 9 m<sup>2</sup>
- Full concrete construction
- Asphaltic roof with insulation
- Titled property



## Layout Flexibility and Who Casa Italia Is For

Casa Italia works beautifully for:

- Families wanting to share a property while keeping privacy
  - Multi-generational living
  - Living in one apartment and renting the other
  - Renting both apartments separately
- Using the property as a 4-bedroom home with two independent living spaces
- Friends or family purchasing together as a shared investment

This is a true duplex design with one apartment on the ground floor and the other on the second level, offering flexibility that is hard to find this close to the beach in Coco.

## Location Lifestyle

A short walk to the beach, close to Las Palmas amenities, and minutes to downtown Coco, this location allows you to enjoy daily life without needing a car.

## Furnishing Credit

Because the property is not fully furnished, the sellers are offering:

\$15,000 credit for furnishings

A great opportunity to finish the home exactly to your taste.

Feel free to reach out for more information or to schedule a visit, virtual or in person.  
We're happy to help.

