

# YLANG YLANG HERMOSA DUPLEX

STEPS FROM THE BEACH  
GAVIOTA DEL SOL,  
PLAYA HERMOSA  
4 BED | 4 BATH

3,186 SQ.FT CONSTRUCTION

FOR SALE  
**\$785,000**



This beautiful up-and-down duplex sits in Gaviota del Sol, a peaceful gated community surrounded by greenery and just a short walk to the soft sands of Playa Hermosa. The property includes two fully furnished, turnkey 2-bedroom, 2-bath residences, one on the ground floor and one on the upper level, offering flexibility to live in one and rent the other, share with family, or enjoy as a spacious beach retreat.

Each unit features high-quality finishes with hardwood cabinetry, stone countertops, and detailed woodwork that create a natural, welcoming feel. The lower unit includes a generous covered terrace with an above-ground jacuzzi and mosquito-screen enclosure, perfect for outdoor dining or relaxing in the tropical breeze. The upper-level unit mirrors the same comfortable layout and adds a large balcony, with slightly different finishes that give each residence its own style and charm.

Practical details include a durable fiberglass tile roof, covered two-car carport, a water softener system for the entire home, and reverse osmosis filters in the kitchens. There is also a small front bodega ideal for beach chairs and boogie boards, and a larger garden storage room with electrical outlets, lighting (interior and exterior), and 240-volt circuits currently used as a workshop, man-cave, and storage area. The home offers excellent internet connection, with Starlink available if desired, solar-powered security cameras and lights, and an automated sprinkler system for easy upkeep.





The landscaped backyard is fully fenced and gated, featuring fruit trees such as papaya, avocado, banana, and plantain, as well as decorative palms, limoncello shrubs, and a fragrant ylang-ylang tree. Two Melipona (stingless bee) hives add a touch of nature and produce medicinal honey. Monkeys and birds often visit, enhancing the home's peaceful tropical setting. There is also room to add a small plunge pool or additional garden area if desired.

With 296 m<sup>2</sup> (3,186 sq. ft.) of construction on a 425 m<sup>2</sup> (4,575 sq. ft.) lot, the property feels spacious yet easy to maintain. Gaviota del Sol is a quiet, well-kept community that offers privacy, security, and a relaxed atmosphere. The HOA remains low and covers water from a private certified well, trash collection, common-area landscaping, road and gate maintenance, and on-site administration by a full-time resident manager. Automated gates, cameras, and manicured green areas contribute to a welcoming and well-managed environment.

Playa Hermosa is known for its calm bay, golden sand, and relaxed vibe. Spend your days swimming, kayaking, or enjoying beachfront restaurants at sunset. Playas del Coco, with its shops, restaurants, and services, is just a 10-minute drive away, and Liberia International Airport (LIR) is 25 minutes away.

If you're looking for a move-in-ready home with flexibility and character in one of Guanacaste's most beautiful beach areas, Ylang Ylang Hermosa Duplex is worth discovering. Feel free to reach out to schedule a visit, virtual or in person.

