LOOKOUT SUITES

PLAYAS DEL COCO

OCEAN VIEW BOUTIQUE HOSPITALITY PROPERTY

Lot size: 490.43 m²
Construction: 557 m² (6,000 sq. ft.)
Levels: 4 (rooms + penthouse + rooftop restaurant)

FOR SALE
$2,220,000









Set on the hillside overlooking the Gulf of Papagayo, Lookout Suites is a four-level ocean-view hospitality property with a rooftop restaurant and panoramic sunset views from every room and terrace. Located about a 5-minute drive from Coco Beach and 25 minutes from Daniel Oduber Quirós International Airport (LIR), the property combines views, location, and an existing restaurant lease that provides steady monthly income.

Originally built in 2008 and since remodeled and updated, the building offers approximately 550–557 m² of construction (about 5,900–6,000 sq. ft.) on a 490.43 m² lot. The structure is built close to the property lines, maximizing the interior and terrace spaces across its four floors.




Layout by Level (4 floors)

First Floor
- 4 studio rooms, each with private bathroom and AC
- 1 laundry room
- 1 larger room with kitchenette and private bathroom

Second Floor
- 5 studio rooms, each with private bathroom and AC
- 1 larger room with kitchenette and private bathroom

Third Floor – Penthouse Apartment
- 2 bedrooms
- 2 full bathrooms
- Kitchen, living area, terraces

Fourth Floor – Rooftop
- Open-air restaurant space with seating for approx. 60 guests
- Currently leased to The Lookout Restaurant, a well-known sunset dining spot with strong reviews and local reputation.

Accommodation Summary
- 9 studio rooms (private bath, AC, ocean views)
- 2 one-bedroom suites with kitchenette and living area (like a double room layout)
- 1 two-bedroom / two-bath penthouse apartment
- All rooms face toward the Pacific with views of the Gulf of Papagayo and surrounding mountains
- Independent AC, hot water, WiFi, TVs
- Infinity-edge pool overlooking the ocean
- On-site laundry, parking in front

Restaurant Lease - Built-In Income
The rooftop is leased long-term to The Lookout Restaurant, known for its sunset views and frequently recommended by nearby resorts to their guests. This provides consistent monthly rental income to the property owner regardless of how the accommodation portion is operated.

Operation Flexibility for a New Owner
The property is not currently operating, giving a new owner full flexibility to choose a direction:
- Boutique hotel
- Vacation rental suites (Airbnb / VRBO style)
- Bed and breakfast concept
- Group retreats, fishing/diving groups, weddings, private events
- Live in the penthouse while operating the rest
Previous ownership operated it both as a hotel and later as vacation rentals with remote management using synchronized booking software connected to major platforms.

Location Advantages
Within a short drive are multiple beaches including Coco, Ocotal, Hermosa, and Panamá. Playas del Coco offers supermarkets, banks, medical services, restaurants, dive shops, and everyday conveniences, while the Papagayo region is known for fishing, scuba diving, boating, and outdoor activities. Volcanoes, hot springs, and ziplining are all within an hour's drive.

This is a rare opportunity to acquire a view-driven hospitality property with an existing income component, strong layout for multiple operating models, and one of the most recognizable sunset rooftop locations in the area.

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

