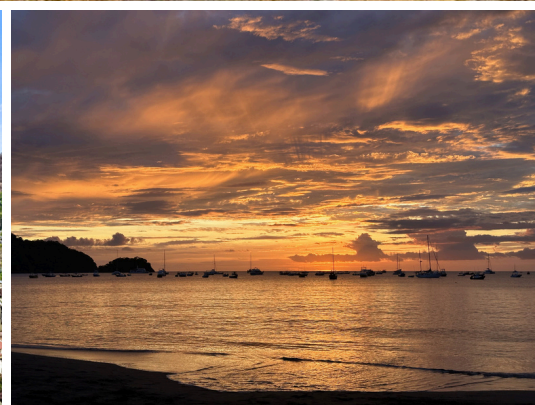
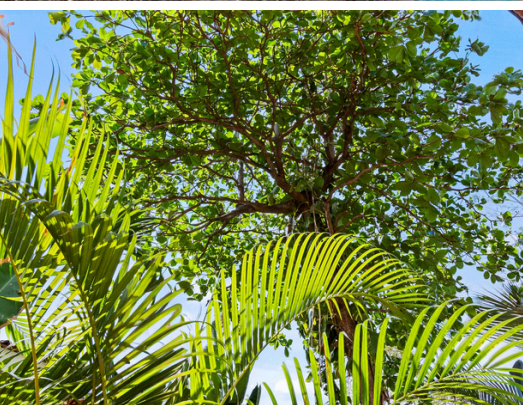


Prime Development Opportunity

Lot: 2,665 m²

FOR SALE
\$185,000

VISTA MARINA LOT B



Prime Development Opportunity in Vista Marina – Monte Seco, Playas del Coco

A rare opportunity to own a spacious lot in the desirable Vista Marina area of Monte Seco, one of the fastest-growing residential areas above Playas del Coco.

This generously sized lot measures approximately 2,665 m², offering ample space to build your dream home, vacation retreat, or investment property. Located on a paved road and not too high up the mountain, the lot provides easy access while still enjoying the peaceful hillside setting and refreshing breezes.

The Vista Marina neighborhood is experiencing exciting growth, with new developments, beautiful homes, and modern condo complexes being built nearby. Despite the growth, the neighborhood remains a quiet and desirable residential area, making it ideal for both full-time living and investment.

Lots in Playas del Coco are becoming increasingly difficult to find, especially in established areas like Monte Seco, and this property is very well priced for the area.

Water availability is not an issue — the water letter was previously obtained and is generally easy to secure again, which helps simplify the future building process.

The location is highly convenient: town is only a 5-minute drive and the beach is about 7 minutes away by car. You are also close to grocery stores, doctors, dentists, restaurants, and everyday services, while the Daniel Oduber Quirós International Airport is approximately 30 minutes away, making travel easy for homeowners and visitors alike. Also available: an additional lot next door if you're looking for a smaller investment option.

Property Highlights

- Lot: 2,665 m²
- Located in Vista Marina – Monte Seco
- Paved road access
- Quiet residential neighborhood
- Close to new developments
- Water letter previously obtained
- 5 minutes to town
- 7 minutes to the beach
- 30 minutes to the international airport
- Excellent value in a limited lot market



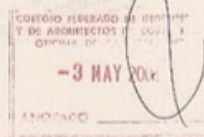
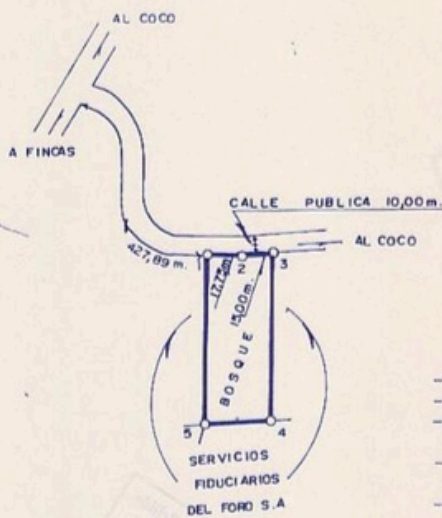
CATASTRO NACIONAL
94 200
ROLLO - IMAGEN
SECCION MICROFILM AÑO 2001

REGISTRO NACIONAL
CATASTRO NACIONAL
El presente plano ha cumplido con los requisitos exigidos por la ley, por lo que ha sido registrado bajo el siguiente número:
5-702087-2001
07 MAY 2001
Fecha _____ Firma _____ Autenticado _____



LINEA	AZIMUT		DIST.	
	o	'	m.	cm.
1	2	89	51	17 75
2	3	84	14	15 00
3	4	178	44	80 56
4	5	265	50	33 50
5	1	359	16	81 43

LOCALIZACION
HOJA CARRILLO NORTE
ESCALA 1:50000



- DOY FE DE QUE LOS LINDEROS SON EXISTENTES.
- LEVANTAMIENTO POLAR, POLIGONAL ABIERTA.
- ERRORES ESTIMADOS:
LINEAL : 0,02 m . ANGULAR : 00° 02'
- DOY FE DE QUE LA CALLE QUE INDICO COMO ACCESO EXISTE EN LA REALIDAD.
- DOY FE DE QUE LA INSCRIPCION DE ESTE PLANO NO AFECTA NI PERJUDICA EL PATRIMONIO NACIONAL RESPECTO A LA ZONA MARITIMO - TERRESTRE.
- MODIFICA EL PLANO CATASTRADO No. g. 599559 - 99

PROPIEDAD DE	CEDULA JURIDICA No. 3-101-184700	SITUADO EN EL COCO	ES PARTE DE
SERVICIOS FIDUCIARIOS DEL FORO S.A.		DISTRITO 03 SARDINAL	FOLIO REAL No.
		CANTON 05 CARRILLO	5115593 - 000
		PROVINCIA 05 GUANACASTE	
PROYECTO TOMO 11469	FOLIO 44	ESCALA 1:2000	ABRIL No. 204 FECHA MARZO 2001

