BEACHFRONT LAND

OASIS BEACHFRONT

Playas del Coco

Size: 974 m²

FOR SALE

$750,000









Beachfront Land for Sale in Playas del Coco, Guanacaste

Opportunities to acquire flat beachfront land in Playas del Coco don't come up often. This 974 m² (10,484 sq ft) property offers 22.02 meters (72.2 feet) of direct beach frontage, making it an attractive opportunity for someone looking to build a private beachfront residence or explore a small-scale development project.

Currently authorized for residential construction, the property offers the flexibility to create a private home, a main residence with a guest house, or a small beachfront retreat with a swimming pool. With flat topography, 8.68 meters (28.5 feet) of road frontage, and the beach right at your doorstep, it combines an excellent location with practical building potential.





Development Potential
The current construction parameters allow for:
- Maximum building coverage of 70%.
- Up to two floors, with a maximum height of 10 meters.
- Authorized residential construction, including a swimming pool.

The property offers an excellent opportunity to create a private beachfront residence or explore a thoughtfully designed residential project.

Water & Electricity Availability
- One approved public water availability letter currently in place.
- Electricity availability letter available.



Beachfront Concession

Like most true beachfront properties in Costa Rica, the beachfront portion is held under a maritime zone concession rather than titled ownership. This is a standard and well-established structure along much of the country's coastline, including Playas del Coco.

The concession is currently valid through 2040. Costa Rican law allows beachfront concessions to be renewed for successive terms, provided the concession holder remains in good standing, complies with the applicable requirements, and follows the established renewal process. We're happy to provide further details and explain how the concession system works to interested buyers.

Location - Playas del Coco

Playas del Coco is one of Guanacaste's most established beach communities, offering restaurants, supermarkets, shops, and everyday conveniences. Located on Costa Rica's North Pacific coast, it is approximately 30 minutes from Liberia International Airport (LIR), with convenient connections to the United States and Canada.

The area continues to attract significant hospitality and residential investment, particularly throughout the Papagayo region, adding to the long-term appeal of this stretch of coastline.

- Direct beachfront access.
- Flat, usable land with convenient road access.
- Convenient access to restaurants, shops, and everyday services.
- Approximately 30 minutes from Liberia International Airport.
- Within reach of the ongoing development and investment in the Papagayo region.

A Beachfront Opportunity

Whether the vision is a private beachfront home, a family retreat, or a residential investment, this property offers an opportunity to create something special in one of Guanacaste's established beach destinations.

Feel free to reach out for additional information or to schedule a private visit. We'd be happy to share more details and help you explore the possibilities.



