

# VILLA ESMERALDA ALMOST BEACHFRONT!



Located only 50 meters walk to beach!  
It is also located at only 5 minutes walk to  
downtown Playas del Coco.

The 800m<sup>2</sup> / 8608 sq. ft. lot has over  
400m<sup>2</sup>/4304 of space available to add  
additional construction on two floors (more  
rooms, owners home, pool, or a beautiful  
extra common areas!

There are several plants and fruit trees on  
the property, mango, coconut, papaya,  
banana and lemon

On the ground floor there are two - 2 bed 1  
bath apartments. One measures 75m<sup>2</sup> / 807  
sq. ft. and the 2nd 2 bed apartment 55m<sup>2</sup> /  
591 sq. ft. Every room has a ceiling fan and  
there is internet throughout the property.

On the 2nd floor there are 8 rooms with a  
total construction size of 105m<sup>2</sup> / 1130 sq. ft.

One of the rooms has a private bathroom.

The other 7 rooms shares downstairs 3  
showers and 2 baths. Wrap around balcony  
with sitting area.

The property has two entrances, fully gated  
with concrete wall and plenty of parking.

Hear the waves crash, and start your  
hostel/restaurant business today!

For Sale **\$230,000**

