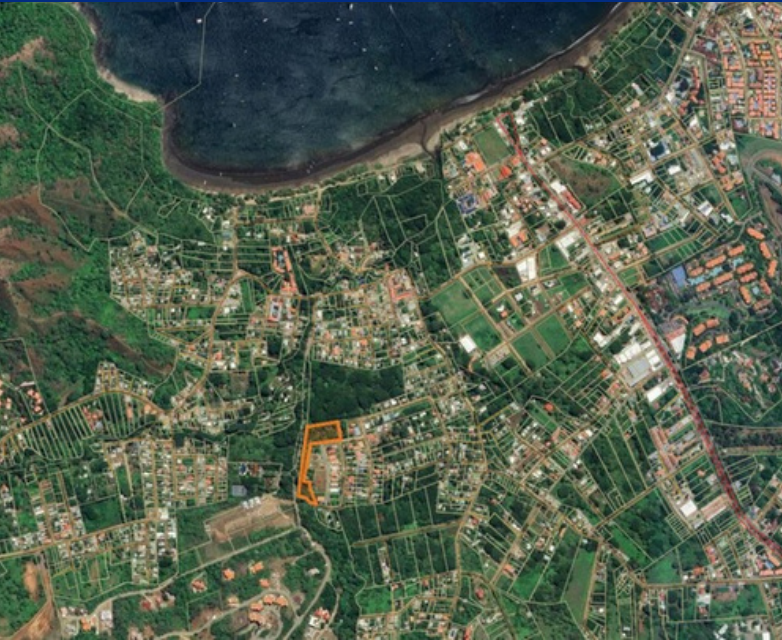


CBE ENTRANCE LOT

\$1,300,000



Prime 8,239 m² Development Parcel

Exceptional Location Next to Coco Bay Estates | Flat & Build-Ready | 2 Minutes to the Beach

This rare 8,239 m² (2.03-acre) development parcel is ideally positioned in the heart of Playas del Coco, one of Guanacaste's fastest-growing coastal communities and a major hub for tourism, residential living, and investment activity. Bordering the prestigious Coco Bay Estates community, this property offers the perfect foundation for a residential housing project, boutique villa enclave, or mixed-use concept.

Strategically located just minutes from all major amenities—with water, electricity, and paved road frontage already in place—the parcel provides immediate development viability and outstanding long-term upside in the most dynamic growth corridor of the Papagayo region.





Unbeatable Location

- **2 Minutes to the Beach**
- **Restaurant & Nightlife Hub of Guanacaste**
- **Retail, Shopping & Daily Convenience**

Healthcare & Services

Playas del Coco and neighboring Playa Hermosa offer:

- Multiple medical clinics.
- Dental practices.
- Pharmacies.
- Emergency and private clinic services.
- Laboratory services.
- Major hospitals are located 30 minutes away in Liberia.

New Marina – Major Growth Driver

Playas del Coco has officially approved a fully funded USD 24.5 million marina project—bringing slips, boardwalk retail, restaurants, and tourism infrastructure. This will dramatically enhance waterfront value, boating access, and long-term real estate demand.

This parcel sits just minutes from the marina site, offering excellent positioning for future appreciation.



CBE ENTRANCE LOT
\$1,300,000



Proximity to Airport, Solarium, and Key Infrastructure

- 25 minutes to Liberia International Airport (LIR) and Solarium Commercial Center (PriceSmart, Do-It Center, restaurants, logistics hub)
- 35 minutes to downtown Liberia with hospitals, universities, and full city services

This strategic connectivity ensures both local and international buyers can access the area with ease.

Ideal Use Cases

Given its size, shape, location, and fully serviced status, the parcel is perfectly suited for:

- Residential subdivision (8–12 single-family homes)
- Gated villa enclave
- Multi-villa rental community (high demand for long-term and short-term housing)
- Boutique residential + mixed-use combination
- Developer spec-home project

Summary

This 8,239 m² flat, build-ready parcel delivers everything a developer seeks:

Prime location, utilities in place, paved access, no site prep challenges, and immediate proximity to the strongest amenity base in the Papagayo region.

Opportunities of this scale and readiness inside Playas del Coco are increasingly rare.

A high-value, strategically located development site—ideal for immediate construction and long-term appreciation.



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