



140m2



542m2



# Casa y Casita Claudia



Listed at \$350,000

The corner lot is at the end of a quiet street (almost a dead end) that's only a 500 meter walk to the Coco Beach. So, it's super tranquilo. Nonetheless, right around the corner there's a Coffee House, and a little further toward the beach there's a burger joint and tiki bar. The "mini town centers" of Pueblito Norte and Pueblito Sur at Las Palmas are a just a short walking distance where you can find a mini supermarket, clinic, Mexican restaurant, specialty meats, property managers, a killer sports bar, and much more.

El Coco's downtown with even more amenities like gift shops, bars, restaurants, mini supers, pharmacies, supermarkets, etc., is only 600m2



away. And El Coco's nightlife is a blast! This is a great spot if you like getting around by golf cart or bicycle.

## Casa & Casita Super Tranquila 500m2 from the Beach

Casa y Casita Claudia make a super charming couple on a spacious cul-de-sac corner lot at a fantastic location in Playas del Coco! The 2BR/1BA, ~800ft2/75m2 main house and the 1BR/1BA ~500ft2/47m2 "casita" - or small house - are grouped side by side on a 5,834ft2/542m2 lot. Each has its own gated parking and entry. Both share a yard, a screened in rancho, and garden with picnic tables and hammocks under palm, almond, and plantain trees.

Enjoy the flexibility of owning a property you can occupy yourself, or rent as a 1BR, 2BR, or 3BR home to generate rental income and ROI immediately.



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Enjoy the flexibility of owning a property you can occupy yourself, or rent as a 1BR, 2BR, or 3BR home to generate rental income and ROI immediately. It's only 25 minutes from baggage claim at Guanacaste Airport (LIR) to Casa y Casita Claudia and the warm, blue waters of Playas del Coco!





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