

# LA ESTELA MARINA LOT

\$3,250,000



## ***La Estela Marina Playas del Coco Ocean-View Lot***

### Property Overview

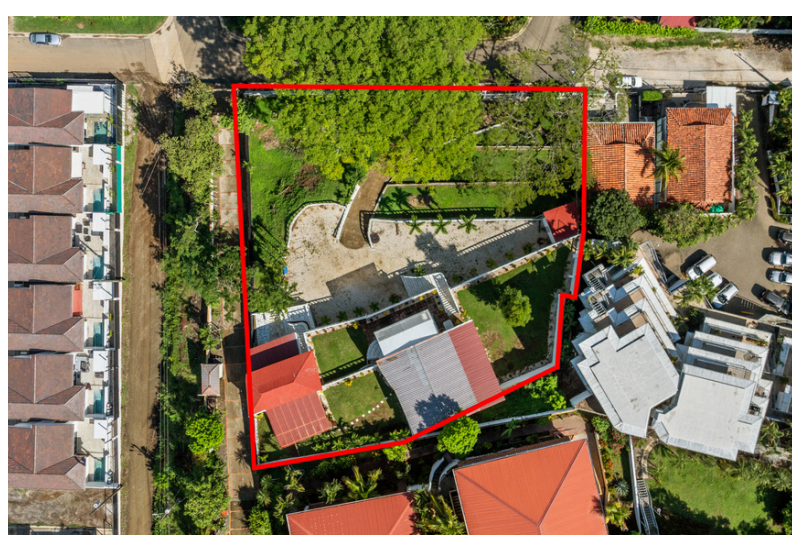
- 2,234 m<sup>2</sup> ocean-view lot in Playas del Coco.
- Just 276 meters from downtown and 330 meters to the beach.
- Riptide-free waters for safe swimming.

### ***Development Potential***

- Perfect location for a condo development, filling a gap in accommodation for the area's growth.
- Includes 4 existing 1-, 2-, and 3-bedroom condos for immediate use while new construction proceeds.







## **Location Advantages**

- Close to over 50 restaurants, bakeries, shops, veterinary clinics, post office, and medical/dental services.
- Liberia International Airport expanding for more private jet access (35 minutes away).
- New four-lane highway approved from Liberia to Comunidad, only 8 miles from Pacific beaches.
- New marina announced and approved for Playas del Coco.

## **Surrounding Investments**

- Major luxury hotels: Waldorf Astoria Playa Hermosa, St. Regis, Ritz Carlton, and others.
- Regional projects: Bahia Papagayo, Parque Tempisque, Monte Mar, Hacienda del Mar, and more.
- Seller Terms
- Attractive 50% financing available for qualified buyers.