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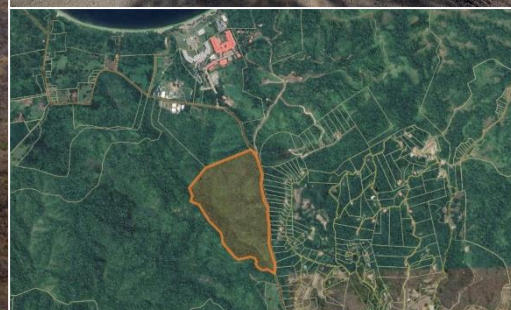
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TRES AMIGOS

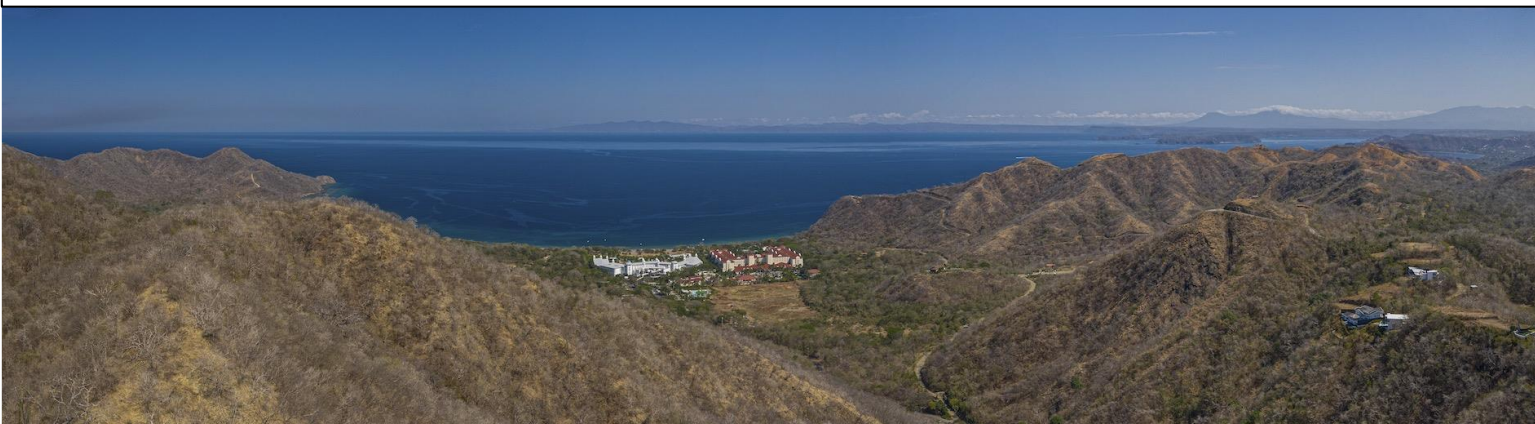
REALTY GROUP



PLAYA MATAPALO OCEAN VIEW DEVELOPMENT PROPERTY - 42.9 Hectares (106 Acres) - \$1,950,000

Stunning Panoramic Ocean View Development Property Overlooking Playa Matapalo, RIU Hotels and Diamante Eco Park.

One of the last good Ocean View Development Parcels left in the Papagayo Area, the large property features commanding mountaintop ocean views, extreme privacy, access to utilities and ample public road frontage. Perfect for a mixed use ocean view and commercial road front development. The property is also perfect for a private "Rock Star" compound providing stunning views and an abundance of privacy. Fly your private jet into the Guanacaste International Airport and you are a quick helicopter ride to your private mountaintop ocean view compound. There is a paved public road and power to the property and water is abundant on the property and in the area. There is a large and flat portion of the property situated directly across from the Diamante Eco Adventure Park entrance and just down the road from the sprawling RIU Resorts that allows for commercial development. The property could also be segregated between an upper and lower section with separate entrances. The upper entrance having the premium ocean views and extreme privacy and the lower end lending itself to commercial road front development and lower down ocean view lots. This property is very fairly priced based on its development potential and flexibility of a development plan. The rough cut road to the top area of the property allows for ease of analysis of the development possibilities. The owner is a seasoned developer in the area and will share his careful analysis of the property giving you a better idea if your development goal can be achieved. Close to a full range of shopping, medical care, services, restaurants and nightlife as well as being close to major population centers of Sardinal and the Beach areas of Playas del Coco, Playa Hermosa, Ocotal and Playa Panama.



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