

**PLAYAS DEL COCO VENTIMIGLIA LOT – 623 M2, All Utilities, Private, Close to Town and Beach - \$155,000**



**VENTIMIGLIA LOT**



***Prime Playas del Coco Private Building Lot with Residential Development Upside.***

Positioned in the vibrant core of Playas del Coco, Ventimiglia Lot presents a premier infill development opportunity in one of Costa Rica's most dynamic coastal markets. This flat, build-ready 623 m<sup>2</sup> parcel features 21 meters of public road frontage and comes fully serviced with utilities in place, including water availability and electricity, significantly reducing pre-construction timelines and upfront development hurdles. Located just 2 blocks from the town's main commercial corridor and a short stroll to the beach, the property sits within immediate proximity to established residential and mixed-use communities such as Pacifico and Las Palmas, and is surrounded by an estimated 5,000 existing homes and condominiums—offering a built-in customer base for single family residential or a mixed-use concept. With zoning flexibility supporting both residential and commercial applications, this lot is ideally suited for a single family home or rental apartments, designed to capitalize on Coco's steady tourism growth and expanding full-time population. Just 25 minutes from Daniel Oduber Quirós International Airport (LIR), the location ensures convenient international access, enhancing both resale and rental potential. Opportunities for shovel-ready parcels of this caliber in the heart of Coco are increasingly scarce, making this a strategic acquisition for investors and developers seeking strong fundamentals, prime visibility, and long-term upside in a proven beach destination.



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