

\$2,900,000 - Mountain Luxury Atenas, Atenas

MLS® #costa_rica_11521

\$2,900,000

5 Bedroom, 5.00 Bathroom, 900 Sqm

Residential on 37960.00 Sqm

, Atenas, Alajuela

Owner Financing.

Best Weather in the World: Atenas Located in Atenas mountains, this incredible home has amazing views, all surrounded by nature, 9.83 acre(s) of land full of plants and fruit trees. Driving minutes from San José, easy access to main highways in the country: 30 minutes to Juan Santamaria Airport (SJO), 30 minutes to Walmart, PriceSmart and Escazu, 30 minutes to Cima Hospital, and quickly access to Pacific Beaches, just 45 minutes. Atenas is known as the place with the best weather in the world; it is a strategic zone to live peaceful and close to all amenities you may need.

Excellent Security System: The house has an excellent security system which includes a pedestrian gate with video and electronic entrance and electric automatic gate for vehicle entrance, security lights, motion sensor enabled at street entrance, high definition IP security cameras, night vision enabled, able to view over your Smart Phone or other internet enabled device in real time anywhere in the world and able to review two months history. Also includes 3 PTZ's and two 32 inch monitors, one in kitchen and one in upstairs bedroom. Installed by a local vendor, Unitech, 4 indoor home security cameras viewable on internet enabled devices anywhere in the world. The property is fully fenced.

Harmonious Living: Extremely private, quiet, safe, and all useable. Property was recently surveyed and filed with the Government. It is at the end of the street, has a river, the Rio



Cajon, that runs all year and a second seasonal river with 100 foot waterfall. It has a gated private paved road to the river Rio Cajon, and private road inside property that surrounds entire property and gated entrance to second river. Rancho at the river has internet, electricity 110 and 220 volts, lights, security cameras, water, toilet, sink, and shower. The property is full of fruit trees: 5 different varieties of mature mango trees, about 40, Several varieties of lime and lemon mature trees, about 35, Banana, Plantain, Tangerine, Orange trees and Coconut Palm trees.

Luxury Living: The main house has 4 bathrooms, 3 bedrooms, air-conditioning, chefs' kitchen, laundry room, pantry, great room, 40 foot ceilings, upstairs office area, solar heated infinity pool, large patio facing East with endless views to the city of San Jose, and volcanoes. Fully furnished. There is also a guest house with 2 bedrooms, one bathroom, full kitchen, laundry room, living room, air-conditioning and internet. Fully furnished.

Special features: Water well with 10,000 liters of storage in ground. In ground irrigation system with pump. 10,000 liters of fresh water storage for daily house use. Fully functional palapa and bodega, with all the yard equipment necessary, toilet, indoor and outdoor sinks, also with motion sensor security lights. Upgraded electrical transformer from ICE. 5 electrical meters and are grounded with 30 foot ½ inch copper hard wire in ground. Attics cleaned and sanitized. High pressure plumbing from river to house to irrigate property, is in place. HD Dish TV from the USA with full programming and DVR capabilities. High speed internet. Wireless weather station, Davis Instruments. 3 water meters. Beautiful tennis court

****Open to USA trade. Great Finance Opportunity.****

Essential Information

MLS® #	costa_rica_11521
Price	\$2,900,000
Bedrooms	5
Bathrooms	4.5
Half Baths	1
Total Baths	5
Building Sqm	900
Lot Sqm	37,960.00
Type	Residential
Status	Active

Community Information

Address	Mountain Luxury Atenas
City	Atenas
State	Alajuela

Amenities

Features	Amazing Views Guest House High speed internet River Flow Security System Tennis Court
Has Pool	Yes

Interior

# of Stories	2
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Additional Information

Date Listed	February 20th, 2024
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