

\$699,000 - La Garita Flat Residential Land, Alajuela

MLS® #costa_rica_11574

\$699,000

0 Bedroom, Bathroom,

Lots and Land on 31032.00 Sqm

, Alajuela, Alajuela

Nestled just 3.5 km / 2 miles from the Pacific coast highway in La Garita, this picturesque flat land awaits, boasting an impressive 81-meter frontage that beckons to be explored. Conveniently located yet surrounded by nature, this property is an ideal canvas for those seeking a tranquil retreat within reach of the city. With an inviting year-round climate, characterized by a maximum temperature of 30°C/86°F, this haven offers the perfect backdrop for creating a community of homes or an exclusive family estate. The vast expanse of the property, divisible in 2 lots of a minimum size of approximately 15,000 square meters, 3.71 acres provides ample space for personalized development. Distinguishing features of this land include a registered water well, natural irrigation water at all times, and an assortment of native and fruit trees that contribute to the natural allure of the environment. The zoning regulations permit the creation of a harmonious community, allowing for the construction of 21 single-level homes per hectare or 42 two-level homes per hectare. The generous allowance of up to 40% footprint ensures a balance between development and preserving the scenic landscape. In the case of segregation the min. the lot size is 300 sq m/3,228 sq ft, min. front 12.5 mts., 50% of the footprint, and 3.5 mts separation in front and back of the property. Beyond residential possibilities, the property opens doors to diverse commercial activities, from the quaint charm of a bookstore



or bazaar to the convenience of a grocery store or pharmacy. The list extends to include recreational and cultural spaces, catering to a variety of interests and lifestyles. This haven isn't just a potential residence; it's an escape from the city's chaos, offering the opportunity for weekend getaways to unwind and recharge. Imagine a life where the tranquility of nature meets the convenience of urban living, just 30 minutes away from Escazu and Santa Ana city. Don't miss the chance to experience this paradise firsthand – contact us now to schedule your visit and make this dream property your reality!

Essential Information

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|-----------|------------------|
| MLS® # | costa_rica_11574 |
| Price | \$699,000 |
| Bathrooms | 0.00 |
| Lot Sqm | 31,032.00 |
| Type | Lots and Land |
| Status | Active |

Community Information

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|-------------|---------------------------------|
| Address | La Garita Flat Residential Land |
| City | Alajuela |
| County | Alajuela |
| State | Alajuela |
| Postal Code | 20113 |

Additional Information

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| Date Listed | February 21st, 2024 |
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