

\$900,000 - Plaza Ventanas Exclusive Lot, Ojochal

MLS® #costa_rica_11785

\$900,000

0 Bedroom, Bathroom,
Commercial on 2225.00 Sqm

, Ojochal, Puntarenas

Rarely does an opportunity as perfect as this one present itself, but here we are! This 2248 sqm lot, approved for a 23-room hotel/motel, is ideally situated just off the bustling Costanera Sur highway (Route 34), the main artery of Costa Rica's Pacific Coast. Stretching from Orotina in the north (west of San Jose) to Palmar, where it intersects with Route 2 and offers access to Panama and the renowned Corcovado National Park, the Costanera is a vital route for tourists, expats, travelers, commercial vehicles, and local traffic—where traffic equals profitability! Not only does this property enjoy prime highway and road frontage (specifically 83 meters of frontage), it is also located in the thriving commercial hub of Plaza Ventanas. This plaza serves as a key service center for the neighboring towns and local population, featuring a gas station (the only one between Palmar and Uvita, spanning approximately 40km), supermarket, cafe, artisan shops, restaurants, medical clinic, law offices, pharmacy, ice cream parlor, and more. Recently, the plaza owners installed towering dinosaur statues that captivate passersby, including a massive T-rex and Triceratops that draw tourists for memorable photo opportunities. Amidst these colossal dinosaurs are various smaller statues of animals like tortoises, pterodactyls, and tigers. A verdant area with umbrellas, picnic tables, and a small water feature near the T-Rex provides a charming spot to relax. Additionally, a jungle trail encircling the gas station property leads to



Cinco Ventanas, a delightful walk for observing the local wildlife. These amenities align perfectly with the property's existing plans and permits for a 23-room hotel/motel in this prime and easily accessible location. All necessary paperwork is in place, awaiting an individual with the vision and determination to realize their dream! For around \$2 million (in addition to the lot cost), this empty lot can be transformed into a premier hotel/motel that is not only conveniently located near services but also stands out from most developments and lots in the area. The groundwork is ready to commence! Alternatively, if you have a different vision for this space, given its exceptional location in the highly successful Plaza Ventanas, this spot is a genuine treasure trove! Surrounded by lush jungles and towering coastal mountains rising sharply to over 1,000 meters (3,300 feet) just a short distance behind the mall, Plaza Ventanas is a verdant oasis where toucans, macaws, howler monkeys, and Brilliant Blue Morpho butterflies are frequently spotted and heard. The nearby ocean, less than 1km away, is home to dolphins, turtles, and migrating humpback whales. Regarding the local area, the lot is a mere 1.7km from the entrance to Ojochal, a growing yet pristine jungle-clad town boasting numerous world-class restaurants, supermarkets, shops, services, entertainment and fitness centers, stunning rivers, waterfalls, and new discoveries awaiting each day! The unique Cascada el Pavon waterfall, featuring a swim hole and a massive boulder hanging over the edge, can be found in the nearby town of Tres Rios. Just a short drive away lies Playa Ventanas, a pristine beach with dark sand framed by a coconut grove, towering cliffs, and roaring sea caves. Playas Tortuga and Pinuela are also within minutes, while the nearby Garza Island is accessible via a 10-minute boat taxi. The broader Costa Ballena area is currently a red-hot real estate

market in Costa Rica. With its exclusive location, highway frontage, vibrant surroundings, and freshly approved permits and paperwork, any astute entrepreneur will eagerly seize this property!

Essential Information

| | |
|-----------|------------------|
| MLS® # | costa_rica_11785 |
| Price | \$900,000 |
| Bathrooms | 0.00 |
| Lot Sqm | 2,225.00 |
| Type | Commercial |
| Status | Active |

Community Information

| | |
|-------------|------------------------------|
| Address | Plaza Ventanas Exclusive Lot |
| City | Ojochal |
| County | Osa |
| State | Puntarenas |
| Postal Code | 60501 |

Additional Information

| | |
|-------------|---------------------|
| Date Listed | February 23rd, 2024 |
|-------------|---------------------|