

# \$950,000 - El Prado Lots, Flamingo

MLS® #costa\_rica\_12706

**\$950,000**

0 Bedroom, Bathroom,  
Lots and Land on 640.00 Sqm

Las Catalinas, Flamingo, Guanacaste

An exceptional opportunity awaits in Las Catalinas with the sale of two adjacent ocean-view lots in El Prado. Lot 89 spans 325.6m<sup>2</sup>, while Lot 90 covers 314.59m<sup>2</sup>, presenting a unique chance not found elsewhere in the market. These lots boast prime placement in El Prado, offering stunning ocean vistas, convenient proximity to town and the beach for walkability, frontage on the park, and accessible car access right up to the doorstep. The combined price for both lots is \$950,000, allowing for a construction footprint of 902.2m<sup>2</sup> (or 9711 sq ft). With this combination, numerous possibilities arise, including the construction of one large or two sizable homes on the upper level, along with two guest houses below, or the option to build up to a three-story condo. Alternatively, there's the opportunity to create a sub-condominium and sell off individual properties. This presents an extraordinary chance for those seeking a permanent residence in Las Catalinas with all amenities, investors looking to build and sell, vacation rental entrepreneurs seeking high returns, or groups interested in purchasing adjacent lots for shared living with friends or family. El Prado, scheduled for infrastructure completion by June 2023, promises a diverse range of residential and commercial options, featuring charming pedestrian streets, picturesque facades, top-notch amenities, balconies, and captivating hillside views. The grand Parque Central, complete with soccer fields and pedestrian stair streets reminiscent



of coastal Mediterranean towns, adds to the allure. Las Catalinas itself is a newly developed beach town on Costa Rica's Guanacaste coast, designed to offer a healthy, sustainable, fulfilling, and enjoyable way of life. Comprising residences, shops, eateries, small accommodations, plazas, parks, and recreational facilities, the town is meticulously crafted to create a series of delightful, walkable public spaces intertwined with nature. Architectural designs prioritize outdoor living, while the absence of motorized vehicles enhances the serene atmosphere. Surrounding the town are over 1,000 acres of tropical dry forest, providing ample opportunities for hiking and biking, while nearby pristine beaches offer various water activities such as swimming, paddle-boarding, kayaking, boogie-boarding, and snorkeling. Las Catalinas is conveniently located 45 minutes from the Liberia Airport, close to private schools, restaurants, additional beaches, and only 15 minutes from the newly established Flamingo Marina.

### **Essential Information**

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Price	\$950,000
Bathrooms	0.00
Lot Sqm	640.00
Type	Lots and Land
Status	Active

### **Community Information**

Address	El Prado Lots
Subdivision	Las Catalinas
City	Flamingo
County	Santa Cruz
State	Guanacaste
Postal Code	50304

## **Additional Information**

Date Listed            March 3rd, 2024