

\$3,200,000 - Club Marino The Heart Of Bahia Ballena, Dominical

MLS® #costa_rica_20972

\$3,200,000

11 Bedroom, 26.00 Bathroom, 1,922 Sqm
Commercial on 3419.00 Sqm

Uvita, Dominical, Puntarenas

Welcome to Club Marino Ballena, a state-of-the-art gastro center with an integrated hotel, nestled in the vibrant core of Uvita. This newly built landmark on the Southern Pacific Coast seamlessly combines culinary excellence with superior accommodations, offering a unique investment opportunity. Occupying 3,419 square meters of prime commercial land, Club Marino Ballena features a striking 1,922 square meter structure with contemporary design elements such as vertical gardens and open spaces, adding to its architectural charm. The two-story complex includes ample parking to accommodate both visitors and guests. Ground Floor: A Culinary Paradise

The ground floor is dedicated to an eclectic culinary experience with eight diverse dining options: Contra Maria Chevicheria

Le Bistro

Samurai

Books BBQ

Brunch

Tacos

Ice Cream & Rolls

Portofino (Italian cuisine)

This area also boasts the Imperial Bar and seating for over 100 guests, supported by a sanitary block with eight toilets. Additionally, the ground floor houses Monkey Ride, an office providing comprehensive ground transfer services across Costa Rica. Rear



Section: A Relaxing Retreat

In the rear, you'll find the 5 de Mayo Mexican Restaurant and Bar. This area features a 60-seat dining space, a pool with a splash area, three toilets, and four showers with changing rooms. It also includes its own parking lot and a green area with a children's play zone. There is potential for further development here, with approved plans for three additional buildings.

Second Floor: Comfortable and Accessible Accommodations

The second floor is home to the Marino Ballena Hotel, accessible via stairs or an elevator designed for accessibility. The hotel comprises 11 rooms: nine with queen-size beds and two family rooms, each equipped with an en-suite bathroom, work desk, fridge, air conditioning, and a code lock system. The hotel boasts a 60% occupancy rate, with room rates between \$120 and \$150 per night. There's also space for potential expansion on the second floor, with a terrace area ready for development into an additional venue or amenity.

Steady Income and Growth Potential

Club Marino Ballena is thriving under the management of a reputable local businessman, with all commercial units fully leased under 1-3 year contracts, ensuring a steady income stream. Uvita, known for its stunning beaches, lush rainforests, and vibrant wildlife, attracts numerous tourists annually, especially during the Envision Festival. It's also home to Costa Rica's third most visited national park.

Investment Opportunity

Investing in Club Marino Ballena means securing a property with substantial returns and growth potential. It is not just a commercial property; it's a cornerstone of Uvita's future success, attracting both locals and tourists alike. Seize this opportunity to be a part of Uvita's burgeoning market and capitalize on this landmark project.

Essential Information

MLS® #	costa_rica_20972
Price	\$3,200,000
Bedrooms	11
Bathrooms	18.5
Half Baths	15
Total Baths	26
Building Sqm	1,922
Lot Sqm	3,419.00
Type	Commercial
Status	Active

Community Information

Address	Club Marino The Heart Of Bahia Ballena
Subdivision	Uvita
City	Dominical
County	Osa
State	Puntarenas
Postal Code	60504

Additional Information

Date Listed	June 5th, 2024
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