

\$3,199,000 - Villa Ballena, Flamingo

MLS® #costa_rica_21756

\$3,199,000

5 Bedroom, 7.00 Bathroom, 450 Sqm

Residential on 443.00 Sqm

Playa Potrero, Flamingo, Guanacaste

Meaning “Whale House” in Spanish, Villa Ballena offers nearly 5000 square feet of beachfront luxury. Upon entering, you're greeted by a grand 50-foot-high foyer with natural light, a blue Venetian Stucco accent wall, and a glass and steel staircase, impressing with a teak-wood accent panel and a large ceiling fan. Downstairs is designed for family fun with a professional-grade foosball table, an 86-inch flatscreen TV, an oversized sectional, and a wet bar. Adjacent is a bunk bed room for kids and teenagers, sleeping eight, with an en-suite bathroom. The family room opens to a large covered patio with an outdoor wet bar, a stunning pool with water features, a jacuzzi, a poolside bathroom, and seating areas. Surrounded by tropical plants, it features an outdoor shower and a shaded area under an almond tree. The second level, the heart of the home, offers ocean views, a chef's kitchen with teak cabinets, stainless steel appliances, and a quartz countertop island. It opens to a formal sitting area, a dining area with a solid Guanacaste wood table, and a living room with a sectional sofa and flat-screen TV. Large sliding glass doors lead to a covered terrace with outdoor seating, a grilling station, and spectacular views. A main-level bedroom is ideal for those with limited mobility, while the third floor has a bedroom with an en-suite bath and private balcony. Villa Ballena features dual principal bedrooms with balconies offering ocean views and luxurious en-suite bathrooms. Additional



amenities include automatic blinds, a water filtration system, a carport, and an oversized garage. Situated beachfront, Villa Ballena is within walking distance to local restaurants, shops, a fruit stand, the Costa Rica Sailing Center, and the new Flamingo Marina. Playa Potrero offers coffee shops, beachfront bars, restaurants, a brewery, fresh fruit markets, and boutique hotels, while maintaining a strong local community. Villa Ballena is an excellent investment opportunity, ideal for a vacation rental with its prime location near the Flamingo Marina and fully titled beachfront property status. Whether as a family retreat, a legacy home, or an investment, Villa Ballena exceeds expectations. Brokered & Advertised by: Sarah & Peter Breitlander, Krain Luxury Real Estate

Essential Information

MLS® #	costa_rica_21756
Price	\$3,199,000
Bedrooms	5
Bathrooms	6
Half Baths	2
Total Baths	7
Building Sqm	450
Lot Sqm	443.00
Type	Residential
Sub-Type	Single Family Attached
Status	Active

Community Information

Address	Villa Ballena
Subdivision	Playa Potrero
City	Flamingo
County	Santa Cruz
State	Guanacaste
Postal Code	50304

Amenities

Is Waterfront Yes

Additional Information

Date Listed July 22nd, 2024