

# \$1,140,000 - Great Commercial Potential, Nosara

MLS® #costa\_rica\_395

**\$1,140,000**

0 Bedroom, Bathroom, 760 Sqm

Lots and Land on 760.00 Sqm

, Nosara, Guanacaste

Section I- Lot 5A

Flat 760m lot in downtown Guiones, for residential or commercial purposes.

It's 30m frontage in the main road, and its prime location right before Cafe de París provides a great opportunity for anyone looking to make the most of a strategic location in this trendy beach town, it basically could become the "Welcome to Nosara" spot. The property is walking distance from downtown and the beach, making it the perfect option for either a vacation home or a profitable rental business opportunity. Its double-zoning as commercial and residential means that a residential investment and a business venture can both coincide within the property! You can have your own shop, restaurant or Yoga center, just steps away from your own beach home, or you could highlight the allure of that potential for Airbnb with a chic cafe. After all, you're allowed to build up to a 75% footprint of the land, and up to 3 stories. It's fully equipped with access to AyA water, ICE electricity and fiber optic internet, so it's ready to accommodate your development's needs immediately.



## Essential Information

MLS® #                      costa\_rica\_395

Price                        \$1,140,000

|              |               |
|--------------|---------------|
| Bathrooms    | 0.00          |
| Building Sqm | 760           |
| Lot Sqm      | 760.00        |
| Type         | Lots and Land |
| Status       | Active        |

**Community Information**

|         |                            |
|---------|----------------------------|
| Address | Great Commercial Potential |
| City    | Nosara                     |
| County  | Guiones                    |
| State   | Guanacaste                 |

**Additional Information**

|             |                 |
|-------------|-----------------|
| Date Listed | July 26th, 2023 |
|-------------|-----------------|