

\$8,500,000 - Beachfront Development Parcel, Flamingo

MLS® #costa_rica_42

\$8,500,000

0 Bedroom, Bathroom,
Lots and Land on 5.40 Sqm

Playa Prieta, Flamingo, Guanacaste

Unique opportunity to own and develop one of the few, titled beachfront parcels on the Gold Coast. Situated directly on the sand, with rolling topography boasting ocean views from the roadfront, all the way down the beach in Prieta, this 5.4 hectare development parcel is truly a gem. The property is located 30 minutes from the airport in Tamarindo, and only 45 minute from the International airport in Liberia. The beachfront property is located in Playa Prieta, just minutes to Playa Conchal, Brasilito, Sugar Beach and Playa Danta (and successful Las Catalinas development just to the north). The property is ideal for a boutique hotel site, a private gated community of exclusive homes, or a private estate home site. Total area: 5,4 Hectares

The property has 300 meters of road frontage and 70 meters of beachfront.

Legal summary: 2 Properties are registered up to 50 meters of the beach zone, with the exception of a parcel of approx 1.15 hectares between “Estival Villas” and the internal fence (walking path to the beach). All 3 properties are “zoned” for “low density” according to an approved “zoning plan”, anticipating a residential zone, a zone for hotel facilities and a commercial zone.

Water: There are 2 non registered artisan water wells in the property that provide water all year around. Possibility to access plenty of water from a neighboring property is under negotiation.

Electricity: The electrical energy lines of the



“Cooperativa de Electricidad” of Guanacaste (Electrical Company of Guanacaste) pass in front of the property. The three-phase electrical energy goes up to the center of Potrero, about 2 kilometers of distance. Telephone: The property has no problem in getting telephone lines in place and up to date.

Essential Information

MLS® #	costa_rica_42
Price	\$8,500,000
Bathrooms	0.00
Lot Sqm	5.40
Type	Lots and Land
Status	Active

Community Information

Address	Beachfront Development Parcel
Subdivision	Playa Prieta
City	Flamingo
County	Santa Cruz
State	Guanacaste

Amenities

Is Waterfront	Yes
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Additional Information

Date Listed	July 26th, 2023
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