

\$5,625,000 - Playa Carmen Beachfront Home And Commercial Concession, Santa Teresa

MLS® #costa_rica_478

\$5,625,000

7 Bedroom, 9.00 Bathroom, 800 Sqm

Residential on 7496.00 Sqm

, Santa Teresa, Puntarenas

This beachfront property is located in the heart of Playa Carmen of Santa Teresa, Costa Rica – a popular tourist and surfing destination. It is a prime commercial or residential property, with consistent surf and a white sand beach out front. This amazing location combines privacy and easy access to the amenities of town. The beach is steps away, and you are also walking distance to many restaurants, shops, the bank, grocery stores and pharmacies. There is an existing 5-bedroom home and two guest casitas, plus a gorgeous pool, yoga deck and fully-equipped restaurant. It is a fantastic place to develop a high-end family estate or a mixed-use commercial project like a hotel, restaurant and shops. The total concession property measures 7,496m² (1.9 acres) and has 41 meters of unobstructed beach frontage, with surf and sunset views. It is zoned for Tourist Lodging, which means that there is significant potential for further development of the property. The property is currently operating as a residence with two guest houses. There is also a fully-equipped, top-of-the-line restaurant that is not currently in operation. The concession has an up-to-date 24-hour liquor license and a permit to play music and host large events (one of the few properties in the area that does). Existing construction measures approximately 800m² (8,611ft²) and includes a large modern two-story house with five rooms, two private



casitas, a large swimming pool (15 meters by 6 meters), a beachfront restaurant and a beachfront yoga deck with a view of the ocean.

Years built

Main house & pool 2004

Casita 1 2007

Casita 2 2012

Restaurant 2016

The zoning rules allow for 50% coverage, which is a total of 3,750m² (40,364ft²). This leaves another 2,950m² (31,753ft²) of construction that would be allowed per the Regulatory Plan. The zoning also allows for a maximum height of 7 meters, which means construction can go to two-stories. The maximum number of rooms allowed is 30.

Here you would be permitted to build commercial storefronts, rental shops, tour companies or multiple large residences. This commercial zoning is of the highest value and the most desired type of zoning in the maritime zone.

Zoning Rules – Tourist Lodging:

Permitted Uses:

In lots zoned as Tourist Lodging, the following activities are permitted:

- Hotels
- Motels
- Cabinas
- Restaurants
- Bars
- Discotheques
- Sports areas
- Swimming Pools
- Souvenir shops
- Gymnasiums
- Travel Agency
- Rental of sports equipment
- Car Rental Agency
- Cafeterias

Building Restrictions:

- Maximum Coverage: 50%
- Maximum Height: 7 meters

- Minimum Green Zone: 40%
 - Internal Roads: 10%
 - Maximum Number of Rooms: 35
- *The concession for this property was granted in June 2007 and will need to be renewed in June 2027.
- Additionally there is an adjacent titled lot measuring 2,228m2 on the main road front that is for sale for \$2,228,000. Please inquire for more information.

Essential Information

MLS® #	costa_rica_478
Price	\$5,625,000
Bedrooms	7
Bathrooms	9.00
Total Baths	9
Building Sqm	800
Lot Sqm	7,496.00
Type	Residential
Sub-Type	Single Family Attached
Status	Active

Community Information

Address	Playa Carmen Beachfront Home And Commercial Concession
City	Santa Teresa
County	Puntarenas
State	Puntarenas
Postal Code	60111

Amenities

Is Waterfront	Yes
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Additional Information

Date Listed	July 26th, 2023
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