

33 Acres. Ocean Views. Minutes from the Beach. Surrounded by Five-Star Luxury.

A rare titled-land opportunity in Costa Rica's prestigious Papagayo region — now offered at \$995,000.

RESERVA PAPAGAYO

Playa Manzanillo | Peninsula Papagayo Region | Guanacaste, Costa Rica

EXCLUSIVE LUXURY ESTATE OR PRIVATE RESIDENTIAL ENCLAVE

Some properties offer spectacular views. Others offer an exceptional location. Reserva Papagayo offers both—along with something increasingly difficult to find in Costa Rica's prestigious Papagayo region: 33 acres of privately titled land, moments from the Pacific Ocean, surrounded by some of the country's most celebrated luxury resorts.

Imagine creating a spectacular private estate overlooking Bahía Culebra, with the privacy of an expansive tropical property, a dramatic natural landscape, and the conveniences of an internationally recognized luxury destination practically at your doorstep.

Or envision a carefully planned collection of exclusive ocean-view residences, each designed to embrace the surrounding landscape, natural beauty, and extraordinary setting.

Reserva Papagayo is not simply another development parcel. It is an opportunity to create something genuinely distinctive in one of Costa Rica's most prestigious coastal regions.

A spectacular setting for an extraordinary vision





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Set on 13.5 hectares (33.3 acres) of elevated tropical terrain, Reserva Papagayo enjoys commanding views across the Pacific Ocean and beautiful Bahía Culebra.

The property's varied topography creates opportunities for architectural designs that take advantage of the natural elevations, surrounding forest, and spectacular coastal scenery. A relatively level area near the highest elevation provides an appealing location for a signature residence, while the sloping hillsides offer potential for additional terraced homesites.

Even more remarkable is the property's proximity to the coastline. Playa Manzanillo, known for its sheltered bay and tranquil atmosphere, is approximately 200 metres away, accessible along the adjoining public road.

Immediately neighboring the Planet Hollywood Costa Rica resort, Reserva Papagayo offers a rare combination of privacy, substantial acreage, ocean views, and proximity to established international hospitality infrastructure.

The property also features a natural waterfall cascading down a dramatic cliff, adding another distinctive element to an already extraordinary landscape.

A location surrounded by world-class luxury

The importance of this location extends far beyond the property's boundaries.

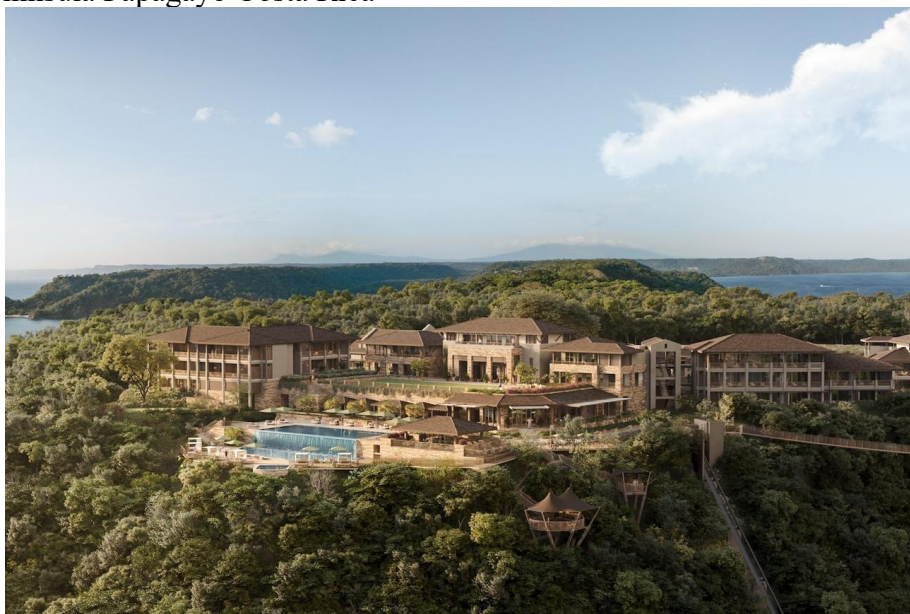
The greater Papagayo region has evolved into an internationally recognized luxury destination, attracting some of the world's most prestigious hospitality brands and residential developers.



Four Seasons Resort Peninsula Papagayo

An established luxury landmark featuring exceptional resort accommodations, private residences, and the Arnold Palmer-designed Ocean Course overlooking Bahía Culebra.

Peninsula Papagayo Costa Rica



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Nekajui, a Ritz-Carlton Reserve

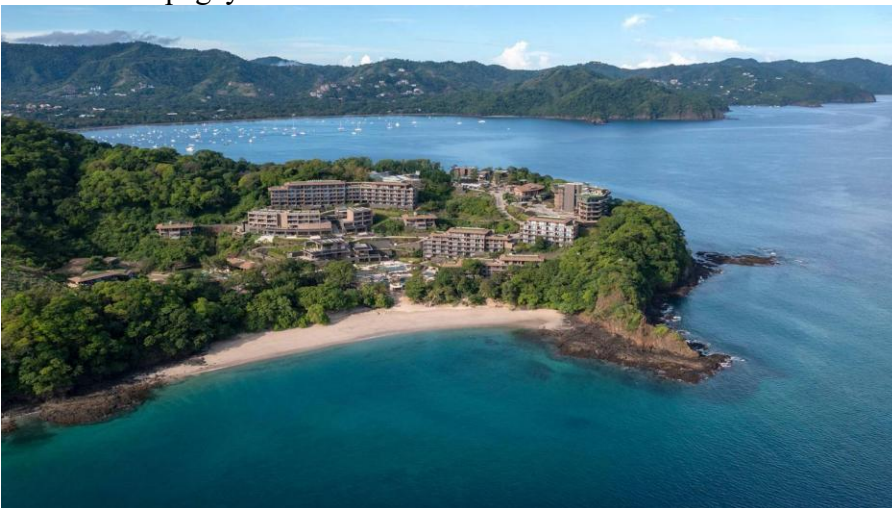
Opened in 2025, bringing an ultra-luxury hospitality experience to the peninsula and reinforcing its international prestige.



Andaz Peninsula Papagayo Resort

A distinctive luxury resort combining contemporary architecture, Costa Rican character, tropical landscapes, and coastal experiences.

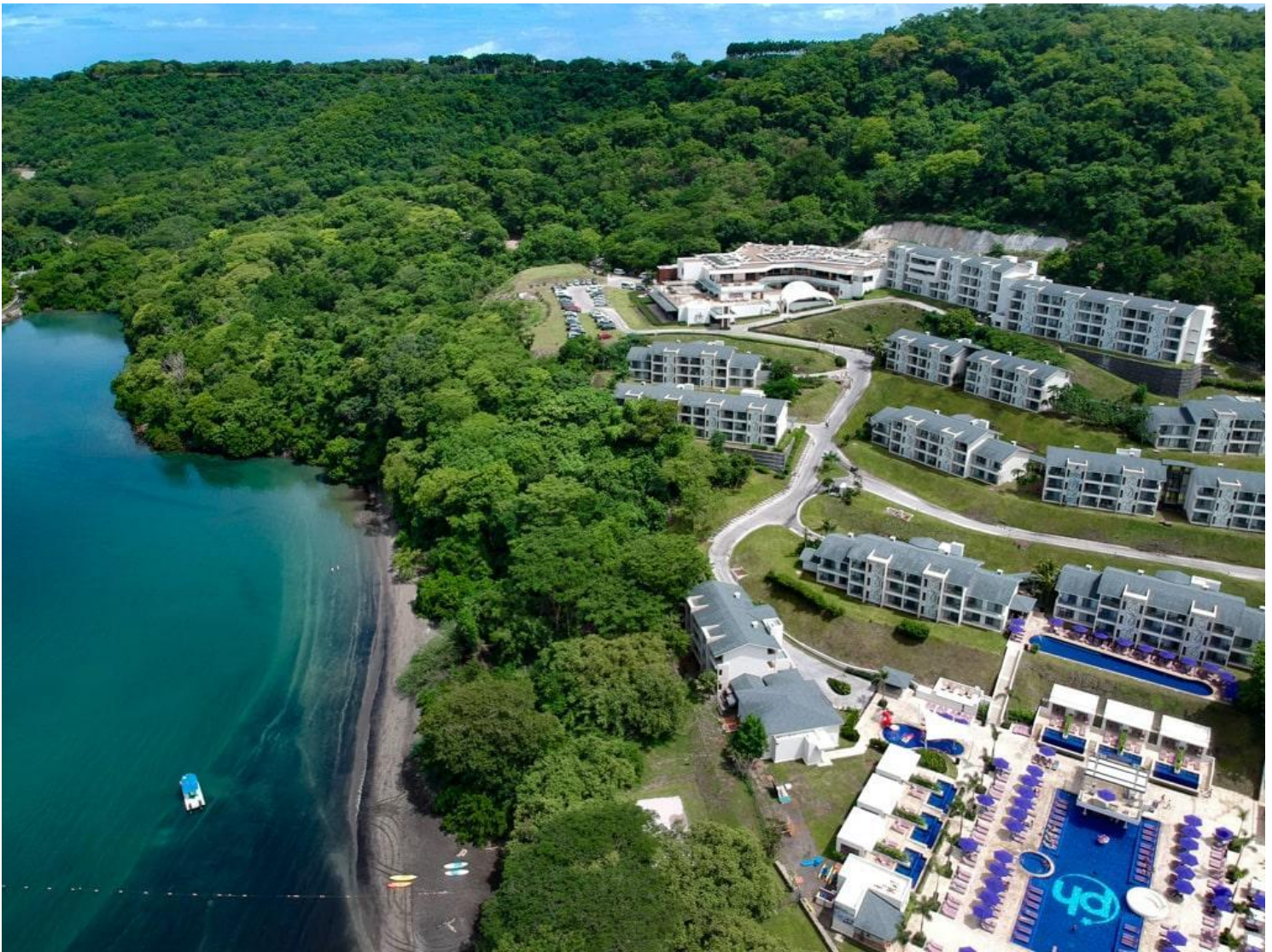
Peninsula Papagayo Costa Rica



Waldorf Astoria Costa Rica Punta Cacique

Opened in April 2025 on the nearby Punta Cacique coastline, bringing luxury hospitality and branded residences to the wider Papagayo region.





Planet Hollywood Costa Rica

Located immediately next to Reserva Papagayo, this established resort confirms the property's position within an active international tourism destination.

Planet Hollywood

These resorts are more than impressive neighbors. Their presence demonstrates the international investment, hospitality infrastructure, and high-end residential positioning of the region.

Importantly, Reserva Papagayo is a separate property and is not represented as part of Peninsula Papagayo's private resort community or entitled to its members-only amenities.

The advantage of fully titled land

One of Reserva Papagayo's most significant distinguishing features is its fully titled ownership.

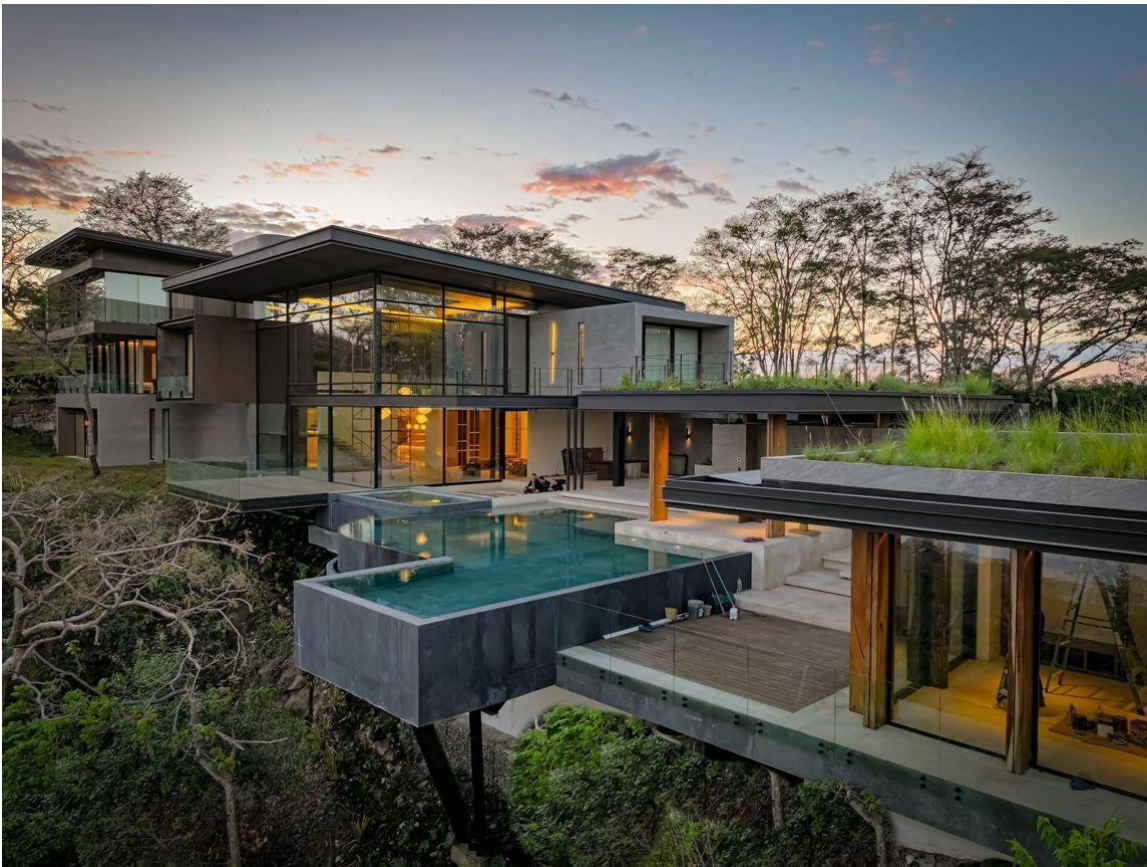
Costa Rica's coastal Maritime Zone generally places the first 200 metres inland from the ordinary high-tide line under a special legal regime, with much of the developable portion commonly held through government concessions rather than conventional freehold title, subject to legal exceptions.

Reserva Papagayo is presented as a fully titled 13.5-hectare property, providing an important ownership distinction for purchasers considering coastal real estate.

For an international buyer contemplating a legacy family estate or an exclusive residential project, this is a particularly compelling characteristic.

One remarkable estate—or a private collection of luxury homes





A private legacy estate: Imagine one extraordinary architectural residence, positioned to maximize the ocean and bay views, surrounded by acres of natural landscape. An infinity-edge pool, expansive outdoor living areas, guest accommodations, gardens, and secluded walking trails could create an exceptional private retreat, subject to design and permitting.

An intimate luxury residential enclave: Alternatively, the land's elevations and substantial acreage could accommodate a carefully planned collection of luxury residences. A low-density concept would prioritize privacy, views, architectural quality, and preservation of the natural environment rather than maximizing the number of units.

An earlier development concept included a substantially larger condominium project, illustrating the property's development potential. However, the opportunity today may be even more compelling when considered as a limited collection of exceptional homes.

Property highlights

Feature	Description
Asking price	\$995,000 USD
Land area	13.5 hectares / 33.3 acres
Ownership	Fully titled,
Location	Playa Manzanillo, Papagayo region
Views	Pacific Ocean and Bahía Culebra
Beach access	Approximately 200 metres via public road
Neighbor	Planet Hollywood Costa Rica
Road frontage	Approximately 231 linear metres of public road
Terrain	Elevated, sloping, with a relatively level upper building area
Natural features	Tropical vegetation and waterfall
Electricity	Available along adjoining public road
Water	Seller reports availability along road; connection confirmation required
Airport	Approximately 25 – 35 minutes to Guanacaste International Airport

International access, a world-class marina, and continuing investment

The region's appeal is further strengthened by Guanacaste International Airport (LIR), providing convenient international access for vacation homeowners, resort visitors, and investors. Continued investment in airport facilities and regional transportation infrastructure supports Guanacaste's position as a major international tourism destination, although specific expansion schedules should be confirmed before publication.

Nearby Marina Papagayo offers 180 fully serviced berths accommodating yachts up to 250 feet, along with fuel, concierge services, and a marina village.



Peninsula Papagayo
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The momentum extends to luxury residential real estate. In July 2026, Waldorf Astoria reported that more than half of its 22 Punta Cacique Estate Homes had sold, with remaining residences priced from the mid-\$7 million

range to \$11.75 million. These are finished, branded luxury estates—not directly comparable land sales—but they demonstrate the level of investment being attracted to the wider region.



Hilton Stories

Peninsula Papagayo also announced a significant ownership transition in August 2026, with Mohari Hospitality becoming its sole long-term owner, following a period of substantial resort and residential investment.



Peninsula Papagayo Costa Rica

An extraordinary opportunity at \$995,000

At its newly established asking price of \$995,000, Reserva Papagayo presents a compelling proposition for the purchaser who recognizes the long-term significance of location, land ownership, privacy, and architectural potential.

With 33.3 acres, sweeping views, beach access approximately 200 metres away, and a position alongside an established international resort, the property offers a combination of characteristics that deserves serious consideration.

Whether developed as a single magnificent private residence or an intimate collection of luxury estates, Reserva Papagayo provides the setting for a vision worthy of its extraordinary surroundings.

The opportunity is not simply to purchase land in Papagayo. It is to create something exceptional in a region that continues to attract international attention.

Private viewings and property information available upon request.

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