

AGUILA DEL MAR

\$3,400,000



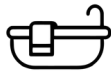
Commanding the Crown of the Gulf of Papagayo

Perched high above the coveted coastline of Playa Ocotal, Aguila del Mar is a newly completed architectural statement—where Malibu-inspired elegance meets a museum-quality modernist vision reminiscent of Museum of Modern Art design philosophy.

This is not simply a residence—it is a signature estate, precision-crafted to harmonize design, elevation, and environment within Costa Rica's most dynamic luxury corridor: the Gulf of Papagayo.



9 BDRM



8+ BATH



10,375 FT²





An Elevated Living Experience

Spanning 10,381 sq. ft., this estate has been conceived as a private sanctuary for those who demand scale, discretion, and refinement.

- 9 Bedrooms | 8+ Bathrooms across three independent structures
 - Seamless indoor-outdoor living framed by floor-to-ceiling glass
 - Expansive terraces designed to capture uninterrupted Pacific panoramas
 - Infinity-edge pool appearing to dissolve into the ocean horizon
 - Smart-home integration, fiber optic internet, and full security system
- Every line, every angle, every transition is intentional, delivering a home that feels both sculptural and livable.



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Main Residence

- 4,225 sq. ft. A/C interior
- 5 Bed | 5 Full Bath | 2 Half Bath
- 1,846 sq. ft. covered terraces
- 495 sq. ft. sun terraces

Guard / Staff House

- 716 sq. ft. A/C interior
- 2 Bedrooms | 1 Bathroom

Guest Residence

- 736 sq. ft. A/C interior
- 2 Bedrooms | 1 Bathroom
- 1,118 sq. ft. covered terraces

Additional Features

- Infinity Pool: 482 sq. ft.
- Carport & Utilities: 1,415 sq. ft.



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Views Without Equal

From its commanding elevation, Aquila del Mar delivers one of the most powerful vantage points in Costa Rica:

- Sweeping views across the Pacific Ocean
- Northern mountain ranges extending toward Nicaragua
- Direct sightlines over elite resort destinations including:
 - Four Seasons Resort Costa Rica
 - Andaz Costa Rica Resort
 - Ritz-Carlton Reserve
 - Waldorf Astoria Costa Rica
 - St. Regis Costa Rica

This is the epicenter of Costa Rica's luxury expansion—a region where global brands validate long-term value and exclusivity.



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Prime Location & Connectivity

- 10 minutes to Playas del Coco
 - 50+ restaurants, full services, marina development, nightlife
- 45 minutes to Daniel Oduber Quirós International Airport
 - Direct flights from major North American & European cities
- Immediate access to the rapidly expanding Papagayo corridor

Nearby infrastructure and growth drivers include:

- Newly approved Playas del Coco Marina (300-slip international facility)
- PriceSmart, Walmart, and Solarium retail hub
- Largest Coca-Cola facility
- Emerging NYA “Crystal Lagoons” city development



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Lifestyle & Investment Perspective

With the upcoming marina and continued regional investment, Aquila del Mar is positioned at the intersection of lifestyle and capital appreciation.

- World-class boating, sportfishing, diving, and paddleboarding
- Calm, swimmable beaches nearby (Playa Hermosa & Ocotol)
- Strong luxury rental potential for high-end groups and retreats
- Limited inventory of large-scale modern estates in this elevation class

Aquila del Mar is not simply above the coastline—it defines it. A rare convergence of scale, design, and location, this estate is tailored for buyers who understand that true luxury in Costa Rica is no longer about proximity... It is about elevation, privacy, and commanding the view.

