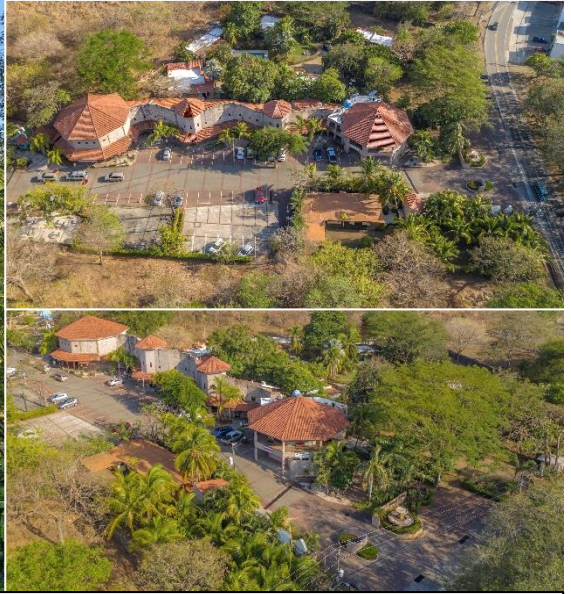


HERMOSA HEIGHTS COMMERCIAL BUILDING – MULTIPLE MIXED USES ON TWO LEVELS FOR SALE - \$599,000 – SELLER FINANCING AVAILABLE

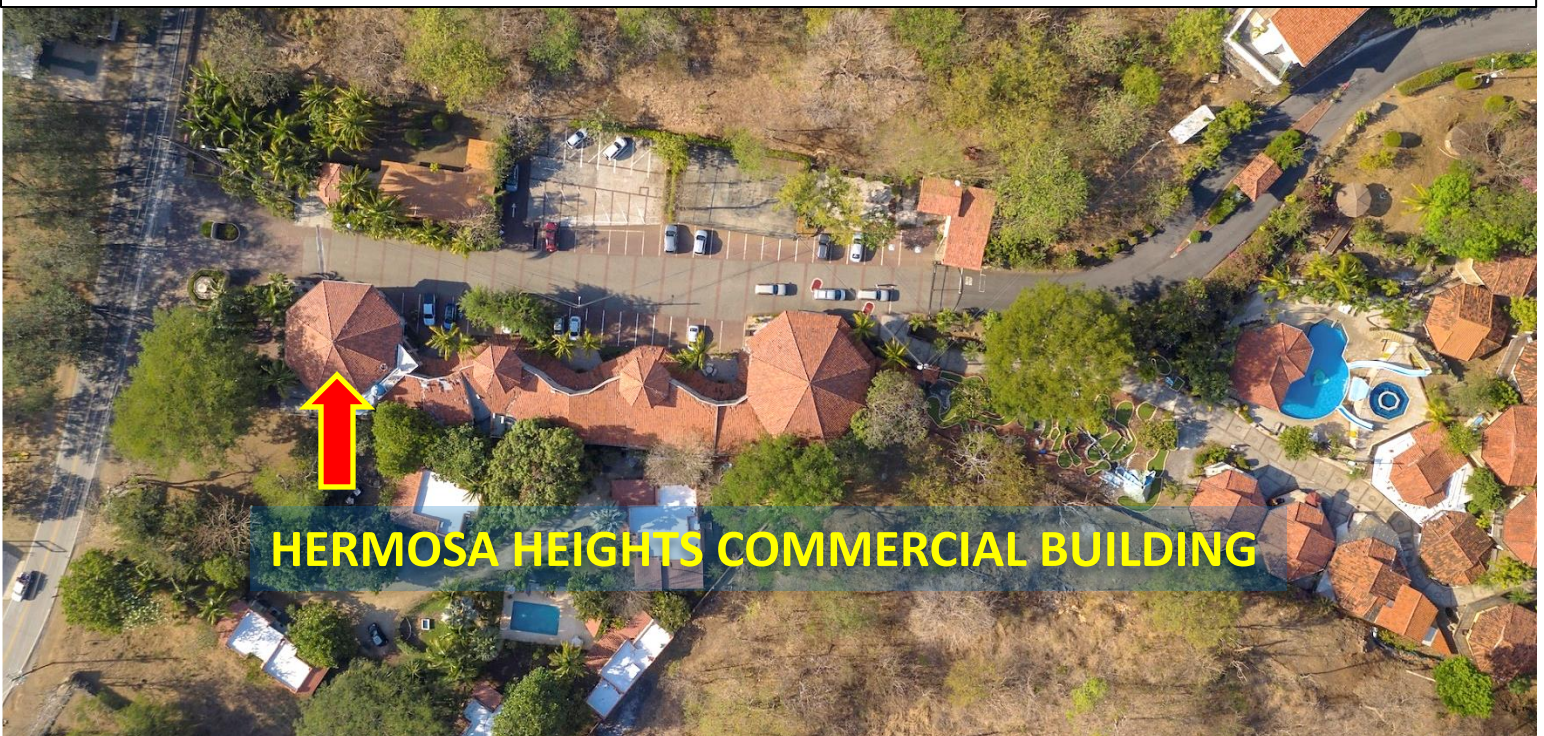


Seller Financing Available for Large Mixed Use Commercial Building in Upscale Playa Hermosa.

This two-level commercial building offers approximately 5,000 total square feet, including covered outdoor spaces, and enjoys a prime main-street frontage within the Hermosa Heights Commercial Center in the sought-after beach town of Playa Hermosa. Known for having the highest concentration of luxury homes in the Papagayo Region, Playa Hermosa is just five minutes from the Waldorf Astoria Papagayo and the upcoming St. Regis Papagayo. The versatile two-story layout supports a wide range of business opportunities, from professional offices above with retail below, to a call center, high-end air-conditioned restaurant and bar, or a large commercial catering operation with a restaurant storefront — or any combination thereof. Each level is equipped with separate men's and women's restrooms and full kitchen facilities, allowing the spaces to operate together or independently. Ideally located only 25 minutes from Guanacaste International Airport (LIR), 10 minutes from Playas del Coco, and within 20 minutes of the entire Papagayo tourist corridor, the property also benefits from the ultra-luxury Peninsula Papagayo—home to the Four Seasons, Andaz, and Ritz-Carlton—directly across the bay as an added population base. The Hermosa Heights Commercial Center itself attracts steady traffic with amenities such as a first-run movie theater, ATM, property management offices, and ample off-street parking. Bring your business vision to paradise and enjoy a more relaxed coastal lifestyle.



HERMOSA HEIGHTS COMMERCIAL BUILDING



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