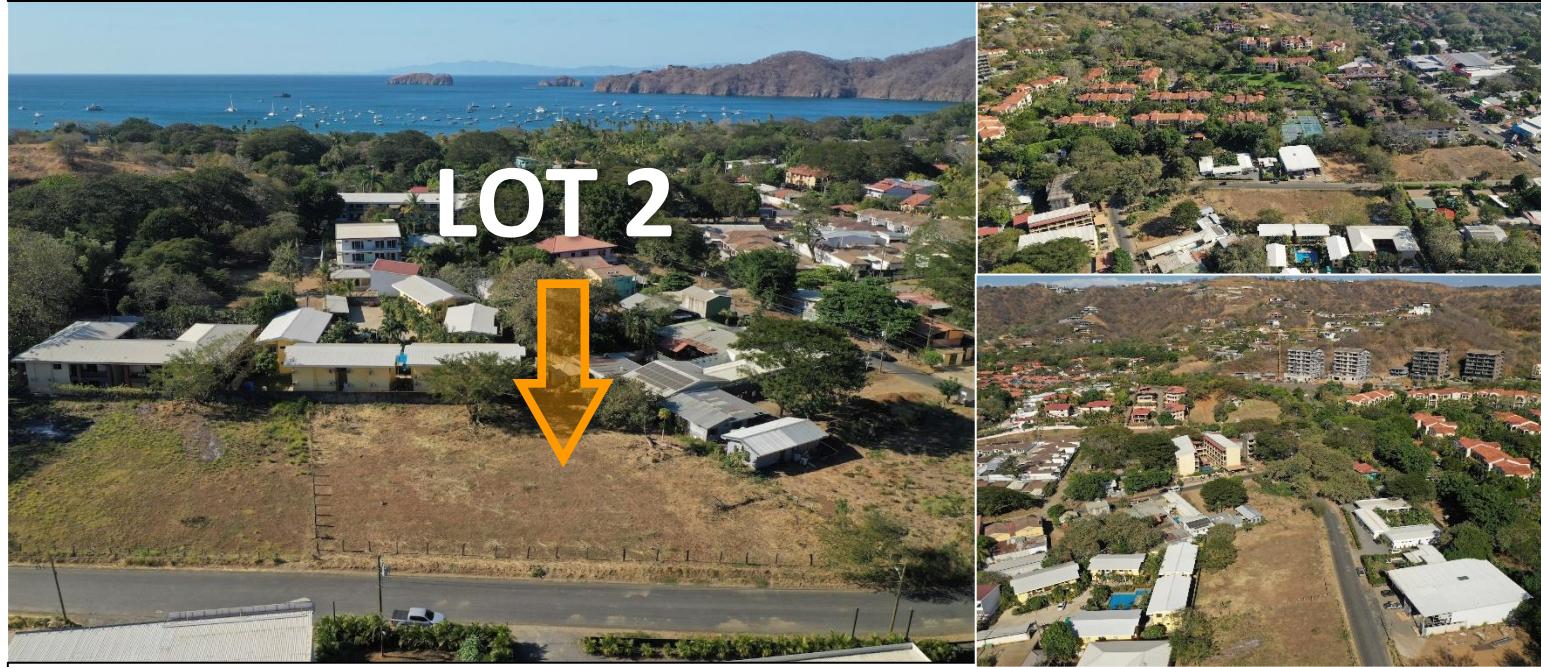


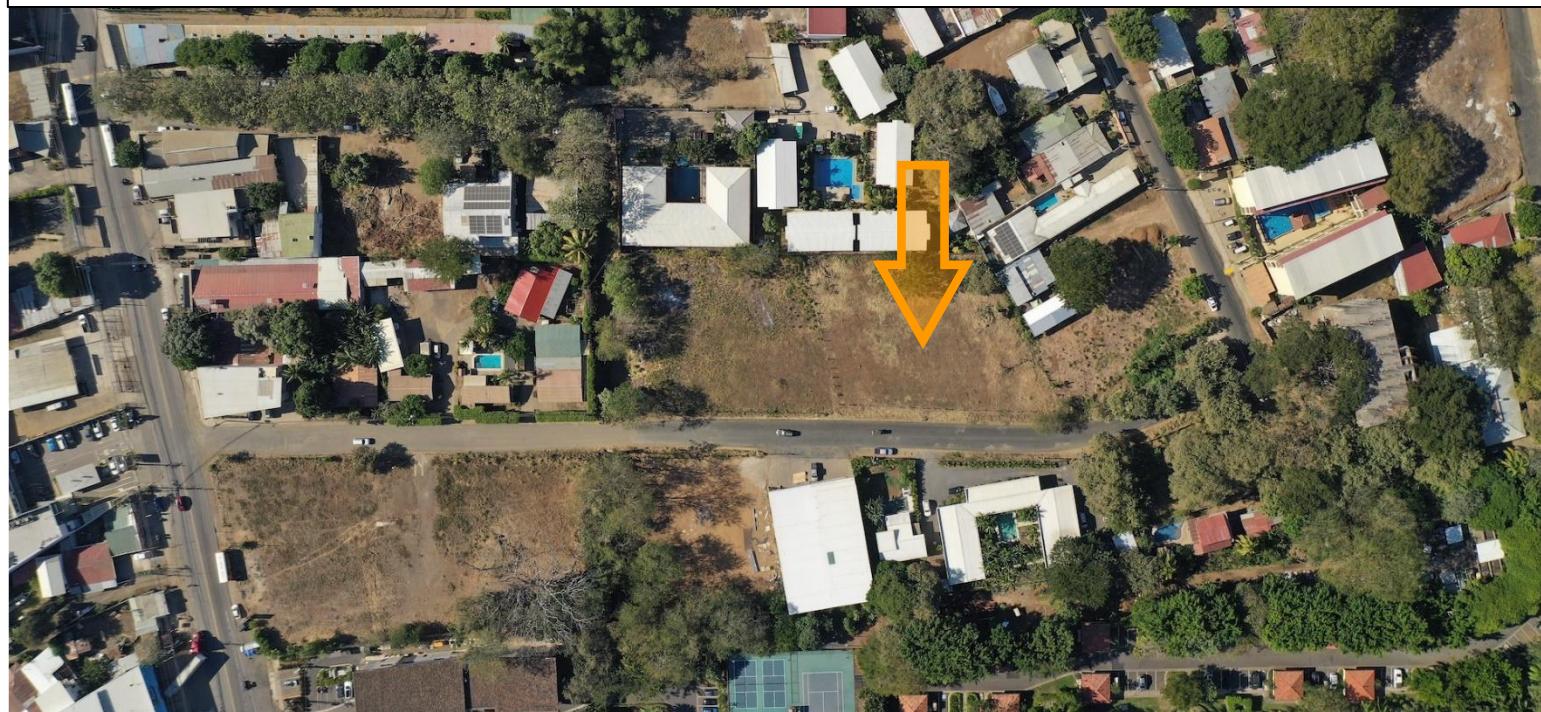
PLAYAS DEL COCO COMMERCIAL LOT 2 – 804 M², All Utilities, Close to Town and Beach - \$199,000

LOT 2



Prime Playas del Coco Infill Lot with Commercial Development Upside.

Positioned in the vibrant core of Playas del Coco, Lot 2 presents a premier infill development opportunity in one of Costa Rica's most dynamic coastal markets. This flat, build-ready 804 m² parcel features 20 meters of public road frontage and comes fully serviced with utilities in place, including water availability and electricity, significantly reducing pre-construction timelines and upfront development hurdles. Located just one block from the town's main commercial corridor and a short stroll to the beach, the property sits within immediate proximity to established residential and mixed-use communities such as Pacifico and Las Palmas, and is surrounded by an estimated 5,000 existing homes and condominiums—offering a built-in customer base for residential, retail, hospitality, or mixed-use concepts. With zoning flexibility supporting both residential and commercial applications, this lot is ideally suited for boutique condos, rental villas, retail storefronts, offices, or a signature live-work project designed to capitalize on Coco's steady tourism growth and expanding full-time population. Just 25 minutes from Daniel Oduber Quirós International Airport (LIR), the location ensures convenient international access, enhancing both resale and rental potential. Opportunities for shovel-ready parcels of this caliber in the heart of Coco are increasingly scarce, making this a strategic acquisition for investors and developers seeking strong fundamentals, prime visibility, and long-term upside in a proven beach destination.



PLAYAS DEL COCO COMMERCIAL LOT 2 – 804 M², All Utilities, Close to Town and Beach - \$199,000



PLAYAS DEL COCO COMMERCIAL LOT 2 – 804 M2, All Utilities, Close to Town and Beach - \$199,000

