

# RESERVA PAPAGAYO

Guanacaste, Costa Rica



13.5 Ha = 33 Acres

Location, location, location!



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Sloped terrain ideal for terraced lots



Flat building area at highest elevation



Beach access only 200m from property



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## Guanacaste, Costa Rica

### Executive Summary

Location	Located on the Northwest Pacific Coast of Costa Rica in Guanacaste province and just 25 minutes from the Liberia International Airport (LIR). Within very close proximity to the Marina Papagayo, Four Seasons Resort, Hyatt Andaz Resort, Waldorf Astoria, Ritz Carlton, directly next to Planet Hollywood Papagayo Resort and Just 200 meters from Playa Manzanillo Within 30-45 minutes of all major tourist infrastructure and just 40 minutes from the capital city Liberia.
Property Characteristics	231 linear meters (757 feet) of Public Road frontage. The is 200 meters from the beach along the same public road. The terrain is sloped and lends itself to terraced ocean view condo or home sites. It is perfectly situated for a mid range ocean view development with very close access to the beach. Being in the Polo Papagayo Zone the property enjoys easy access to utilities and permitting not available in other areas.
Infrastructure	Power is currently on the public road that borders the property. A public water line is approximately 400 meters from the property which was built to serve the Marriot Hotel whose property is 500 meters to east. Approximately 500 meters of paving is required to have pavement all the way from the Liberia Airport via public roads. The public road continues 200 meters to the beach and provides direct public access from the property.
Development Profile	This is one of the only development parcels in this area of Guanacaste that could start construction relatively quickly being fully titled and not concession according to the zoning density allowed for this property,
Size	13.5 Hectares (33.3 acres) – <b>Fully titled.</b>
Price	\$1,500,000

