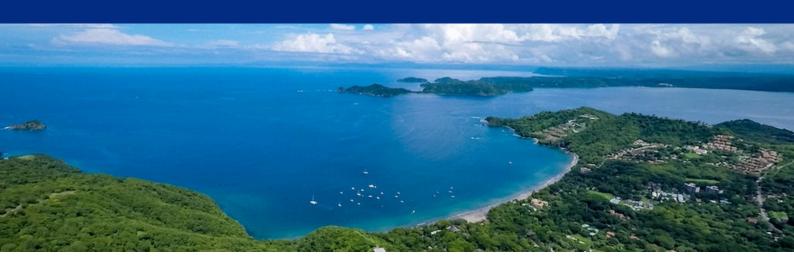
CANARIA LOT \$1,150,000



Prime 1.7-Acre Development Lot in Playa Hermosa, Guanacaste

Exceptional Visibility | Dual Road Frontage | Just 600 Meters to the Beach

Discover a rare investment opportunity in one of Guanacaste's most desirable beach communities—Playa Hermosa, Costa Rica. This expansive 7,000 m² (1.7-acre) parcel is perfectly situated on the highly trafficked Highway 159, the main route running through Playa Hermosa, with public roads on two sides. This dual access not only enhances visibility but also qualifies the property for multiple water letters, making it ideal for a wide range of development opportunities.

















Location Advantages:

2 Just 600 meters to the calm, swimmable Playa Hermosa Beach Known for its soft sands and riptide-free, gently sloping shoreline, Playa Hermosa offers one of the safest beaches in Costa Rica—perfect for families with children, seniors, and anyone who enjoys peaceful swimming and water play.

Enjoy kayaking, stand-up paddleboarding, snorkeling, jet skiing, and boating—all just minutes from your doorstep.

Walkable to grocery stores, restaurants, cafés, a pharmacy, and the local medical clinic, providing convenience for residents and visitors alike.

Tonly 25 minutes from the Guanacaste International Airport (LIR) and positioned directly on the route to Playas del Coco, the Waldorf Astoria, and the future Coco Marina, ensuring constant exposure and accessibility.



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Investment Highlights:

- ? Strategic corner parcel with main road exposure Ideal for commercial or mixed-use development
- Public road access on two sides Allows for enhanced utility and development approvals
- TSurrounded by a thriving expat and tourist community Playa Hermosa is a top destination for vacationers and retirees, with growing demand for upscale housing



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