

# 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 m<sup>2</sup> (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:

- 🏖️ 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.
- ✈️ Only 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
  - 🌴 Surrounded by a thriving expat and tourist community – Playa Hermosa is a top destination for vacationers and retirees, with growing demand for upscale housing
  - 🔨 Ready for development – Flat, usable terrain with no steep grading issues
- Don't miss this opportunity to secure a high-profile lot in one of Costa Rica's most peaceful and picturesque beach towns. With limited inventory this close to the ocean and such strong development potential, this is a smart buy for visionary investors and builders alike.



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