

VILLA BOUGAINVILLEA MONTE BELLO 38 – 5 Bed, 5.2 Bath, 4 Kitchens, Pool, 7,010 SF - \$4,400,000



Showcase Home with 5 Bed, 7 Bath, 4 Kitchens, Stunning Ocean View Pool, Jacuzzi, and Large Terrace.

This beautifully designed, luxuriously finished, and tastefully furnished contemporary home is set inside Monte Bello, the premiere residential development in Playa Hermosa, Guanacaste, Costa Rica. Within sight of the Peninsula Papagayo and Punta Cacique you enjoy proximity to the highest level of luxury development that Costa Rica offers such as the Four Seasons, Ritz Carlton and Waldorf Astoria to name a few. Nestled on a mountainside this luxury ocean view estate home boasts a build quality, finish specifications and upscale furnishings that is second to none. This palatial home sits on a 2,210 M2 Lot and has 4,220 square feet of airconditioned space and measures 7,010 total square feet with 5 bedrooms, 5 full bathrooms, 2 half bathrooms and 4 kitchens and come turnkey ready with high end fixtures and appliances, as well as custom built tropical wood doors, cabinetry and closets. Upon entering the great room of the house, you are met with a stunning ocean view and soaring high ceilings fitted with wooden accents and mood lighting. The cathedral like high ceilings are continued throughout the entire house with varying degrees of wood accents and designer lighting. The kitchen features an island with sit up bar seating and is equipped to cook like a king. There is a dedicated dining area with a built in side bar fitted with a wine a beverage cooler. The living room enjoys vaulted ceilings and features stunning ocean views through the floor to ceiling sliding glass doors that lead out onto the covered pool terrace. The large pool Terrace has a full outdoor living room set along with a separate dining area. The infinity pool has a sunning deck and a adjoining jacuzzi. The swim up bar is a sunken Rancho with a full kitchen, BBQ and bathroom. Each of the 3 bedrooms in the main house has an ocean view and ensuite bathroom. The main suite has a private ocean view terrace. There is a separate 1 bedroom guest house with full kitchen along with a studio apartment also with full kitchen. You are surrounded by Multi Million-Dollar homes inside coveted Monte Bello and are within minutes to the beach and close to an outstanding selection of local restaurants and shopping options and a short drive from the commercial and entertainment center of Playas del Coco and just 25 minutes to the Guanacaste International Airport (LIR) and close to various full service private hospitals and clinics. Move in today and enjoy your new lifestyle.



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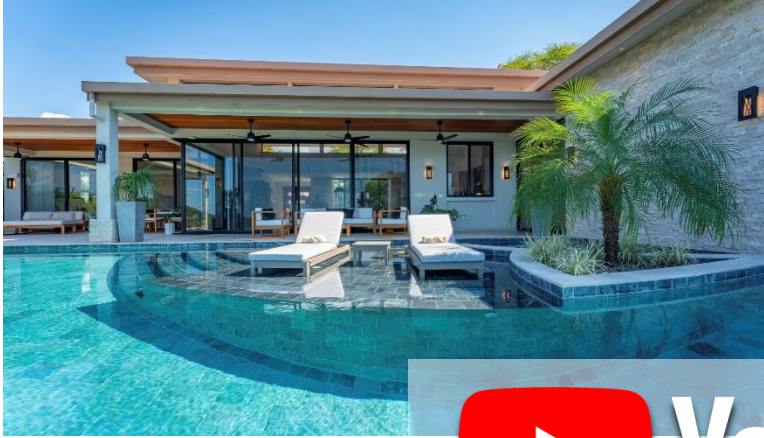
KEY FEATURES AND SPECIFICATIONS

- The lot size is 23,795 SF (2,210.64 M2), approximately 350 feet above sea level overlooking Bahia Hermosa.
- Stunning Ocean view along with a view of Villa Del Sol on the mountain and the Papagayo Marina in Bahia Culebra.
- There is 12,392 square feet of total construction area. 4,220 square feet of air-conditioned living areas that consist of a 3 bedroom, 3 bath Main House, all rooms with ocean view, a fully functional 185 SF Office, a Studio Apartment with full kitchen, bath and washer/dryer, and a guest house with kitchen, bath, and washer/dryer.
- All areas have Wi-Fi integrated security systems with cameras. All living area rooms in the Main House and Studio Apartment have indirect lighting around the ceiling perimeter.
- There is a 695 SF garage with workshop. The garage has a heat pump water heater that also serves as a dehumidifier for climate control. The heat pump water heater supplies hot water by way of a circulation loop with a thermostat controlled stainless steel circulation pump to reduce the time it takes for hot water to reach the points of use. The garage and workshop also have a water treatment system that softens the water and uses a UV lamp for purification.
- There are 1,548 SF of covered Terrazas (natural limestone), porcelain tiled Breezeways and Porches. There is a 170 SF Water Feature in front of the Dining area that has its own filtration system.
- The 1,212 SF pool is lined with Italian tile and has swim up bar, Jacuzzi and Sun Deck facing the ocean views. The pool water treatment system includes a UV lamp for algae control.
- There is a 307 SF outdoor Rancho style kitchen and BBQ complete with bathroom, and shower; all with ocean view.
- There is 240 SF of three separate utility buildings that house pool equipment, a 22 KW Generator, and 160 gallons of propane gas tanks. The propane system is supplied by way of manifold with individual valves for each area of the home. There are stainless steel valve boxes on the main and master bedroom verandas that have quick connect hose couplings that can supply propane to insect repellent devices, or additional propane fueled items.
- 4,000 SF of stone retention walls and terraced gardens with fruit trees and landscaping complete with an irrigation system. ● The house is professionally decorated with the highest quality of furniture, indoor and out. Main kitchen appliances are KitchenAid Professional Collection. Outdoor kitchen grill and griddle are Napoleon. Both kitchens have heat resistant sintered stone counter tops by Dekton. All other counters and vanity tops are Silestone quartz. All kitchens have LPG gas cook tops. All clothes dryers are LPG gas.
- LED lighting is Modern Forms from WAC lighting imported from the U.S. All ceiling fans are Fanimation with DC inverter drive motors for infinite speed control and efficiency imported from the U.S. Ceiling fans on the veranda and outdoor kitchen are rated for wet environments.
- All custom built in furniture, doors and cabinetry is from solid Cedro wood. Family room and Studio apartment sofa furniture is imported from the Danish Furniture Company, Bo Concept. Outdoor furniture is Teak with Sunbrella cushions and water-resistant covers.
- Remote controlled motorized shades by Roller UP Eleven high efficiency split system A/C units from Carrier for total zone control Alarm system, cameras, exterior illumination and pool pumps are remotely controlled with the Smart Home feature.
- The Sellers own an industrial construction company in the U.S. and this home was built with many features that are not common here (too many to list all). The project started out as their retirement home with an apartment for their daughter and son-in-law, so it has livability features far above the norm in Costa Rica.

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