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TRES AMIGOS
REALTY GROUP



VILLA MARETTA PACIFICO 113 – 3 Bed, 3.5 Bath, Pool, Terrace, Garage, 3,300 Total SF - \$1,295,000

Luxuriously Furnished 3 Bed, 3.5 Bath Private Ocean View Home in Coveted Pacifico.

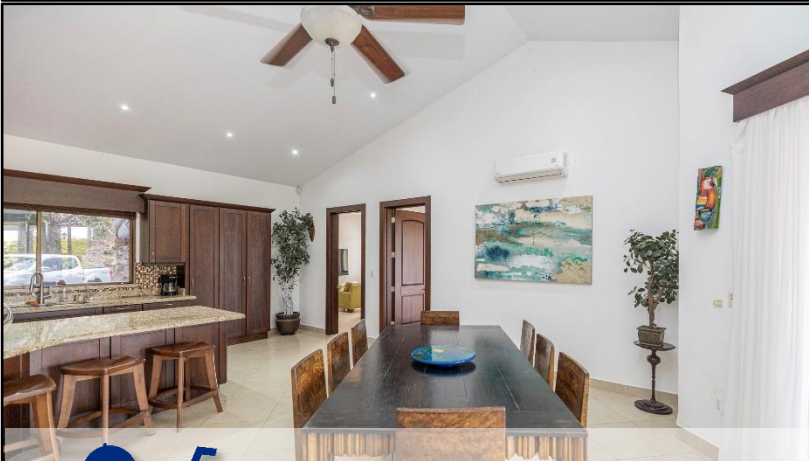
Perched on a 1,219-square-meter ocean view lot surrounded by some of Pacifico's finest residences, this beautifully appointed three-bedroom, three-and-a-half-bathroom home offers 3,300 total square feet of refined single-level living, including its covered terraces and attached two-car garage. Thoughtfully designed for both privacy and effortless indoor-outdoor living, the fully furnished and equipped residence showcases high-end furnishings, finishes, and fixtures throughout, presenting an exceptional opportunity to move directly into a turnkey luxury home while also appealing to discerning vacation rental clientele. At the heart of the residence is an expansive vaulted-ceiling great room encompassing a sophisticated living area, oversized chef's kitchen with abundant workspace and a generous sit-up bar, and a separate dining area, complemented by a powder room and dedicated laundry room conveniently located near the garage entrance. The great room opens seamlessly to an expansive covered terrace and pool deck overlooking the Pacific, where ocean views and spectacular sunsets provide a dramatic backdrop for entertaining or relaxing. A large covered outdoor wet bar and BBQ area, alfresco dining space, generous lounging areas, and an impressive infinity-edge pool create an exceptional outdoor living environment with both shaded and sun-filled spaces. Privately positioned on one side of the great room, the spacious primary suite enjoys ocean views and direct access to the pool terrace, along with a sumptuous ensuite bathroom featuring a Jacuzzi tub, separate shower, dual vanity, and large walk-in closet. Two additional bedrooms occupy the opposite side of the home, each with its own ensuite bathroom, with one offering direct access to the pool terrace for added convenience and privacy. Set within the prestigious gated community of Pacifico, residents enjoy an enviable resort-style lifestyle with multiple pools, a private Beach Club with bar and restaurant, Poolside Grill, tennis and pickleball courts, fitness facilities, and beautifully maintained surroundings, while Playas del Coco's restaurants, shops, medical services, watersports, and nightlife are just minutes away and Guanacaste International Airport (LIR) approximately 25 minutes from home. Combining privacy, sophisticated design, exceptional ocean views, resort amenities, and turnkey convenience, this is Pacifico living at its most complete—equally compelling as a private retreat, luxury rental property, or both.



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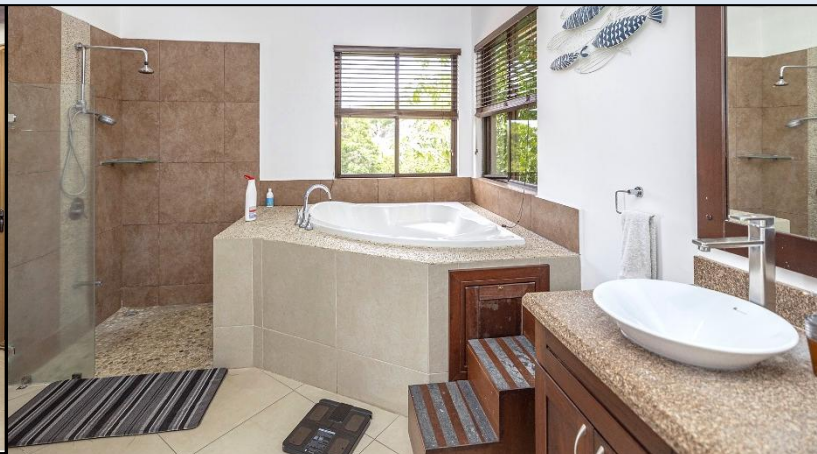
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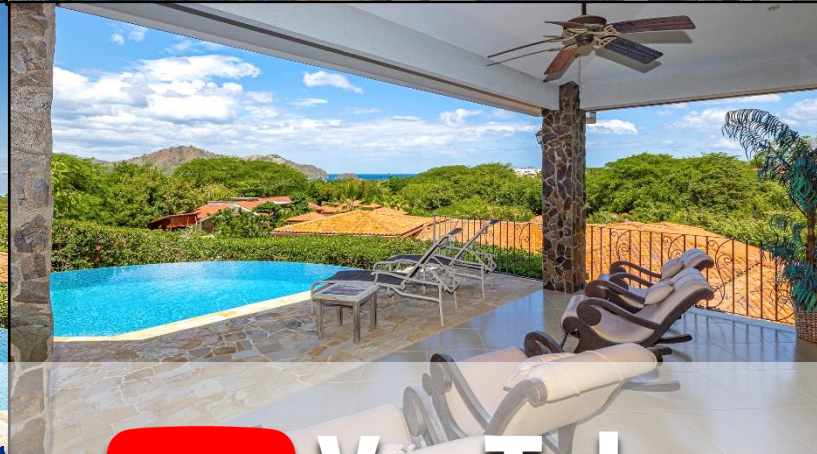


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