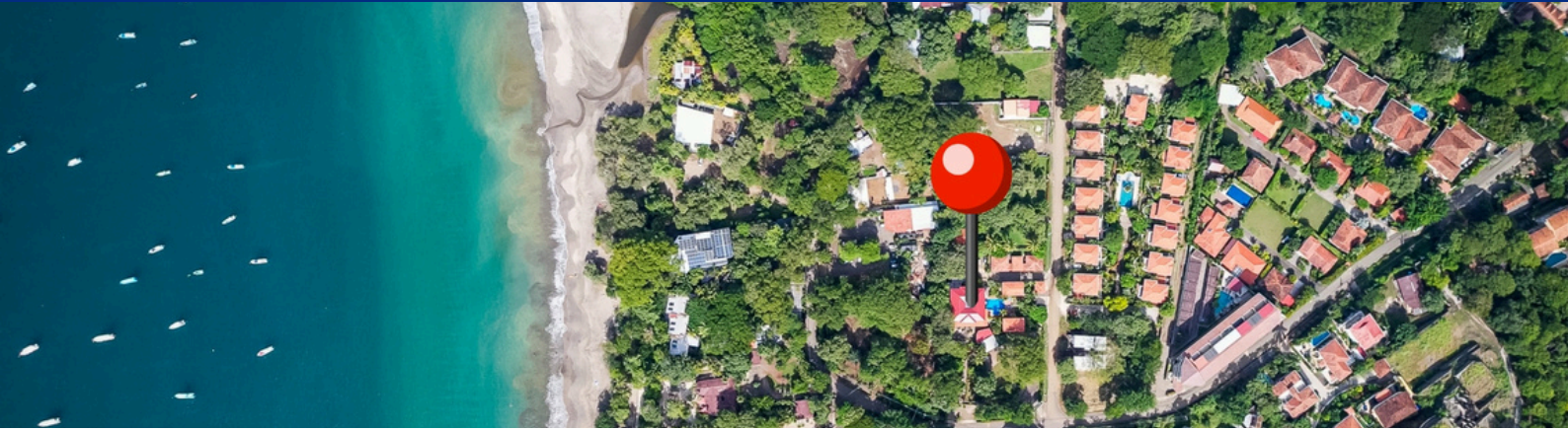


HOTEL & RESTAURANT VILLA DEL SUEÑO

\$4,000,000



Nestled in the tranquil heart of Playa Hermosa — one of Guanacaste’s most desirable Pacific-coast beach communities — this charming boutique hotel and restaurant is ideally positioned just a three-minute walk from the soft sands of a safe, riptide-free, “Blue Flag” swimming beach, perfect for families, children and senior citizens alike.



Property Highlights

- Elegant restaurant & full-service bar
- Outdoor entertainment space and stage for live shows and private events
- Ample parking and tropical landscaping
- Outdoor swimming pool
- 6 Superior Rooms
- 8 Standard Rooms



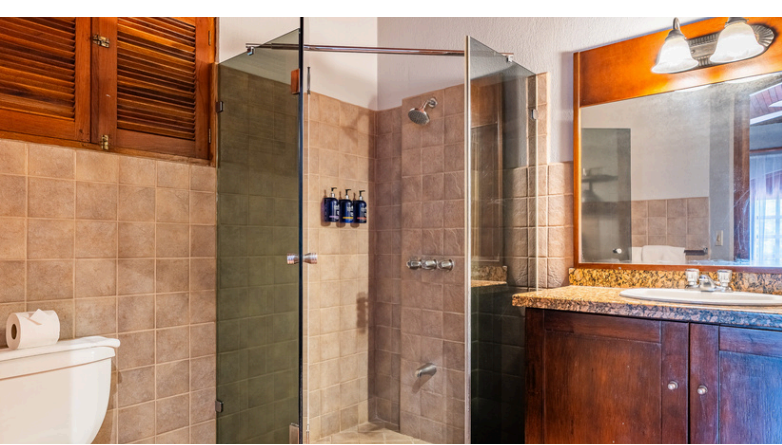


Investment Highlights

- Prime location: only 3 minutes' walk to Playa Hermosa beach — family-friendly, safe for senior guests
- Fully operational boutique hotel & restaurant concept with existing income stream
- Established brand, loyalty and outstanding guest reviews
- On-site live-entertainment offering adds a rare lifestyle dimension
- Located amidst major luxury development and infrastructure growth
- Just 25 minutes from Liberia International Airport and nearby business/retail centers
- Excellent service amenities nearby: Playas del Coco with 50+ restaurants, full-service stores, medical & dental services, banks; Liberia with hospitals and city-scale amenities
- Significant room for expansion: hotel capacity, large land parcel for condominiums/resort extension



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Restaurant & Entertainment

The on-site restaurant serves signature Mediterranean-inspired cuisine crafted by experienced chefs in an atmosphere that blends elegance with relaxation. During high-season the venue bursts to life: live professional musicians perform on an outdoor stage, filling the restaurant and hotel area with vibrant energy and attracting both hotel guests and local diners — enhancing the guest experience and reinforcing the property's unique value proposition.

The hotel has operated for more than 30 years, with a loyal clientele and strong online reputation. It is fully operational, meticulously maintained, and offers a turn-key business with both current income and significant potential for extension or redevelopment across the site.



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☀ Surrounding Growth & Investment

The hotel sits at the epicenter of the region's remarkable growth, surrounded by prestigious new luxury and residential developments:

- Waldorf Astoria - Playa Penca
- St. Regis - Peninsula Papagayo
- Ritz-Carlton Reserve - Peninsula Papagayo
- Bahía Papagayo - Playa Panamá
- Monte Mar - Playas del Coco, and Hacienda del Mar - Playa Panamá

These large-scale investments validate the upward trajectory of demand for premium lodging, residences and lifestyle living in this micro-region — making this hotel property an exceptional expansion or redevelopment opportunity (whether as boutique resort, condominiums or mixed hospitality/residential use), all within a very short walk to the beach.



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