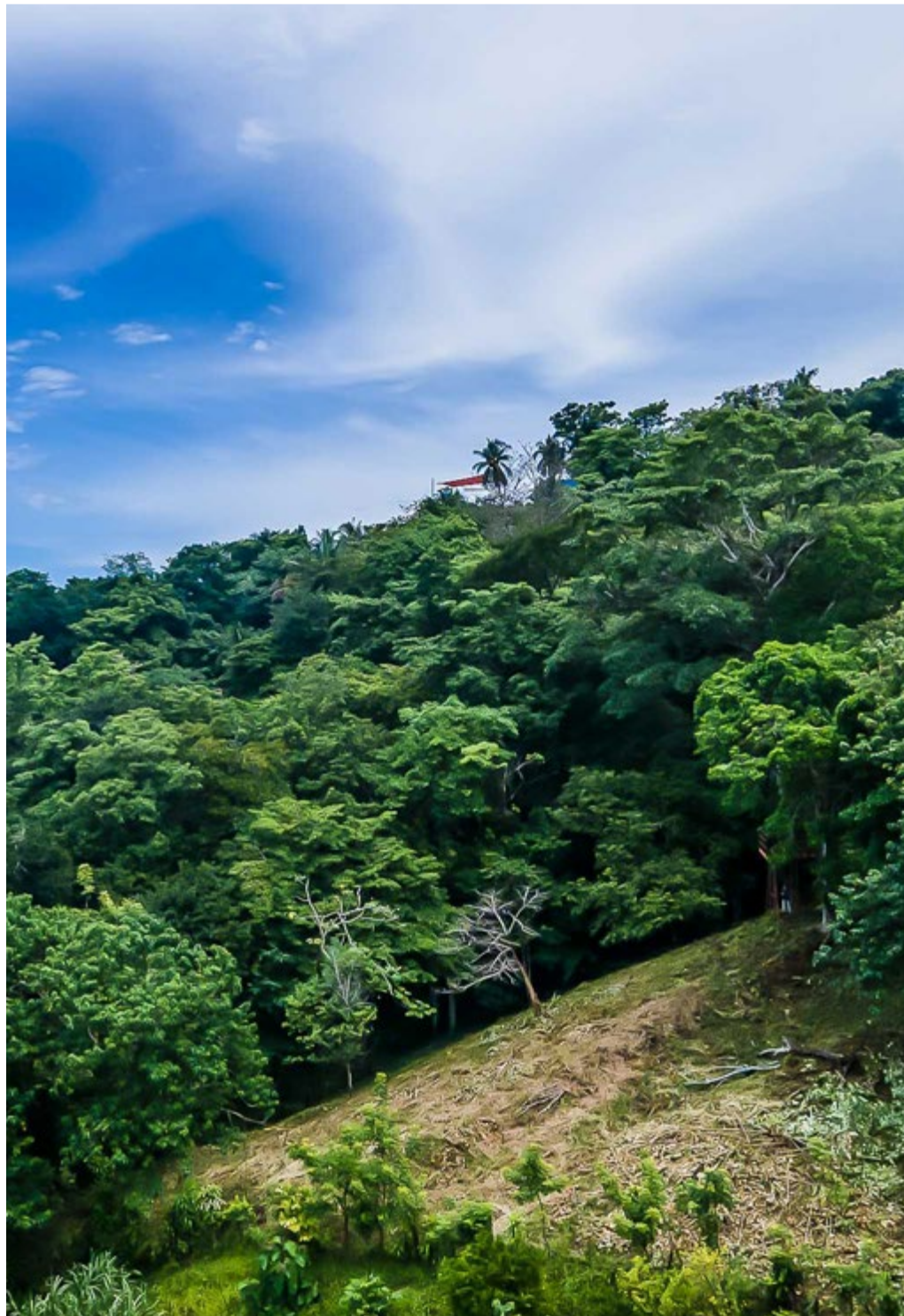




WALK TO BEACH DEVELOPMENT OPPORTUNITY
MANUEL ANTONIO





Essentials

List Price: \$879,000

Size: 5,167 sq.m.

THE UPPER PART OF THE PROPERTY, WHICH IS ALL CLEARED AND READY FOR DEVELOPMENT WOULD BE AN IDEAL SPOT FOR A SERIES OF VILLAS, SINGLE FAMILY HOMES OR A CONDOMINIUM OR MORE VERTICAL DEVELOPMENT OFFERING OCEAN VIEWS AND THE OPPORTUNITY TO OFFER WALK TO BEACH VILLAS OR CONDOS AT GREAT PRICING.

Manuel Antonio is such an incredibly dynamic and popular tourism destination due to its unique and unmatched combination of natural beauty, amazing beaches, local community and authentic feel, along with the services, amenities and overall lifestyle which so many international visitors want in a destination.

The Manuel Antonio area is small however and there are just a handful of development opportunities or properties remaining which allow for investors to create something special in this incredibly unique destination. This development or estate property, measuring just under 1.5 acres in size, with a total area of 5167 sq. meters, is an AMAZING opportunity.

The property offers prime road frontage on the main access to the world famous Manuel Antonio National Park, with more than 600,000 visitors each year, a short, 250 meter direct walk to the main beaches of Manuel Antonio across the street on a public access, along with a unique topographic property making it ideal for a mixed used development or private estate.

There were plans and a full permitted project here for a condo project and a commercial center and while those permits are no longer value, there is no zoning limitation here and the land has been vetted with extensive due diligence assuring that new owners could secure permits for a wide variety of development options.

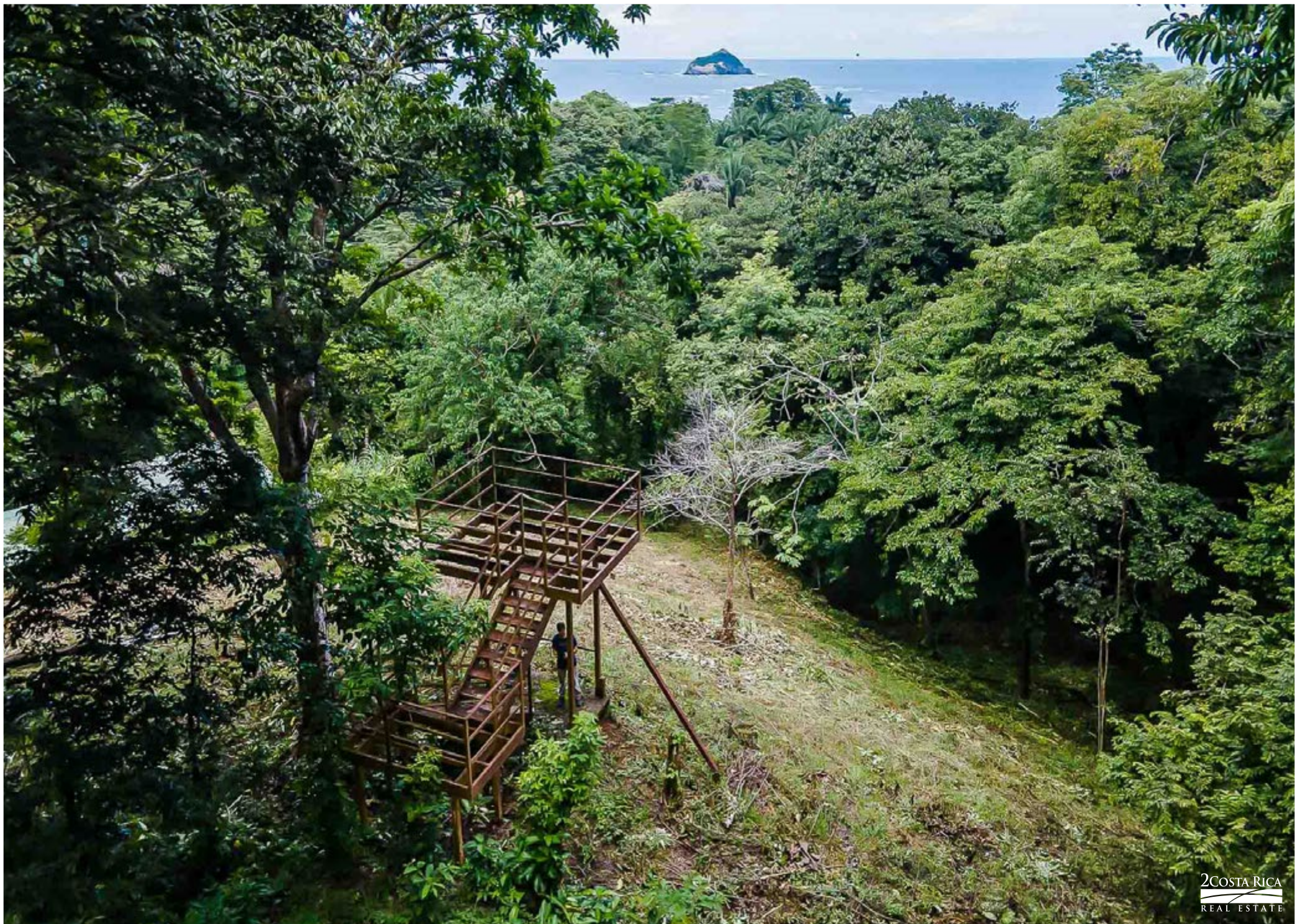




The road frontage on the property and lower half of the land is all almost perfectly flat, high visibility and would be an IDEAL location for a commercial center offering a more polished set of services, coffee shops, restaurants, pharmacy, and dining options to visitors to the park or beaches of the area.

There are multiple hotels within a short walk of less than 200 meters also assuring client base for commercial ventures. The upper part of the property, which is all cleared and ready for development would be an ideal spot for a series of villas, single family homes or a condominium or more vertical development offering ocean views and the opportunity to offer walk to beach villas or condos at great pricing. there is a HUGE demand in this area for new product with proximity to the beach and this is an ideal property for a boutique size project with the most pure supply and demand dynamics and ideal location in the area.

The property would also be IDEAL for a boutique hotel development as there are very few quality hotels so close to the beach or for a beach and privacy lover, could be a private estate with an ocean view home on top, gardens, fruit orchards, some vegetable production in the lower flat area for something truly one of a kind.



CONTACT SCOTT

[Email](#)

[Website](#)

Office | 011-506-2519-9415

Cell | 011-506-8836-5706

Toll-Free | 1-800-615-4082



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