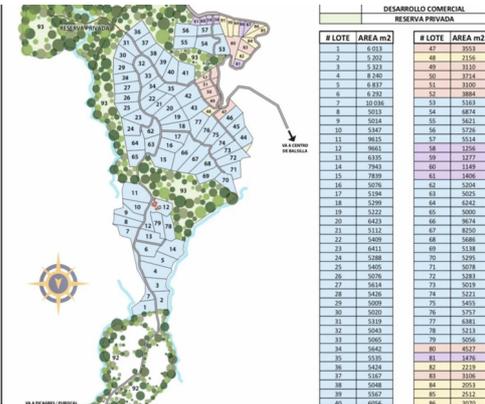


# Eco-Community Development Project Near Atenas

For Sale  
**\$8,800,000**  
ID: 21379

📍 San Pablo, San Jose

• Property Type: Commercial • Bedrooms: 8 • Built: 2004 • Size: 975,000 sq m • 240.93 Acres • Floor Area (SQFT): 16,146



- 6 Bathrooms
- Gated Community
- Acreage
- Development Farm

## Property Description

Introducing a visionary opportunity to create your own sustainable eco-community in the lush landscapes of Balsilla de Mora, just 20 minutes from downtown Atenas. This extraordinary project spans over 90 individual lots, ranging from 1,149 m<sup>2</sup> to 10,036 m<sup>2</sup>, plus a nearly 34-hectare private reserve, offering the perfect canvas for sustainable living. The community features seven abundant water sources, existing infrastructure including a staff house, and a developed lot with a luxurious 4-bedroom single-story home, pool, and guesthouse. Panoramic mountain and valley views from every lot provide an unmatched sense of serenity. Owners can integrate autonomous energy solutions, such as solar power, reinforcing the eco-conscious ethos. A 17-hectare communal area at the entrance allows for additional amenities including social spaces, sports fields, pools, and creative leisure areas.

**Property Features**

- 90+ individual lots with cadastral plans (1,149–10,036 m<sup>2</sup>)
- Nearly 34-hectare private reserve
- 7 abundant water sources for sustainability
- Staff house and developed lot with 4-bedroom home, pool, and guesthouse
- Panoramic mountain and valley views
- Eco-conscious development with solar energy potential
- 17-hectare communal area for amenities and recreation

**Location Highlights**

- Only 20 minutes from downtown Atenas
- Close to Juan Santamaria International Airport, Pacific beaches, and Central Valley cities
- Private and tranquil natural setting
- Ideal for eco-community, sustainable living, or luxury retreat
- Accessible yet immersed in nature

Contact us today to explore this extraordinary development opportunity and start building the eco-community of your dreams in Costa Rica.

+506-2787-0223

50 Meters North of the Roca Verde Hotel Dominical, Bahia Ballena,  
Punternas, Costa Rica 60504



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