

# Mixed-Use Property Near Downtown Atenas

📍 Atenas, Alajuela

For Sale

# \$450,000

ID: 22073

• Property Type: Single Family Homes • Bedrooms: 3 • Built: 2009 • Size: 2,112 sq m • 0.52 Acres • Floor Area (SQFT): 2,476



- 2 Bathrooms
- Close To Transport
- Close To Schools
- Internet
- Close To Shops

## Property Description

This versatile property offers a unique opportunity for both residential and commercial use, located just 2 kilometers from downtown Atenas on the main road connecting Atenas and La Garita. It consists of three separately registered lots, providing space for expansion or new projects. The main single-story house features three bedrooms, two bathrooms, a home office, a spacious kitchen/dining area renovated in 2022, and a generous living room. A large covered terrace and a separate laundry room complete the home. Two additional small structures serve as storage, and a carport provides convenient parking. The property is landscaped with a variety of plants, shrubs, and trees, offering a welcoming environment. A key advantage is the commercial permit, making it ideal for a professional office, retail space, or mixed-use development, with proximity to a private school and an event center.

**Property Features**

- Single-story house: 3 bedrooms, 2 bathrooms, office
- Renovated kitchen (2022) and spacious living areas
- Large covered terrace and separate laundry room
- Two storage structures and carport
- Ample space for expansion or pool construction
- Landscaped with trees, shrubs, and plants

**Location Highlights**

- 2 kilometers from downtown Atenas
- Situated on a main road with high visibility
- Near a private school and event center
- Close to shops, restaurants, and services
- Perfect for residential, commercial, or mixed-use projects

Contact us today to explore the potential of this versatile property and bring your ideas to life.

+506-2787-0223

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



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