

Land For Sale

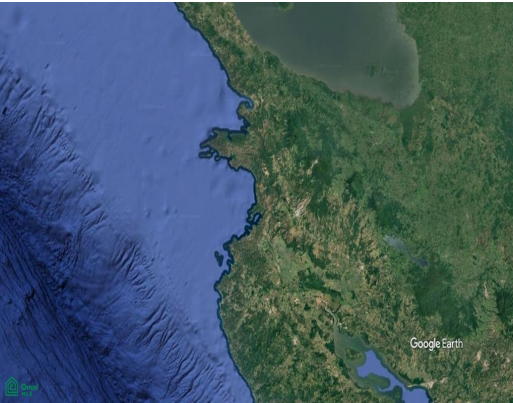
📍 Liberia, Guanacaste

For Sale

\$3,850,000

ID: 1133239339

- Property Type: Land
- Size: 300 Square metres
- 95.03 Acres



Property Description

An exceptional 38-hectare (95-acre) plot located in Costa Rica's stunning North Pacific coast, offering unmatched development potential. Situated only 4 miles from Cabuyal Beach and 14 miles from the world-class Peninsula Papagayo, this property is primed for residential, tourism, or mixed-use projects. Key Features:

- Size: 38 Ha 4,593.10 m² (approx. 95 acres)
- Public Road Frontage: ~500 m
- Title Number: 5138921-001-002
- Topography: ~20 ha flat, 10 ha gentle slope, 8 ha steep slope with reserve trees
- Current Use: Melina tree plantation (1 ha), Trasvala grass (20 ha, expandable to 25 ha)
- Utilities: • Electric meter at entrance • Drinking water from community well • Public lighting in front of property • Satellite TV service
- Access: Public transportation to Guardia and Liberia Development Potential According to Liberia Municipality Land Use Plan:
- Residential: • Min lot size: 300 m² • Max coverage: 65% • Height: up to 10 m • Density: 25 units/ha/floor
- Tourism: • Min lot size: 500 m² • Hospitality density: 160 rooms/ha • Height: up to 36 m
- Retail: • Min lot size: 300 m² • Height: up to 20 m

Nearby Attractions; Infrastructure • Cabuyal Beach – White sand, calm waters, ideal for eco-tourism • Peninsula Papagayo – Luxury resorts, golf, marina, and private beach clubs • Hacienda Aromal – Adventure Activity Park • La Paz Community School – International bilingual education • El Iagar ` (Do it Center`) Guardia – Retail, banking, dining, and services • Guanacaste International Airport (LIR) – 20 miles away HST Polo Club Highlights for Investors & Developers • Strategic location near luxury developments and pristine coastline • Flat and gently sloping land ideal for construction • Mixed-use zoning potential for residential, hospitality, and retail • No existing mortgages or encumbrance

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



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