

# Land For Sale

Atenas, Alajuela

For Sale

# \$150,000

ID: 1118313667

- Property Type: Land
- Size: 850 Square metres
- 0.21 Acres



## Property Description

Located just 200 meters from downtown Atenas, this 850 m<sup>2</sup> lot represents a unique opportunity for residential or commercial investment in one of the busiest and most sought-after areas of the canton. Situated along the main street, the property offers exceptional visibility and easy access for both pedestrians and vehicles, making it ideal for multiple types of development. The property has available water service, approved land use, and a topography that combines flat areas at the front –perfect for construction– with a gently sloping section toward the back that leads to a natural ravine surrounded by trees, providing a fresh, private, and attractive setting. Special Features: 850 m<sup>2</sup> lot in a strategic location Wide frontage of approximately 20 meters Mixed land use: residential and commercial Ideal for building a house, a commercial space, or even several small shops Flat section at the front, ready for immediate development Rear area with ravine and trees, ideal for green areas or gardens Direct access from the main road and walking distance to downtown Atenas ADDITIONAL FEATURES: Water service available Land use approved for immediate construction Irregular terrain with flat zones and natural slope Excellent for developing a personal business or rental units NEARBY PLACES: Downtown Atenas – 2-minute walk Supermarkets, banks, schools, restaurants, and local shops Bus terminal and main highways ABOUT LOCATION: Atenas is known for having one of the best climates in the world, and this lot combines accessibility, visibility, and versatility right in the urban center.

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