

# Land For Sale

📍 Nandayure, Guanacaste

For Sale

# \$125,000

ID: 1103514044

- Property Type: Land
- Size: 1,540 Square metres
- 0.38 Acres



## Property Description

Nestled on the lower slopes of the Montaña Sector in La Reserva Camaronal (LRC), Lot 12 is easily accessed via Las Baulas Drive, with the future driveway located just 150 meters from the main entrance and gate of Montaña Sector. While Lot 12 offers ocean views, its terrain is more varied and hilly compared to lots 9, 10, and 11, and it features a greater number of trees. The higher, rear portion of the lot provides the most impressive ocean views. To the west, Lot 12 is bordered by a forested common area and has just one neighboring lot for sale. This lot is perfect for a wide range of residential options, whether permanent or seasonal, and could easily accommodate the extension of a private driveway. Despite Guanacaste's reputation for water shortages, LRC is well-equipped with five legally registered bored wells, approved by MINAET's Direction of Waters. The Montaña Sector entrance gate is only 550 meters from the renowned surfing beach of Camaronal, where the Camaronal National Wildlife Refuge operates a sea turtle hatchery, supporting year-round conservation efforts and international volunteer programs for the four species of sea turtles that nest there.

+506-2787-0223

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



REAL ESTATE AGENT  
**Dawn Wolfe**  
Dawn Wolfe



**COLDWELL BANKER**  
VESTA GROUP