

# Development-Ready Lot Near Playa Hermosa Beach with Dual Access

# \$1,450,000

ID: 23949

 Hermosa, Guanacaste

Property Type: Land • Size: 8,524 SQ M •



- Status: Active/Published

## Property Description

This spacious 8,524 m<sup>2</sup> (2.1-acre) parcel is a rare find in sought-after Playa Hermosa, offering an excellent opportunity for residential, commercial, or mixed-use development. With dual access points, from the main road and a public entry at the rear plus a generous depth of 150 meters, this lot is well-positioned for a smart, flexible design. Located within walking distance to the beach, the property borders the prestigious Monte Bello community and sits near top-tier condos like Hermosa del Mar, where penthouses have reached over \$1 million. Key Highlights:- Flexible Zoning (residential & commercial) with up to 75% land coverage- Preliminary plans for condos, villas, or a mixed-use project with green areas and commercial space- Ocean views from second-story construction at the rear of the lot- Surrounded by luxury communities and high-demand beach homes- Close to the Mangroove Marriott, Four Seasons, and Waldorf Astoria resorts- Low inventory in Playa Hermosa makes this an ideal time to buildThis property stands out for its strategic location, flexible zoning, and strong market potential.

## Additional

- ID 23949
- Active/Published
- For Sale
- Land
- \$1,450,000

**Costa Rica Direct: +506 2656 0856**

**US Number: +1 814 500 3379**

 COLDWELL BANKER  
SAMARA