

# High-Exposure Commercial/Residential Property in Cobano

# \$235,000

ID: 23157

📍 Cobano, Puntarenas

Property Type: Land • Size: 6,013 SQ M •



- Status: Active/Published
- Close To Transport
- Investment Opportunities
- Close To Schools
- Commercial
- Valley Views
- Close To Shops
- Fire Sales

## Property Description

Exceptional Investment Opportunity in Cobano – Two High-Exposure Lots with Endless Potential! Seize this rare opportunity to own two strategically located properties in the heart of Cobano, offering unparalleled potential for residential or commercial development. Whether you're looking to build a private residence, rental units, or a commercial space, this investment promises high visibility, accessibility, and proximity to key amenities. Located directly across from an International IB School and next to the Cobano Recreational Sports Complex, this property is in an ideal location for families, businesses, and investors. Just 10 minutes from Montezuma and 20 minutes from Santa Teresa, you'll enjoy quick access to world-renowned beaches while still being in the center of a growing and dynamic community. Property Highlights: • Lot 1: 992 m<sup>2</sup> – \$90,000 – Residential/Commercial zoning with 75% development capacity • Lot 2: 5,021 m<sup>2</sup> – \$190,000 – Agricultural zoning with 25% development capacity • Both Lots Together: Competitive pricing available for a combined purchase Exclusive Development Advantage When purchased together, these two lots can be combined into a single property, allowing for a higher commercial development capacity of 75%.

## Additional

- ID 23157
- Active/Published
- For Sale
- Land
- \$235,000

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

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

80 m Oeste de la Iglesia Catolica, Guanacaste, Samara, 50206

