

# Herradura Luxury Home with \$78K Annual Income - 9.2% Cap Rate - Fully Managed

**\$849,000**

ID: 23074

 Herradura, Puntarenas

Property Type: Single Family Homes • Bedrooms: 4 • Size: 418 SQ M • Built: 2016



- Status: Active/Published
- Appliances
- Close To Golf
- Fully Landscaped
- Income Producing
- Luxury Rental
- Parking Spaces
- Association Fee
- Close To Shops
- Furnished Fully
- Internet
- Pets Allowed
- Air Conditioning
- Bbq Area
- Crypto Currency Accepted
- Gated Community
- Investment Opportunities
- Pool

## Property Description

Location: La Estancia, Herradura, Costa Rica This 4-bedroom luxury home in La Estancia – an exclusive gated community near Playa Herradura and Los Sueños Marina – combines high-end living with exceptional investment performance. Priced at \$849,000 and leased at \$6,500/month (\$78,000 annually), it delivers a 9.2% gross cap rate – virtually unheard of in Costa Rica's luxury market. Premium tenants cover all utilities and property management, offering a turnkey, hands-off ownership experience for investors and lifestyle buyers alike. Key Investor Highlights \$78,000 USD annual rental income (current lease) 9.2% gross cap rate at \$849,000 asking price Tenants pay all utilities + property manager fees Premium long-term tenants (non-Airbnb) via U.S.-based luxury agency Fully managed with minimal owner oversight Home Features 4 Bedrooms | 4 Full + 2 Half Baths (all en-suite) Open-concept great room with chef's kitchen, dining, and living areas Quartz countertops, Electrolux fridge/freezer, indoor grill, bar seating for 6 Leather furnishings, blackout blinds, smart TVs, central A/C, in-ceiling sound Professionally designed interiors with upscale finishes Outdoor Living Lap-length private pool with submerged stainless loungers Covered lounge + dining area (seats 14+) with roll-down privacy blinds Poolside half bath and lush landscaped surroundings for privacy Tiled double garage and manicured green space Community & Location La Estancia: cobblestone streets, underground utilities, 24/7 gated security, tennis courts, community pool 2 minutes to Herradura Beach and Los Sueños Marina & Golf Course (dining, sportfishing, shopping) 4 km to Jaco for restaurants, nightlife, and services Walking distance to Automercado and upscale shops like Crate & Barrel The Opportunity This is more than a luxury home – it's an income-producing asset with one of the strongest returns in Costa Rica's high-end market.

## Additional

- ID 23074
- Active/Published
- For Sale
- Single Family Homes
- \$849,000
- 4 Bathrooms

- 4 Bedrooms

- Parking Spaces : 2

- View : Pool

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

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

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

