



Latitude 9 Real Estate

\$775,000

4 Bedroom Ocean View Home With Pool In gated Community With Great Access 1.2 acres!!!, Uvita, 60504



• Type: **Residential** • Style: **2 Story** • Bedrooms: **4** • Bathrooms: **3** • Size: **2900 square feet**



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Across from Agua Azul Restaurant, Manuel
Antonio, 6350

Property Summary

Type: **Residential**
Style: **2 Story**
Bedrooms: **4**
Bathrooms: **3**
Garage: **No**
Size: **2900 square feet**
Lot size: **1.2 acres**
Has Suite: **Yes**
Year Built: **2022**
Development Level: **Built**

Description

It is located in a (9.25 acre area eco-friendly development with a rich organic orchard where everything grows men need. It offers a perfect combination of essential conditions like;

Privacy (far enough from public areas, in a tropical layback area),

Secure (gated, caretaker around, transparent, street lamps in the night),

Close to town (walking distance to banks, restaurants, and supermarkets),

Close to the beach (close enough to hear the swell),

Ocean view (a wide view: on the Whale Tail, Canoe Island, but also Corcovado and Quepos),

Nature (primary forest around and a big variety of palms and fruit in the property),

Upscale infrastructure (solid, low maintenance, all-weather 4x2 access),

Small scale (just seven upscale lots),

Titled, and full ownership,

Top location (fast-growing tourist destination, close to whale track and the NP Marina Ballena).

The property

A gated project, surrounded by primary forest, subdivided into Seven “agricultural” fincas (farms) fully prepared for residential living. Each finca has a building site, approx. 80 – 90 meters (250 – 300 ft) above sea level, offering a spectacular ocean view and a cool breeze. There is electricity, potable water, fiber optic lines for the internet, mobile telephone, and satellite TV.



Location

Opposite National Park 'Marina Ballena' and half a mile South-East of Uvita (Osa); the entrance road is just next to soda 'Kem Vari'. Just follow the small road to the East, and 600 meters up you'll find the entrance of the project with a red tiled guardhouse on the left. The building sites are uphill, 300 – 400 meters from the gated entrance.

Uvita is on the coastal Pacific highway (Costanera), 20 km South of Dominical. It is the economic center of the 45 km "Costa Ballena" area (whale coast).

The investment

The seven "fincas" include well-done landscaping and a solid finished infrastructure. It is all ready for construction. All building sites show positive soil tests.

All lots are connected to the ICE grid, fiber optic cable for internet and TV, a joint connection with the ASADA (public water), and a certified water well just for obtaining the building permit.

Security

The surrounding primary forest guarantees a high degree of security. There are no public roads towards, in, or around the property.

Legal title

All seven "fincas" have legal title, incorporated in a CR corporation (S.A.). It could be sold or mortgaged freely. Those corporations are locked (no legal deeds are possible) till they become active. All property and corporation taxes are paid and up to date.

Additional Photos



Additional Photos



Additional Photos

