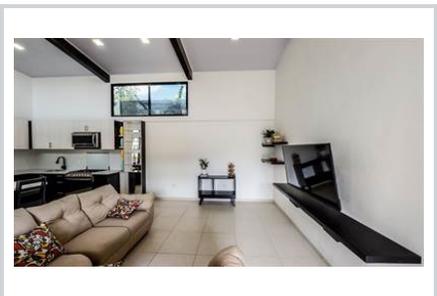
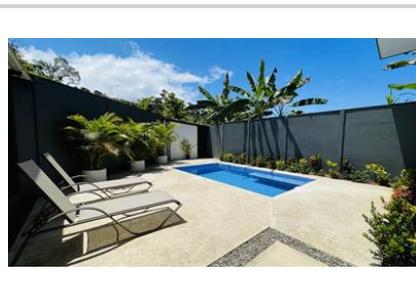
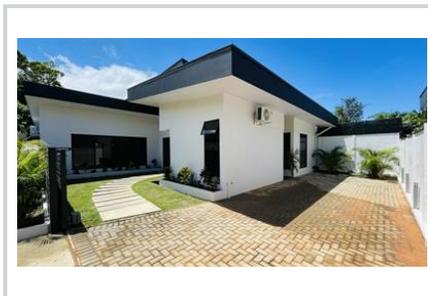




## Latitude 9 Real Estate

**\$499,000**

Modern Home In Hot Tourism Location, Uvita, 60504



- Type: **Residential**
- Style: **Single Story**
- Bedrooms: **3**
- Bathrooms: **2**
- Size: **1800 square feet**



**Paul Lambert**

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(506) 8843-3636  
www.latitude9.com

**Latitude 9 Real Estate**

Across from Agua Azul Restaurant, Manuel  
Antonio, 6350

## Property Summary

Type: **Residential**

Style: **Single Story**

Bedrooms: **3**

Bathrooms: **2**

Garage: **No**

Size: **1800 square feet**

Lot size: **232 square meters**

Has Suite: **Yes**

Development Level: **Built**

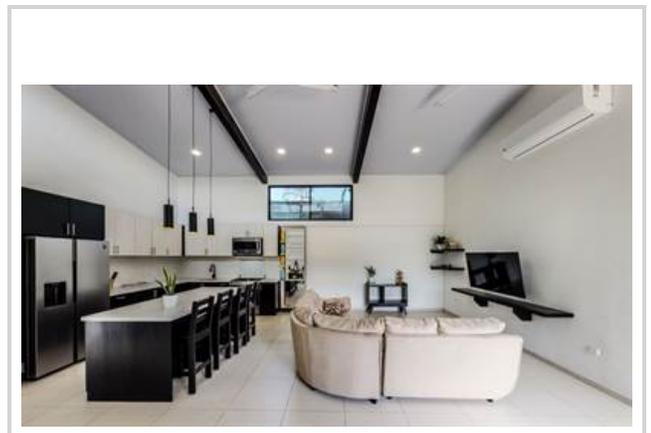
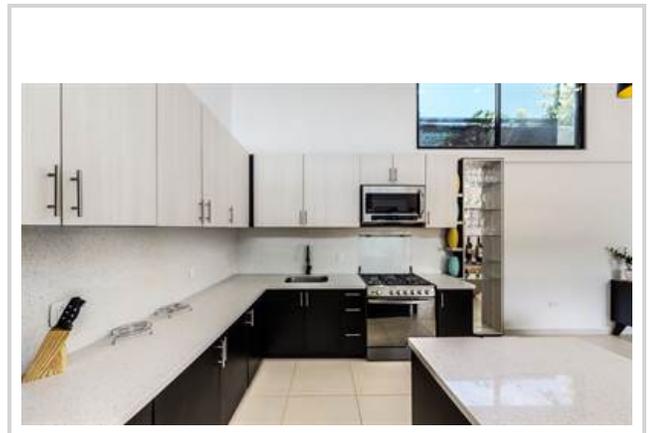
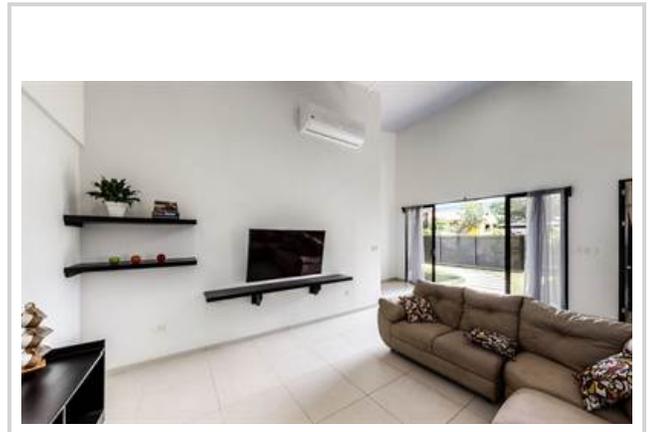
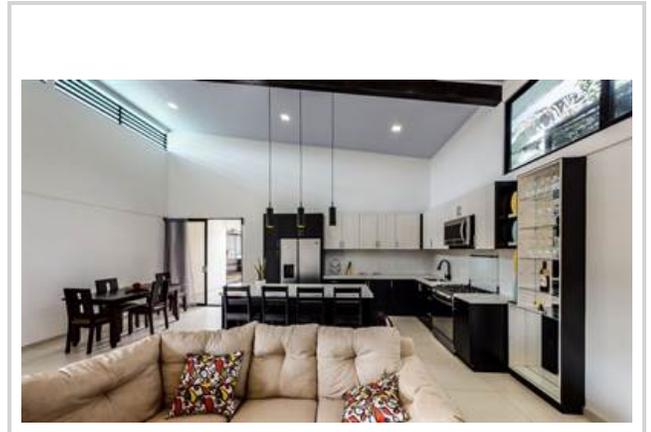
## Description

Bahia Ballena in Uvita is developing fast and this new modern home for sale is the top pick right now. This three bedroom, two bathroom home is in a perfect location that is easy to get to, near shopping and activities, and, of course, within walking distance of Playa Ballena in the Marino Ballena National Park. This area is HOT for tourism and this home is perfect for those who want to secure an investment in this rapidly growing region that they can rent out all year and also enjoy using it, too.

Right in the center of Bahia (which means 'Bay' in Spanish, named after the Humpback Whale residents of this coastal region), this is the part of Uvita where all of the tourists and young families want to stay. You can walk or cycle in this flat part of town that is home to two large farmer's markets (one on Wednesday and one on Saturday), elementary schools, grocery stores, numerous restaurants, playgrounds, rivers, and beaches.

The ample property is fenced in for privacy and security. This being a popular development means that properties are set close together and this modern construction uses the full space to its maximum potential. There is a large terrace with a pool that has ample seating in both the shade and in the sun. The indoor living space feels enormous with the open concept kitchen and entertainment center and the nearly double height ceiling with high windows lets in lots of light and air.

The construction is less than two years old and modern in style throughout the home. Each space feels clean, open, and abundant. All of the bedrooms are full-sized with built-in closets that are great for organizing. Both bathrooms

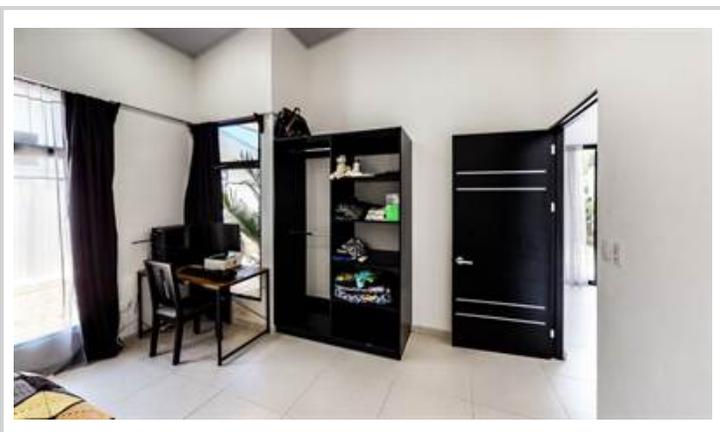
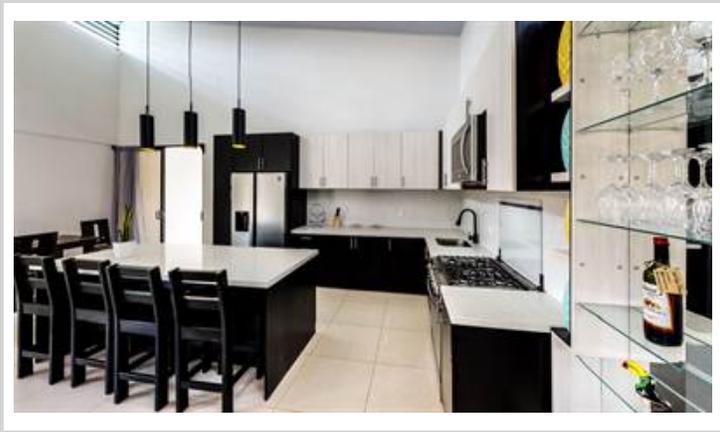


are ample for use by two people with over-sized showers, double sinks, and even more storage space.

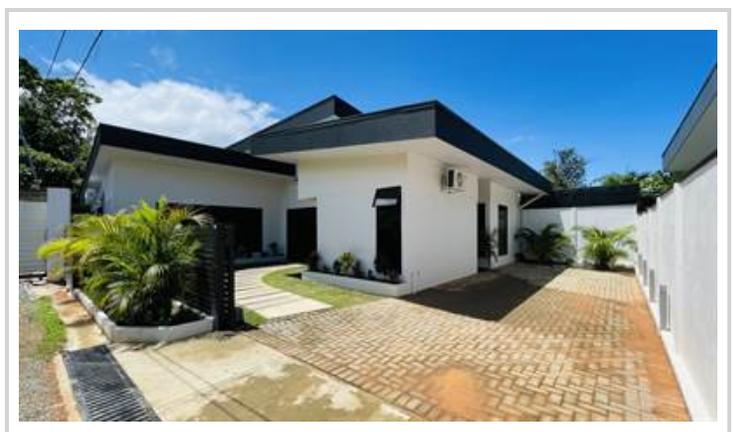
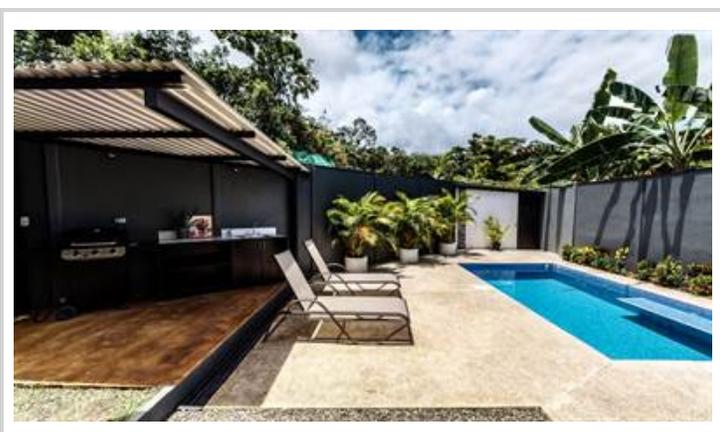
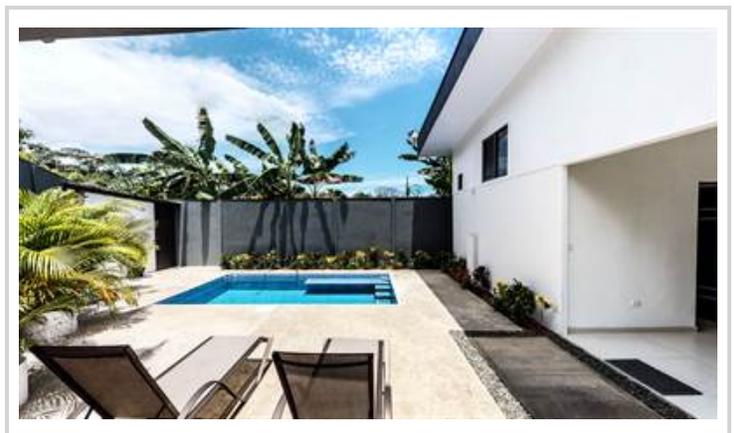
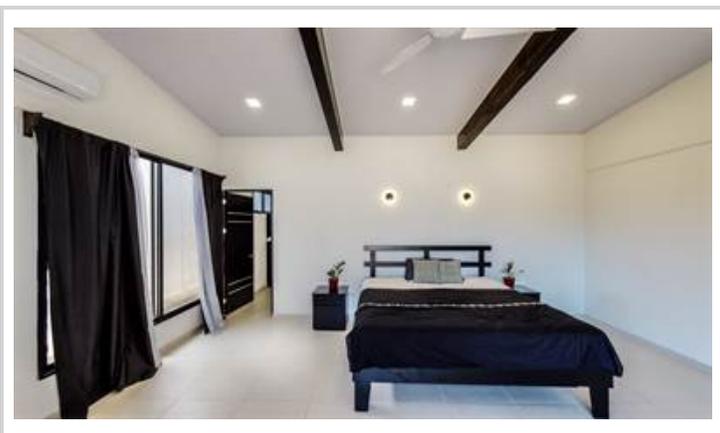
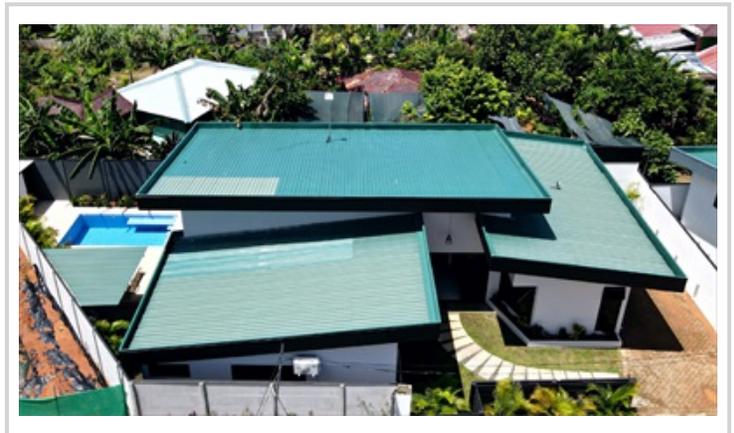
Details are everything and this home does not skimp. Surfaces, fixtures, appliances, and furniture are all high-end with great finishes. You will not feel like anything was neglected during the construction of this great home.

Three bedroom homes in this part of Uvita are renting nightly on Airbnb starting at \$150 in the low season to around \$300 per night in the high season for a comparable home. At around 70% annual occupancy (average for this area) which is a gross annual income of around \$40,000 on the low end.

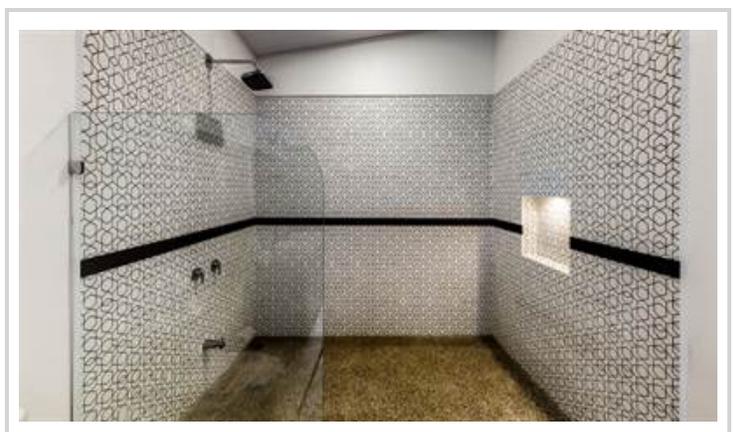
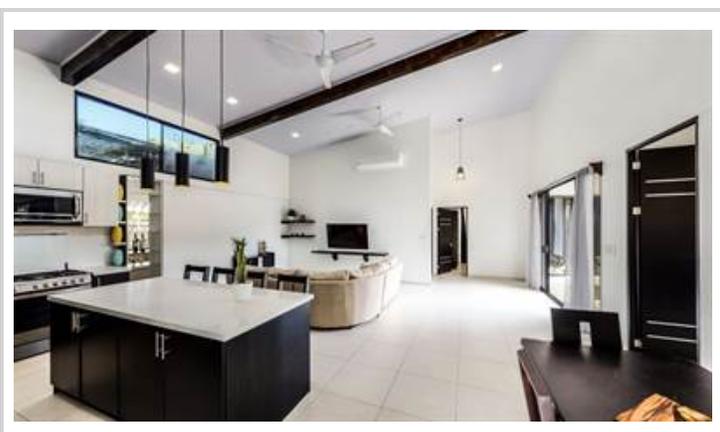
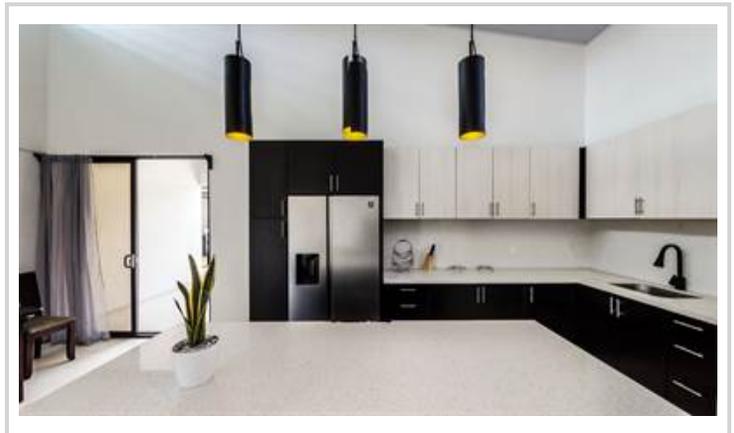
# Additional Photos



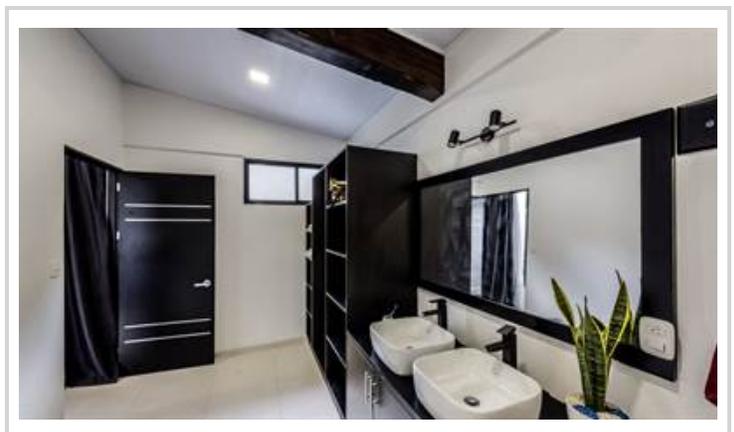
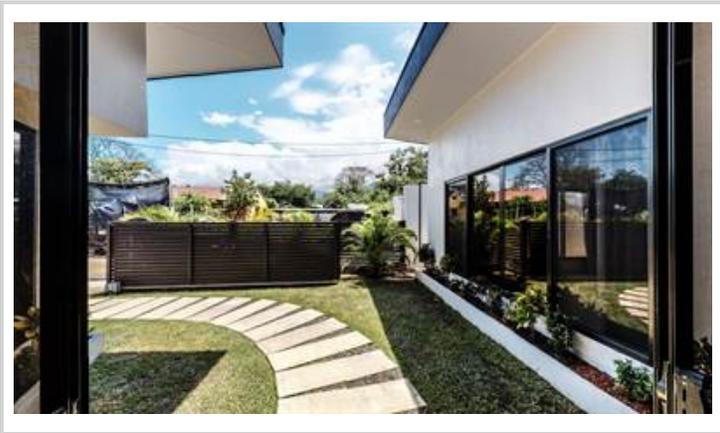
Additional Photos



# Additional Photos



Additional Photos



Additional Photos

