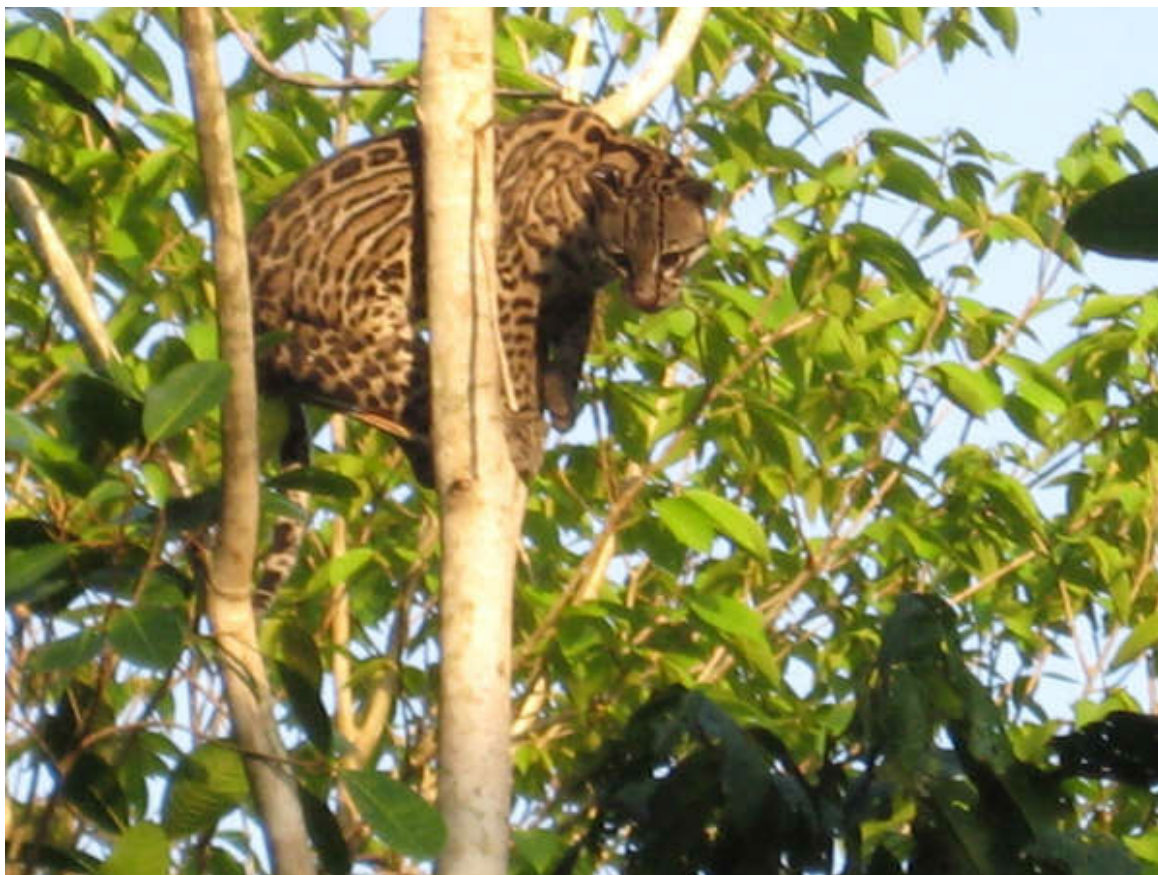




## Latitude 9 Real Estate

### Amazing Ocean View Development Parcel - \$2,190,000

Vista Grande, Manuel Antonio, 60601



- Type: **Farm and Ranch**
- Style: **Lot / Land**
- Bedrooms: **6**
- Bathrooms: **4**
- Size: **951000 square meters**



**Paul Lambert**

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**Latitude 9 Real Estate**

Across from Agua Azul Restaurant, Manuel Antonio, 6350

### Property Summary

Type: **Farm and Ranch**

Style: **Lot / Land**

Bedrooms: **6**

Bathrooms: **4**

Garage: **No**

Size: **951000 square meters "235 Acres At Only \$2 Per Sq. Meter "**

Lot type: **Irregular**

Has Suite: **No**

Development Level: **LandOnly**

### Description

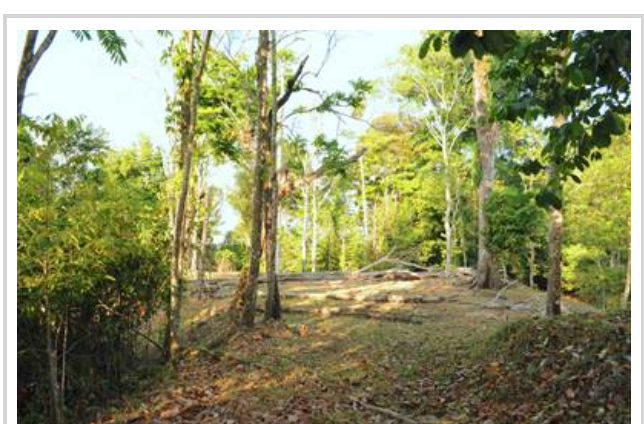
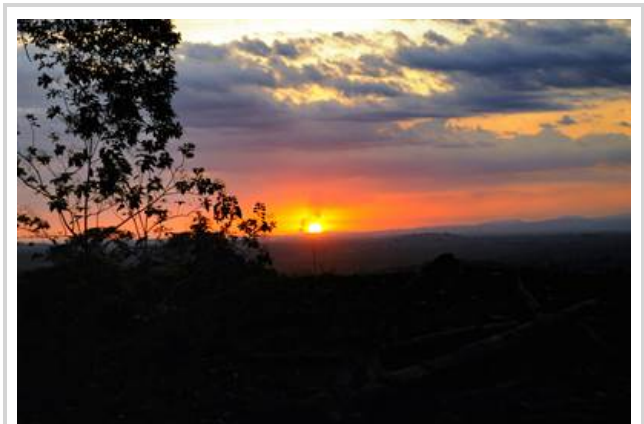
This 235 acre ranch is one of the best development parcels in the Centra Pacific Coast of Costa Rica. Nearly 75 percent of the property has wide open, stunning ocean views up and down the coastline, Manuel Antonio beaches and year-round sunsets over the ocean.

This property is a developers dream, having two separate rolling hills ridge-lines that allow for multiple building sites and unobstructed views throughout; and at the same time, it contains large portions of pristine forest, that create a natural, private reserve like environment with plenty of wildlife sightings and beautiful nature hiking trails.

The property can be developed in many ways, one being creating large ocean view estate lots, making it the nicest exclusive home development in the area. The property has already been segregated into 35 individual lots ranging between 2 and 10 acres each. Other options to achieve maximized return on investment would be to build out the property by either constructing large estate homes, or down size the lot & homes for maximum build out, or construct multiple condominiums on the property.

The property includes two "tico" style houses, a pool and a BBQ area that have been used as a rental for retreat / camp type groups.

This is hands down one of the nicest large ocean view ranches available in the area and even more desirable because of its proximity to the number 1 tourist destination in Costa Rica, Manuel Antonio National Park is only 20 minutes away. PRICE JUST REDUCED BY \$300K. !!!!



## Features

### **Interior Features**

- Ceiling Fan
- Tile

### **Exterior Finish**

- Cement
- Concrete

### **Lot Features**

- Horse Facilities
- Landscaped
- Patio
- Shed
- Swimming Pool
- Trees / Shrubs

### **View**

- Forest
- Hills
- Marina
- Mountain View
- Ocean View
- Panoramic
- Pasture
- River View
- Valley
- Water View

### **Roof**

- Metal

### **Sewer/Water Systems**

- Septic

## Highlights

- Best Ocean View Development Parcel in the Area
- Two Great Ocean View Ridgelines with over 35 building sites. Each site between 2 and 10 acres
- Only 15 minutes from Manuel Antonio National Park
- Services located to the property
- Plenty of Wildlife on the Property



## Additional Photos





## Additional Photos



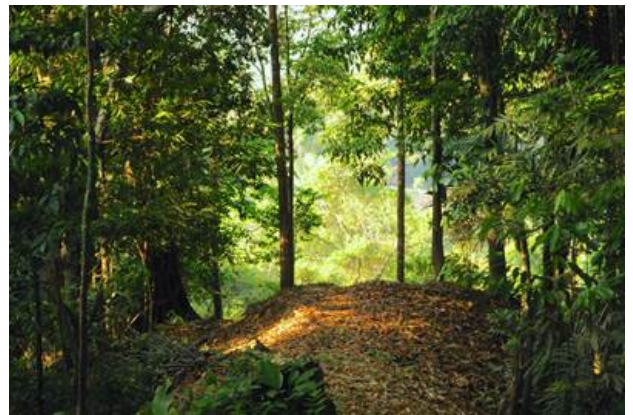


## Additional Photos





## Additional Photos





## Additional Photos





## Additional Photos



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*Information is deemed to be correct but not guaranteed.*