

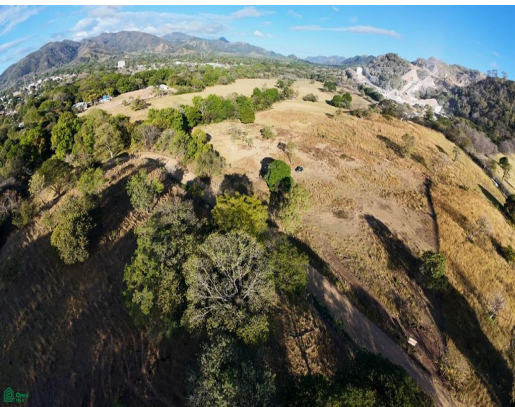
1Bed Land For Sale

Nicoya, Guanacaste

\$46

ID: 1153025406

Property Type: Land • Bedrooms: 1 • Size: 57,371 SQ M •



- Status: Available

Property Description

Mixed-Use Zoning | From 1 Hectare | High Development Potential Strategic investment opportunity in Nicoya, Guanacaste, located just minutes from the urban center with immediate connectivity to National Route 21, one of the main development and transit corridors of the Nicoya Peninsula. This green land property of approximately 5.7 hectares (57,371.78 m²) is located 1 km southeast of Nicoya's main entrance, within an urban and commercial expansion area offering high potential for residential, commercial, or mixed-use development projects. The property features semi-flat topography, favorable technical conditions for development, and an allowed building coverage of up to 70%, higher than the area average, enabling efficient land use. Key Features • Mixed-use zoning (residential / commercial) • Permitted building coverage: up to 70% • Semi-flat topography, ideal for efficient development • Natural land with valuable hardwood trees and scenic surroundings • Borders a creek at the rear of the property • Available services: water, electricity, and internet • Flexible purchase options: from 1 hectare up to the entire property Access and Connectivity • Immediate connectivity to National Route 21 • Access via public road • Strategic location: 2 minutes from downtown Nicoyao Very close to Tajo de Nicoyao Adjacent to Rancho Nicoyano Environment and Growth Projection The property is located in an area with strong urban and commercial growth potential, benefiting from progressive road infrastructure development and increasing economic activity in Nicoya, one of the main urban and logistical hubs of Guanacaste.

Additional

- ID 1153025406
- Available
- For Sale
- Land
- \$46
- 1 Bedrooms

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