

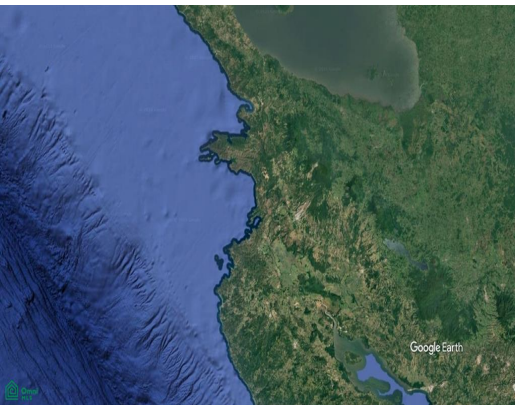
# Land For Sale

📍 Liberia, Guanacaste

# \$11

ID: 1133239339

Property Type: Land • Size: 384,593 SQ M •



- Status: Available

## Property Description

An exceptional 38-hectare (95-acre) plot located in Costa Rica's stunning North Pacific coast, offering unmatched development potential. Situated only 4 miles from Cabuyal Beach and 14 miles from the world-class Peninsula Papagayo, this property is primed for residential, tourism, or mixed-use projects. Key Features: • Size: 38 Ha 4,593.10 m<sup>2</sup> (approx. 95 acres) • Public Road Frontage: ~500 m • Title Number: 5138921-001-002 • Topography: ~20 ha flat, 10 ha gentle slope, 8 ha steep slope with reserve trees • Current Use: Melina tree plantation (1 ha), Trasvala grass (20 ha, expandable to 25 ha) • Utilities: • Electric meter at entrance • Drinking water from community well • Public lighting in front of property • Satellite TV service • Access: Public transportation to Guardia and Liberia Development Potential According to Liberia Municipality Land Use Plan: • Residential: • Min lot size: 300 m<sup>2</sup> • Max coverage: 65% • Height: up to 10 m • Density: 25 units/ha/floor • Tourism: • Min lot size: 500 m<sup>2</sup> • Hospitality density: 160 rooms/ha • Height: up to 36 m • Retail: • Min lot size: 300 m<sup>2</sup> • Height: up to 20 m Nearby Attractions; Infrastructure • Cabuyal Beach – White sand, calm waters, ideal for eco-tourism • Peninsula Papagayo – Luxury resorts, golf, marina, and private beach clubs • Hacienda Aromal – Adventure Activity Park • La Paz Community School – International bilingual education • El Iagar `Do it Center` Guardia – Retail, banking, dining, and services • Guanacaste International Airport (LIR) – 20 miles away HST Polo Club Highlights for Investors & Developers • Strategic location near luxury developments and pristine coastline • Flat and gently sloping land ideal for construction • Mixed-use zoning potential for residential, hospitality, and retail • No existing mortgages or encumbrance

## Additional

- ID 1133239339
- Available
- For Sale
- Land
- \$11
- Unfurnished

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**US Number:**

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