



PITCH DECK MLS# 26-1401

PORTADA

- Terreno para Desarrollo Mixto – Heredia
- 60.070 m²
- Precio: US\$7.500.000
- Contacto: 7130-8888

1. RESUMEN EJECUTIVO

- Terreno premium para desarrollo mixto
- Ubicación estratégica en San Pablo / Sabanilla
- Usos de suelo URC, MCE, MCE-2
- Ideal para proyectos residenciales, comerciales y logísticos
- Disponibilidad hídrica y eléctrica
- Prediseño estratégico incluido bajo NDA

2. UBICACIÓN Y ACCESOS

- Cercanía a PriceSmart, Walmart, Paseo de las Flores
- Accesos desde San José, Santo Domingo, San Pablo y Lagunilla
- Proximidad a zonas francas y zonas industriales

3. CARACTERÍSTICAS DEL TERRENO

- Área: 60.070 m²
- Topografía plana
- Frente: 191.11 m
- Altura permitida: 30 m
- Densidad: 100% infraestructura / 80% residencial

4. USOS DE SUELO Y POTENCIAL

- Condominio vertical
- Plaza comercial

- Comercio minorista
- Bodegas y logística
- Proyecto mixto de alto rendimiento

5. INFRAESTRUCTURA DISPONIBLE

- 140 pajas ESPH
- Electricidad disponible
- Calles públicas y accesos consolidados

6. PREDISEÑO ESTRATÉGICO

- 192 apartamentos
- 12.800 m² de bodegas
- Se entrega solo bajo oferta formal

7. ANÁLISIS DE ENTORNO

- Alta demanda residencial
- Crecimiento comercial
- Cercanía a zonas de empleo
- Flujo vehicular y peatonal alto

8. OPORTUNIDAD DE INVERSIÓN

- Ideal para fondos, desarrolladores y family offices
- Zona de alta plusvalía
- Flexibilidad de diseño
- ROI proyectado según uso

9. CONTACTO

- WhatsApp: 7130-8888



1. PITCH DECK EN INGLÉS

MIXED-USE DEVELOPMENT LAND OPPORTUNITY – HEREDIA, COSTA RICA

60,070 m² | US\$7,500,000 | Utilities Ready | High-Density Zoning

1. EXECUTIVE SUMMARY

A rare large-scale development opportunity in Heredia, Costa Rica.

This 60,070 m² parcel offers **mixed-use zoning**, **140 certified water connections**, **electrical availability**, and **top-tier location** near free zones, commercial hubs, and major employment centers.

Ideal for **residential, commercial, logistics, or mixed-use projects**.

2. STRATEGIC LOCATION

Located in **San Pablo / Rincón de Sabanilla**, one of Heredia's fastest-growing corridors. Minutes from:

- PriceSmart
- Walmart
- Paseo de las Flores Mall
- Universidad Latina
- Mega Súper & Pequeño Mundo
- Lagunilla & Cariari Free Zones
- Santa Rosa Industrial Park

Excellent access from **San José, Santo Domingo, San Pablo, and Lagunilla**.

3. PROPERTY OVERVIEW

- **Total Area:** 60,070 m²
- **Frontage:** 191.11 m
- **Topography:** Flat with slight inclination
- **Height Allowance:** Up to 30 meters
- **Density:** 100% infrastructure / 80% residential

- **Utilities:**
 - 140 ESPH water connections
 - Electrical availability
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4. ZONING & LAND USE

Approved zoning categories:

- **URC – Urban Consolidation**
- **MCE – Mixed Employment Center**
- **MCE-2 – Mixed Employment Center Type 2**

Permitted uses include:

- Vertical residential development
 - Commercial plazas
 - Retail
 - Logistics & warehouse complexes
 - Mixed-use high-density projects
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5. DEVELOPMENT POTENTIAL

The property supports multiple high-ROI configurations:

- Residential towers
- Mixed-use complexes
- Commercial centers
- Logistics hubs
- Hybrid residential + warehouse models

A **strategic pre-design** for:

- **192 apartments**
 - **12,800 m² of warehouse space**
is available **only under formal offer**.
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6. INFRASTRUCTURE & READINESS

- Public road frontage

- Water & electricity available
 - High-capacity zoning
 - Surrounding infrastructure fully consolidated
 - Immediate development feasibility
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7. MARKET CONTEXT

Heredia is one of Costa Rica's strongest real estate markets due to:

- High residential demand
 - Proximity to free zones (major employers)
 - Strong commercial growth
 - Limited availability of large parcels
 - Continuous population expansion
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8. INVESTMENT HIGHLIGHTS

- One of the last large parcels in a high-demand corridor
 - Flexible zoning for multiple development strategies
 - Strong ROI potential
 - Ideal for developers, investment funds, and family offices
 - Strategic location near employment, retail, and logistics hubs
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9. CLOSING & CONTACT

This is a **prime opportunity** to develop a landmark project in one of Costa Rica's most dynamic regions.

For inquiries, due diligence, or site visits:

 **WhatsApp: +506 7130-8888**
