



PLAYA AVELLANAS, COSTA RICA

ESTATE LOT

7,100 m² | WALK TO BEACH | BUILD-READY

THE AVELLANAS *LIFESTYLE*

In the heart of Playa Avellanas—where jungle meets surf—this 7,100 m² estate parcel offers a rare blend of privacy, walkability, and immediate build potential.

Arrive through a natural corridor of mature areca palms, where the outside world fades and a sense of calm takes over. The land opens into a wide, gently contoured canvas—sunlit, quiet, and ready to bring a vision to life.

Just a short stroll leads you to the beach near Lola's, where the rhythm of the ocean defines daily life. In the other direction, La Esquina offers coffee, dining, and community—close enough for convenience, yet far enough to preserve tranquility.

At the back of the property, a seasonal river winds through the landscape, creating a natural boundary that ensures privacy and invites the sights and sounds of local wildlife. The setting feels expansive and deeply connected to nature.

With a public water meter already in place and building permits included, the groundwork has been done. What remains is the opportunity to create something exceptional—whether a private residence, a multi-home retreat, or a thoughtfully designed income property.

This is more than land—it is a ready-made setting for a lifestyle defined by simplicity, nature, and proximity to one of Costa Rica's most beloved surf beaches.

7,100 m² | Walk to beach | Build-ready | Rare central Avellanas offering



PROPERTY *HIGHLIGHTS*

- 7,100 m² corner lot
- Public water
- Walk to beach (Lola's)
- Walk to commercial zone
- Flat + usable terrain
- Mature palm-lined frontage
- Seasonal river boundary



CONCEPTUAL *SITE PLAN*

Private Estate

Main house (center, slightly elevated)

Guest house (rear corner near river)

Pool + outdoor living (between structures)

Long palm-lined driveway entry

Turnkey private compound with guest accommodations

Multi-Unit Income Property

3 separate villas (~2,000 m² each zone)

Shared or individual pools

Independent access from corner configuration

Boutique rental project walking to beach

Hybrid

Main house

2 rental casitas (separate entrances)

Central shared green space

Live + generate income in Avellanas

INVESTMENT *HIGHLIGHTS*

- Rare walkable coastal setting
- Reliable public water in place
- Ready-to-build with permits secured
- Surrounded by privacy and natural beauty
- Flexible vision for a bespoke development
- Enriched by mature native hardwood trees

Price

\$639,000

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