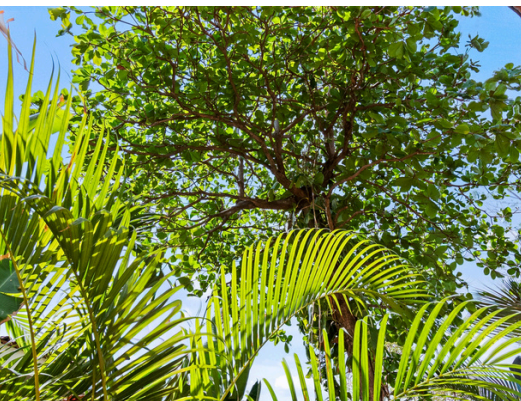


Prime Development Opportunity

Lot: 7.5 ha (approx.
200 acres)

FOR SALE
\$900,000

DEVELOPMENT OPPORTUNITY SARDINAL
10 MIN FROM THE COCO BEACH



A mixed-use property in Sardinal for residential development, with over 7.5 hectares in size, a flat plot of land, located in the center of Sardinal, Guanacaste, Costa Rica with access to the river.

Location: Situated in the center of Sardinal, offering direct access to the main road that connects Liberia International Airport (LIR) to the "Gold Coast" beaches (Playas del Coco, Hermosa, and Ocotol).

Topography: Predominantly flat, which is a premium feature in Guanacaste. This significantly reduces infrastructure and earth-moving costs for large-scale development.

Zoning: Mixed-Use. The property is ideal for a combination of high-density residential projects, commercial frontage, and potentially light industrial or hospitality ventures.

This property is a rare and highly strategic investment opportunity in the heart of Sardinal, Guanacaste, one of the region's most rapidly developing hubs.

Key Features & Development Potential:

Residential Development: Given its size and flat terrain, the land is perfectly suited for a master-planned community. This could include affordable housing, gated residential enclaves, or multi-family complexes to serve the growing workforce and digital nomad population.

River Access: The property borders the Sardinal River (Río Sardinal). This provides not only a scenic "green belt" for the project but also opportunities for riverside trails, community parks, and natural drainage solutions.

Mixed-Use Commercial Frontage: The portion of the land facing the main public road is prime for a commercial plaza, supermarkets, or service centers, which are in high demand as the local population grows.

Infrastructure: Located in the town center, the property has immediate access to essential services - Water, Electricity, and High-speed fiber optic internet.

Strategic Location: Liberia International Airport (LIR) ~ 20 minutes away | Playas del Coco ~ 10 minutes away | Minutes from healthcare & expanding commercial infrastructure.



