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SE VENDE / FOR SALE

Marbella Guanacaste

- **Size 578M2 / 6221.54 square feet**
- **Price \$84,500**
- **Security 24/7**
- **Club house with large swimming pool**
- **BBQ ranch**
- **Water and electric availability on site**

GREAT OPPORTUNITY LOT FOR SALE IN THE GATED COMMUNITY WITH ALL AMENITIES COSTA RICA GOLDEN COST -GUANACASTE, MARBELLA

 **TROPICAL BUILDING LOT NEAR THE BEACH – MARBELLA, GUANACASTE** 

 **Price: \$82,500 USD**

 **Lot Size: 578 m² | 6,221 sq. ft.**

 **HOA: \$160/month**

 **Gated Community | Security | Amenities**

 **BUILD YOUR DREAM HOME IN MARBELLA**

Discover this excellent opportunity to own a **ready-to-build lot inside Condominio Lomas del Sol**, a private gated community in **Playa Marbella, Guanacaste**.

Located just minutes from the beach, this flat and usable lot offers the perfect combination of **privacy, security, nature, and easy access to some of Guanacaste's most sought-after coastal destinations**.

Marbella is known for its uncrowded beach, excellent surfing, relaxed atmosphere, and authentic Costa Rican lifestyle — making it an attractive alternative to more developed and heavily visited beach towns.

 PROPERTY HIGHLIGHTS

- 578 m² / 6,221 sq. ft. - • Flat and usable building lot
- Private gated community -• 24/7 security
- Community swimming pool • BBQ ranch and terraces
- Green areas and tropical surroundings
- Peaceful environment surrounded by nature
- High-end homes in the community
- Ideal for residential or vacation use

PERFECT FOR

- ✓ Tropical modern villa
- ✓ Vacation home
- ✓ Airbnb / vacation rental investment
- ✓ Retirement residence
- ✓ Second home or long-term investment

PRIME COASTAL LOCATION

 **Marbella Beach:** approximately 2–5 minutes -  **San Juanillo:** approximately 13 minutes

 **Ostional:** approximately 25 minutes -  **Nosara:** approximately 45 minutes

 **Tamarindo:** approximately 45 minutes -  **Liberia International Airport:** approximately 1–1.5 hours

 **San José International Airport:** approximately 4 hours

Recent improvements to the area's road infrastructure have also increased accessibility to Marbella and surrounding coastal communities.

THE GUANACASTE LIFESTYLE

Imagine waking up to tropical weather, spending the morning surfing or enjoying the beach, and returning home to the tranquility and privacy of a gated community.

Whether you're looking to build a **private tropical retreat, vacation rental, retirement home, or investment property**, this lot offers an opportunity to establish yourself near Costa Rica's Pacific coast in an area that remains quieter and less developed than many of the country's better-known beach destinations.

 **Secure your piece of Marbella and build your Costa Rican dream.**

 **Contact us for additional information, property details, or to schedule a viewing.**

\$82,500 USD | 578 m² | Condominio Lomas del Sol | Playa Marbella, Guanacaste, Costa Rica

SE VENDE LOTE EN CONDOMINIO GUANACASTE, MARBELLA

Lote Exclusivo en Venta en Comunidad Cerrada en Playa Marbella – Ideal para Amantes de la Playa y el Surf

Ubicado en Playa Marbella, una de las playas más hermosas de Costa Rica y un destino de surf de primer nivel, este lote de **578m² (6,221 pies²)** ofrece la combinación perfecta de tranquilidad y comodidad. A solo **45 minutos del vibrante centro turístico de Tamarindo**, la zona ha ganado mayor interés gracias a recientes mejoras en la carretera.

Situado dentro del **Condominio Lomas del Sol**, una comunidad de playa cerrada y segura, este lote es ideal para familias y amantes de la naturaleza. La comunidad ofrece excelentes amenidades, como **piscina, área de BBQ y exuberantes áreas verdes**, todo a solo **2 minutos en auto de la playa**.

Disfruta del increíble clima de Guanacaste, relájate con un libro, siente la brisa del océano o date un refrescante chapuzón en la piscina. Ya sea que ames el yoga, las actividades al aire libre o simplemente descansar, este lugar lo tiene todo.



Distancia a Aeropuertos:



1 hora del Aeropuerto Internacional de Liberia



4 horas del Aeropuerto Internacional de San José



Playas Cercanas:



San Juanillo – 13 minutos en auto



Refugio de Tortugas Ostional – 25 minutos



Nosara – 45 minutos

Cuota condominal de \$185 al mes

Documentos legales (Se aportan el día de la visita)

1. Plano Catastro visado
2. Carta disponibilidad Hidrica agua de asada
3. Carta Disponibilidad Electrica
4. Declaracion de Bienes Inmuebles Municipalidad Santa Cruz
5. Uso de suelo

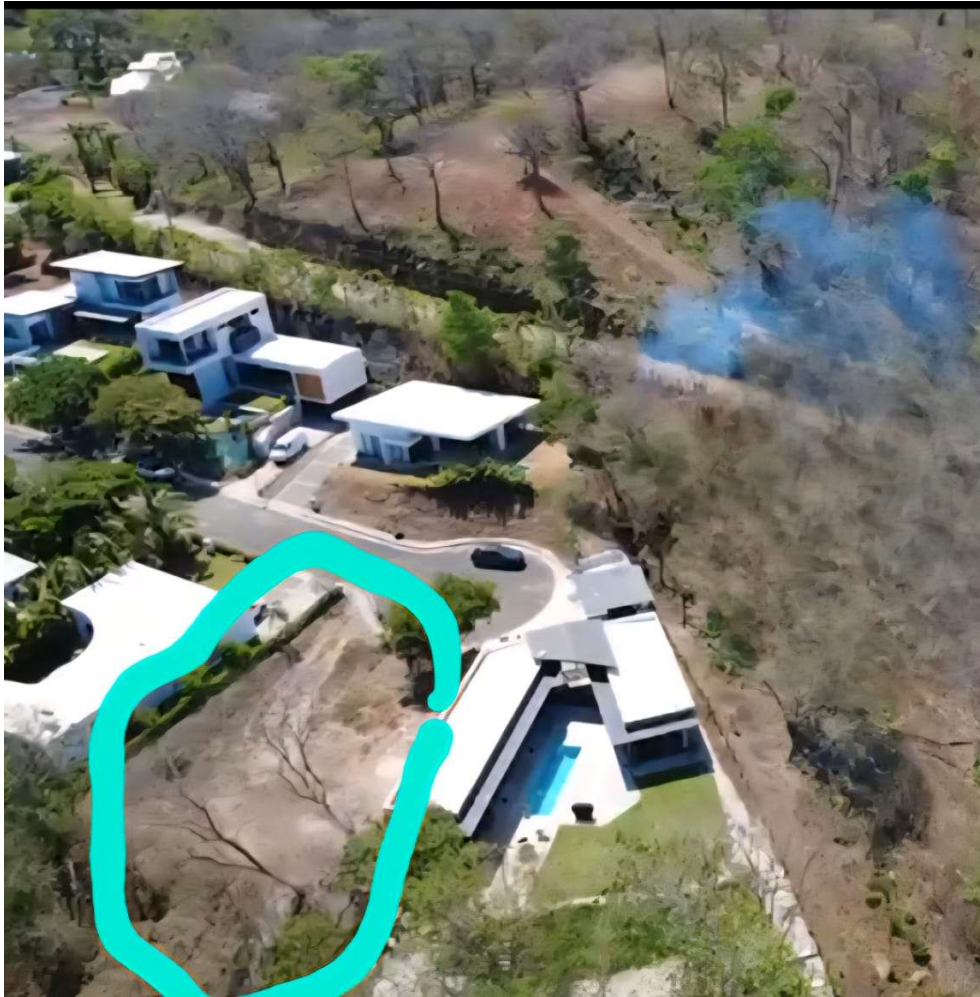
Legal Documents

(To be provided on the day of the visit)

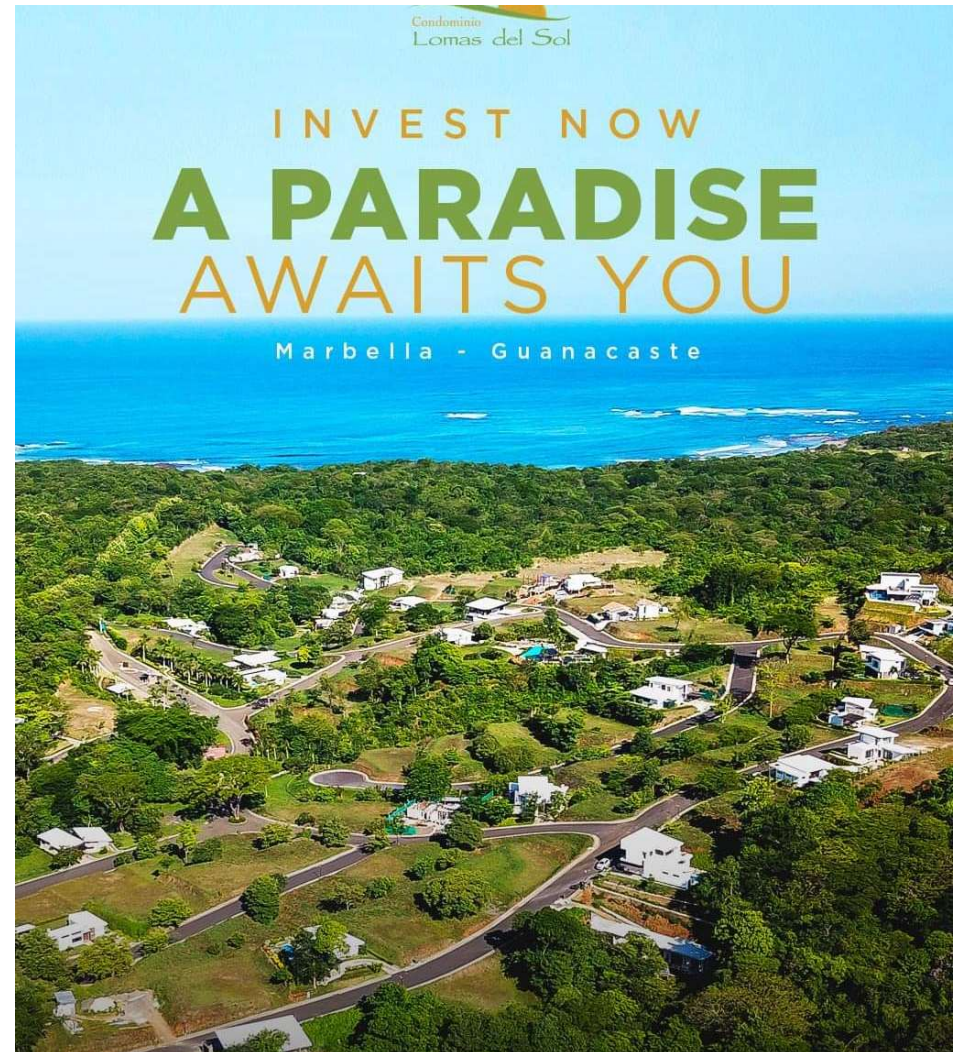
1. Approved Cadastral Survey Plan
2. Water Availability Letter from the ASADA (Community Water Association)
3. Electricity Availability Letter
4. Real Estate Property Tax Declaration – Municipality of Santa Cruz
5. Land Use Certificate



Property and houses on each side



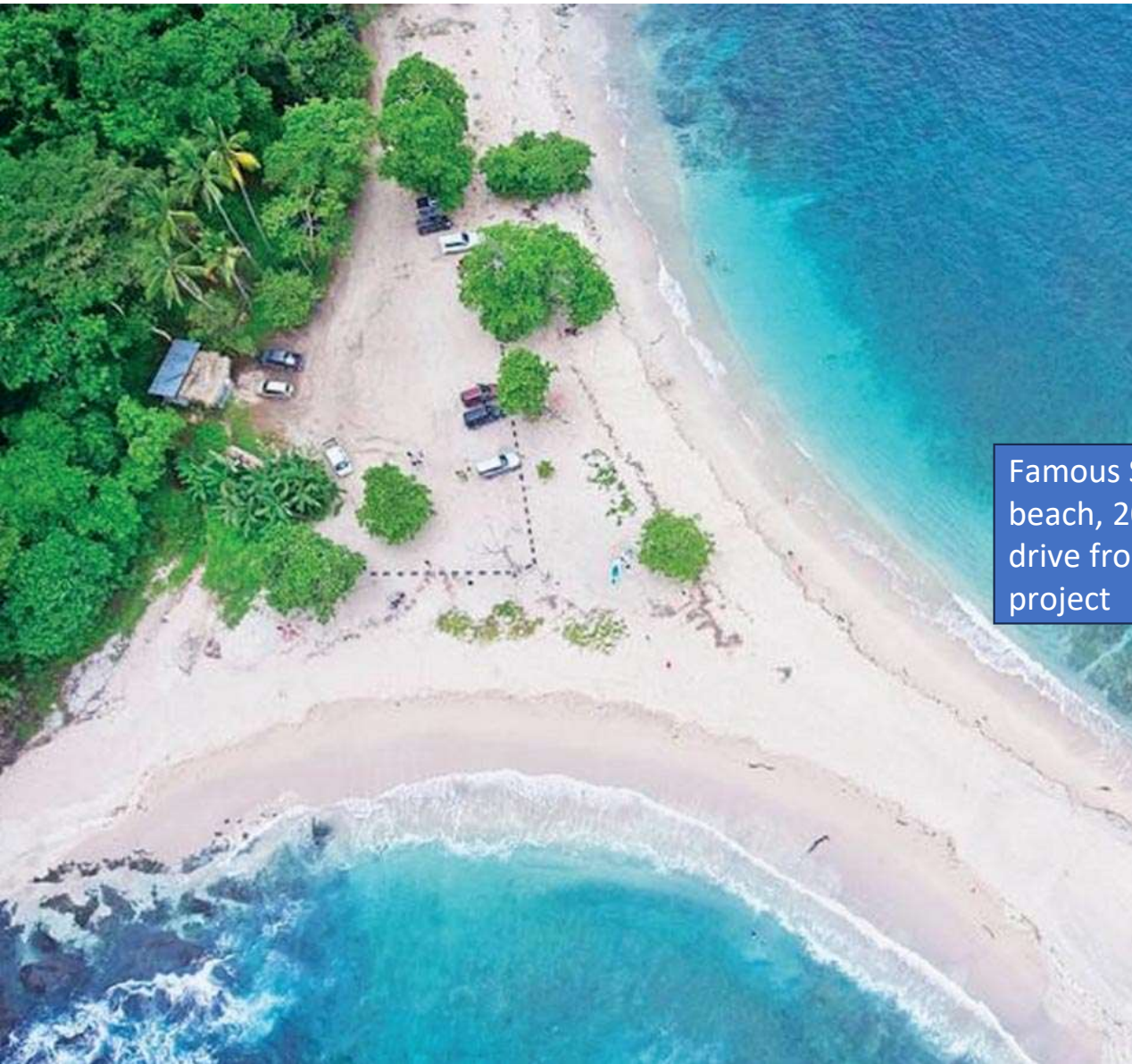




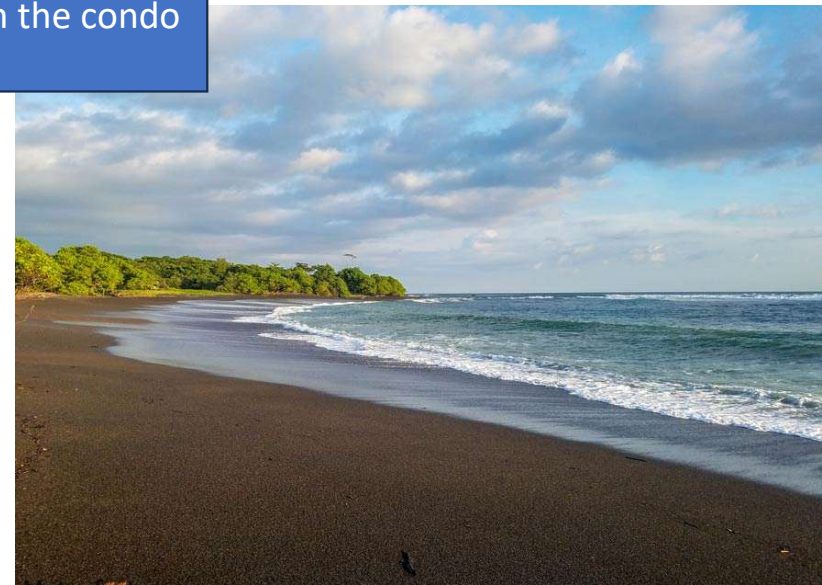
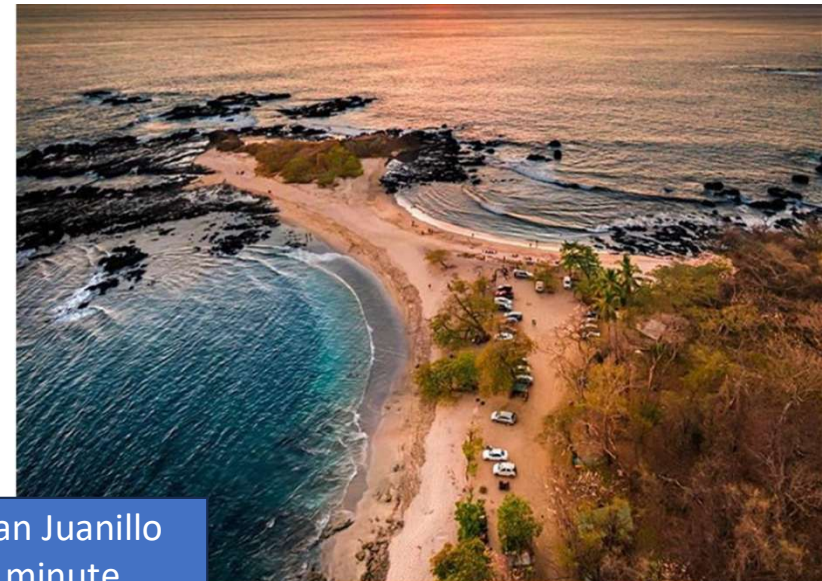
Condominio
Lomas del Sol

INVEST NOW
A PARADISE
AWAITS YOU

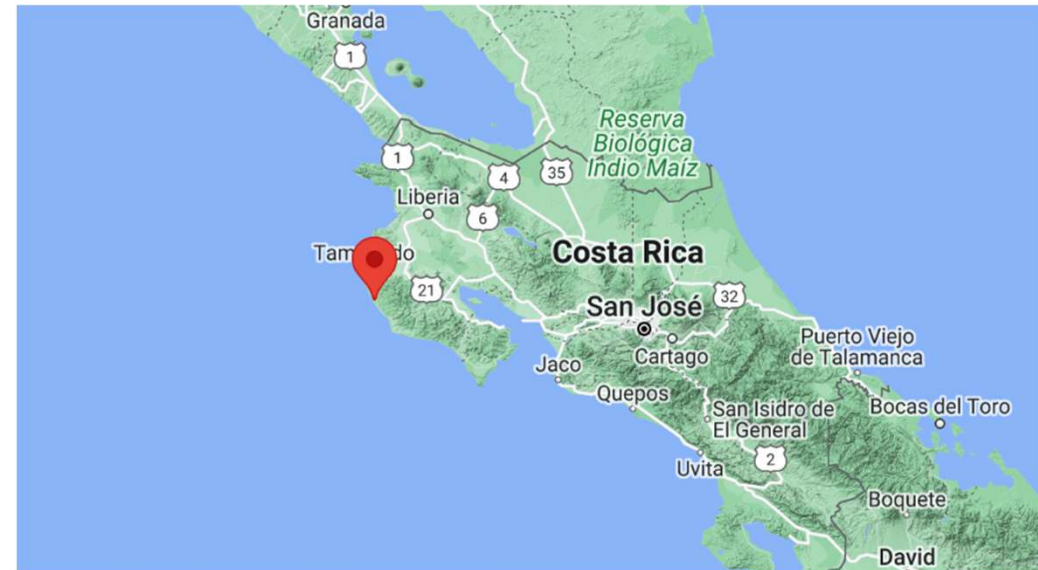
Marbella - Guanacaste



Famous San Juanillo beach, 20 minute drive from the condo project



Distance to Liberia Airport



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