

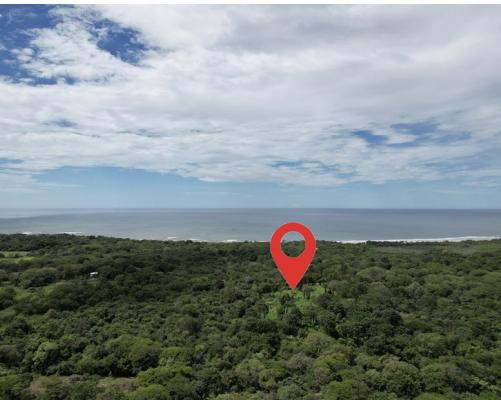
# Avellanas Mixed Use Development Land

# \$1,649,000

ID: 18317

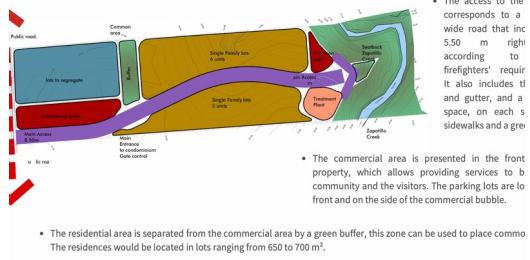
📍 Avellanas, Guanacaste

Property Type: Land • Size: 17,000 SQ M •



## J B B L E M A P

INING OF THE PROPERTY AND POSSIBLE USES

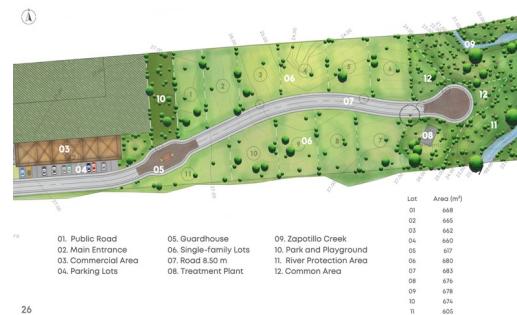


- The residential area is separated from the commercial area by a green buffer, this zone can be used to place common areas.
- The commercial area is presented in the front of the property, which allows providing services to the community and the visitors. The parking lots are located in front and on the side of the commercial bubble.

Other elements that complement the project are the wastewater treatment plant and the setback of the River Protection Area.

## MASTER PLAN

ELLANAS



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- Status: Active/Published
- Development Farm

- Acreage
- Investment Opportunities

- Beach Properties

## Property Description

This rare Development Parcel is located in the center of Avellanas just 500 meters (3 minute walk) to the white sand beach, perfect waves, and world-famous Lola's restaurant. It is also across the street from the new successful commercial center La Esquina de Avellanas. It is the only property in the area with a conceptualized residential and commercial project that is feasible (including water and entitlements to build luxury homes), a common area, and a strip center, giving the possibility of creating the best gated community with the most proximity to the beach in an exclusive up and coming area that is being developed thoroughly. This property is a developer's dream because it has the major project steps fully figured out, allowing you to start building right away and save time and money by getting the development approved by the local authorities. This development parcel includes a master plan, financial and technical feasibility, and is situated in a strategic location at an great price, making it attractive / profitable for the final developer.

## Additional

- ID 18317
- Active/Published
- For Sale
- Land
- \$1,649,000

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