

MONTE BELLO LOT 42 – Walk to Beach, Mixed Use, Ready to Build – \$225,000



Walk to Beach, Prime Mixed-use Lot In Exclusive Monte Bello.

This rare mixed-use residential and commercial lot in the prestigious Monte Bello community offers an exceptional investment opportunity surrounded by multi-million-dollar homes. Spanning 3,244 square meters (over three-quarters of an acre), the property boasts a prime location within walking distance to the beach. With private access from the main road for commercial use and additional entry through Monte Bello's gated community, the lot provides flexibility for a variety of development options. Zoned for up to two stories, any construction is subject to the Monte Bello Architectural Review Committee, ensuring a high standard of design and quality. Ideally situated near Playa Hermosa's upscale dining and shopping, and just a short drive to Playas del Coco for full-scale shopping, medical services, restaurants, and nightlife. Additionally, this prime location is only five minutes from the highly anticipated Waldorf Astoria Papagayo Hotel and Residences and a convenient 25-minute drive to Guanacaste International Airport (LIR).

