

# Beachside Lot Next to Avellanas

📍 Avellanas, Guanacaste

# \$449,000

ID: 23401

Property Type: Land • Lot Area: 5,000 SQM • Acres: 1.24 •



- Status: Active/Published

## Property Description

This exceptional agricultural lot is already connected to ASADA water and includes access to a functioning on-site well, providing fresh water from the region's natural aquifer. Electricity from Coopeguanacaste is readily available, facilitating a seamless transition for your future development plans. The current owner has made considerable preparations for the land, including a perimeter fence, an internal gravel road with a roundabout, and a comfortable studio featuring two bedrooms, a functional kitchen, and a patio—perfect as a temporary residence while you build your main vision. Nestled among lush nature and ancient trees, this property offers both privacy and convenience in one of Guanacaste's most desirable locations. With a 25% building footprint allowance, the lot can support a main house and two guest houses, making it an ideal setting for a boutique retreat or surf cabin community.

## Additional

- ID 23401
- Active/Published
- For Sale
- Land
- \$449,000

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