

COSTA RICA BEACHFRONT LAND WITH RAINFOREST CONDO

UTIVA, COSTA RICA

16.5 ± ACRES TOTAL





SPECIFICATIONS & FEATURES

Acreage: 16.5 ± acres

Sale Price: \$3,400,000

Water Frontage: Located on the coast of the Pacific Ocean

Road Frontage: The property is directly on the Costenera highway

Zoning/FLU: Hospitality development along beachfront

Current Use: Condo living

Recreational Potential: World class fishing nearby, tourism, zip lining, casinos, beaches, volcano tours, coffee plantation tours, etc.

General Points of Interest: Marino Ballena National Park, the only marine park in the country and the largest breeding ground of humpback whales in the Pacific. In front of Makara sits four small islands, an easy kayak trip from the beach are part of the largest reef on the Pacific Coast of Costa Rica.

Income Features: Rent condos / lease condos / sell part of property

Amenities: Hotel built in 2013 with 11,754 SF. 6 Bathrooms, 5 bedrooms

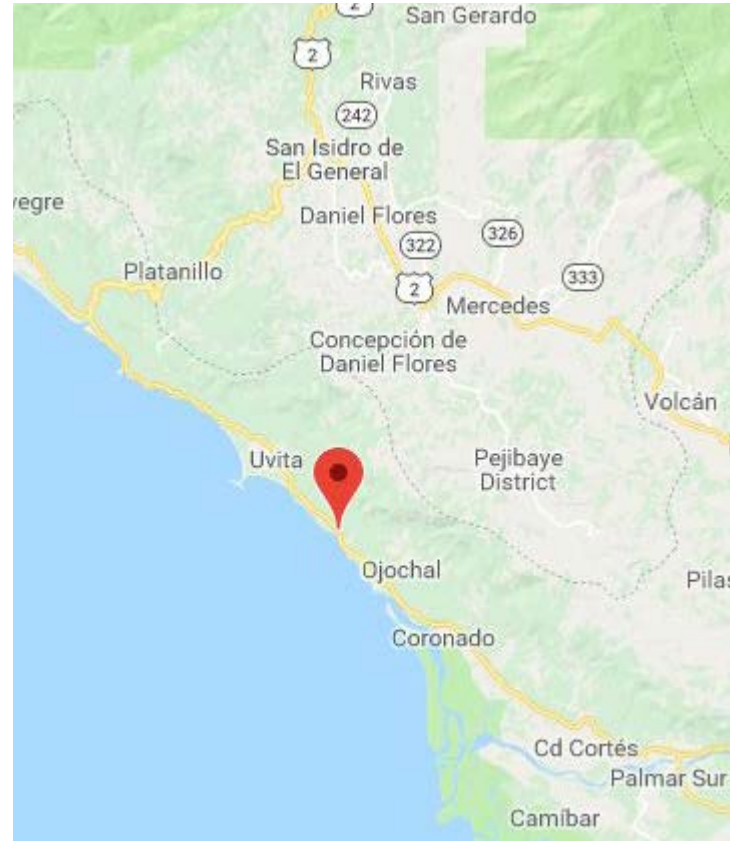
Infrastructure: Condo complex

LOCATION & DRIVING DIRECTIONS

GPS Location: -83.74955, 9.14635, 09° 08' 48.1" N 83° 45' 07.9" W

Location: The project is located in Playa Ballena which is part of the spectacular Marino Ballena Nacional Park, the only marine park in the country and the largest breeding ground of humpback whales in the pacific. In front of Makara sits four small islands, an easy kayak trip from the beach are part of the largest reef on the Pacific Coast of Costa Rica.

Showing Instructions: Call the listing agent







The property is directly on the Costanera highway and consists of two pieces of land across from each other. Two pieces of titled land on the beach side and one on the mountainside. Its closeness to downtown Utiva makes it economically viable. The green and lush rainforest environment makes it a pleasurable sight and recreational experience for guests and visitors. In total the property is 16.5 ± acres (6.6 ± Hectares) with magnificent ocean views of the Marine park.

The structures were constructed by Gentler Architects, a leader in global design, planning, and strategic consulting firm. Gensler is committed to sustainable design around the world and in Costa Rica. The Resort was planned to be constructed on two properties that are separated by the Costanera highway, Costa Rica's Pacific Coast highway.

This property's strategic location makes it of immense economic benefit as a hotel property or a development property. Makara was originally planned as a Spa Community celebrating the culture and heritage of Costa Rica. The design was a collaborative effort between Gentler Architects and Bernard Judge known for outstanding design and concept.

The project is located in Playa Ballena which is part of the spectacular Marino Ballena National Park, the only marine park in the country and the largest breeding ground of humpback whales in the Pacific. In front of Makara sits four small islands, an easy kayak trip from the beach are part of the largest reef on the Pacific Coast of Costa Rica.





Makara Playa is a luxurious permitted twelve unit suite that includes 4 fully designed buildings with flexible architecture plans. Makara Playa was the first building and was completed and has been operating as a 5-suite hotel master house for three years. The building was constructed with a high 70% recycled cement and only sustainable, local wood and low level lighting for environmental friendliness and natural attraction.

The additional three buildings are construction ready and would only need permits to be reapplied. The building has a septic tank. There would be a treatment plant as the development moves forward and the hotel uses a privately concession and approved well from the sister property across the street. This property could be bought as a small hotel with more land to add on or as a developmental property. Either ways, buyer would get maximum property utility.



Saunders

REAL ESTATE

863.648.1528
114 N. Tennessee Ave.
3rd Floor
Lakeland, FL 33801

16.5 ± Acres • Hotel built in 2013 with 5 bedrooms and 6 bathrooms
Luxurious suites perfect for a romantic get away

SREland.com/BeachfrontCondo

Steve Toner, MBA, MPA, TRC M:813.391.0302 and O:863.226.6193 | SJToner@SREland.com



LAKELAND OFFICE:
114 N. Tennessee Ave. 3rd Floor
Lakeland, FL 33801
863.648.1528 - Main Office

HIGH SPRINGS OFFICE:
P.O. Box 809 (32655)
18622 NW US 441
High Springs, FL 32643

©2018 Coldwell Banker Commercial Saunders Real Estate. All rights Reserved, Worldwide. Every attempt is made to provide accurate information on this property, however, COLDWELL BANKER COMMERCIAL SAUNDERS REAL ESTATE (CBCSRE) does not guarantee the accuracy. Buyer should rely entirely on their own research, inspection of property, and records.
©2018 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates.



072718-A