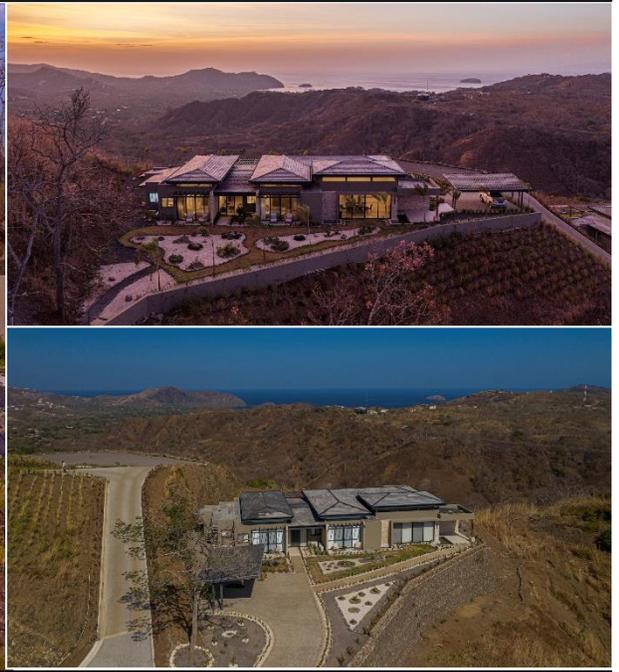


# COCO SUMMIT – TWO 5 Bed, 5.5 Bath Homes Plus 5.9 Hectare Development Parcel - \$8,375,000



## ***Two Identical 5 Bed, 5.5 Bath Stunning Ocean View Homes Including a 5.9 Hectare Development Parcel.***

Perched high on a mountaintop inside the Ladera del Mar Ranchitos Ridge section are 2 luxury ocean view homes whose design, build quality and attention to detail is second to none. Each palatial home measures 5,623 total square feet with 5 bedrooms, 5.5 bathrooms and come turnkey ready with hand-picked furniture and fittings, high end fixtures and appliances, as well as custom built tropical wood doors, cabinetry, closets and bed frames. Upon entering each house, you are met with soaring high ceilings fitted with wooden accents and mood lighting. The cathedral like high ceilings are continued throughout the entire house with varying degrees of wood accents and designer lighting. The formal dining room seats 10 and enjoys views to the Valley and the distant mountain range. The kitchen features a luxurious quartz countertop with sit up bar and is fitted with a 6-burner commercial grade Wolf range and extractor hood, a Sub-Zero Refrigerator/Freezer, Dishwasher, and Wine Refrigerator along with a large separate pantry. The living room is adjacent to the dining room and kitchen and features stunning ocean views through the floor to ceiling sliding glass doors that lead out onto the covered pool terrace where you encounter a Quartzite countertop full wet bar and professional built in BBQ with ample seating around the large infinity edge ocean view pool. The entire home is fitted with large format (4x4 feet) imported porcelain tile and all countertops are carefully selected Granite, Marble, or Quartz. You are inside the coveted Ladera del Mar gated community surrounded by Multi Million-Dollar homes and are just 25 minutes to the Guanacaste International Airport (LIR) and a short drive to various beaches. Only 10 minutes to the town center of Playas del Coco where you enjoy all the watersports, shopping, restaurants, nightlife, healthcare, and services of the famed Papagayo area. The 5.9 Hectare development parcel is directly adjoining both home lots and the common entrance provides access to what could at minimum house an additional 5 ocean view homes, if not more. In addition, there is a large usable portion of the development parcel that has ample direct road front access suitable for commercial development on the main public highway (Route 151) leading into Playas del Coco.



**HOMES AND/OR THE DEVELOPMENT PROPERTY CAN BE SOLD SEPARATELY.**

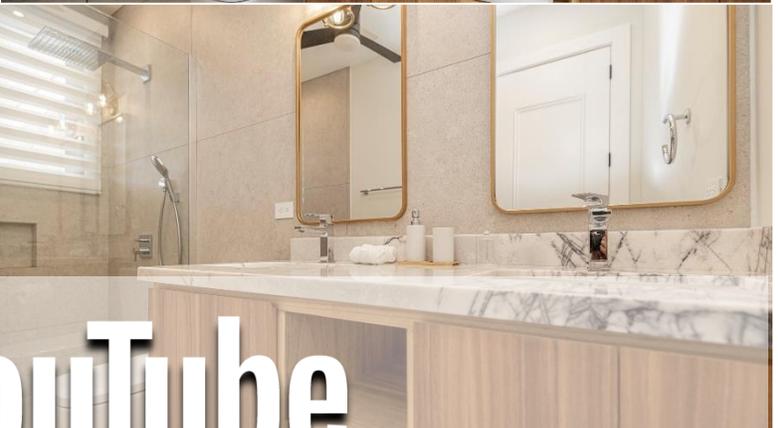
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# COCO SUMMIT – TWO 5 Bed, 5.5 Bath Homes Plus 5.9 Hectare Development Parcel - \$8,375,000



Each of the 5 oversized bedrooms have a private bathroom fitted with marble countertops, luxury fixtures and hand picked fittings. Three of the 5 bedrooms have stunning ocean views with direct access to the pool terrace and the 2 bedrooms facing the mountain views have their own private patios. There are 3 separate interior lounging areas, one with a Granite wet bar and another set up as a wine tasting room; and of course a large laundry/ utility room.



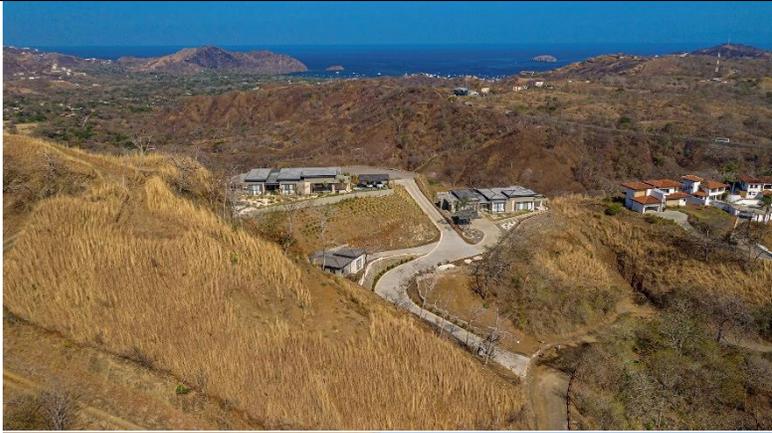
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The Terrace continues along the entire front of the house and has a separate dining and lounging pavilion perfectly designed to enjoy a gourmet dinner and stargazing. You enter the compound through a common gate at the lower end of the property and pass the small guest home/staff quarters on your way to either the home on Lot 3 or Lot 4. There is a large flat area in front of the Lot 4 home that could host a large wedding reception or similar event.



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