


# MONTE MAR LOT 2

\$112,000



 5,022 m<sup>2</sup> - 1.25 acre lot

Lot #2 in Monte Mar — a 5,022 m<sup>2</sup> (1.25 acre) ready-to-build parcel in Guanacaste, Costa Rica, perfect for a vacation home, rental investment, or second home near Playas del Coco and the Gulf of Papagayo. This gated, low-density community offers natural valley views, a prepared building pad, AyA water letters for immediate permitting, and the convenience of biking or golf-cart access to town. Monte Mar spans 500 acres with ocean, valley, and nature-view lots, planned amenities, and year-round access just 30 minutes from Liberia International Airport (LIR).



# MONTE MAR LOT 2

\$112,000

## Why this property is ideal:

- 1.25 acres (5,022 m<sup>2</sup>) ready-to-build with building pad
- AyA public water letter available — start building sooner
- Low-density, gated community on 500 acres
- Close to Playas del Coco — 5 minutes to restaurants, shops, medical & beach life
- 30 minutes to Liberia International Airport (LIR) with direct flights
- Bike/golf-cart friendly access to town
- Pet-friendly, family-oriented development
- 12+ km hiking, walking & biking trails
- Future common areas: pool, gym, rancho, children's playground, patio
- Multiple water options: AyA plus 3 concessioned private wells
- Two community entrances: Playas del Coco and Nuevo Colón

