



1/4 Acre Avellanas Beach Lot

This incredible Avellanas lot has it all. It is located just about seven blocks from the ocean and the Avellanas estuary. One could walk to the beach in about 10 minutes. It is also located within a couple of minute drive to the famous Lola's restaurant and the center of activity on the beach here in Avellanas. This lot is just barely over a quarter acre. It is located on the main road into Avellanas. If you know the area you know that it is just before the big bridge that leads into town. The lot also has easement access in the rear as well. It is a mixed-use lot due to its position. It can be used for commercial, residential, or both. We imagine that one might want to develop their business at the road front and have their home and pool behind the business because of the rear easement access this will be easy. Since it has public road frontage one could build out 70% and go three stories without a variance. A third story 'widows walk', or flat roof could provide sunset views on the ocean over the estuary system.

Traditionally, Avellanas has had terrible water problems and that has extremely limited development. However, some months back an extension of the water lines coming from Playa Negra has given some relief. This lot owner helped to finance the project and, as a consequence, it will be one of the very few that has a water connection. Shortly, Avellanas will have 100mb internet service provided by the local electrical company and it currently has a DSL network from ICE/Kolbi. Of course, there is electricity. There are also cell phone towers close to the lot that provide a full signal. Every home in the area has a septic tank and drain field as Costa Rica doesn't have a public wastewater program.

Year Built: 0
Bedrooms: 0
Bathroom: 0
Floor Area: 0 Sq m
Lot Area: 1123 Sq m
Property ID: 11994
Price: 59,000 U.S. Dollar

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