

# High-Exposure Commercial/Residential Property in Cobano

# \$600,000

ID: 23157

📍 Cobano, Puntarenas

Property Type: Land • Size: 7,000 SQ M •



- Status: Active/Published
- Close To Transport
- Investment Opportunities
- Close To Schools
- Commercial
- Valley Views
- Close To Shops
- Fire Sales

## Property Description

Exceptional Commercial & Residential Investment Opportunity in Cobano – High-Exposure 7,000 m<sup>2</sup> Lot with Endless Potential Positioned in one of the most strategic and rapidly growing areas of Cobano, this 7,000 m<sup>2</sup> property presents a rare opportunity for investors, developers, and visionaries seeking high visibility, accessibility, and long-term value. Ideally located directly across from an International IB School, Plant Nursery, Gym, and adjacent to a Recreational Sports Complex, the property benefits from consistent foot traffic and a family-oriented environment. Its central location places you 2 minutes from Cobano Center and the domestic airport, 5 minutes from Montezuma, and 20 minutes from Santa Teresa – offering seamless access to some of the Nicoya Peninsula's most sought-after beaches and destinations.

**Property Highlights-**

- \* Expansive 7,000 m<sup>2</sup> (0.7 hectares) of flat, highly usable land, with up to 75% building coverage
- \* Excellent road frontage with strong visibility for commercial use
- \* Easy access with established infrastructure nearby
- \* Surrounded by a growing residential and commercial community

**Exclusive Development Potential-** This property is perfectly suited for a wide range of development opportunities, including:

- \* Commercial centers or retail spaces
- \* Mixed-use developments (residential + commercial)
- \* Boutique hotel or eco-lodge
- \* Residential homes or multi-unit rental communities

**Why Invest Here?-**

- \* Prime Location: High-traffic area near schools, sports facilities, supermarkets, and essential services
- \* Versatility: Ideal for both residential living and income-generating commercial ventures
- \* Flat & Buildable Terrain: Simplifies construction and maximizes usable space
- \* Proximity to Key Destinations: Minutes from beaches, town centers, and thriving communities
- \* Growth Area: Cobano continues to expand as a central hub connecting Montezuma, Santa Teresa, Tambor and beyond

Whether you're looking to develop a high-return investment project or secure a prime piece of land in a fast-growing community this property offers the perfect foundation to bring your vision to life.

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