

Ojo de Agua :: 4.7 Ha :: \$2.5M



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VIDEO**

Today's featured listing is an incredible opportunity for a 4.7-hectare beach front property with both titled and maritime zone tracts located in the tony neighborhood of Ojo de Agua on the northern end of the hamlet of Sombrero.



With 364 meters of prime sandy beach front on Playa Sombrero, this property lays at the closing end of an 800-meter long, right, point break that rises off Punta Sombrero, one property to the south. This particular break is coveted by the surf community but far enough from Matapalo that it does not get the wave traffic that it warrants.

Muni for building permit issuance. Both titled lots have artisanal wells in place, both with inscription concessions, that is, the permits needed to pass the water supply bar for building-permit eligibility. Grid electrical power is still eight miles or so away, so for now, this is a solar-power only property. However, Highway 245 is being paved half way to Carate, well past the Sombrero community, and grid power is likely to follow shortly on the heels of paving.



This protean property lends itself to a variety of development models, not least of which is to keep it all intact as a single, large-family estate.



Alternately, the location is ideal for an ecolodge, particularly with the closeout of the point break right in front of the property. With two titled lots, a developer could build and sell individually speculatively, or keep one of the lots and sell the second to capitalize the home build.



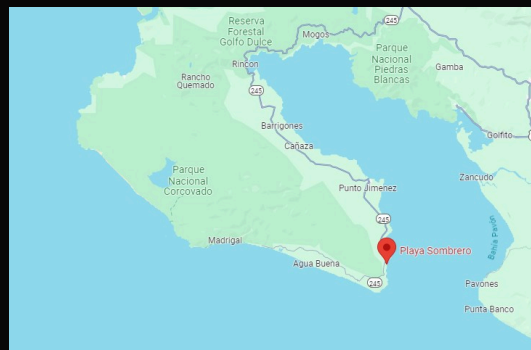
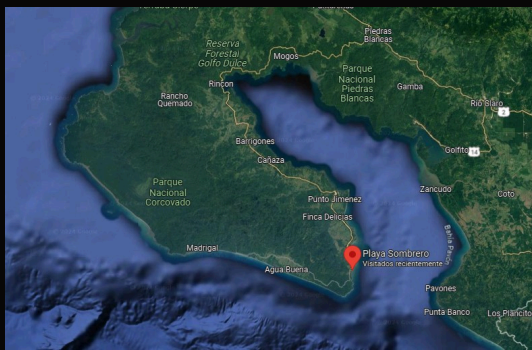
Lastly, horizontal condo style development could allow for as many as eleven small titled lots for resale either as is or with spec homes.



At \$53.19 per square meter, this property's asking is priced in line with regional raw beach front properties but has a number of advantages over the nearest comparable options. It is not expected to remain on the market for long.



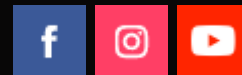
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