



## Terrazas del Terrones :: 8.7 Hectares :: \$425,000



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Welcome to the Terrones neighborhood and a great opportunity to snag an 8.7 Ha prime titled property, ideal for a combination of commercial and residential development, or for a private, shady, riverside estate.



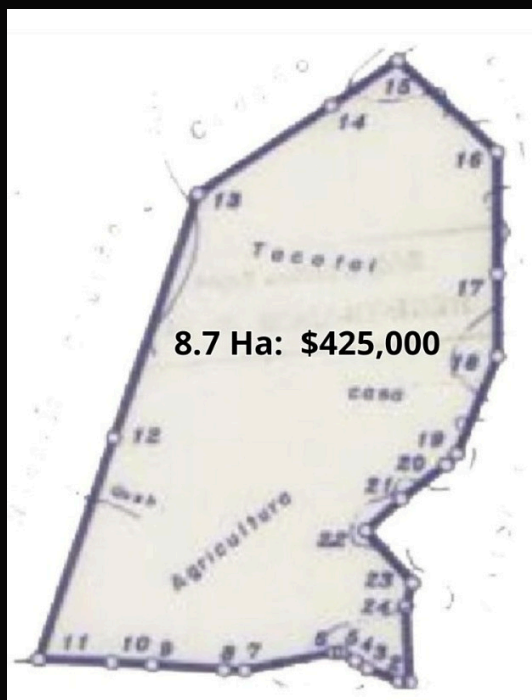
Located less than one-half kilometer from the grounds where the new Municipality is being built, Terrazas de Terrones has 275 meters of groomed highway 245 frontage and nearly nine hectares of grounds with scattered fruit trees and pastureland with dappled shade and sunlight filtering through the canopy.



The property is bounded on its eastern side by the Terrones River, which flows year round. There is a perennial spring as well that births a year-round stream originating inside the property, one that drains into the Terrones River on the northern end, leaving a portion of the property secluded and private, ideal for a carved out home site accessible with a bridge. The spring also feeds a lagoon that was built in the nineties that is home to a wide variety of wading birds as well as turtles and caimans.



Terrazas del Terrones is currently described in one single plano with 8.7 Ha and a price of \$425,000. However, the ownership will be segregating the front part of the property (1.8 hectares) targeting the commercial market with an asking of \$250,000. The remainder of the farm (6.8 Ha) is ideal for segregation of home sites and will accommodate up to six parcela agrícola lots, more if a public road is introduced inside the property or if it is conformed under horizontal condominium law. This back forty has an asking of \$275,000. Stop this segregation in its tracks right now and buy the whole banana for \$425K



Grid power and Asada water already serves the property, which is eligible for development of 75% of the ground surface, per the zoning plan or uso de suelo.



A two-track road extends from the corner of the property all the way to the back of the property by the lagoon.





Terrazas del Terrones is a great opportunity for a real estate investment near enough to the new Municipality grounds to be a great spot for a commercial plaza with shops or offices in the front along the highway, far enough away for seclusion and privacy for home sites in the back.

Call or write today for more information or to schedule your showing!

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