



La Reserva Camaronal Olive Ridley Lot 28
Camaronal, Guanacaste
2616.14 m² : \$80.000



[SEE VIDEO!](#)



READY TO MOVE TO PARADISE?

- Mountains
- Ocean View
- Grid Power
- Municipal Water



The Olive Ridley Sector of La Reserva Camaronal is a quiet gated residential development overlooking Camaronal Beach from an elevation of around 200 feet and a distance of about 1 km as the crow flies. Lot 28 is one of eight lots along this paved road. It is zoned as a "parcela agricola" and while it is one of the properties that is part of a Home Owner's Association, it is not contained within the adjacent horizontal condominium and so is not bound by its by-laws.



Nevertheless, Lot 28 enjoys full benefits as an associate member in good standing of the LRC HOA association, meaning that it enjoys security, grounds maintenance, water supply and maintenance, and road and electrical maintenance as part of its \$1000 annual dues. That means that the new owner will not have to take on extra costs for grounds maintenance or caretaking.



Like its neighboring Olive Ridley and Roadside lots outside of the horizontal condo, Lot 28 requires public utility water in order to secure building permits. To that end, the Camaronal community is in the final stages of turning over its infrastructure to the Municipality of Nandayure, which will be granting public water service to Lot 28 as well as the other Olive Ridley and Roadside lots within the next few weeks to months.



At present, Lot 28 has water stubbed to it and power lines that pass alongside for an easy service connection. So, there is water already to the lot. The change from private to public water supply will make that water fully street legal and the buyer eligible for building permits.



Despite the increase in regional property values that is already underway now that public water service is on the near horizon, the Lot 28 ownership is motivated and has dropped the asking from \$115K to \$80,000. This makes this lot the best bang for the buck in any part of Camaronal.



Don't delay on this one. Call or write to schedule your showing or to make an offer.



WATCH VIDEO 



