



🏠 130 m<sup>2</sup> 📄 Cañaza, Kostarika 💰 9 272 455 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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|                                    |                                   |             |                             |
|------------------------------------|-----------------------------------|-------------|-----------------------------|
| Order number                       | <b>SAN-ROS</b>                    | Price       | <b>9 272 455 CZK</b>        |
| Address                            | <b>Cañaza, Kostarika</b>          | Type        | <b>Houses</b>               |
| Category                           | <b>Family House</b>               | Usable area | <b>130 m<sup>2</sup></b>    |
| Number of rooms                    | <b>3 rooms</b>                    | Land area   | <b>13 149 m<sup>2</sup></b> |
| Energy performance of the building | <b>G - Extremely uneconomical</b> | Terrace     | <b>25 m<sup>2</sup></b>     |

## About real estate

VILLA PARK SANDALO, in a beautiful valley with a small lake and views of the tropical gardens and hills of Sandalo on the OSA peninsula in southern Costa Rica, offers mainly designer homes on fabulous plots. The project is spread over five hectares and each villa has its own unique view. The entire condominium has sensitively guarded privacy for each villa and security is included. It represents a modern community in the midst of exotic nature, within seamless access to the vast virgin beaches of the Pacific Coast, including Preciosa and Matapalo. Naturally, the offer of the property comes with the offer of management, maintenance of the house and garden, and real estate services (rental or later sale). The rental income is around 50-70 thousand per month, depending on the type of villa, and property prices are rising by around 13 % per year. For the VILLA PARK SANDALO residence, ecological living and sustainable living are essential. The property's own self-sustaining springs and the quality of the land certainly underline the value of the property now, and especially for the future.

Villa ROSALIN has a layout of 3+kt with a total usable area of 144 sqm consisting of a living area of 119.4 sqm and terraces (24.6 sqm) - near the living room and one of the bedrooms. The villa will stand on a really generous plot of 13.149 sqm, on which it is possible to continue to create. Where can we afford this in Europe? The social area of the interior is separated from the bedrooms and bathroom by an airy corridor. However, the choice of layout is variable and one can choose a smaller or larger house (1 or 3 bedrooms) as part of client changes. The years of experience of local architects will be used in the design and construction. The villa is set into the ground or placed on a strong structure. Specially designed roofs protect the occupants from tropical rains and the sun. The roofs can be supplemented with solar panels for even greater self-sufficiency. The appeal of the house's minimalist design is emphasised by the extensive grounds with their own spring water, mature trees and a fertile garden where you can harvest your tropical fruits. So, in addition to the welcoming atmosphere of a stylish tropical home, you also get your own unique abundant green privacy. The interior materials are wood and ceramic tiles, but you can choose from many types of superior tropical wood floors.

Costa Rica is a highly accessible by air, energy self-sufficient country with the greatest biodiversity in the world, a wealth of waters and a diversity of flora and fauna. It is the only tropical country that has stopped deforestation and is reforesting its territories. The country has a total of 29 national parks and countless protected areas. The Osa Peninsula is a paradise with beautiful, extensive beaches. The sea temperature here averages a pleasant 30 degrees Celsius all year round. The Osa Peninsula is an ideal location. You can use the property lavishly as a second home in the warmth and by the ocean as well as an investment. Visitation and interest in rentals in the area has only been growing in recent years, thanks in part to the developing adventure programs including whale watching or horseback riding tours in particular, surfing, etc.

If you are interested, please contact us for further information.

| The order | Layout  | Usable area        | Terrace / Balcony / Loggia  | Land                  | Price         |
|-----------|---------|--------------------|-----------------------------|-----------------------|---------------|
| SAN-EMI   | 4 rooms | 150 m <sup>2</sup> | 17 m <sup>2</sup> / No / No | 12 319 m <sup>2</sup> | 9 997 091 CZK |
| SAN-ISA   | 2 rooms | 64 m <sup>2</sup>  | 26 m <sup>2</sup> / No / No | 5 000 m <sup>2</sup>  | 5 379 406 CZK |
| SAN-ROS   | 3 rooms | 130 m <sup>2</sup> | 25 m <sup>2</sup> / No / No | 13 149 m <sup>2</sup> | 9 272 455 CZK |