



🏠 64 m<sup>2</sup> 📄 Cañaza, Kostarika 💰 5 311 846 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Ing. Šárka Tichá**  
PROJECT MANAGER

sarka.ticha@luxent.cz  
+420 734 445 445

Order number	<b>DB-BAL</b>	Price	<b>5 311 846 CZK</b>
Address	<b>Cañaza, Kostarika</b>	Type	<b>Houses</b>
Category	<b>Family House</b>	Usable area	<b>64 m<sup>2</sup></b>
Number of rooms	<b>2 rooms</b>	Land area	<b>5 033 m<sup>2</sup></b>
Floor area	<b>64 m<sup>2</sup></b>	Energy performance of the building	<b>G - Extremely uneconomical</b>
Terrace	<b>26 m<sup>2</sup></b>		

## About real estate

We offer a tropical second home and investment property opportunity in the middle of nature on the fertile OSA peninsula of Costa Rica. This is an intimate villa project in a minimalist design proven by years of experience, with an unusually spacious tropical garden with its own spring water. Extensive ocean beaches are within a 5 minute walk from the house. This sought-after, safe Central American country emphasizes both economic development and conservation, and thanks to a robust legal system, real estate investment thrives here. Visitation to the area has been increasing in recent years and rental income is around 50-70.000 CZK per month. In addition, the trend of property price growth in this area is more than 10 % per year. With the purchase of a villa comes the offer of villa management, maintenance of the house and garden and real estate services for rent or later sale. The houses of the project are well built, built into the ground or placed on a strong iron structure, depending on the nature of the land.

Villa Ballena stands on a plot of 900 sqm, the usable area of the house is 64 sqm and the layout is 2+kt. The living area with terrace is separated from the bedroom and bathroom by an entrance hall. Wood and ceramic tiles are standard in the interiors and it is possible to choose superior tropical woods. Special roofs protect from rain and sun without obstructing the view of the tropical garden. The roofs can also be supplemented with solar panels for even greater self-sufficiency. The plots of each villa have abundant springs and contain good quality fertile soil and are sensitively separated from each other, offering complete privacy.

Organic lifestyle, own spring water, fertile soil, own exotic fruits and peace of mind - these are growing advantages that can contribute to enrich your own life in addition to the appreciation of your investment. Costa Rica is energy self-sufficient and the only tropical country that has completely stopped deforestation and is instead reforesting its territories. It has many exotic national parks and countless protected areas. Here you will find the greatest biodiversity, volcanic mountains, a large number of magnificent waterfalls and much more. The sea temperature on the Osa Peninsula averages a pleasant 30 degrees Celsius all year round. The return on investment is also contradicted by the large number of interesting activities in the locality - horseback riding, surfing, whale watching, Costa Rican cooking classes, etc. Air accessibility is smooth, with many scheduled flights with connections in European cities (Munich, Dresden, Frankfurt am Main, Paris, Madrid, etc.).

For more information, please contact our office and we will be happy to introduce you to this opportunity.

The order	Layout	Usable area	Living area	Terrace / Balcony / Loggia	Land	Price
DB-BAL	2 rooms	64 m <sup>2</sup>	64 m <sup>2</sup>	26 m <sup>2</sup> / No / No	5 033 m <sup>2</sup>	5 311 846 CZK
DB-DEL	3 rooms	144 m <sup>2</sup>	130 m <sup>2</sup>	25 m <sup>2</sup> / No / No	5 153 m <sup>2</sup>	6 995 509 CZK
DB-TIB	4 rooms	187 m <sup>2</sup>	150 m <sup>2</sup>	17 m <sup>2</sup> / No / No	8 779 m <sup>2</sup>	9 774 151 CZK
DB-TOR	3 rooms	144 m <sup>2</sup>	130 m <sup>2</sup>	25 m <sup>2</sup> / No / No	1 950 m <sup>2</sup>	6 294 835 CZK