



DORIZEL GROTH
REAL ESTATE

INVESTMENT OPPORTUNITY · COMMERCIAL LAND

Commercial Lot Facing Marina Flamingo

Playa Flamingo · Cabo Velas · Santa Cruz · Guanacaste · Costa Rica



ASKING PRICE

US\$1,785,000

Facing Marina Flamingo

≈ US\$1,321 per m² · recent appraisal available

Titled property, outside the Maritime-Terrestrial Zone

1,351 m²
≈ 14,540 SQ FT

2 frontages
ON PUBLIC WAYS

Marina
FACING THE LOT ·
OPENED 2023

US\$1,321
PRICE PER M²

Commercial land with marina views is almost gone in Flamingo. This is one of the last.



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INVESTMENT SUMMARY

Where the best of Flamingo comes together

The 2023 reopening of Marina Flamingo changed the map of Guanacaste: yachts, boutique hotels and high-end residences returned to the bay. This 1,351 m² commercial lot sits right where all of that comes together, facing the marina and next to the beach.

It is a flat terrace overlooking the bay, with two public frontages, utilities in place and its own title registered in the National Registry, outside the Maritime-Terrestrial Zone. Today it is home to the well-known Bar Ambers. A recent professional appraisal is shared with qualified buyers.

TECHNICAL DATA

Fact sheet

ASKING PRICE	US\$1,785,000 (≈ US\$1,321 per m ²)
LOCATION	Point of Playa Flamingo, facing Marina Flamingo · Cabo Velas district, Santa Cruz, Guanacaste
LAND AREA	1,351 m ² (≈ 14,540 sq ft) per cadastral survey 5-63206-2022, CFIA-approved
FRONTAGE	30.61 m (≈ 100 ft) on a public street and 41.11 m (≈ 135 ft) on a public zone
TERRAIN	Flat terrace about 8 m above the rear street, with marina and bay views
TITLE	Private property registered in the National Registry, outside the Maritime-Terrestrial Zone
ACCESS	Municipal certificate of public road (2022)
UTILITIES	Flamingo ASADA water meter · electricity · storm drainage · sidewalk, curb and gutter
CURRENT USE	Commercial · home of the well-known Bar Ambers, with an existing building
SURROUNDINGS	High-end residences, boutique hotels and restaurants · services within 200 m

The 2022 survey rectifies the previously registered area (1,229.44 m²). Recording of the rectification is confirmed before closing.

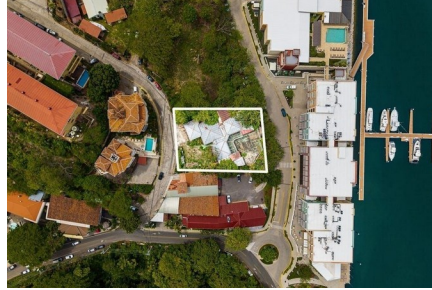


PROPERTY TOUR

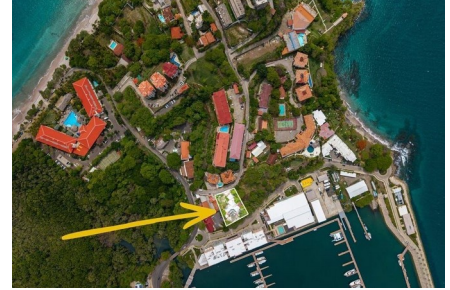
Between the marina and the beach



MARINA FLAMINGO



THE LOT · AERIAL VIEW



LOCATION ON THE POINT



MARINA VIEW



FLAMINGO BAY



FLAMINGO COASTLINE

DEVELOPMENT POTENTIAL

One site, four possible projects

01

Boutique hotel

A few keys, personalized service and views of the yachts.

02

Destination restaurant

For marina visitors and high-end residents.

03

Retail

Convenience and luxury retail for a growing community.

04

Mixed use

Residences, retail and lodging in a single project.

All development is subject to the land-use certificate of the Municipality of Santa Cruz and the corresponding permits.



THE NUMBERS

A location that will not come again

US\$1,321 / m²

Current asking price (US\$1,785,000 ÷ 1,351 m²)

Recent appraisal

Available to qualified buyers after NDA and proof of funds

Own title

Registered in the National Registry, outside the Maritime-Terrestrial Zone

2022 · Approved survey

1,351 m² per cadastral survey, CFIA-approved

2023 · Marina opens

Official opening of Marina Flamingo

The professional appraisal, the certified survey and the full file are shared with qualified buyers after signing an NDA and providing proof of funds.

DUE-DILIGENCE FILE AVAILABLE FOR REVIEW

- ◆ Certified copy of the survey (National Registry, 2025)
- ◆ Municipal certificate of public road
- ◆ Recent professional appraisal (after NDA)
- ◆ Aerial photography of the lot and surroundings
- ◆ Details of the existing building
- ◆ Legal support throughout due diligence



PRIVATE SITE VISIT

Photos show the view. Standing on the lot shows the value.

We will walk the property with you, review the file and analyze your project with the numbers on the table.

Dorizel Groth Realtor CIPS · RSPS

Schedule your visit on WhatsApp: +1 (360) 440-5929

Legal review of every transaction in partnership with Lic. Arleth Venegas Bermúdez, attorney and notary public in Costa Rica (International Brokers). Information is provided by the seller and supporting documents, and is subject to verification and the buyer's due diligence. This is not a binding offer.



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