

LUXURY MOUNTAIN ESTATE + AIRBNB INCOME

# Luxury Estate in Birrí

San José de la Montaña · Barva · Heredia, Costa Rica

ASKING PRICE

## US\$4,000,000

Two titled parcels · main residence + guest house



|                                               |                                      |                                     |                                 |                                          |                            |
|-----------------------------------------------|--------------------------------------|-------------------------------------|---------------------------------|------------------------------------------|----------------------------|
| <b>7.4 acres</b><br>29,870 m² · 2 titled lots | <b>~1,000 m²</b><br>Total built area | <b>4.93★</b><br>Airbnb · 58 reviews | <b>Monthly</b><br>Airbnb income | <b>Gated</b><br>Controlled access · 24/7 | <b>4</b><br>Parking spaces |
|-----------------------------------------------|--------------------------------------|-------------------------------------|---------------------------------|------------------------------------------|----------------------------|

A private mountain estate in a gated community above Barva de Heredia, with cool climate, forest and sweeping views over the Central Valley. A contemporary main residence plus a separate guest house that already earns income on Airbnb.

### INVESTMENT HIGHLIGHTS

- ◆ Main residence: 3 bedroom suites + office/bedroom, wine area, bar, hot tub, 2 fireplaces; marble, coral and almendro finishes
- ◆ Newly built guest house in steel, glass and wood: 2 bedrooms, 2.5 baths, deck with hot tub and fire pit; Airbnb Guest Favorite
- ◆ Income-producing: the guest house earns monthly income on Airbnb; figures shared with qualified buyers after NDA
- ◆ Sports field, fruit trees, backup generator, water purification, lighting control; 45 m² caretaker's house
- ◆ Utility meters and connections in place for additional buildings: room to expand

### LOCATION & ACCESS

|                                             |                                                     |                                               |                                                   |
|---------------------------------------------|-----------------------------------------------------|-----------------------------------------------|---------------------------------------------------|
| <b>Gated</b><br>Controlled-access community | <b>Panoramic</b><br>Central Valley & mountain views | <b>Birrí</b><br>San José de la Montaña, Barva | <b>Central Valley</b><br>Access to San José & SJO |
|---------------------------------------------|-----------------------------------------------------|-----------------------------------------------|---------------------------------------------------|



### Request the private investor package

Offering memorandum, appraisal, financials and private tours are shared with qualified buyers after **NDA + Proof of Funds**. All documentation in order.

**Dorizel Groth**

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