

URBAN DEVELOPMENT LAND · MASTER PLAN

Paseo Furati, Santa Ana

Next to Route 27 · Santa Ana · San José, Costa Rica

ASKING PRICE

Price on request

56,253 m² · 5 blocks in a single city block



Proposed master plan

Residential & senior living	61.9%
Build-to-rent	11.4%
Green & common areas	11.4%
Premium retail	9.5%
Offices & health	5.7%

5.6 ha 56,253 m ² · 13.9 acres	5 Blocks, one city block	7 Vehicle accesses	~27,000 Vehicles per month	111 kWp Solar panels installed	2 L/s Private well
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A 5.6-hectare city block in Santa Ana, next to Route 27, the highway to the Pacific. Today it operates as a sports and commercial complex, and it comes with a proposed master plan for a mixed-use development, in one of the fastest-growing areas west of San José.

INVESTMENT HIGHLIGHTS

- ◆ Sports and commercial complex in operation: income can continue while each phase is permitted
- ◆ Proposed mixed-use master plan led by residential and senior living (61.9%), plus build-to-rent, retail, offices and health
- ◆ Lower operating costs: private well (2 L/s) and 111 kWp of solar panels already installed
- ◆ High-income area with expats and corporate offices; strong demand for rentals and senior living
- ◆ Sale options: entire property, by phases or partnership (subject to land-use certificate and Santa Ana zoning)

LOCATION & ACCESS

Route 27 Direct frontage area	Santa Ana West San José	Escazú Neighboring canton	SJO International airport
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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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