



DORIZEL GROTH
REAL ESTATE

INVESTMENT OPPORTUNITY · HOSPITALITY & RESORTS

Playa Naranjo Boutique Hotel

Lepanto, Puntarenas · Gulf of Nicoya · Costa Rica



ASKING PRICE

US\$7,800,000

Operating beachfront hotel

≈ US\$433,000 per key · ≈ US\$1,950 per built m²

Sold turnkey and fully furnished

18

KEYS

1.6 ha

3.95 ACRES OF LAND

≈ 4,000 m²

≈ 43,000 SQ FT BUILT

120 guests

EVENT CAPACITY

A boutique hotel right on the sand, with a private pier, two pools and a beach restaurant, renovated in 2018 at the gateway to the Nicoya Peninsula.



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INVESTMENT SUMMARY

A beach hotel that is already operating

An operating boutique hotel built right on the sand in Playa Naranjo, at the gateway to the Nicoya Peninsula. Renovated in 2018, it offers 18 keys: 14 Deluxe rooms with private terraces and 4 beachfront Junior Suites.

The property features a private pier, two pools (adults and family), a beach restaurant and bar, and a meeting room. It hosts weddings and events for up to 120 guests, who can arrive by boat.

Sold turnkey and fully furnished, on 1.6 hectares (3.95 acres) of land with approximately 4,000 m² (43,000 sq ft) of single-story construction.

TECHNICAL DATA

Fact sheet

ASKING PRICE	US\$7,800,000
LOCATION	Lepanto, Puntarenas · Playa Naranjo, gateway to the Nicoya Peninsula
LAND	16,000 m ² (1.6 ha · 3.95 acres)
BUILDING	≈ 4,000 m ² (≈ 43,000 sq ft) · single story · renovated 2018
ACCOMMODATION	18 keys: 14 Deluxe rooms with private terrace and 4 beachfront Junior Suites
FOOD & BEVERAGE	Beach restaurant and bar
AMENITIES	Adults' pool and family pool · meeting room · hammocks · private pier
EVENTS	Weddings and events for up to 120 guests
UTILITIES	Public water and registered well · high-speed internet · 10 parking spaces
ACCESS	Ferry from Puntarenas or by road from Liberia (LIR)
SALE TERMS	Turnkey, fully furnished

The seller reports clear, titled property free of liens, pending title search.



PROPERTY TOUR

Sand, gardens and a private pier



AERIAL VIEW



BEACHFRONT



BAY AND PIER



PIER AT SUNSET



DELUXE ROOM



JUNIOR SUITE



INDOOR-OUTDOOR SHOWER



PRIVATE TERRACE



MEETING ROOM

Photos: Engel & Völkers.

INVESTMENT THESIS

Why invest in Playa Naranjo

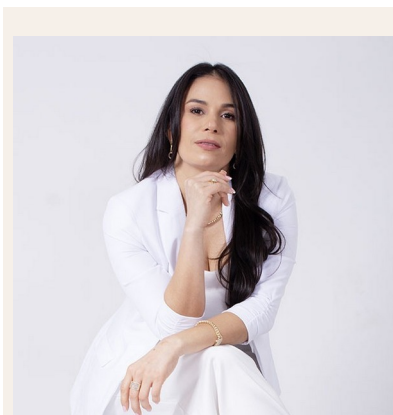
- 01 **Beach hotel already built.** Permitting a new beachfront hotel in Costa Rica can take years; this one is already operating.
- 02 **Weddings and events.** Space for 120 guests, two pools and arrival by boat at the private pier.
- 03 **Water experiences.** Kayak, paddleboard, fishing and island tours of the gulf can be sold right from the pier.
- 04 **Dual access.** Ferry from Puntarenas or road from Liberia, at the gateway to the Nicoya Blue Zone.
- 05 **Groups and retreats.** Meeting room plus double and twin rooms for corporate and wellness retreats.

WHAT WE VERIFY BEFORE AN OFFER

On the coast, the first 200 m are the Maritime-Terrestrial Zone (Law 6043). Through a title search and survey we confirm which part of the land is registered fee-simple property and which part, if any, is a concession. We also review the pier and well permits.

FINANCIALS

Occupancy, average daily rate and income statements available on request, under a non-disclosure agreement (NDA) with proof of funds.



PRIVATE INVESTOR PRESENTATIONS

Ready to evaluate this opportunity?

Request the full investor package (income statements, occupancy, average daily rate and title search) under a confidentiality agreement, or schedule a private tour of the hotel.

Dorizel Groth Realtor CIPS · RSPS

Message me today on WhatsApp: +1 (360) 440-5929

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

