

## listing



### Agent Info

Name: OROFLO Bienes Raíces  
Email: [gerencia@oroflobr.com](mailto:gerencia@oroflobr.com)  
First Name: OROFLO  
Last Name: Bienes Raíces  
Company Name: OROFLO Bienes Raíces  
Main phone number: +506 6062-6795  
WhatsApp: +506 6062-6795  
Website: <http://www.oroflobr.com>  
Country: Costa Rica  
Province: Heredia  
City: Santa Bárbara  
District: San Juan  
Address: 150 S y 150 O del New Hope

### Listing details

Número de Referencia: RF732087

## Location

Country:	Costa Rica
Province:	San José
City:	Mora
District:	Colón
Posted:	Mar 28, 2025

## Details of the Property

LIST PRICE: US \$920 000 (negotiable)  
LAND AREA: 10 388.93m<sup>2</sup> (2.57 acres)

Discover Your Opportunity in Ciudad Colón de Mora,  
San José

Welcome to Ciudad Colón de Mora, an oasis of tranquility and natural beauty in the heart of San José. This charming canton offers the perfect balance between rural serenity and proximity to the vibrant urban life of Costa Rica's capital. Strategically located just minutes from major shopping centers, hospitals, and prestigious educational institutions, Ciudad Colón is ideal for those seeking a peaceful lifestyle without sacrificing modern conveniences.

Your investment opportunity awaits on this exclusive piece of land, located in a prime area just 1 km north of Ciudad Colón's town center, with easy access to Route 27. Close to the health center and in a high-value area, this land offers endless possibilities to build your dream home, a vacation residence, or even develop a commercial project in a high-demand environment.

### FEATURES:

This beautiful property offers:

- **Prime Location:** Situated in an area of increasing property value, this land guarantees a secure and profitable long-term investment.
- **Multifamily Residential Land Use:** Ideal for residential development with units of 120m<sup>2</sup> and a 70% coverage area. Its topography is flat at road level.
- **Flat Topography:** This improves property accessibility, making it suitable for seniors. It also reduces the risk of landslides, which can be an important factor for structural safety and stability.
- **79.66m of Road Frontage:** With sidewalks, drainage curbs, and a well-maintained road.
- **Free of Liens, Encumbrances, and Annotations:** Facilitating the purchase process both legally and for bank financing.
- **Natural Environment:** Surrounded by lush vegetation,

Description:

m<sup>2</sup> of lot: 10388.93

## **Seller's Information**

Main phone number: +506 6062-6795

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