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## Significant Growth Development Land

### Agent Info

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### Listing details

Número de Referencia: RF188627



## Location

Country: Costa Rica  
Province: Alajuela  
City: Orotina  
Posted: Jul 06, 2020

## Details of the Property

**Title:** Significant Growth Development Land

Over 64ha of development property in San Mateo de Alajuela, in a strategic area poised for growth with various major projects in the works for the area. At 45 minutes from San José and 25 minutes from the Pacific Coast, as well as minutes from a possible future international airport development, this property is ready for interesting development opportunities.

A section of 24ha has been segregated into registered lots that can be developed into housing. The second section of 40ha is over 50% flat and the rest gently sloping, construction very feasible, and even offering beautiful views of the green area it is tucked away into. The south side of the property borders the Pachuca River.

**Description:** The property has an AyA line installed and is ready to be approved, a registered well, extensive land shaping and clearing for development, a 2015 building permit issued, detailed survey maps with elevations, master planning ideas for the property, a great relationship with the local municipality, and is moreover outside of the Regulation Plan meaning that development options are very open and a matter of discussions with the local government.

San Mateo is slated to be one of the next big investment and development areas in the country, as it offers plenty of space, flat land, along the Highway 27 corridor between the capital and Panamerican Highway. There are plans for a major data center, an industrial park, logistics park, private investment in manufacturing, and could potentially be the next main international airport of the country. Housing is extremely limited in San Mateo area, and more and more people will be needed in the area in the short and mid-term.

**Price:** \$ 11,000,000  
**m<sup>2</sup> of lot:** 640300

## Seller's Information

Main phone number: +506 2253-5333

