

Commercial For Sale

📍 Carrillo, Guanacaste

For Sale

\$1,100,000

ID: 1153538957

- Property Type: Commercial
- Size: 2,716 Square metres
- 0.67 Acres



- 15 Bathrooms

Property Description

Located in central Playas del Coco, Guanacaste, just 150 meters from the beach, Armonía is a 13-unit apartment complex operated as long-term rentals with tenants including local workers, families, and retirees/expats. The property sits on 2,716 m² (0.67 acres) of flat, easily accessible land, with approximately 620 m² (6,670 ft²) of total construction, including rental units and shared spaces such as a laundry room and covered rancho. Rental Income and Expenses (All numbers are approximate) - Total monthly income: \$9,100 (annual \$109,200) - Annual fixed costs (property taxes, water & electricity for common areas, gardener, accounting, maintenance, corporate tax): \$8,728 - Income tax: \$9,600 Net Annual Income: \$90,872 Property Highlights & Flexibility - Central, walkable location near shops, restaurants, and public transportation - 14 electricity meters, 10 water meters, 10 septic tanks (2,500 L each) - No HOA fees - Fully rented long-term tenants with very low turnover Steady Income with Flexible Options: Armonía provides stable rental income today, with the added flexibility to transition to vacation rentals, live on-site while renting other units, or adjust the property to fit your business model.

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50 Meters North of the Roca Verde
Hotel Dominical, Bahía Ballena,
Punternas, Costa Rica 60504

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