? Lot for Sale in Turrúcares de Alajuela: The perfect place to build the project you envision

Galería de Imágenes

Detalles Generales

Código:	149212
Tipo de Propiedad:	For Sale
Provincia:	Alajuela
Cantón:	Alajuela
Precio:	C= 55,000,000.00 / $ 121,076.61

Características

Área Construida:	1597 m2

Descripción

Discover an excellent investment opportunity in a plot of land that combines rural tranquility with the added value of the Central Canton of Alajuela. This lot offers the ideal space to build a spacious family residence or a personalized vacation home, backed by solid legal security.

? Key Property Details:
Strategic Location: Turrúcares District, Alajuela, Costa Rica.
Total Land Area: $1597.28m2 of registered land, providing exceptional spaciousness.
Street Frontage: Directly borders a Public Street.

? Development Potential and Regulatory Advantages (Land Use):
The property has its official certification for Permitted Construction Land Use, issued by the Municipality of Alajuela:
Zone Classification: Located in the High-Density Residential Subzone (Outside the Ring Road).
Ample Building Footprint: Allows for a maximum coverage of 60%, enabling the design of a spacious residence along with recreational areas, gardens, or terraces.
Flexible Setbacks: Only 3 meters of front setback and 3 meters of rear setback are required; no side setbacks are required, optimizing the use of the sides of the land.
Road and Service Regulations: Property is ready to accommodate the design of the wastewater treatment system (subject to non-conventional system/grease trap) and has defined fronts for sidewalks.

? Why Does This Investment Stand Out?

Real Spaciousness and Privacy: Its nearly $1600 guarantee natural isolation, surrounded by a peaceful environment yet with easy access to Alajuela's urban infrastructure.

Absolute Transparency and Legality: All documentation is up to date and verified , and the plan has no pending registry or cadastral annotations. Guaranteed security for your purchase! Water and electricity services on the property.

Custom Design: The topography and survey technical lines already defined give you complete freedom to start your architectural preliminary project from scratch