# House for Sale in Montenegro Residential, with Large Corner Lot and 5 Bedrooms. MIXED USE ZONING.

## Galería de Imágenes

## Detalles Generales

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| **Código:** | 148895 |
| **Tipo de Propiedad:** | For Sale |
| **Provincia:** | Alajuela |
| **Cantón:** | Alajuela Downtown |
| **Precio:** | C= 200,000,000.00 / $ 440,278.58 |

## Características

| | |
|---|---|
| **Habitaciones:** | 5 |
| **Baños:** | 3.5 |
| **Estacionamientos:** | 3 |
| **Niveles/Pisos:** | 2 |
| **Área de Terreno:** | 556 m2 / 5985 ft2 |
| **Área Construida:** | 424 m2 / 2472 ft2 |

## Descripción

Discover a property with features that are hard to find in today's market: spaciousness, excellent location, large corner lot, and enormous appreciation potential. This house located in Residencial Montenegro in Alajuela represents an ideal opportunity for large families, investors, or individuals looking for a property with space to remodel, expand, or even develop an additional project.
Its strategic location in the heart of the city allows you to enjoy a quiet and residential environment in one of the most aspirational urban projects in the area, yet with quick access to downtown Alajuela, shops, educational centers, supermarkets, and other essential services.
One of the main attractions of this property is its impressive 556 m² corner lot, with approximately:

- 34 meters facing one street
- 15 meters facing another street

This provides greater privacy, ventilation, natural light, and multiple possibilities for future development.
The property features extensive green areas and gardens around the house, creating a fresh and pleasant

environment to enjoy with family.
Furthermore, the house has already been remodeled, allowing you to take advantage of a solid and functional construction with great potential, as well as a large size of 424 m2 of construction.
Property Distribution
First Floor

- Spacious living and dining room
- Functional kitchen
- 2 terraces ideal for social activities and relaxation
- 2 spacious bedrooms with their respective full bathrooms
- Half guest bathroom
- Garage for 3 vehicles
- Gardens and extensive green areas around the property

Second Floor

- 3 bedrooms
- 1 full bathroom

Noteworthy Features

- 2-story house
- Spacious rooms
- 3.5 bathrooms
- Large corner lot
- Solid construction
- Perimeter walls for added security and privacy
- Installed gates and fences
- Water tank with pump
- Excellent ventilation and natural light
- Great potential for future remodeling or expansions

This property is ideal for those looking to invest in a house with excellent land and strategic location, as it is currently very difficult to find properties of this size within Alajuela. Additionally, with mixed-use zoning, it can function as a residence or as offices, an aesthetic clinic, a law firm, among others.
It has a recent appraisal value of C=220,000,000, but is currently offered at a discounted price of only C=200,000,000, making it a great opportunity property!!!
Property exchange is accepted as part of payment, and there is a possibility of financing with the owner.
We offer banking advice with all institutions in the country to facilitate your mortgage credit process.

Contact us today to schedule a visit and discover the full potential of this property in Montenegro, Alajuela.

## Otras Amenidades

- Balcón o Terraza
- ```html Near the park ```
- ```html Garden or park Enjoy the outdoors in our beautiful garden area, perfect for a relaxing walk in the nearby park. ```
- ```html Internal Laundry Spacious internal laundry room with plenty of storage space and natural light. ```
- ```html Breakfast area Enjoy a cozy breakfast in this charming space, perfect for starting your day off right. ```
- Social Area
- Central
- Near school
- Safe Community
- Covered Garage
- Pet Friendly
- Living and dining room