

# Prime Mixed-Use Lot - 1.18 Acres Near Atenas Center

# \$180,000

ID: 24351

📍 Atenas, Alajuela

Property Type: Land • Size: 4,805 SQ M •



- Status: Active/Published
- Close To Transport
- Close To Schools
- Investment Opportunities
- Close To Shops

## Property Description

**Location:** Atenas, Costa Rica  
**Size and Location:** • Total area: 4,805 m<sup>2</sup> (1.18 acres) • Just 5 minutes from the center of Atenas • 27 minutes from the main town and essential services • Located on Carretera Vieja 3, east of the city center • Peaceful and convenient environment with quick access to main roads  
**Zoning and Use:** • Fully usable mixed zoning • Ideal for residential, commercial, or multi-purpose development • Perfect for building private homes, apartments, rental cabins, or small commercial premises • Flat to gently sloped terrain that allows for multiple construction options • Clearly defined property boundaries and deed ready for transfer  
**Access and Services:** • Easy access to all Atenas amenities: schools, shops, banks, and restaurants • Quick connection to Route 3 and the highway toward Alajuela and San José • Frontage on a public street ensuring excellent accessibility • Water and electricity available at the property line • Internet and telephone services available in the area  
**Landscape and Potential:** • Picturesque and peaceful lot with beautiful mountain and valley views • Ideal for eco-friendly or boutique-style projects • Fertile soil suitable for gardens, landscaping, or small-scale agriculture • Mature trees and a natural setting providing privacy and charm • Excellent opportunity for investors or developers seeking a prime location  
This first-class property combines convenience, versatility, and scenic charm — a unique opportunity for investment or development in Atenas!

## Additional

- ID 24351
- Active/Published
- For Sale
- Land
- \$180,000

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