

## Beachfront Land for Sale in Bijao with Improvements, 13 Hectares

### Descripción



Location: Approximately 2 km from the Inter-American Highway and 11 km from the entrance to El Valle.

#### Size:

- 13 hectares of land = 130,000m<sup>2</sup>
- 1,400m<sup>2</sup> of construction
- Approximately 150 meters of beachfront

#### Property Features:

- Land with improvements and great potential for tourist or residential beach development
- Beachfront with a protective surf zone
- Two residences built with expansive ocean views
- Main house with 5 bedrooms
- Second house with 6 bedrooms
- Private pools and social areas
- Leveled and prepared topography for future development
- Ample green areas and tropical gardens
- Mostly underground drainage system
- Three potable water wells
- 10,000-gallon water reserve tank
- Two additional 1,000-gallon tanks
- Underground electrical wiring on the main street
- Generator for the main house
- Developed internal roads

#### Area Amenities:

- Located next to Bijao Beach Resort and Bijao Beach Club
- Close to high-profile tourist and residential developments
- Easy access from the highway Inter-American Highway
- Minutes from Río Hato and Scarlett Martínez International Airport
- Close to restaurants, beach clubs, and golf courses
- Area with high appreciation potential and tourism growth

#### Additional Information:

- Land use, zoning, and road plan approved
- Appraisal and inspection completed
- ANATI approval for zoning change
- Ideal for villa development, a tourism project, a boutique hotel, or a beachfront residential complex
- Appraised in 2024 with a value of \$22,650,000

SALE Price: \$12,500,000

<b>ID de Propiedad</b>	<a href="#">LCOCJ18.5.26.6</a>
<b>Área de Terreno</b>	130000 mt <sup>2</sup>
<b>Área de Construcción</b>	1400 mt <sup>2</sup>
<b>Precio</b>	12,500,000.00
<b>Precio por Área</b>	0.00
<b>Cuartos</b>	11

### Ubicación



### Agente



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**Fotos**























