

# GARDEN HOUSE

LOCATION: LOMAS DEL SOL GATED COMMUNITY,  
PLAYA MARBELLA, GUANACASTE.  
HOUSE WITH ALL FURNITURE INCLUDED.  
LOT AREA: 705 SQ M2 = 7588.56 SQ FT.  
YEAR BUILT: 2020







TOTAL CONSTRUCTION AREA: 265,80 SQ M2 = 2852 SQ FT  
INTERNAL CONSTRUCTION AREA: 207,76 M2 = 2236 SQ FT  
EXTERNAL CONSTRUCTION AREA: 58,08 M2 = 625 SQ FT  
POOL AREA: 36,80 M2 = 397 SQ FT  
BBQ AREA: 22,78 M2 = 245 SQ FT

TOTAL COST \$1.625.000 USD

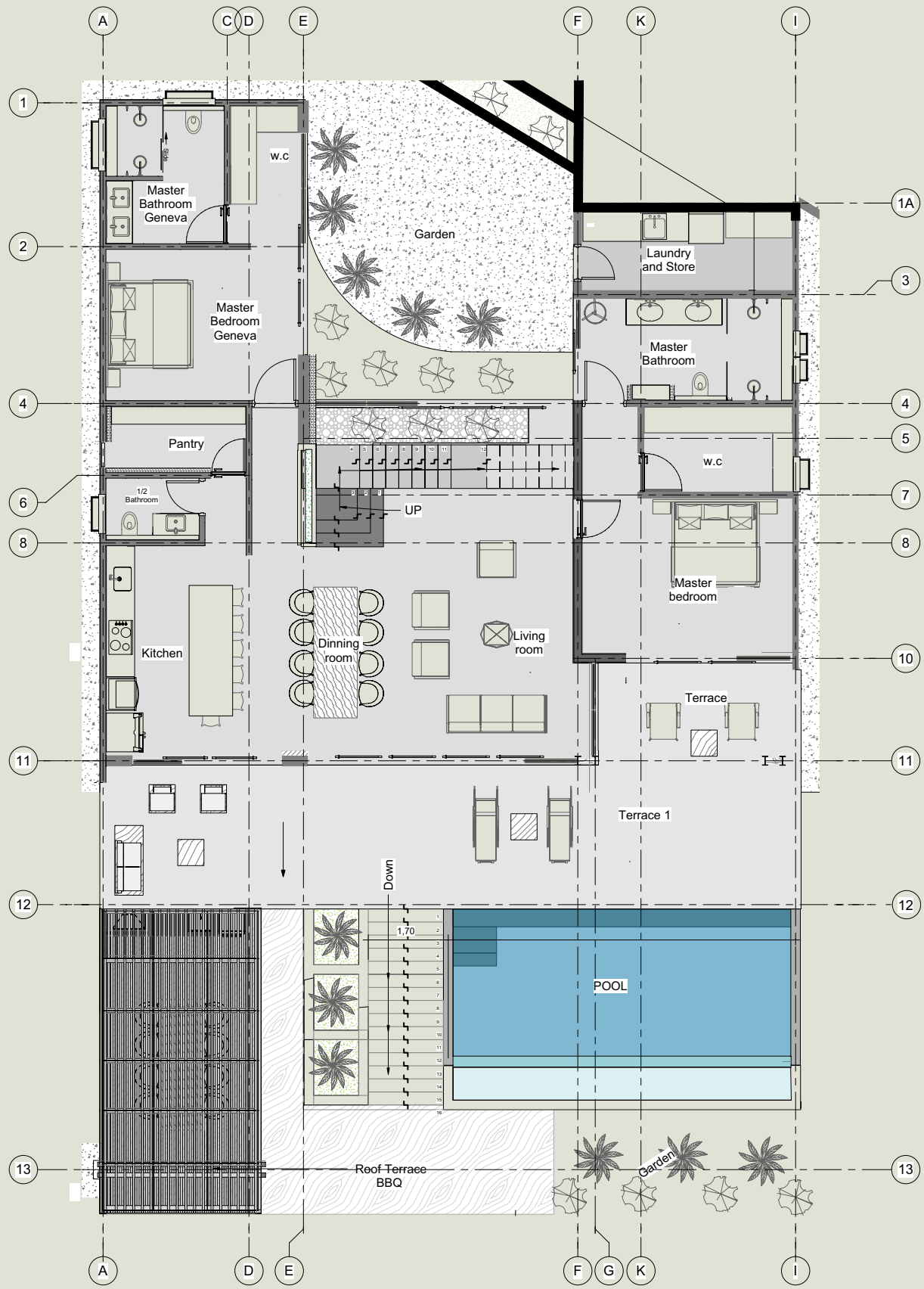


# MAIN FLOOR \_ ARCHITECTURAL PLAN

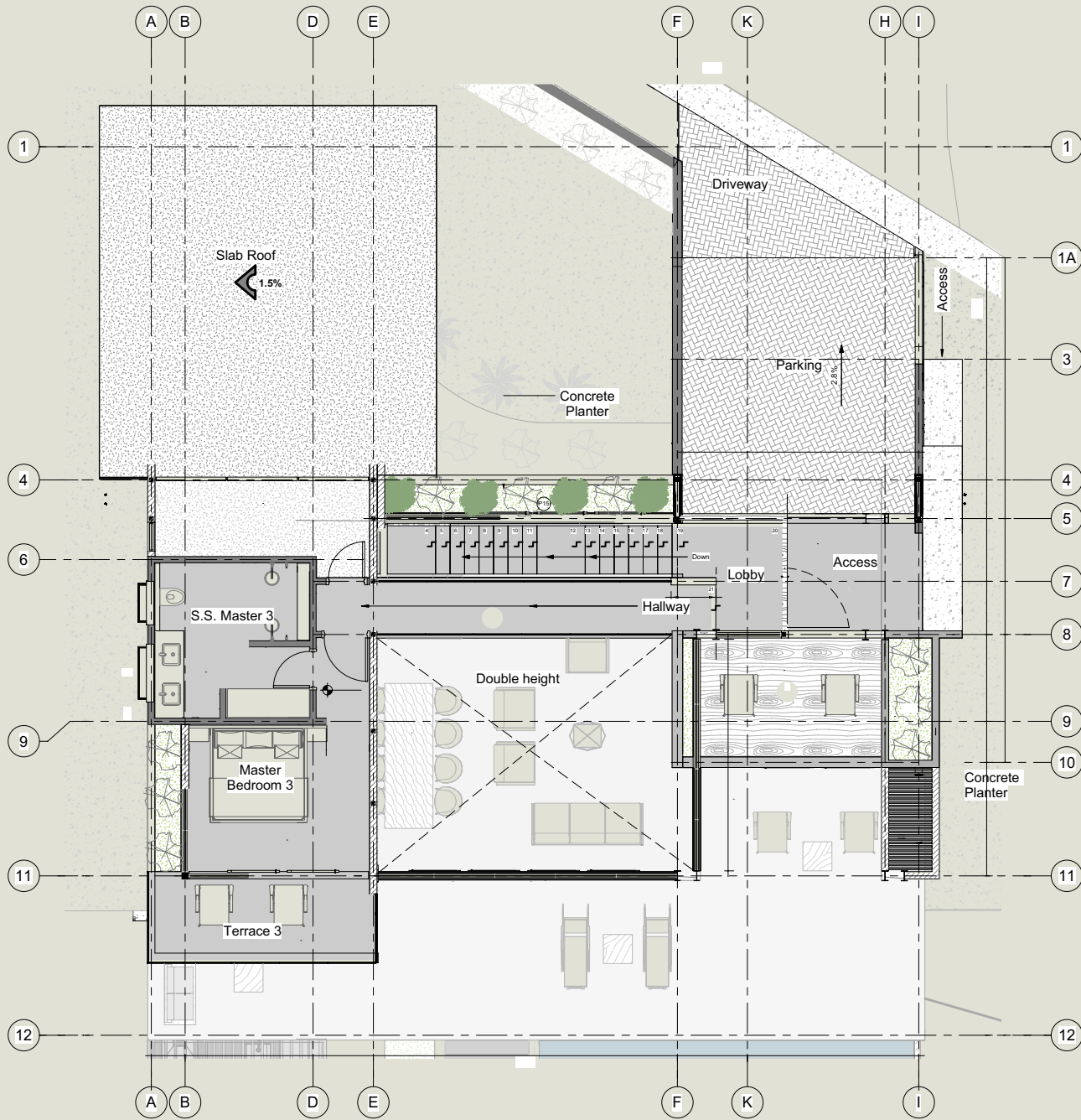
Tabla de Áreas		
<b>Indoorn Area</b>		
First Level		
Living, dinning room and kitchen	60.66 m <sup>2</sup>	
Stair	7.85 m <sup>2</sup>	
Circulation	6.84 m <sup>2</sup>	
Bathroom	3.51 m <sup>2</sup>	
Pantry	5.52 m <sup>2</sup>	
Master Bedroom Gen.	16.56 m <sup>2</sup>	
Master Bathroom Gen.	9.40 m <sup>2</sup>	
W.C.	5.77 m <sup>2</sup>	
Master Bedroom	18.76 m <sup>2</sup>	
Master Bathroom	12.50 m <sup>2</sup>	
W.C	10.50 m <sup>2</sup>	
Laundry and Store	10.00 m <sup>2</sup>	
<b>Total first level</b>	<b>167.87 m<sup>2</sup></b>	
Second Level		
Master bedroom	14.72 m <sup>2</sup>	
Master Bathroom + circulation	11.22 m <sup>2</sup>	
Circulation	13.95 m <sup>2</sup>	
<b>Total second level</b>	<b>39.89 m<sup>2</sup></b>	
<b>Total indoor area</b>	<b>207.76 m<sup>2</sup></b>	
Outdoor		
1st level terrace	38.25 m <sup>2</sup>	
2nd level terrace 1	8.4 m <sup>2</sup>	
2nd level terrace 2	11.39 m <sup>2</sup>	
<b>Total outdoor area</b>	<b>58.04 m<sup>2</sup></b>	



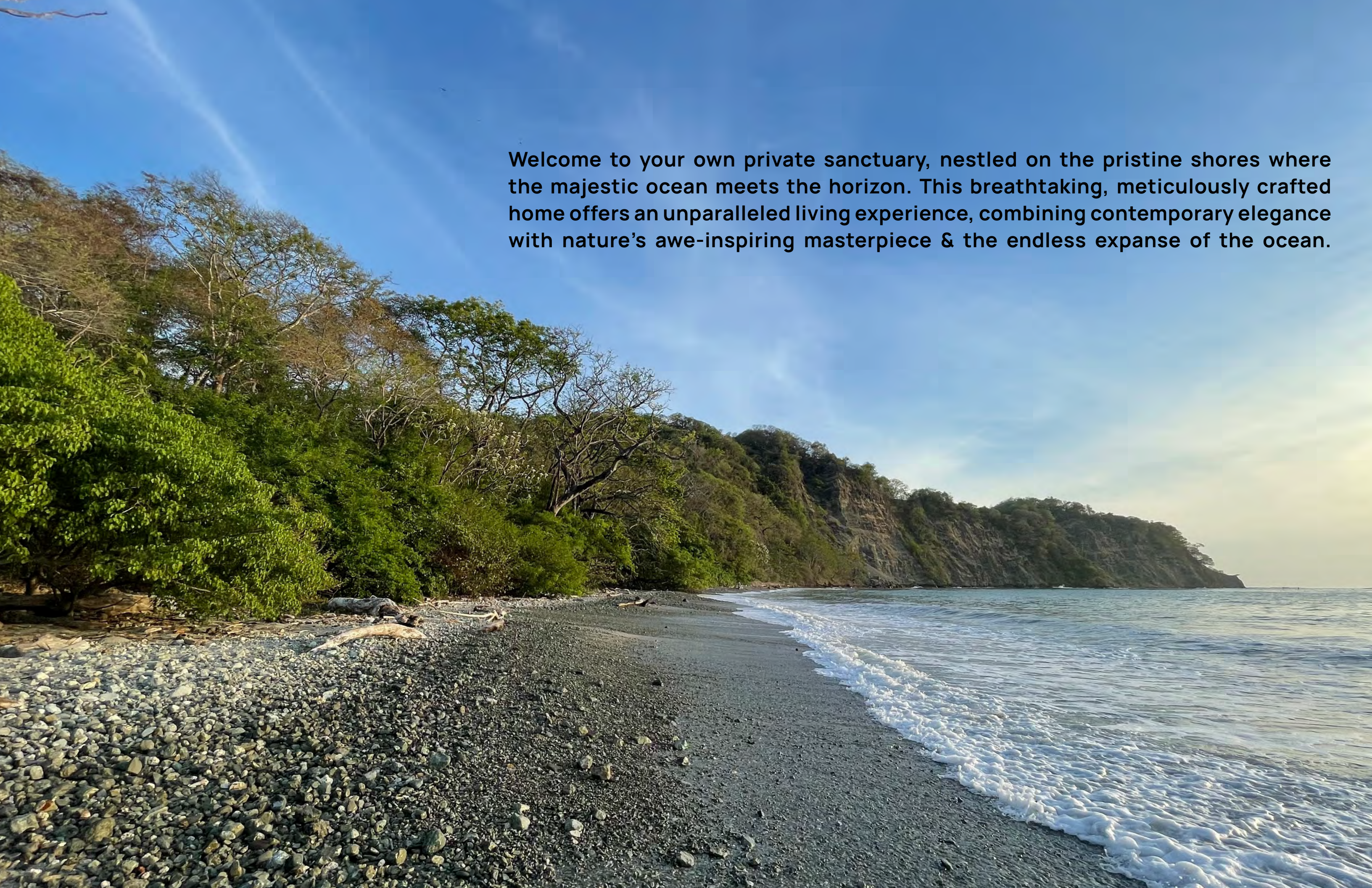
# FIRST LEVEL \_ ARCHITECTURAL PLAN



# SECOND LEVEL \_ ARCHITECTURAL PLAN





A scenic view of a rocky beach with waves crashing against the shore, surrounded by lush greenery and a clear blue sky. The foreground is dominated by a wide expanse of grey and black pebbles. To the left, a dense line of trees and bushes borders the beach. The ocean is a deep blue, with white foam from the waves washing onto the shore. The sky is a clear, bright blue with a few wispy clouds near the horizon.

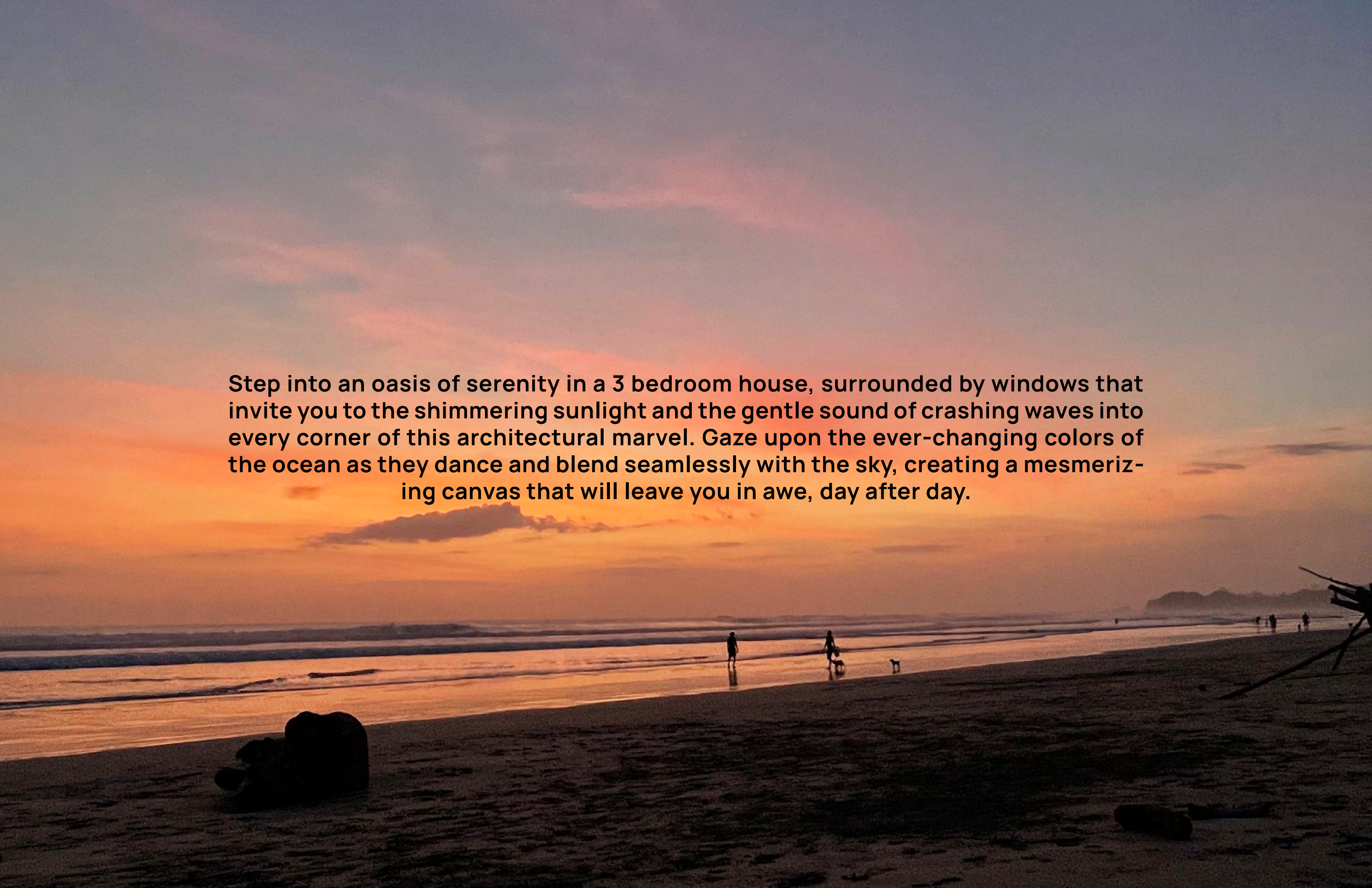
**Welcome to your own private sanctuary, nestled on the pristine shores where the majestic ocean meets the horizon. This breathtaking, meticulously crafted home offers an unparalleled living experience, combining contemporary elegance with nature's awe-inspiring masterpiece & the endless expanse of the ocean.**










A wide-angle photograph of a beach at sunset. The sky is a gradient of colors from light blue at the top to deep orange and red near the horizon. The ocean is calm, reflecting the colors of the sky. In the foreground, the dark silhouette of a person is visible on the left. In the middle ground, several other people and a dog are silhouetted against the bright water. The overall mood is serene and peaceful.

**Step into an oasis of serenity in a 3 bedroom house, surrounded by windows that invite you to the shimmering sunlight and the gentle sound of crashing waves into every corner of this architectural marvel. Gaze upon the ever-changing colors of the ocean as they dance and blend seamlessly with the sky, creating a mesmerizing canvas that will leave you in awe, day after day.**









Indulge in the luxury of space and design, where every room has been thoughtfully curated to capture the essence of coastal living. From the grand living areas that effortlessly flow onto expansive terraces, to the exquisite master suite that boasts panoramic ocean views, this house has been designed to maximize your connection with the sea at every turn. Imagine waking up to the rhythmic symphony of waves and basking in the warm glow of the sunrise as it paints the sky in hues of gold and pink. Enjoy the unparalleled pleasure of entertaining guests against a backdrop of the endless ocean, where spectacular sunsets will provide the perfect ambiance for unforgettable gatherings and cherished memories.















**For those seeking an active lifestyle, this ocean-view house presents a gateway to a world of recreational opportunities. Embrace the invigorating coastal air as you stroll along your private beach access, or set sail into the horizon from your own boat dock, exploring the vast wonders of the ocean at your leisure.**















