

# Mixed-Use Property Near Downtown Atenas

# \$450,000

ID: 22073

📍 Atenas, Alajuela

Property Type: Single Family Homes • Bedrooms: 3 • Size: 2,112 sq m • Built: 2009



- Status: Active/Published
- Close To Shops
- Parking Spaces
- Close To Transport
- Close To Schools
- Internet

## Property Description

This versatile property offers a unique opportunity for both residential and commercial use, located just 2 kilometers from downtown Atenas on the main road connecting Atenas and La Garita. It consists of three separately registered lots, providing space for expansion or new projects. The main single-story house features three bedrooms, two bathrooms, a home office, a spacious kitchen/dining area renovated in 2022, and a generous living room. A large covered terrace and a separate laundry room complete the home. Two additional small structures serve as storage, and a carport provides convenient parking. The property is landscaped with a variety of plants, shrubs, and trees, offering a welcoming environment. A key advantage is the commercial permit, making it ideal for a professional office, retail space, or mixed-use development, with proximity to a private school and an event center.

**Property Features**

- Single-story house: 3 bedrooms, 2 bathrooms, office
- Renovated kitchen (2022) and spacious living areas
- Large covered terrace and separate laundry room
- Two storage structures and carport
- Ample space for expansion or pool construction
- Landscaped with trees, shrubs, and plants
- Commercial permit for professional or retail use

**Location Highlights**

- 2 kilometers from downtown Atenas
- Situated on a main road with high visibility
- Near a private school and event center
- Close to shops, restaurants, and services
- Perfect for residential, commercial, or mixed-use projects

Contact us today to explore the potential of this versatile property and bring your ideas to life.

## Additional

- ID 22073
- Active/Published
- 3 Bedrooms
- For Sale
- Single Family Homes
- Parking Spaces : 2
- \$450,000
- 2 Bathrooms

**Toll Free: +1-786-999-8676 +506 7071-5878**

Coldwell Banker Santa Ana Real Estate, Centro Comercial Plaza  
Panorama, #4, Alto de las Palomas San Jose, Santa Ana 10900 Costa Rica

