REPORTS CR\_MLS  
  
  
📊 PROPERTY HISTORY REPORT

Property: Luxury Beachfront Villa in Manuel Antonio

💰 PRICE HISTORY:

• March 2024: $850,000 (Current listing)

• September 2023: $875,000 (Price reduced)

• June 2023: $920,000 (Initial listing)

• December 2022: Off market (private sale attempt failed)

🏠 OWNERSHIP HISTORY:

• 2020-Present: Rodriguez Family Trust

Purchase Price: $650,000 (from original developer)

• 2018-2020: Developers - Costa Vida Properties SA

Construction completed 2019

• 2017: Land purchase from local family - $180,000

📈 MARKET ANALYSIS:

• Price per m²: $2,833 (300m² construction)

• Local avg: $2,200/m² (29% premium)

• Similar properties: $720K - $980K range

• Market trend: +15% over 2 years

🔄 LISTING HISTORY:

• Total days on market: 287 days

• Number of price changes: 2

• Previous agents: 1 (RE/MAX Quepos - 2023)

• Current days on market: 25 days

💡 INVESTMENT NOTES:

Property has strong rental history generating $4,200/month average. Recent renovations include new pool system and kitchen upgrade (2023).  
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🏛️ LEGAL CONCESSIONS REPORT

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⚖️ CONCESSION STATUS:

• Maritime Zone Concession: ACTIVE ✅

- Concession Number: MZ-PA-2019-045

- Valid Until: December 2039 (20 years remaining)

- Annual Fee: $2,400 USD (paid current)

- Concession Area: 2,500 m²

🏖️ BEACH ACCESS RIGHTS:

• Direct Beach Access: GRANTED ✅

• Public Beach Easement: 50m setback respected

• Coastal Construction Permit: APPROVED 2020

📋 LEGAL COMPLIANCE:

• Environmental Impact: APPROVED (SETENA-2019-MA-234)

• Water Concession: Municipal connection approved

• Building Permits: All current and valid

• Tax Status: Property taxes current (₡450,000/year)

⚠️ RESTRICTIONS:

• Cannot build within 50m of high tide mark

• Maximum building coverage: 30% of lot

• Height restriction: 12m maximum

• Tourism Zone T3 classification

🔍 LEGAL NOTES:

Property is located in a Mixed Use Tourism Zone with full commercial rights for vacation rentals. All permits are in order for immediate operation.  
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🏠 Property: Luxury Beachfront Villa in Manuel Antonio

💰 Price: $850,000

📍 Location: Manuel Antonio, Puntarenas

📸 PROPERTY IMAGES:

[Image 1] [Image 2] [Image 3] [Image 4] [Image 5]

https://images.unsplash.com/photo-1512917774080-9991f1c4c750?w=800

https://images.unsplash.com/photo-1570129477492-45c003edd2be?w=800

https://images.unsplash.com/photo-1564013799919-ab600027ffc6?w=800

(Images display directly in email + clickable links)

📞 CONTACT INFORMATION:

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WhatsApp: +506 8834-5267

Languages: English, Spanish

License: CCCBR-1234

📋 ADDITIONAL DETAILS:

Listing Agent: Maria Rodriguez

Listing Office: Coldwell Banker Costa Rica - Manuel Antonio

MLS#: CB-MA-2024-001

Listed Date: March 15, 2024

Days on Market: 25