

Alba Nueva, Natural Wood Screens Blending Functionality with Elegance

\$1,200,000

ID: 22982

Marker **Nosara, Guanacaste**

• Property Type: Single Family Homes • Bedrooms: 3 • Built: 2025 • Size: 687 sq m • 0.17 Acres • Floor Area (SQFT): 7,395



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|----------------------------|-----------------------|--------------------|
| • Status: Active/Published | • Parking Spaces | • Acreage |
| • Air Conditioning | • Association Fee | • Back Up Power |
| • Bbq Area | • Central Air | • Close To Schools |
| • Close To Transport | • Development Farm | • Fully Landscaped |
| • Furnished Fully | • Gated Community | • Internet |
| • Jungle Views | • Mountain Properties | • Mountain View |

Property Description

Alba Nueva redefines modern living by combining thoughtful design with sustainability. The home's multi-level structure optimizes construction efficiency and material use while incorporating repetitive façade elements inspired by rational geometry. These geometric forms are further enhanced with strategically placed openings that frame breathtaking views and create dynamic interior spaces. Natural ventilation and daylighting are central to Alba Nueva's design. Carefully positioned openings ensure constant airflow, while large glass panels with solar-reducing properties keep interiors cool. A natural wooden screen provides additional shading and airflow, blending functionality with elegance. Water conservation is seamlessly integrated with rain gardens that filter and recharge water onsite, promoting sustainable use of this vital resource.

Sustainability Features:

- Multi-level design reduces construction costs and material use through optimized geometry
- Strategically placed openings ensure constant airflow and maximize daylighting
- Large glass panels with solar-reducing properties maintain cool interiors and reduce energy use
- Natural wooden screens provide shading, privacy, and additional airflow
- Rain gardens filter and recharge water onsite, promoting sustainable water use
- Locally sourced materials reduce environmental impact and support regional economies
- Low-VOC paints and sealers improve indoor air quality for a healthier living environment

For more information on this amazing opportunity please do not hesitate to contact Surfing Nosara at info@surfingnosara.

Additional

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|--------------------|-----------------------|-----------------|
| • ID 22982 | • For Sale | • \$1,200,000 |
| • Active/Published | • Single Family Homes | • 2.5 Bathrooms |
| • 3 Bedrooms | • Parking Spaces : 2 | • View : Jungle |

[+1 \(907\) 360-9583](tel:+19073609583)

Playas del Coco, Guanacaste, CR Centro Las Palmas,
Suites 6A–6B Avenida Crisantemos, 200 meters east of
Pueblito Norte

