

# Herradura Luxury Home with \$78K Annual Income - 9.2% Cap Rate - Fully Managed

# \$849,000

ID: 23074

📍 Herradura, Puntarenas

• Property Type: Single Family Homes • Bedrooms: 4 • Built: 2016 • Size: 418 sq m • 0.1 Acres • Floor Area (SQFT): 4,306



- Status: Active/Published
- Appliances
- Close To Golf
- Fully Landscaped
- Income Producing
- Luxury Rental
- Parking Spaces
- Association Fee
- Close To Shops
- Furnished Fully
- Internet
- Pets Allowed
- Air Conditioning
- Bbq Area
- Crypto Currency Accepted
- Gated Community
- Investment Opportunities
- Pool

## Property Description

**Location:** La Estancia, Herradura, Costa Rica  
This 4-bedroom luxury home in La Estancia — an exclusive gated community near Playa Herradura and Los Sueños Marina — combines high-end living with exceptional investment performance. Priced at \$849,000 and leased at \$6,500/month (\$78,000 annually), it delivers a 9.2% gross cap rate — virtually unheard of in Costa Rica's luxury market. Premium tenants cover all utilities and property management, offering a turnkey, hands-off ownership experience for investors and lifestyle buyers alike.

**Key Investor Highlights**  
\$78,000 USD annual rental income (current lease)  
9.2% gross cap rate at \$849,000 asking price  
Tenants pay all utilities + property manager fees  
Premium long-term tenants (non-Airbnb) via U.S.-based luxury agency  
Fully managed with minimal owner oversight

**Home Features**  
4 Bedrooms | 4 Full + 2 Half Baths (all en-suite)  
Open-concept great room with chef's kitchen, dining, and living areas  
Quartz countertops, Electrolux fridge/freezer, indoor grill, bar seating for 6  
Leather furnishings, blackout blinds, smart TVs, central A/C, in-ceiling sound  
Professionally designed interiors with upscale finishes  
Outdoor Living  
Lap-length private pool with submerged stainless loungers  
Covered lounge + dining area (seats 14+) with roll-down privacy blinds  
Poolside half bath and lush landscaped surroundings for privacy  
Tiled double garage and manicured green space

**Community & Location**  
La Estancia: cobblestone streets, underground utilities, 24/7 gated security, tennis courts, community pool  
2 minutes to Herradura Beach and Los Sueños Marina & Golf Course (dining, sportfishing, shopping)  
4 km to Jaco for restaurants, nightlife, and services  
Walking distance to Automercado and upscale shops like Crate & Barrel

**The Opportunity**  
This is more than a luxury home — it's an income-producing asset with one of the strongest returns in Costa Rica's high-end market.

## Additional

- ID 23074
- Active/Published
- For Sale
- Single Family Homes
- \$849,000
- 4 Bathrooms

- 4 Bedrooms

- Parking Spaces : 2

- View : Pool

**+1 (907) 360-9583**

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

