

## **Topic: House for Sale, in Costa Rica**

A friend of mine in Costa Rica is trying to sell their house.

Place: San Pedro de Montes de Oca, Lourdes, near San José city. The house is located in a private urbanization, located very close to several major Universities (Univ. of Costa Rica, Latin University, etc.). It takes about 15 minutes to downtown San José by bus. Many different local buses going to San José and back all day long, plus the house is very close to a bus stop.

However, it is very amazing that the place and the house is very quiet and does not make me feel like it is located in San Pedro... Almost there is no noise of what so ever, except for sounds of surrounding nature.

The house is one of the largest in that urbanization and well-built. There is only one entrance to the urbanization, with 24 hr security guards with gate. All of the lots inside the urbanization are sold since many years ago, and no one is willing to sell the lots, because of the excellent location and conditions.

Below is the detail and images of the house for sale.

**Reason for sale:** Their (the seller's) sons have grown up, and now all of them live outside Costa Rica. They do not need a big luxurious house just for themselves to live. The parents (the seller) are thinking of moving to Mexico, live close to their sons.

**Lot area: 530 square meters**

**House floor: 500 square meters**

**Two stories plus a third floor indoor and outdoor look outs.**

**It is about five years old since it was built (July 2004).**

**The first floor:** two bed rooms, a toilet, wash and shower room, a living room with a fireplace and chimney, a dining room, a kitchen (electric, western style), an entrance room, a guest restroom, stairs, a terrace, a washing room (space), a second kitchen in the terrace area (gas, eastern style with well-build ventilation system for heavy cooking), a patio/backyard, a parking space for four vehicles (roofed for two of them), a front garden and a small water pond, a small shed storage, a side green yard, a water pump for emergency, electric garage doors. A house maid room (with a toilet and shower) is in backyard corner.

**The second floor:** three bedrooms each with toilet and shower, the main large bedroom with walk-in closet and Jacuzzi, an office room with built-in book shelves, a wide

corridor, a balcony (can be seen whole San Jose and mountain hills), a stair to the third floor.

**Other information for rooms, etc.:** each bedroom with wall-size closet, ceiling is high in general and for example the living floor has 3.5 m to the ceiling, each shower and kitchen with its own hot water tanks, electricity outlets, phone line connections, cable TV outlet, etc. are provided in each room.

**Overall feeling of the house:** The house is like new. It feels cool during the day and warm at night, with good ventilation and good natural lighting, thus do not need to use air-conditioning.

**The neighbor:** This private urbanization has only 46 lots with a small play ground and relatively surrounded by green. Of the 46 lots, 28 have either houses or buildings (apartments) are built at this point. There is a wide, circular one-way road that runs through whole urbanization.

**The price for the house/lot: \$375000US. Negotiable.** (It is already about \$100000 cheaper now than before, because of the worldwide economy crisis).

**Contact information:**

**Mr. and Mrs. Wu (the seller)**

**Tel. 506-2280-5922**

**or**

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Looking the house from the front.



front garden,

garage, entrance



fireplace



living room,



wall-size closet, bathroom



two rooms,



dining room



(western style)



kitchen



terrace and patio/backyard



a room, bathroom/shower for house maid, next to washing room and outside kitchen (eastern heavy-cooking style with good ventilation).



side yard



washing room and outside kitchen



entrance room and guest restroom



to the

second floor



second floor corridor and balcony



looking out from the balcony (towards the South)



from the corridor to each room



office room



bedroom and bathroom



main bed room





with walk-in closet, bath and Jacuzzi



to the third floor look-out



third floor balcony/look-out and the views



northwest, Barva Volcano



northeast, Irazu Volcano



southeast, Talamanca Mountain Range



southwest, San Jose city and Escazu Hill