

CASA ESCAZÚ

House. Office. Guest apartment. One property, three uses. Private sale, no agent.



Street view · Bello Horizonte, Ecazú



Courtyard with skylight



Living room



Kitchen with granite worktop

ASKING PRICE

EUR 425.000

Negotiable for serious enquiries. Only the price in EUR is binding.

AT A GLANCE

Área de construcción	380 m² (Land Registry)
Plot	481.02 m² (Land Registry)
Bedrooms	4 — 3 in the main house, 1 in the guest apartment
Bathrooms	4 — 2 main house, 1 guest apartment, 1 shower room with WC in the office, plus 1 guest WC
Highlights	Office with separate entrance, self-contained guest apartment, skylight courtyard
Parking	Carport for 2 to 4 vehicles
Built	1975 · remodelled 2008 · renovated 2025/2026
Occupancy	Vacant, free of tenancy and occupancy rights

THE PROPERTY

Detached single-family house in Bello Horizonte, one of the most established residential districts of Escazú. The house sits on a quiet cul-de-sac with no through traffic, minutes from supermarkets, international schools and the JCI-accredited Hospital CIMA.

The architecture is arranged as a split level: two living rooms on offset levels open onto a covered courtyard with a skylight that brings daylight and greenery into the centre of the house. All living areas and three of the four wet rooms are on one level; one bedroom sits on a higher level reached by its own staircase.

The layout allows three uses under one roof: family living in the main house, an office with its own entrance, shower and WC, and a self-contained guest apartment with separate access, a compact kitchen and bathroom. Within the single-family designation, the office can equally serve as a fifth bedroom or guest room.

The house was comprehensively renovated in 2025/2026 under the supervision of an architect registered with the Colegio Federado de Ingenieros y Arquitectos. It is handed over ready to move into and unfurnished.

ACCOMMODATION



MAIN HOUSE

- 2 living rooms on offset levels
- Kitchen with natural stone worktop
- Courtyard with skylight
- Master bedroom with walk-in on the upper level
- 2 further bedrooms, lower level
- 2 bathrooms and guest WC
- Laundry room with storage



OFFICE

- Separate entrance
- Several workstations
- Shower room with WC
- Step-free access
- Flexible use as office, guest room or fifth bedroom
- No public footfall, within the single-family designation



GUEST APARTMENT

- Fully separate entrance
- Living and sleeping area
- Compact kitchen with built-in oven, hob, extractor and granite worktop
- Own laundry area with sink (pila)
- Private bathroom
- Suitable for staff or guests
- No separate area figure: included in the 380 m², never measured individually



Bedroom, upper level



Step-free bathroom



Roof terrace with mountain views

TECHNICAL DATA

Property and registry

Finca number	1-245929-000
Plano catastrado	SJ-0020280-1975
Registered plot area	481.02 m²
Área de construcción	380 m²
Street frontage	18.90 m
Provincia · Cantón · Distrito	San José · Escazú · San Rafael
Zona homogénea (Hacienda)	1 02 03 U26 Vista Alegre — residential zone with full services
Zoning (Plan Regulador)	ZRAD-1 · 70 % site coverage · max. 11 m height · minimum lot 200 m²
Permitted use	Vivienda unifamiliar
Access	Servidumbre de Paso, registered
Construction typology (ONT)	VC04
Boundaries	North Construcciones Esmeradas S.A. · South Nicolás Meza Páez · East public road · West Edgar Quirós González
Encumbrances	Current Estudio Registral available on request. Any notary can verify title, mortgages and annotations from the finca number within minutes.

Construction and finishes

Year built	1975 — finca and survey plan registered 1975
Remodelling	2008 — over 80 % of the floor area, around 80 m² to a higher standard
Renovation	2025/2026 — scope in the following section
Levels	Ground floor as a split level with offset levels, one bedroom on the upper level via a separate staircase
Structure	Solid concrete construction. Columns 50 × 50 cm, concrete beams predominantly 50 cm deep, concrete walls around the full perimeter. Some internal partitions in drywall from the 2008 remodelling
Roof	Profiled HG no. 26 sheet metal on timber trusses
Ceilings	Suspended, aluminium substructure, recessed spotlights
Floors	Porcelain 30 × 60 cm in communal areas and secondary bedrooms, 60 × 60 cm in the carport, sealed laminate timber
Windows	Aluminium frames
Parking	Carport for 2 to 4 vehicles
Roof terrace	Open area on the upper level with parapet, views of the mountains and across the neighbourhood

Services, climate, security

Electricity	CNFL 220 V / 110 V
Water	Mains water (AyA)
Wastewater	Septic tank on the plot, emptied approximately once a year
Rainwater	No public storm drainage in the street; run-off at surface level
Internet	Fibre available in the district; connection and tariff to be checked locally
Telephone	Landline connection present, provider freely selectable
Air conditioning	Split units in bedrooms and office
Hot water	Electric instantaneous heaters
Enclosure	Own wall to the south and west, shared wall to the north, gate to the street
Alarm system	Not currently installed. Several providers offer installation and 24/7 monitoring in Escazú, among them ADT Costa Rica, AlarmasEnCR.com (Escazú centro), STS Security and Mister Security. Listed without endorsement.
Accessibility	The entire ground floor is step-free and wheelchair accessible. One bathroom converted for step-free use with a curbless shower, adapted per Ley 7600. A single step leads to the garden. The bedroom on the upper level is reachable only by stairs.
Perimeter security	Electric fence on the boundary wall, exterior camera and security-company signage in place

RENOVATION 2025/2026

The house was comprehensively renovated in 2025/2026. The investment went into structure and services, not into taste decisions.

Contractor	Constructora Baltodano, site foreman José Donaldo Baltodano
Site supervision	Arch. Fabrisicio Ulate Rivera, CFIA/CACR A37430

- Bathroom converted to step-free access: curbless shower, floor re-poured, 10 m² new tiling, drain repaired
- 4 sanitary fixtures entirely new, including supply lines and shut-off valves
- Lighting fully renewed, 98 recessed fittings
- New carport skylight panel, single-piece polycarbonate, steel structure recoated
- New rainwater downpipe, 3 inch PVC
- Ceilings renewed with new plasterboard
- Walls patched and skimmed
- Full repaint inside and out
- All switches and sockets replaced
- Main gate rebuilt to the original design
- Roof and gutters inspected and repaired
- Timber protection: treatment and replacement of affected timber elements and fitted furniture
- Hot water supply and internal gutter inspected and repaired
- Garden restored

A new owner takes on a renovated house and shapes the surfaces to their own preference, with nothing left over.

REGISTRY AND PROPERTY NOTES

Two points that are not building defects but belong here for completeness, and which your notary will review in any case:

- Rainwater: there is no public storm drainage in the street. Run-off is at surface level towards a stream to the north. We recommend reviewing the drainage situation as part of the conveyancing.
- Cadastre: the plano catastrado dates from 1975. The property is not verified as Zona Catastrada, and the georeferenced coordinates on record differ from the actual location. A new survey (levantamiento) may be advisable or required for conveyancing.

Cadastral extract, Certificado de Uso de Suelo USU-2172-2025 and the architect’s confirmation of site supervision (constancia de obra) are made available to prospective buyers before viewing.

LOCATION



Carport and garden



Garden with mountain views



Quiet cul-de-sac

Escazú is regarded as the most international district in the greater San José area. Embassies, executives of multinational companies and a large German- and English-speaking community live here, drawn by infrastructure, climate and security. The house sits on a quiet cul-de-sac with no through traffic.

- 1 minute to Automercado and Fresh Market
- 5 minutes to Hospital CIMA, JCI-accredited, US standard
- 5 minutes to Multiplaza Escazú and Avenida Escazú
- 7 to 15 minutes to international schools: Blue Valley, Saint Mary, Pan-American, Country Day
- 15 minutes to central San José, 20 minutes to SJO international airport
- Ruta 27 motorway to the Pacific directly adjacent, Jacó in 1 hour 15

CONTACT · PRIVATE SALE, NO AGENT	
Viewings on site	Franz Nietzen, +506 8878-6245, also via WhatsApp
Owner	+49 176 85697666, German, English, Spanish
Website	casa-infinity-escazucostarica.lovable.app
Payment	Exclusively via the escrow account of a notary appointed by you. No advance payment to private individuals.

Legal notice: This brochure is for preliminary information only. It does not constitute an offer in the legal sense and no agreement as to condition or characteristics. Only the notarised purchase contract and the agreements recorded in it are binding. The property data is based on the Registro Nacional (finca 1-245929-000), the cadastral extract and the Certificado de Uso de Suelo USU-2172-2025 issued by the Municipalidad de Escazú on 18 June 2025. — On stated areas: all areas follow the Costa Rican área de construcción per the Land Registry, meaning gross covered area including exterior walls and, in part, ancillary spaces. This is not equivalent to net internal or usable floor area as defined in Germany (WoFIV), the UK or comparable standards; the difference is typically 10 to 20 percent. No separately measured area figure exists for the guest apartment. — Sold in its present condition; known points are disclosed in the Registry and property notes section. Property unfurnished. Figures for rent, running costs and taxes would be estimates and are not part of this brochure. Only the purchase price in EUR is binding; conversions into other currencies depend on the exchange rate and are non-binding. All information without warranty.