

Casa Escazú for rent

Bello Horizonte · Escazú · Costa Rica

As an alternative to the sale, the house in Bello Horizonte, Escazú, is also available for long-term rent. 380 m² of living space on a 481 m² lot, 6 rooms, 4 bathrooms, 4 parking spaces, garden and a separate guest apartment. Full rebuild 2008, renovation 2025.

LIVING AREA

380 m²

LOT

481 m²

ROOMS

6

BATHS

4

PARKING

4

LOCATION

Bello Horizonte, Escazú



Rent estimate

The figures below are a realistic market estimate for Escazú / Bello Horizonte (2026). They are based on size, condition, location and the usual price level for expat and diplomatic rentals in this zone. They are not a formal appraisal.

Long-term, unfurnished 12-month minimum, standard market for local and expat families	USD 2,700 – 3,200 / month
Long-term, furnished Fully furnished incl. appliances, in demand for relocations and embassy staff	USD 3,300 – 3,900 / month
Corporate / relocation (6–12 months) Furnished, with services (gardening, cleaning), company as tenant	USD 4,200 – 5,000 / month
Guest apartment separately Can be let separately to staff, guests or as extra income	USD 600 – 850 / month

RECOMMENDATION

A realistic ask for a quick, solvent tenancy: USD 3,500 / month furnished or USD 2,950 / month unfurnished, plus utilities. Letting the guest apartment separately on top brings total income to roughly USD 4,100 / month.

Investor view

Purchase price	EUR 425,000 (approx. USD 455,000)
Annual rent (furnished, USD 3,500)	approx. USD 42,000
Gross yield	approx. 9.2% p.a.
After costs (management, upkeep, vacancy approx. 25%)	approx. 6.9% p.a. net

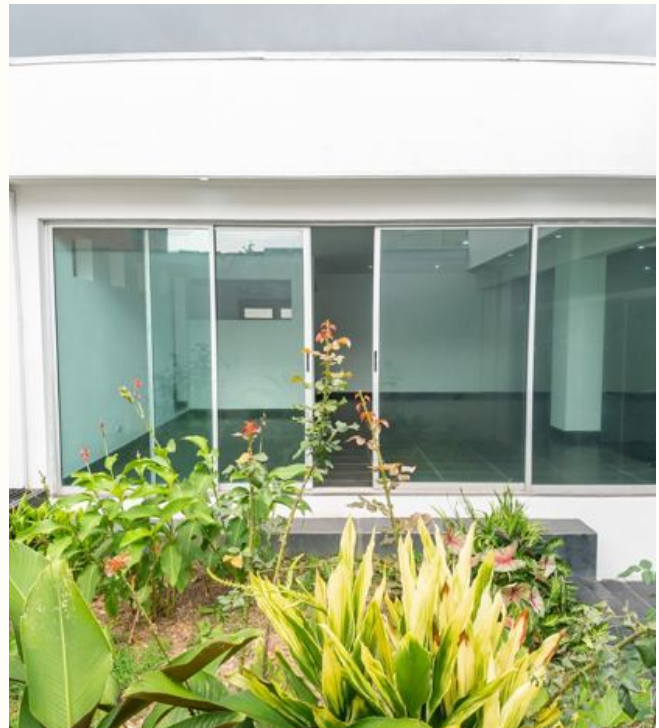
Included

- 6 rooms, 4 bathrooms, 4 parking spaces
- Garden and outdoor areas
- Separate guest apartment for staff or visitors
- Fiber internet, WiFi ready
- ADT alarm system
- Wheelchair-accessible entrance



Legal framework

- Residential use and residential letting are permitted (zone ZRAD-1, land use certificate USU-2172-2025).
- Commercial short-term letting (a registered Airbnb business) cannot be registered in this zone. We therefore offer long-term rental only.
- Costa Rican leases fall under the Ley General de Arrendamientos Urbanos y Suburbanos: standard 3-year term in favour of the tenant, tenant may terminate at any time with 3 months' notice.
- Deposit: customarily one month's rent. Payment in USD is permitted and common.
- Utilities (CNFL electricity, AyA water, internet, waste fee, gardening) are usually paid by the tenant.



Renting & legal — frequently asked questions

How long does a lease run in Costa Rica?

The Ley General de Arrendamientos Urbanos y Suburbanos grants the tenant a statutory minimum term of 3 years, even if the contract states 12 months. The tenant may terminate at any time with 3 months' notice, while the owner is bound for the term. That gives you maximum security as a tenant.

Is long-term renting permitted in zone ZRAD-1?

Yes. The Certificado de Uso de Suelo USU-2172-2025 issued by the Municipality of Escazú classifies the lot as single-family residential in zone ZRAD-1. Residential renting is fully permitted — including the existing guest apartment for staff or visitors.

Why no short-term or Airbnb rental?

A commercially registered short-term rental cannot be registered in ZRAD-1. Only long-term rentals from 6 months are offered. For you as a tenant that means a quiet, purely residential neighbourhood without a constant turnover of holiday guests.

How does the process work?

1. Enquiry by WhatsApp or email with preferred start date, lease term and furnished/unfurnished. 2. Viewing on site with Franz (local contact person) or by video call. 3. Draft contract, ideally reviewed by a lawyer of your choice (including the firms recommended by the German Embassy). 4. Signing, deposit, handover of keys and a photo-documented handover protocol.

Interested in renting?

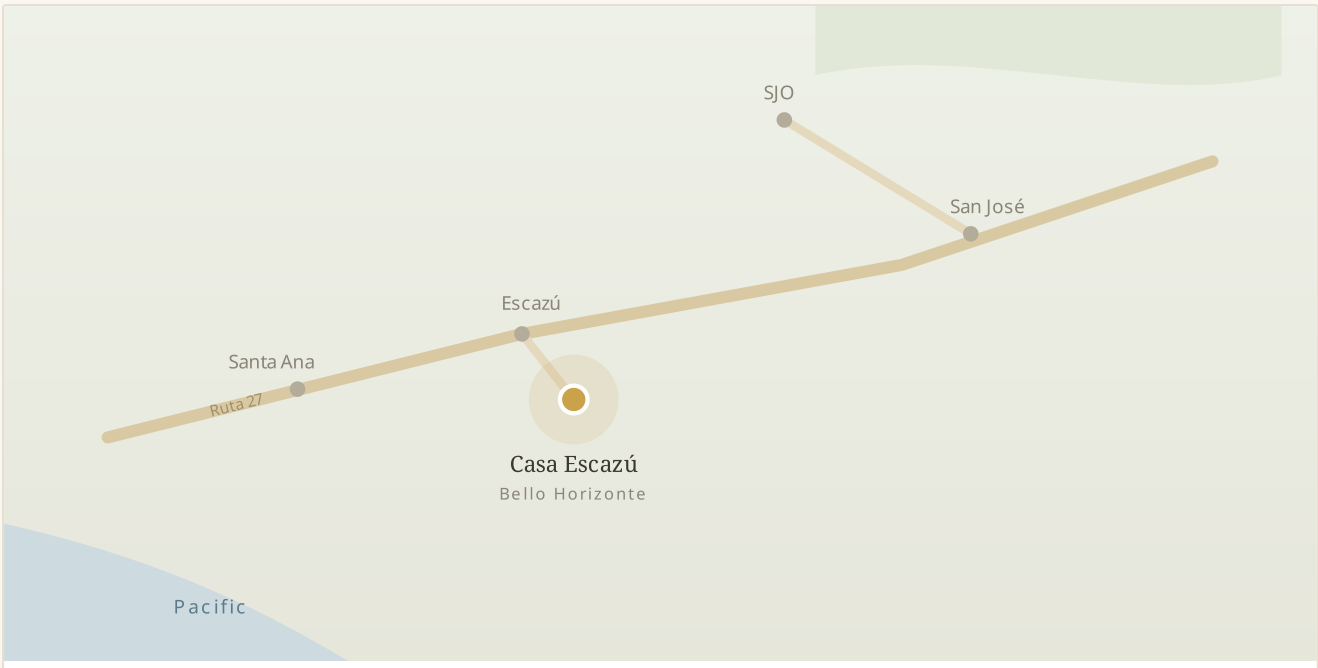
Send us your preferred start date, intended length of stay and whether you want it furnished or unfurnished.

Contact · WhatsApp +506 8878 6245 · info@sandralochmann.com

Note: all rental figures are non-binding market estimates and not a legal offer. The final rent is agreed individually.

Everything within a few minutes

Bello Horizonte sits in the heart of Escazú — a quiet residential setting with short drives to shopping, international schools, private clinics and the airport.



DESTINATION	DISTANCE	DRIVE TIME
Multiplaza Escazú (mall)	3 km	8 min
Hospital CIMA San José	4 km	10 min
International schools (Country Day, European School)	5 km	12 min
Supermarkets (Automercado, Walmart)	2 km	5 min
Santa Ana centre	8 km	15 min
Downtown San José	12 km	25 min
SJO airport (Juan Santamaría)	20 km	30 min
Pacific beach Jacó	95 km	1 h 45
Poás Volcano National Park	55 km	1 h 20

Approximate figures, drive times outside rush hour. Source: Google Maps, routing from Bello Horizonte, Escazú.