

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

\$849,000

ID: 23074

📍 Herradura, Puntarenas

Property Type: Property • bedrooms: 4 • size: 418 sq m • Year Built: 2016



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

Property Details

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 Information

- ID 23074
- For Sale
- \$849,000
- Property
- 4 bathrooms
- 4 bedrooms

- Air

Conditioning;Appliances;Association
Fee;Bbq Area;Close To Golf;Close To
Shops;Crypto Currency Accepted;Fully
Landscaped;Furnished Fully;Gated
Community;Income
Producing;Internet;Investment
Opportunities;Luxury Rental;Pets
Allowed;Pool;Split Air
Conditioning;Tennis Court;Washer
Dryer

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