

# 20 UNIT TINY HOME COMMUNITY NEAR TAMARINDO!

<https://rpmrealestatecr.com>

85GX+44, Provincia de Guanacaste, Santa Cruz, Costa Rica



- 40 beds
- 20 baths
- Commercial

This fully established 20-unit tiny home community offers a rare combination of steady rental income, high tourism demand, and long-term appreciation potential. Located just 10 minutes from Playa Tamarindo in the Santa Cruz canton, this commercial property for sale in Costa Rica is designed to generate immediate cash flow while benefiting from one of the country's strongest real estate markets. What sets this property apart from other hospitality investments? Each of the 20 units has its own individual lot registration, separate water meter, and separate electric meter. This unique structure provides investors with two distinct advantages: 1. Immediate income: Operate the community as a unified short-term rental business. 2. Future flexibility: Convert the property into a gated community where individual lots can be sold separately—creating a built-in exit strategy or long-term wealth-building opportunity. What Makes This Property Unique? Unlike single-family homes or raw land, this income-producing asset offers operational cash flow today and development optionality for tomorrow. Feature Benefit for Investors 20 identical units Standardized operations, easier maintenance, and bulk purchasing power. Individual lot registration Enables future strata-titled sales or fractional ownership models. Separate water & electric meters Allows for individual utility billing—ideal for a condominium conversion. Gated community with pool Higher guest satisfaction and premium nightly rates. 10 minutes to Tamarindo Access to top-tier restaurants, nightlife, and beaches without beachfront pricing. Fully furnished & equipped Immediate booking capability—no construction or design delays. Investment Potential: Dual Strategy for Maximum ROI For investors evaluating this turnkey business opportunity, the property offers two distinct paths to profitability: Strategy 1: Operate as a Unified Rental Business · Occupancy rates in the Tamarindo area average 70-85% during peak season (December-April) and remain strong during green season (May-November) due to surf tourism and digital nomad incentives. · Average nightly rates for similar tiny home communities range from 90 to 150 per unit, depending on season and length of stay. · Scalability: With 20 units, this property is ideal for group retreats, corporate stays, and wellness programs—segments that command premium pricing and longer bookings. Strategy 2: Convert to a Gated Community with Individual Sales Because each unit already has independent lot registration, water, and electric meters, the property is pre-configured for a condominium or strata-titled conversion. This means you can: · Sell individual lots to buyers seeking their own tiny home in a secure, gated community. · Retain a portion of units for ongoing rental operations while selling the rest. · Position the property as a fractional ownership opportunity for international buyers. How does this compare to other investments in Guanacaste? While raw land offers appreciation potential, and single-unit rentals offer limited scale, this property provides three layers of value: immediate cash flow, development optionality, and a clear exit strategy through individual lot sales. Prime Location: Santa Rosa, Santa Cruz Situated in the rapidly growing Santa Rosa area, this community offers the perfect balance of tranquility and accessibility. Guests and residents enjoy: · 5 minutes to local grocery stores and pharmacies · 10 minutes to Tamarindo Beach, Playa Langosta, and Playa Grande · 15 minutes to international schools and private clinics · 60 minutes to Liberia International Airport (LIR), with direct flights from the U.S., Canada, and Europe The proximity to Tamarindo ensures high visibility and ease of booking, while the quieter Santa Rosa setting appeals to guests seeking a peaceful retreat. Who Is This Property For? This offering is suited for a range of buyers: · Hospitality investors seeking a scalable, cash-flowing asset with a built-in exit strategy · Real estate developers looking for a property ready for condominium conversion · Retreat organizers wanting dedicated space for wellness, yoga, or surf camps · Digital nomad entrepreneurs seeking a lifestyle-and-business hybrid · Real estate funds diversifying into Latin American tourism with flexible disposition options



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## Basics

**Price:** \$1,790,000

**Bedrooms:** 40 beds

**Location:** [Santa Cruz](#)

**Type:** Commercial

**Bathrooms:** 20 baths

**Lot Size, Sq m:** 5392 m<sup>2</sup>