

**REAL ESTATE
INVESTMENT
OPPORTUNITY**

DORIZEL GROTH
REAL ESTATE

EMAGAZINE

Hotel Villas Acacia

SE VENDE / FOR SALE

Discover, Invest, Transform
– Playa Hermosa, just 100
meters from the sea



Strategic Hospitality Opportunity in Playa Hermosa, Costa Rica

Hotel Villas Acacia is located just 100 meters from Playa Hermosa, Guanacaste.

This is a unique opportunity to acquire an already consolidated hotel, with a national and international customer base.

It is located at the 2nd entrance to Playa Hermosa, 150 meters from the main street towards the beach. Hermosa Beach, Guanacaste, Costa Rica.

Rooms and Accommodation Capacity

- 31 rooms in total.
 - 29 units available to the public
 - 8 Villas or Bungalows Junior Suites.
 - 8 Superior Rooms with terrace.
 - 13 Economic Rooms.
 - 1 private Master Suite with 2 bedrooms, living room, dining room and kitchen
- Maximum capacity: 82 people.



Hotel Opportunity on Beautiful Costa Rican Beach



Key Investment Point in Guanacaste – with High Tourist Flow

The hotel entrance offers easy access, excellent visibility from the main street. In the heart of Playa Hermosa, Guanacaste, one of the most exclusive and promising areas of Costa Rica.

Key Features

Tropical reception, functional furniture

Adequate parking

Direct access to the beach.



Tropical Oasis in Guanacaste





Tropical architecture, precious woods and lush gardens.

The villas at Hotel Villas Acacia combine spaciousness, comfort and tropical design. Each unit has a private terrace overlooking the garden, an equipped kitchen and a distinctive octagonal wooden roof that provides elegance in a fresh environment.



**Peace and Comfort
Between Lush
Gardens**

The hotel offers a large swimming pool, three jacuzzis and a spa area surrounded by tropical gardens.

A space designed for rest, comfort and renewal.

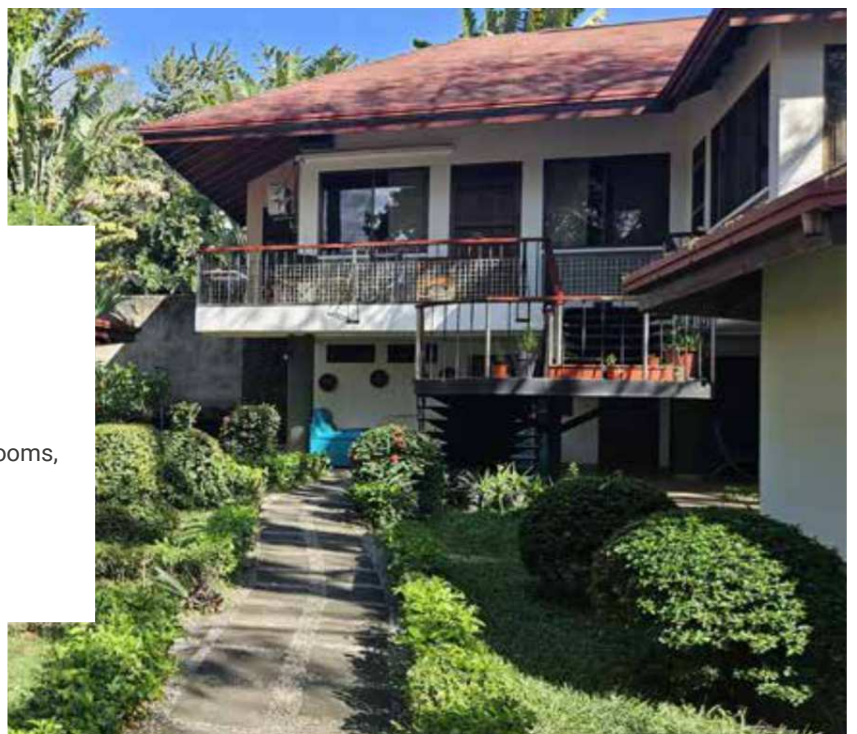


Total relaxation in a natural environment



Private Retreat in the Heart of the Hotel: Comfort and Privacy

It has two bedrooms, two bathrooms, a living room and an equipped kitchen, ideal as a manager's residence or for private use.



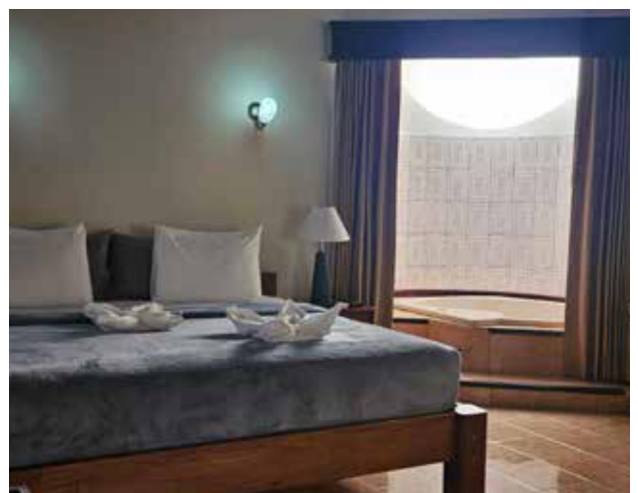
Restaurant with professional cuisine and quality spaces

The hotel has a restaurant with indoor and outdoor areas. Fully equipped kitchen designed to meet the needs of professional chefs, guaranteeing an efficient and quality operation.



Accommodation options for all budgets

Comfort, air conditioning, functional and spacious. Perfect for frequent travelers and groups.





Safe and Ample Parking for Guests

The garage includes 28 covered spaces + 10 spaces in front of the hotel. Security and functionality for guests and events.

Whether you visit us for vacation, business or celebrations, you can expect a comfortable and safe environment from the moment you arrive.



Ease and Security when parking

Our parking spaces are designed to provide easy access, protection from the sun and rain, and the security that your vehicles deserve.



General View of the Land and its Limits

For detailed information on boundary measurements and land characteristics, do not hesitate to contact us directly. We will be happy to provide you with all the details you need.



Answers for Informed Investors.

Operational, Legal and Profitability Aspects

General Hotel Information

1. What is the hotel's price?

Contact directly for current pricing.

2. Is the hotel currently operating?

Yes, it's fully operational and generating consistent income. It comes with a fully functional operation structure for a smooth handover.

3. How long has the hotel been operating?

Since December 2000.

4. Estimated ROI (Return on Investment)?

Varies based on current performance, expansion potential, and market conditions. For a detailed estimate, call 360-440-5929.

5. Is it easy to hire staff locally?

Yes. Current staff includes long-term, experienced employees (20 years in maintenance/gardening, over 10 years for housekeeping). Playa Hermosa has a strong local labor pool in hospitality and tourism.

6. Is the hotel furnished?

Yes, fully furnished and ready for immediate operation. Owner's personal belongings in the Master Suite are not included.

7. Is financing or advisory available for foreign buyers?

While direct financing isn't offered, referrals to local financing experts are available. Guidance is provided for legal, visa, and permit processes for international investors.

8. How many rooms total?

31 rooms, including the owner's suite

9. How many are operational today?

29 rooms.

10. Maximum guest capacity?

82 guests.

Conditions & Maintenance:

11. What is the general condition of the hotel? Any renovations done or needed?

The hotel is in excellent condition. Recently, 4 new rooms were added on the third floor. Common areas have been upgraded. The only area pending modernization is the laundry room, which works well, but could benefit from industrial equipment upgrades.

Management & Operations:

12. Who handles daily management? Internal team?

The owner acts as the general manager, supported by a well-trained internal team of 12 permanent staff.

13. Is there a management or reservation software in place?

Yes, a comprehensive management system with a booking engine is in use, streamlining reservations, availability, and rates.

Clients & Marketing:

14. What type of guests does the hotel attract?

Mostly families and individual travelers—both local and international—seeking beach access, nature, and water sports. Also serves business travelers, small groups, student groups, and corporate tourism.

15. How is the hotel promoted?

Dedicated website for direct bookings

Active social media presence (Facebook, Instagram)

Listings on major online travel agencies like Expedia and Booking.com

16. Are there travel agency or OTA agreements?

Basic cooperation with agencies, no exclusive contracts. Hotel is listed on major platforms like Expedia and Booking.com.

Location & Competition:

17. Is the hotel well-located near key attractions?

Yes, only 75 meters from Playa Hermosa. Also close to Playa Panamá, Playa Bonita, Playa El Coco, and Playa Ocotal. Nearby are national parks and wildlife reserves. The area offers many water and recreational activities.

18. Are there local developments that could impact the hotel?

The area is growing, with new hotel projects underway, including the nearby Waldorf Astoria Guanacaste. These developments are boosting property values and infrastructure, benefiting Hotel Villas Acacias.

Legal & Regulatory:

19. What documents are provided upon sale?

- Deed of ownership
- Valid operating permits
- Approved construction plans
- Municipal certifications and cadastral records

20. Is the hotel up to date with all required permits and licenses?

Yes, it complies fully with all legal and operational requirements.

Are there environmental or safety regulations that might affect operations?

None currently that would negatively affect operations. The hotel is committed to sustainability and environmental protection.

Additional Information:

21. Does the hotel offer high-value services?

Yes, including:

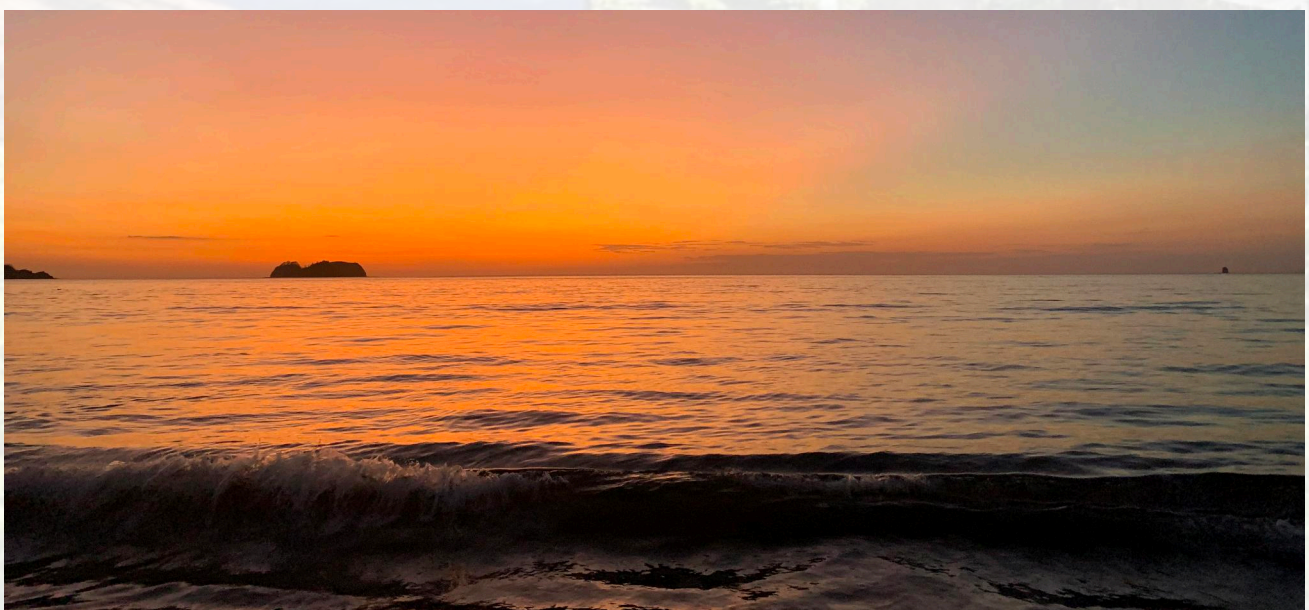
- Public-access restaurant with professional kitchen
- Spa area
- Pools, Jacuzzis
- 24/7 secure parking
- Laundry service

22. Are there opportunities for expansion or increased revenue?

Yes. In 2025, 4 new rooms were added, boosting operational capacity. Space is available for further expansion or facility upgrades.

23. Are there any corporate or institutional partnerships in place?

No current agreements, but this presents an opportunity for the new owner to develop partnerships to attract more corporate and event-based clientele.



The investment is ready ¿Are you?

Key in hand opportunity

I am Dorizel Groth, and it would be my pleasure to accompany you in getting to know Hotel Villas Acacias: an exceptional property and an investment opportunity with immediate return.

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