



### **Via a San Vicente, Canoa, MANABÍ, Ecuador**

Price Reduced from \$75,000! Adjacent lots for sale (\$64,000 each or buy both and negotiate a discount). Each lot is 20 meters (65 feet) wide and has direct access to the beach with no road in front. Buy them both and have over 130 feet of beach frontage. Situated on the main road from Canoa to San Vicente. Step from your property right onto an 18 kilometer stretch of sandy beach.

Amazing opportunity! Lot for sale with direct access to a long stretch of beach that runs from Canoa to San Vicente. This location puts you about 15 minutes from a shopping mall and medical services in Bahia and about 5 minutes from Canoa, a town full of restaurants, bars, and a growing tourist scene. This lot has direct access from the main road that runs between Canoa and San Vicente and has power and water at the edge of the property! There is even a divided concrete bike land that runs from Canoa to San Vicente and over the bridge to Bahia. There are many miles of biking along the Pacific Coast at your future doorstep. If you have a dream of building a custom beachfront home, this is an excellent location. Access to the lot and here you can see that it has direct access to the beach. Canoa is known as a great place to learn how to surf and also for beginner and intermediate surfers. There ocean is very shallow and great for boogie boarding and body surfing. The lot is 657.50 square meters and there is another lot for sale right next door if you would like over 1300 square meters of property. This would also be an excellent parcel to purchase as an investment. The title is free and clear and lot lines are surveyed and registered. Please get in touch soon to arrange a showing or begin the purchase process from afar.

<b>LAND INFORMATION:</b>	
Lot	: 20mx33.5m x 20mx32.25m
Dimensions	
Square feet	: 7071
Lot Size	: 7071

<b>CONVENIENCE:</b>	
<b>General Amenities:</b>	Road Access, Access to Electricity,
<b>Exterior Amenities:</b>	Direct Beach Access,