



### Ruta del Sol, Canoa, MANABÍ

Prime beachfront lot ready for construction. Excellent opportunity for an investor, developer or dreamer with a vision for a gorgeous beachfront estate. Located 2 km south of the popular surf town of Canoa, along one of Ecuador's top beaches.

Prime beachfront lot ready for construction. Excellent opportunity for an investor or developer. Ideal location for constructing one or two estate homes or a condo project. Located 2 km south of the popular surf town of Canoa, along one of Ecuador's top beaches and paragliding sites. This construction-ready property has an area of 2,000 sq meters (0.5 acres) with 131 ft of unobstructed beachfront. The site has already been improved with a seawall, 10 ft high brick walls along the perimeter that are stuccoed and painted on the interior, a large entryway gate, and 8 ft high fencing along the length of the front facing the ocean. The lot has been filled according to building specs. The lot is located off the newly renovated highway connecting Canoa to San Vicente/Bahia. Unlike other beachfront lots along this stretch, there is a 25+ meter buffer between the highway and the lot. Canoa is one of the fastest growing tourist and retirement spots along Ecuador's coast. It is also one of Ecuador's top locations for surfing, paragliding, and kite surfing.

Tax				
Year	Tax	Change	Tax assessment	Tax assessment change
2015	\$ 50.00	0.00 %	\$ 0.00	0.00 %

#### LAND INFORMATION:

Lot	: 40 meters by 50 meters
Dimensions	
Total acres	: 0.5
Square feet	: 21528
Lot Size	: 21528

#### CONVENIENCE:

**General Amenities:** Security Walls,Road Access,Access to Electricity,