

FOR SALE

DEVELOPMENT OPPORTUNITY **RESIDENTIAL** LAND PARCELS



COSTA CARIBE GOLF & COUNTRY CLUB PONCE, PUERTO RICO



1

AVAILABLE

North of Hotel Villas Parcel
11.04 cuerdas (10.72 acres)

2

UNDER NEGOTIATION

Villa I & II Parcel
4.95 (4.81 acres)

3

AVAILABLE

North of Hotel Parcel
1.16 cuerdas (1.12 acres)

4

AVAILABLE

North of Tennis Parcel
9.72 cuerdas (9.44 acres)

5

AVAILABLE

Ocean Villas Parcel
12.85 cuerdas (12.48 acres)

PROPERTY HIGHLIGHTS

Master Plan Overview

- **Costa Caribe** Golf & Country Club is the only master-planned beachfront community in Ponce, Puerto Rico, home to the Ponce Hilton & Resort.
- Approved for **up to 400 residential units**
- **First Phase:** 84 completed **Luxury Villas** and includes **resort recreational facilities** and **beachfront Clubhouse**.
- Offering includes ocean and river-side parcels for development.

Lifestyle & Existing Amenities

- **Resort Living in a Beachfront Community**
- **27-Hole Golf Course**
- **Tennis Center**
- **Fitness Center**
- **Hilton Hotel On-Site with Ballrooms and Meeting Rooms**
- **Mountain & Ocean Views**
- **Exclusive Beach Access and Coastal Serenity**

Location Advantages

- **Secured Gated Campus**
- **One Hour to San Juan** via PR-52 Expressway
- Near **Plaza del Caribe Mall** and **Mercedita Airport**
- **Southern PR Gateway with Urban Convenience**
- **Medical Hub of the South** – 5 major hospitals
- Close to **Ponce Health Science University Medical School**
- **Location Coordinates: 17.983472, -66.597028**

[Click Here for: Aerial View of Offered Parcels](#)

Investment Appeal

This exclusive development is recognized as the **premier resort destination on Puerto Rico's southern coast**, featuring over 5,694 linear feet of Caribbean beachfront.

- **Caribbean Lifestyle**
- **Strong Investment Opportunity**
- **Luxury Housing Segment**



COSTA CARIBE LUXURY (84) VILLAS

EXISTING



EXISTING BEACHFRONT CLUBHOUSE



EXISTING 27- HOLE GOLF COURSE



Photo from Ponce Hilton website

EXISTING PONCE HILTON HOTEL



1

LAND AVAILABLE FOR DEVELOPMENT NORTH OF HOTEL VILLAS PARCEL

11.04 cuerdas (10.72 acres)

Location & Access

Adjacent to Ponce Hilton and Bucana River. Direct access from Caribe Avenue; within walking distance from Hotel and all its amenities.

Land & Terrain

Land Area: 11.04 cuerdas (10.72 acres)

Topography: Flat land, clear of vegetation.

Environmental: The parcel is free of wetlands.

Views: Panoramic outlooks towards the Golf Course, Bucaná River and Caribbean Sea.

Existing Utilities

Infrastructure already in place at the lot boundary:

Sanitary: 8" pipe connection

Water: 6" potable pipe connection

Utilities: Power switching unit & Communications pull box



1

SITE HIGHLIGHTS

NORTH OF HOTEL VILLAS PARCEL

11.04 cuerdas (10.72 acres)



1

CONCEPTUAL TEST FIT NORTH OF HOTEL VILLAS PARCEL

11.04 cuerdas (10.72 acres)



2

LAND UNDER NEGOTIATION NORTH OF HOTEL VILLAS PARCEL

4.95 cuerdas (4.81 acres)



3

LAND AVAILABLE FOR DEVELOPMENT NORTH OF HOTEL PARCEL

1.16 cuerdas (1.12 acres)

Location & Access

Adjacent to Ponce Hilton Hotel and Bucana river. Direct access from Caribe Avenue; within walking distance from Hotel.

Land & Terrain

Land Area: 1.16 cuerdas (1.12 acres)

Topography: Flat land, clear of vegetation.

Environmental: No existing wetlands.

Views: Panoramic outlooks towards the Golf Course, Bucaná River and Caribbean Sea.

Existing Utilities

Infrastructure already in place at the lot boundary:

Sanitary: 8" pipe connection

Water: 6" potable pipe connection

Utilities: Power switching unit & Communications pull box





Images and layouts are for
illustrative purposes only

3

CONCEPTUAL TEST FIT NORTH OF HOTEL PARCEL

1.16 cuerdas (1.12 acres)



4

AVAILABLE FOR DEVELOPMENT
NORTH OF TENNIS PARCEL

9.72 cuerdas (9.44 acres)

Location & Access

Located immediately east of the Hotel and north of the tennis courts. The site offers seamless connectivity, within walking distance to the hotel's main entrance.

Land & Terrain

Land Area: 9.72 Cuerdas (9.44 Acres)

Topography: Flat, developable land

Environmental: No existing wetlands

Views: Panoramic outlooks towards the Golf Course, Bucaná River and Caribbean Sea.

Existing Utilities

Infrastructure already in place at the lot boundary:

Sanitary: 8" pipe connection

Water: 6" potable pipe connection

Utilities: Power switching unit & Communications pull box



4

SITE HIGHLIGHTS
NORTH OF TENNIS PARCEL

9.72 cuerdas (9.44 acres)



4

CONCEPTUAL TEST FIT NORTH OF TENNIS PARCEL

9.72 cuerdas (9.44 acres)



4

CONCEPTUAL TEST FIT NORTH OF TENNIS PARCEL

9.72 cuerdas (9.44 acres)

Location & Access

Ocean front, west of Hotel. There is an existing road, west of hotel, that provides access to the parcel.

Land & Terrain

Land Area: 12.85 cuerdas (12.48 acres)

Topography: Raw land; the ocean front area has sand dunes which shall be protected.

Environmental: Approximately 18% of parcel to be protected and/or mitigated.

Views: Panoramic outlooks towards the Caribbean Sea.

Existing Utilities

Infrastructure already in place at the lot boundary:

Sanitary: 8" pipe connection

Water: 6" potable pipe connection

Utilities: Power switching unit & Communications pull box



5

SITE HIGHLIGHTS

OCEAN FRONT VILLAS PARCEL

12.85 cuerdas (12.48 acres)



5

AVAILABLE FOR DEVELOPMENT OCEAN FRONT VILLAS PARCEL

1.16 cuerdas (1.12 acres)

TEST FIT 1: Four (4) Low Rise Apartment Buildings @ 25 apartments, 244 parking spaces, Approx 100,000 sq. ft. / building

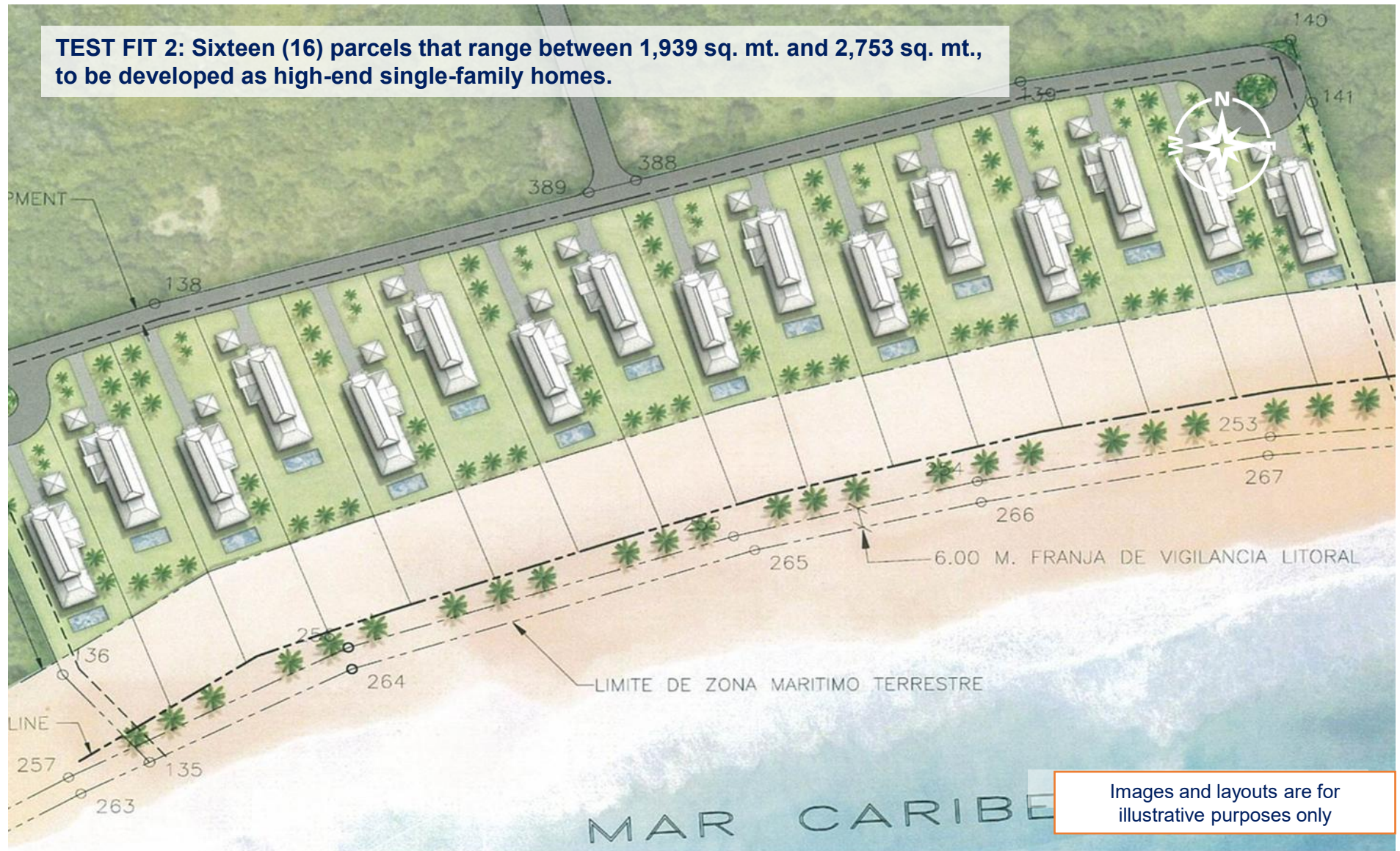


5

CONCEPTUAL TEST FIT OCEAN FRONT VILLAS PARCEL

1.16 cuerdas (1.12 acres)

TEST FIT 2: Sixteen (16) parcels that range between 1,939 sq. mt. and 2,753 sq. mt., to be developed as high-end single-family homes.



5

CONCEPTUAL TEST FIT OCEAN FRONT VILLAS PARCEL

1.16 cuerdas (1.12 acres)

LOCATION HIGHLIGHTS



70 MILES TO
SAN JUAN



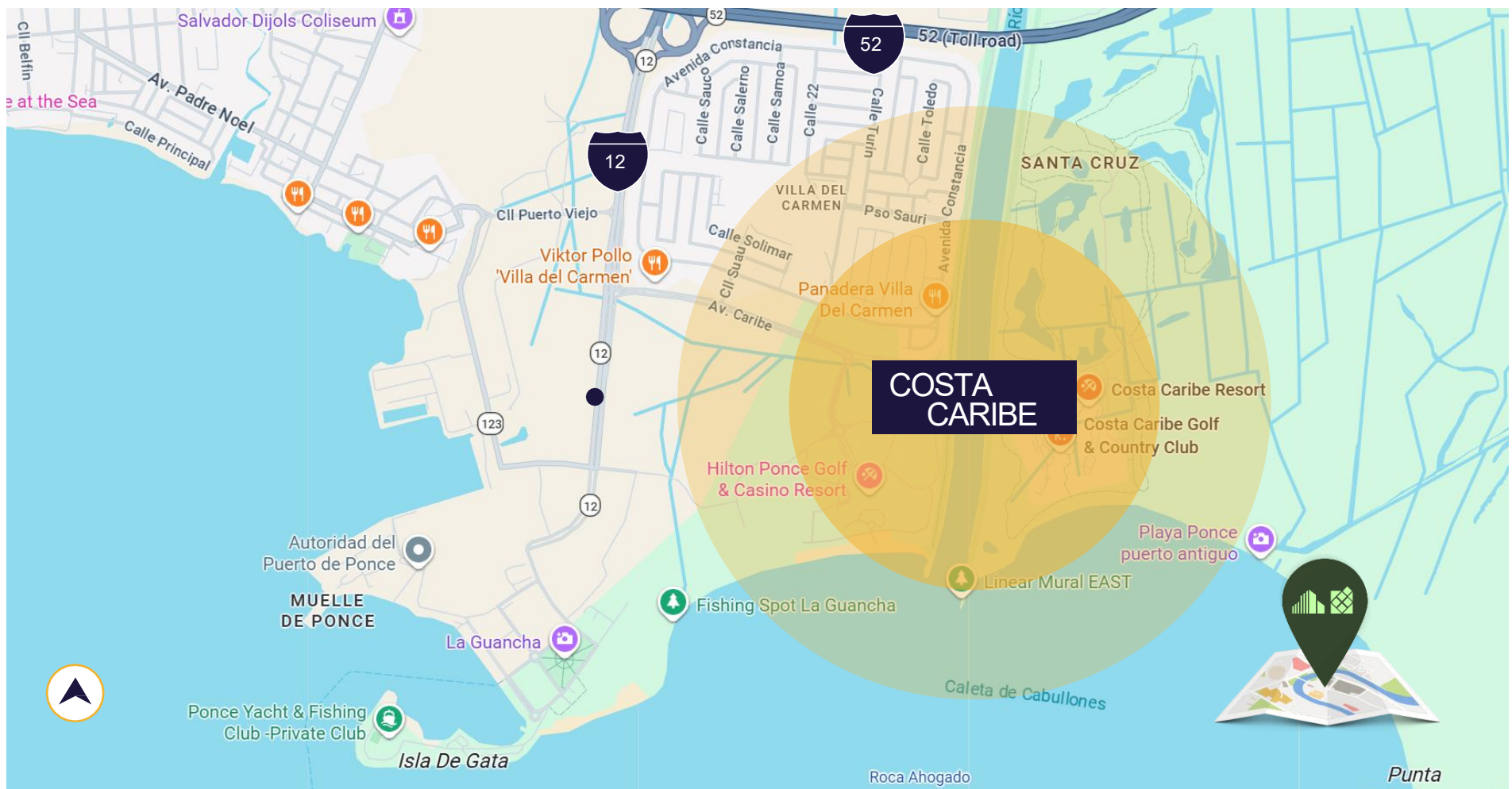
3 MILE TO
PR-52
EXPRESSWAY



75 MILES TO
SAN JUAN
AIRPORT



71 MILES TO
AGUADILLA
AIRPORT



CONTACT INFORMATION

FERNANDO TORO

ftoro@propertyconceptscommercial.com

+1 787 977 7373

propertyconceptscommercial.com

Lic. E-70



**CUSHMAN &
WAKEFIELD**



**PROPERTY
CONCEPTS
COMMERCIAL**