



Higuera-Litibu Commercial

PVRPV Real Estate

Property Information:

\$ 1,290,000.00 USD For Sale

- **Picture Count** 10
- **Status** Active
- **Area** Litibu
- **Street Number** 4.4KM
- **Street Name** Carr. Punta De Mita

- **Zone city** Riviera Nayarit
- **State** NAYARIT
- **Primary View** City
- **Price/Sq Meter** 176.62
- **Community** Higuera Blanca

Property Description:

JUST REDUCED! Fantastic Location! 7,303 m2 (1.80 acres) land parcel on the Punta de Mita Hwy across from the formal entrance to Higuera Blanca and Litibu Beach. Higuera Blanca and Litibu are quiet beach towns quickly transforming into a central "HUB" between Sayulita and Punta de Mita. This nearly level parcel enjoys 98 meters of road front and offers the zoning options of commercial CUC, residential / tourist T-15, and residential H-127 - each allowing up to 3 floors of construction. This parcel has both CFE electricity and municipal water services. Plus, beautiful ocean views from the 2nd and 3rd floors! Higuera Blanca and Litibu are growing communities desiring many new services such as a bank, quality restaurant, gym / sports club, housing, etc. to attract many quality tenants.

Features:

- Sewage **City**
- Title **Escritura**
- Topography **Flat**
- Water **City**
- Road Type: Highway Front Meters **98**
- Electricity **CFE**
- How To Show **Agent To Accompany, By Appointment Only**
- Potential Use **Commercial Lot, Development Parcel, Residential Lot**
- Road Type **Paved**

