



HILLTOP LUXURY ESTATE

MANUEL ANTONIO, QUEPOS



PRICE

\$5,695,000

Set on one of the highest points in Tulemar, Mirazul "see the blue" is 8,500 square feet of tropical modern design with panoramic Pacific views from every level. Curated with furnishings and treasures from around the world, every detail was considered and executed with intention, creating an exceptional Costa Rica luxury investment with significant lifestyle and rental potential.

The Villa

6,000sq ft · Built 2016 · Sleeps12

Designed by one of Florida's leading interior designers, the main villa rises three stories with four bedrooms, four full bathrooms, and two half-baths. The living areas and kitchen ascend to the third floor, where the views are nothing short of spectacular. The Primary Suite and a fourth bedroom occupy the second floor, while two guest suites on the main floor one with a king bed, one with two queens each offer a private bath, television, and generous private balcony.

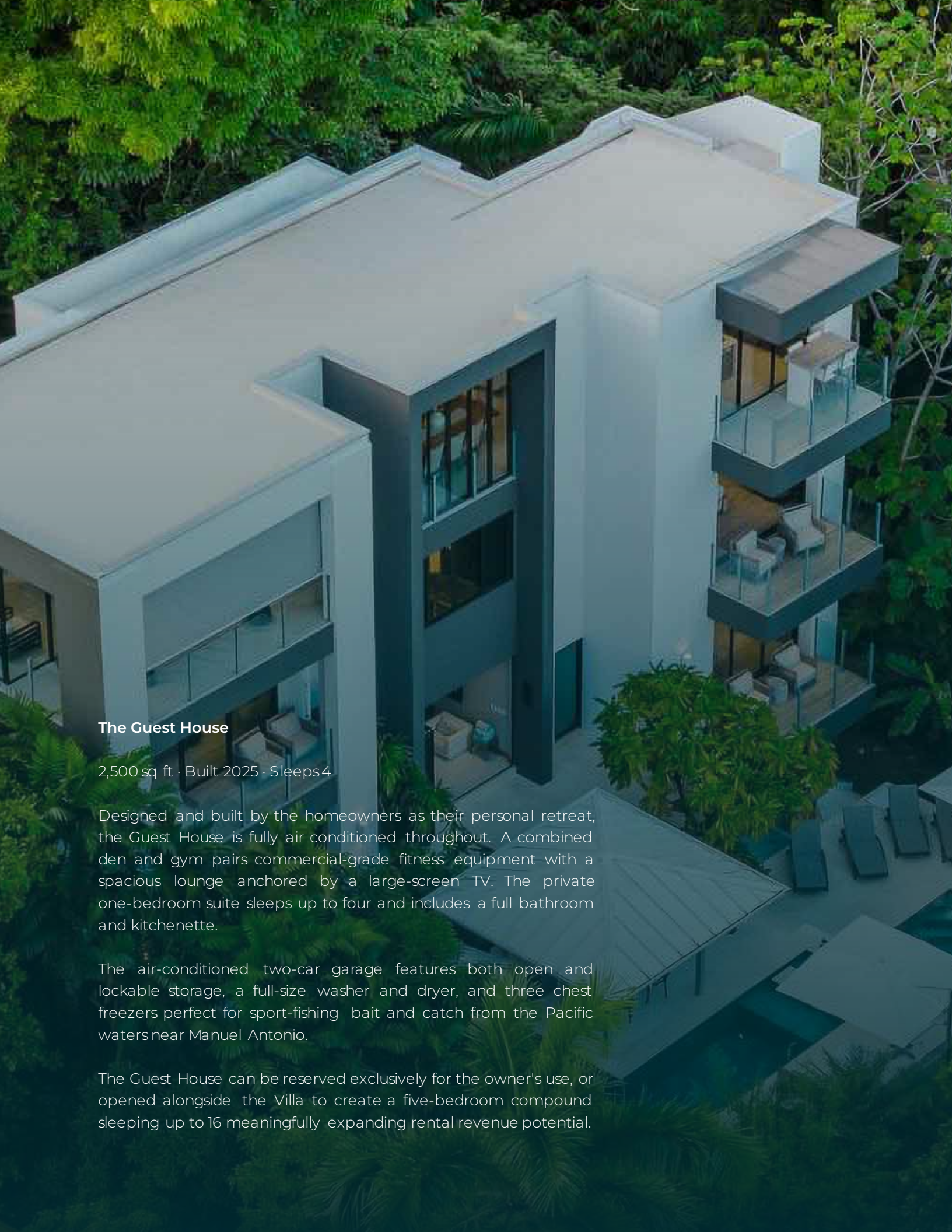
A dedicated laundry, storage, and staff room with its own bath keeps operations seamless and entirely out of sight.



5
BEDS

7
BATHS

850
SQ M



The Guest House

2,500 sq ft · Built 2025 · Sleeps 4

Designed and built by the homeowners as their personal retreat, the Guest House is fully air conditioned throughout. A combined den and gym pairs commercial-grade fitness equipment with a spacious lounge anchored by a large-screen TV. The private one-bedroom suite sleeps up to four and includes a full bathroom and kitchenette.

The air-conditioned two-car garage features both open and lockable storage, a full-size washer and dryer, and three chest freezers perfect for sport-fishing bait and catch from the Pacific waters near Manuel Antonio.

The Guest House can be reserved exclusively for the owner's use, or opened alongside the Villa to create a five-bedroom compound sleeping up to 16 meaningfully expanding rental revenue potential.



The Pool & Outdoor Living

The split level pool and deck is designed for both relaxation and entertaining, with a covered outdoor bar, pool shower, and an array of sun and shade seating throughout. The pool winds through multiple levels with water features that animate the space. Positioned near Tulemar's entrance at one of the resort's highest elevations, the ocean views are breathtaking and wildlife visits are a regular part of life here, while the resort setting and proximity to the coast capture the lifestyle buyers seek when exploring Manuel Antonio beachfront homes and other exceptional properties in the area.

Property Highlights

Two properties, one extraordinary lot

Villa and Guest House together on a single parcel

Guest House may be reserved exclusively for the owner's personal use

Combined, the two create a five-bedroom rental they cannot be rented separately

The property at a glance

One of the highest elevations in Tulemar

Panoramic Pacific views from every level

Designed by a leading Florida interior designer

Sleeps 12 in the Villa; up to 16 with the Guest House

Split-level pool with covered outdoor bar and water features

Commercial-grade gym and den, fully air-conditioned

Air-conditioned two car garage with open and lockable storage

Dedicated staff area with private bath

Three chest freezers for sport fishing bait and catch

Mirazul was featured on the cover of Florida Design magazine.

