

FOR SALE · LA LIBERTAD · EL SALVADOR

El Palmarcito

US$450,000

3,428 varas² · 2,395 m²

US$131 / vara²

BUILDING PERMIT APPROVED



The design is drawn and the permit is approved. What is left is the part everyone actually wants to do.

THE STORY · PLAYA EL PALMARCITO · LA LIBERTAD, EL SALVADOR

Bare land on the Surf City coast, a short walk from the sand. A hostal is designed for it, and the site's building permit is approved.

Palms, a quiet road, and the Pacific

Playa El Palmarcito is one of the small bays strung along El Salvador's Surf City coast, where the Carretera del Litoral threads between the hills and the sea. It is the kind of beach people find and then keep coming back to.

The land sits just back from it: two registered lots, 3,428 varas² in all, with an existing rancho and mature planting. A topographic survey and a soil study are already done.

And it comes with something rare on this coast. A Salvadoran practice, Tree Architecture, has designed a hostal for the site, and the site's building permit is approved.

WHY HERE

The coast everyone is flying in for

El Salvador welcomed a record 4.1 million international visitors in 2025, and 2026 is running well ahead. The government has put its tourism programme behind this stretch of coast and named it Surf City. What the coast is short of is somewhere to stay.

THE LAND







Photographs of the land as it is today.

PRICE
US$450,000

SIZE
3,428 varas²
2,395 m²

PRICE PER VARA²
US$131

FOR SALE
Building permit approved

AT A GLANCE

LAND
3,428 varas²
2,395 m², two registered lots

PERMIT
Approved
building permit

DESIGN
Hostal
Tree Architecture

GROUNDWORK
Survey and soil study
complete

THE BEACH
About 300 m
a few minutes' walk to Playa El Palmarcito

ON SITE
Bare land
an old rancho and mature trees

ACCESS
Road frontage
the lot fronts the road

SERVICES
Water and power
on site

WHERE IT IS

On the map



The site, the road and the sea. The circle marks the approximate location.



On the Surf City coast

BY ROAD

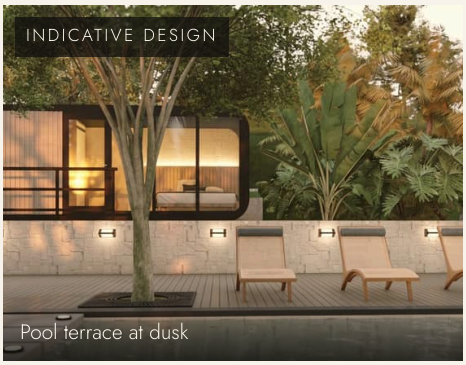
El Zonte	5 min
El Tunco	10 min
Puerto de La Libertad	16 min
San Salvador	47 min
El Salvador International	47 min

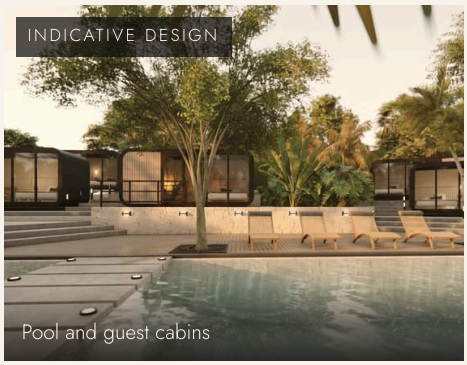
WHAT YOU COULD BUILD

A hostal, designed

The design is a main house with guest cabins, a restaurant, a bar and a pool, set among the trees. The plans can come with the sale if the buyer wants them.

Main house | Guest cabins | Restaurant | Bar | Pool







Renderings of the architect's design.

NEXT STEPS

What does it cost to buy?

Transfer tax and registry come to US$15,477.86 on this plot, plus the notary's fee, agreed in writing. After that there is no annual property tax.

How do I know the title is clean?

Your own notary checks the registry before any money moves. It is our family's land and we sell it directly: Brianna Alfaro, the registered owner, signs the deed before a notary.

Can I buy from abroad?

Yes. An apostilled power of attorney lets your attorney here sign for you. Plan on four to eight weeks to title.

INTERESTED?

Let's talk

We will send the plans and anything else you need, and walk you round the land in person or on a video call. English and Spanish.

YOUR CONTACT

James

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For brokers: our terms Details are believed accurate and are provided for guidance. Drive times are approximate.