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WHAT'S HAPPENING



The Bargains are Worth the Trip

Charity & Scott made the trip here to search for bargains; this is us enjoying dinner at TreeCasa Resort

_____ the bargains are worth the trip!

Thank you for your continued support of Discover Real Estate San Juan del Sur! The video sales are continuing and some clients have also endured the complications of travel just to get here and take advantage of the bargains! Check out the videos I make either on my website page: <http://discoversjds.com/videos/> or YouTube page: https://www.youtube.com/channel/UC_FK8vBLE0c4chsWvVkEY3g for a great way to see a property without traveling! I show the good, bad, and the ugly so there are no surprises when you actually get here to see your new home or land! Also I give people a glimpse into what life is like living here and I'll go to any house and do a live WhatsApp Video call with you 😊

Prices are a moving target at the moment; I usually have no idea what an owner will or won't accept so.....I'll present any offer you want to make! It might not get accepted but hopefully we can negotiate and come to a mutually agreeable number 😊

Nicaragua, where people are escaping to, where you decide what precautions are best for you. With great international schools, warm weather, the Pacific Ocean, affordable medical care, great internet, \$1 beers at Happy Hour, beyond fresh seafood, lots of organic produce, and just a short plane ride from Miami; Nicaragua is becoming an expat haven whether you are retired, working on line, or raising a young family!

I love my life; come join me! Give me the opportunity to show you how you can love your life too! 😊

Property Tax Time Again – PAY BY MARCH 30, GET A 10% DISCOUNT!

We can pay your property taxes and accept payments by credit card!

Our accountant Daniel can take all the hassle out of paying your property taxes since it can't be done online. For \$75 he will go to the tax office, get your current and/or past due tax bill, send you a scanned copy, receive money from you via various ways, pay the tax at the office, and send you a scanned copy of your paid taxes. PLEASE REACH OUT TO HIM BY MARCH 15, to make sure he has enough time to get all the information and receive your payment. His WhatsApp number is +505-5717-0916 or you can email him at Daniel Yubank daniel.yubank@discoversjds.com

Want Free Photos of Your Property for Sale?

We'll do free photos if you give us an exclusive listing!

Arcadia Photography is elevating Real Estate Photography in Nicaragua thanks to their superior equipment, 360 degree photos, and 20 years of real estate experience; he knows exactly how to best capture the house or land with creative photography! Perfect photos for marketing your property for sale or for rent!

<https://www.arcadiaimage.com/> Located in Pacific Marlin USA Phone/WhatsApp +1(206)356-5083 or NICA Cell/WhatsApp +505 1234 5678 And check out the 4 listings in this email Arcadia photographed with their 360 degree photos!

We Have the Vaccine in Nicaragua

First shots have been given

Here is a link to an article about the first vaccines given out in Nicaragua and the plan moving forward:

<https://nica-biz.com/2021/03/07/nicaraguas-vaccination-program-starts/?fbclid=IwAR1KdlwLvP9ig8xyod-UqGVH9A7nqFVKvt9s3RT46gmgB6mCZ-vuITx7Cgg>

17 Best Beaches in Nicaragua

Beaches rated by their type!

Here is a link to an article listing all the best beaches in Nicaragua published February 2021. A complete guide to the best of the different types of beaches here to enjoy! <https://familydestinationsguide.com/best-beaches-in-nicaragua/>

If you have a 401K Trust or Self-Directed IRA

You can buy property using either one of these programs!

Ask me for details today on how to do this and I can explain any restrictions to you.

Border Runs or a Flight from Costa Rica

Go by ocean on SALT – Nicaragua Sailing Adventures

SALT – Nicaragua Sailing Adventures can take you to Costa Rica aboard their luxurious 47' catamaran. This overnight trip is the way to travel to Costa Rica to catch a flight out or just to renew your visa for 90 days instead of only 30 days in Rivas; like a mini vacation from San Juan del Sur for your border run!

<https://www.facebook.com/saltnica> or info@saltnica.com or [+505 7524 7813](tel:+50575247813)

How big are our cities?

Population per city in Nicaragua 2021

Managua 973,087

Leon 144,538

Masaya 130,113

Chinandega 126,387

Matagalpa 109,089

Esteli 96,422

Granada 89,409

Jinotega 55,000

San Juan del Sur 7790

Nica-Biz

A new source of information about Nicaragua!!!

Kelvin Marshall, formerly the editor/owner of Del Sur News, has started a new website featuring lots of information about Nicaragua. I highly suggest joining his website or like him on Facebook at,

<https://www.facebook.com/Nica-Biz-106830864246735> Here are some links to interesting articles he posted this month:

1. **Our first natural gas power plant:** <https://nica-biz.com/2021/02/20/power-generation-in-nicaragua-fire-sun-wind-and-rain/?fbclid=IwAR0T9IMLn9Q0NdAFqMn8SffEo3qCuzpBVQ6JYVuXMBpyk-6AGL37NV4g>
2. **Flights to Nicaragua:** <https://nica-biz.com/2021/02/23/flights-to-nicaragua-for-easter-2021-summary-of-who-is-flying/?fbclid=IwAR0JMmbsJ9JWKpg0o7YuhLdvNwWOPwyyU8Jnuh3zqtRQhIh35Ww7i5HuQno>
3. **Zona Francas, tax free zones:** <https://nica-biz.com/2021/02/28/new-factory-for-tax-free-zone/?fbclid=IwAR0eAKWW83kh74fue8iVAIQTV7ffFuGqsjhz7aGHTTiwPrrHg0BkAxxFYsw>

4. Immigration Rules for entering Nicaragua: https://nica-biz.com/2021/03/08/immigration-rules-for-entering-nicaragua/?fbclid=IwAR3F4HEi_g_czN1Ldcg6i9wzB4_q2D9yOGIoHEA9-tbvXHyeNz5D8rm6-s
5. Plus numerous other great articles!!!

Flights?

A hassle but worth it ☹️

Only Avianca and Copa are currently flying here, however this isn't keeping the truly determined away! They are still coming and buying! Thank you!!!

Travel is complicated, to not screw it up, I highly suggest using Alex Ruiz, owner of Pacific Tours, who has helped **A LOT** of people come to or leave Nicaragua! Facebook

<https://www.facebook.com/pacifictourstransporte> or WhatsApp +505-8918-1935

Here is a form that must be completed and submitted ahead of time when crossing the border and/or flying into Nicaragua: <https://www.migob.gob.ni/migracion/wp-content/uploads/2020/10/FORMULARIO-DE-HOJA-DE-SOLICITUD-DE-INGRESO-ANTE-EL-MIGOB-3.pdf?fbclid=IwAR3Vt9G0D5Prk0pYxnpPAGIQHa93-g9sdUK3fdH1JS9-p-W5swrOFFCiOcc>

And now **TO LEAVE** Nicaragua you need to submit a form discussed on this site:

<https://www.avianca.com/eu/en/about-us/news-center/avianca-news/requirements-travelers-nicaragua/>

Discover Real Estate YouTube Page

I post 3-4 videos a week from around town, activities, or properties

Check out my videos on my YouTube page for updates and views around SJDS including: monkeys on my morning walk, a walking tour of Cala Azul, Valentine's Dinner, El Cielo remodeling project, our Chiropractor, and dinners at a few different restaurants.

https://www.youtube.com/channel/UC_FK8vBLE0c4chsWvVkEY3g/videos I also post all the videos on our website under the "Videos" tab. <http://discoversjds.com/videos/>

Want Restaurant Food/Booze/Groceries/Water/Gas/Toilet Paper/Cigarettes?

Don't feel like leaving the house?

Delivery Mobile has you covered! www.delivery-mobilesjds.com or WhatsApp + 505 7544 1001 or Facebook <https://www.facebook.com/deliverymobilesjds/> everything delivered for a small fee!

Pats on the Back

Our team helps with everything; it isn't just all me!

I LOVE your newsletter. I pass it along to our sales team on a regular basis as an example of a great one. Well done.

Back in Nicaragua end of March / Early April for a couple weeks.

Take care and hope to see you soon. Mike

I LOVE your Newsletter thank you so much for all the information. I cc'd my mom on this email, I showed her our Casa Paquena and she's very excited to watch our journey :)

Your emails and YouTube videos make me feel so 'in the know' about SJDS - thank you so much for all this incredible content. I love that you featured my email YEAH!

I religiously watch your YouTube videos - I'm not kidding I check your YouTube page every day! I loved the Las Brisas video you just posted - can't believe those views! Also - the new port is SO NICE! I absolutely loved your girl's super bowl, and the beers with the boys on the sand. With all the home purchases and action in town, it won't be long until SJDS is totally on the map of hot spots just like Tamarindo.

I am working hard over here so we can buy more properties with you!

I can't wait to visit and hug you and the team.

I know Hector and the team are working on the title - they have been wonderful as well. Thank you so much for taking such great care of us.

It's scary buying a property let alone buying one somewhere we've never been but SJDS is truly a paradise and I'm so happy we are getting in NOW before prices skyrocket.

Thank you!!!
Sam

We Have Over 300 Listings - Below are only the featured listings for this month!

Go to www.discoversjds.com to see more!

*Type **reduced or bargain** in the keyword box, or whatever you are looking for,*

And quickly find all the properties that match!

Casa Mariposa Paradise Bay San Juan Del Sur Nicaragua



Casa Mariposa Paradise Bay sits on a private bay just south of San Juan del Sur Nicaragua. This 4 bedroom 2 bathroom house has numerous features including rounded wooden cabinets in the kitchen and is built mimicking the style of houses found in Pelican Eyes.

The owner was going to divide the property into a total of 12 properties and you can either keep it all to yourself or continue with his plans of development that have been halted thanks to covid. The “proposed” subdivision is in the photos and the two houses with dark roofs are the existing structures, the main house and a caretaker house.

The house has solar power with a backup generator and you have your own private well or ability to get water from Paradise Bay. Also the kitchen has new appliances and there are new steps down to the beach area. And now the house also has internet! This is finally the perfect location to develop or enjoy all to yourself.

Currently there is the main house and a caretaker house on the property but there is lots of space for more construction, organic gardens, a few horses, etc., whatever you heart desires! With 4 bedrooms, you can easily convert one of the bedrooms into a home office with fantastic views and the large pool patio makes outdoor living enjoyable.

Casa Mariposa Paradise Bay, with 21,150.7 sq. meters of land or 5.23 acres, has plenty of space to self-isolate or develop and it is a short walk up and down a few hills to San Juan del Sur or across the peninsula to the south and you have super easy access to Playa Pena Rota. **Bargain priced at \$899,000 for a house with 5.23 acres that is only \$42,50 per square meter without deducting for the value of the construction!** <http://discoversjds.com/property/casa-mariposa-paradise-bay-san-juan-del-sur-nicaragua/>

La Santa Maria El Sol #5 Three Bedroom Condo



Photos for this listing were taken by Arcadia! The quality of the construction and the level of the services being offered at La Santa Maria El Sol #5 far exceeds your expectations for the San Juan del Sur area.

Check out the 360 degree views of each room and view. Click your mouse on the photo and move it sideways or up and down to see the entire room or view! Click on the little arrow on the bottom middle of the photo to display all the 360 degree photos to view by individually clicking on each one: <https://kuula.co/share/collection/7Y5Dm?fs=1&vr=0&sd=1&gyro=0&autorotate=0.24&autop=10&thumbs=3&info=0&logo=-1>

La Santa Maria El Sol #5 is a worry free investment because they do EVERYTHING for you! You don't need to hire and fire maids or gardeners, pay utility bills or a property manager, buy cleaning supplies or pool chemicals your experience here will be relaxing while they do everything for you to protect the value of your appreciating investment. And it is the ideal location; only FOUR blocks from the ocean and only ONE block from the heart of San Juan del Sur! Enjoy all the amenities SJDS has to offer but avoid the noise and commotion of the town.

Also La Santa Maria El Sol #5 comes with 2 parking spaces under the building with easy guarded access to the main street.

The value of La Santa Maria is excellent with superior construction, all underground utilities, and attention to detail unseen in San Juan del Sur. The villas and condos are constructed with top of the line European finishes, first world infrastructure, resort amenities, 24/7 security, and professional management. Their commitment to excellence is propelling LSM as the "it" address in San Juan. **\$284,000 – Great Value!** <http://discoversids.com/property/la-santa-maria-el-sol-5-three-bedroom-condo/>

Talanguera Townhomes Garden Level Studio

EXCLUSIVE



Photos for this listing were taken by Arcadia! This beautiful 1 bedroom garden level studio is for sale in **Talanguera Townhomes**, located steps from the beach, and just a 15 minute walk to the center of **San Juan del Sur**. Enjoy incredible ocean views of the bay of San Juan del Sur from the covered porch and sun terrace.

Check out the 360 degree views of each room and view. Click your mouse on the photo and move it sideways or up and down to see the entire room or view! Click on the little arrow on the bottom middle of the photo to display all the 360 degree photos to view by individually clicking on each

one: <https://kuula.co/share/collection/7Y7tz?fs=1&vr=0&sd=1&gyro=0&autorotate=0.24&autop=10&thumbs=3&info=0&logo=-1>

The studio features a custom kitchenette, furniture set, and clothes storage. Ceiling fans throughout circulate the cool ocean breeze that enters through windows at both ends of the dwelling. A loft is available for storage, and there is parking available.

As a resident of Talanguera Townhomes, enjoy access to amenities including the community green, sun terrace, gardens, and a pool. HOA fee is \$296.64 per quarter or \$1,186.56 per year.

Contact Us today to find out about this amazing opportunity to purchase a garden level studio. **\$104,900 Reduced from \$130,000** <http://discoversjds.com/property/talanguera-townhomes-garden-level-studio/>

Playa Coco Beachfront Townhome 17 – For Sale

EXCLUSIVE



Photos for this listing were taken by Arcadia! This modern and fully equipped beachfront townhome is located directly on Nicaragua's pearl of a beach **Playa el Coco**. Playa Coco Townhomes offers the perfect place to relax with family and friends!

The 4 bedrooms and 2.5 bathrooms are spread over three floors with the luxurious living room, dining room, contemporary kitchen and bathroom on the first floor.

Check out the 360 degree views of each room and view. Click your mouse on the photo and move it sideways or up and down to see the entire room or view! Click on the little arrow on the bottom middle of the photo to display all the 360 degree photos to view by individually clicking on each

one: <https://kuula.co/share/collection/7Y5GX?fs=1&vr=0&sd=1&qyro=0&autorotate=0.24&autop=10&thumbs=3&info=0&logo=-1>

On the second floor you find the master bedroom with private en-suite and private terrace with a majestic view of Playa el Coco and our luxurious grounds. Additionally there are two bedrooms with a shared bathroom and terraces for each bedroom.

The bedroom on the third floor opens up to the private roof terrace that offers breathtaking views of the beach and the surrounding tropical forests with an outdoor bar.

All of the bedrooms have terraces, a/c, and ceiling fans. **\$360,000 Reduced from \$399,000!**

<http://discoversjds.com/property/playa-coco-beachfront-townhome-17-for-sale/>

Casa Samelia Pacific Oceanfront House with Stairs to the Ocean

EXCLUSIVE



Photos for this listing were taken by Arcadia! Casa Samelia is a beautiful oceanfront house about 30 feet above the Pacific Ocean with direct ocean access via concrete stairs to a rocky beach. Unique one of a kind property located just north of the La Jolla community in the gated development of Pacific Marlin, in San Juan del Sur, Nicaragua. Fall asleep listening to the waves at night or enjoy the spotlight that lights up the night time ocean so you can enjoy the view of the waves crashing on the rocks below 24/7.

Check out the 360 degree views of each room and view. Click your mouse on the photo and move it sideways or up and down to see the entire room or view! Click on the little arrow on the bottom middle of the photo to display all the 360 degree photos to view by individually clicking on each

one: <https://kuula.co/share/collection/7YmXP?fs=1&vr=0&sd=1&gyro=0&autorotate=0.24&autop=10&thumbs=3&info=0&logo=-1>

The fully furnished house features 3 bedrooms with air conditioning and 3.5 bathrooms. The fully equipped spacious kitchen has stainless steel appliances, granite counter-tops, a dishwasher, island with stove and exhaust hood, and a large pantry. Additional amenities include a large screen TV with satellite TV, a DVD player, and a pool table.

The master bedroom has two walk-in closets, a makeup mirror, a covered and uncovered balcony, and it opens into a private library/office area all overlooking the Pacific Ocean. Enjoy views of the waves crashing on the rocks as you work in your home office.

Casa Samelia has a large covered and uncovered poolside patio, a large pool with a heated Jacuzzi, an outdoor shower, half a bathroom, and a gas BBQ. A thatch roofed umbrella cliff side provides shade for the lounge chairs while you watch and listen to the waves crashing on the rocks 30 feet below.

There is a large separate laundry room with lots of storage space, counter space for folding clothes, a washer & dryer, a mop sink, and a utility sink. Numerous closets plus a large kitchen pantry provide ample storage in this three level home. A separate caretaker's residence with easy access to the gated parking area gives you privacy and security.

A backup generator is on site for power outages and a water tank means water is always available. The property also has an electric security fence and gated parking within the secured area for 2 vehicles minimum, possibly more depending on the size of the vehicles.

Beautiful landscaping surrounds the pool and provides privacy in this remodeled house with great attention to detail. The artistic style security bars on the doors and windows add style while providing great security if you want to sleep with the doors or windows open.

Enjoy the feeling of privacy and security as a resident of Pacific Marlin, located far enough outside of town to escape the noise, yet close enough to enjoy convenient access to the amenities of San Juan del Sur. **\$720,000 Reduced from \$849,000** <http://discoversjds.com/property/casa-samelia-pacific-oceanfront-house-with-stairs-to-the-ocean/>

2 Story Centrally Located House with a Garage in San Juan Del Sur



Beautiful large 2 story centrally located house, just around the corner from the market in downtown **San Juan del Sur**. This property is unique in that the house is built to North American standards, and features a large garage, all while being within the center of town. Residents will enjoy being a quick walk to all the amenities of town, including shopping, nightlife, and restaurants.

The main floor features a spacious entrance, with a living room area, full kitchen, dining area, half bathroom, and a lockout storage area. The garage is accessible from inside the house, and has hookups for a washer/dryer. Off the kitchen, large sliding glass doors lead out to a small outdoor seating area, with high walls to ensure security, and block some of the sounds from the town. There is space for an outdoor dining area, small garden, and a hammock.

Upstairs hosts 3 spacious air conditioned bedrooms. The large master bedroom has a private patio, ensuite bathroom, and walk in closet. The two additional bedrooms have plenty of wardrobe and closet space, and share a full bathroom.

This 2 story centrally located house is one of a kind of San Juan del Sur, and comes with great investment potential. It has a proven rental history, and could even be used as a space for a business such as a bed & breakfast, restaurant, offices, etc. The possibilities are endless! Contact us today to find out more about this unique opportunity! **\$168,000 Reduced from \$265,000** <http://discoversjds.com/property/2-story-centrally-located-house-with-garage/>

Walking Distance to TreeCasa Resort Home with Rental Options



This home with a walk-out lower level is within walking distance to TreeCasa Resort. It is perfect if you want rental income or need an in-law suite or two friends buying a place together and each want their own space.

Located in Rancho Papayal, a development one mile up from the Chocolata Road and within walking distance to TreeCasa Resort, this house boasts fantastic Pacific Ocean views and spectacular sunsets every night. Built on completely fenced in lot of 2,102.44 square meters or just over half an acre, you have plenty of space for privacy, organic gardens, a swimming pool, another house or two, etc., endless options!

Video tour of the house: <https://youtu.be/7dkS648lD3c>

The top floor accessed from the driveway to the back of the house has a massive open space for the kitchen/dining/living room and two bedrooms with a Jack and Jill shared bathroom. Also just outside the entrance door is an outdoor shower perfect for rinsing off the ocean sand or bathing your dogs with the hand held sprayer. Also just outside the entrance near the kitchen is an outdoor sink and a covered space for a BBQ grill beside a concrete counter. The front of the house features a massive patio the length of the house with incredible ocean views and places to hang two hammocks, one on each end. From this patio there are stairs down to the lower level or you can walk from the driveway to the lower level.

The walk-out basement style on the lower level has a massive storage room in two sections, the interior section can be used to lock up your personal items if you rent the house while you are not using it. The outer part of the storage area is big enough to park motorcycles or quads in it and it gives you easy access to the water filter system for the well water.

Also on the lower level is a flexible space that can be used as a one bedroom apartment with a kitchenette and large living room or two bedrooms with a Jack and Jill bathroom and a shared kitchenette. Or set up your home office in one bedroom and rent the rest out as a one bedroom apartment. Lots of potential uses for this flexible space.

And the best thing about this house within walking distance to TreeCasa Resort; it is brand-new and a blank slate! Nothing on the walls, no decorating has been done. You can decorate and make it uniquely your own place with your own style in this super low maintenance house! Development HOA fees are \$500 per year which includes well water!

Ask for more details today on this house within walking distance to TreeCasa Resort, maybe only 500 meters to access the salt water pools and incredible restaurant at the Resort. **Bargain \$179,000!!**
<http://discoversjds.com/property/walking-distance-to-treecasa-resort-home-with-rental-options/>

Ocean View Development Property near Old Water Tank



Two in-town Ocean View lots perfect for apartments or condos. One lot of 1,427.38 sq. meters and one of 480.41 sq. meters side by side. These lots are accessed along the road to El Tanque, or the old water tank, and enjoy views back across the city toward Pelican Eyes and the valley. From the very top of the lot enjoy views of the Pacific Ocean and San Juan del Sur bay.

San Juan del Sur a quiet, picturesque fishing village, discovered by the Spanish Andres Niño in 1523, is now one of the most visited destinations by foreigners and locals in the country is a small town located 140 kilometers south of Managua, It is the most touristic popular town in Nicaragua. There are a lot of activities that you can do such as: Surfing, Sailing, Whale watching, Canopy, Yoga, Horseback rides and other sports. is a municipality and coastal town on the Pacific Ocean in the Rivas department in the southwest of Nicaragua. San Juan del Sur is popular among surfers and is a vacation spot for many Nicaraguan families and foreign tourists. San Juan del Sur has accommodations that range from hotels, to hostels, bed and breakfast inns, adventure resorts, surf camp and resorts, and luxury rental vacation homes (you can check our rentals). **\$150,000 Reduced from \$180,000!!!**

<http://discoversjds.com/property/oceanviewdevelopment-property-near-old-water-tank/>

Beautiful Villa with Brazilian Hardwoods in Redonda Bay



This gorgeous **4 bed/3.5 bath** is built with **Brazilian hardwood** and is nestled in the tree canopy overlooking the Pacific Ocean. It was **recently remodeled** and comes fully furnished, making it a great turn-key business property or excellent family vacation home. The house generates **great rental incomes**. Don't miss this great opportunity in Tola Nicaragua Real Estate.

The house features a very large, **wrap-around deck** that stretches the entire width of the house, where you'll find plenty of space to kick back and relax! Located in the private, oceanfront development of Redondo Bay, you can enjoy private beaches and all of the amenities the development has to offer.

On the **1st floor** is the kitchen, dining room, living room, a Junior Suite, another 2 bedrooms that share 1 bathroom, a half bathroom and a laundry room. The kitchen features **granite counters**, hardwood cabinetry and **stainless steel appliances**. The dining and living room adjoin and open onto the deck, where there is both covered space for relaxing outside in the rain or shade and uncovered space for enjoying the sun. The **Junior Suite** features a walk-in closet, a stunning bathroom and **French doors** that open out to the deck.

On the **2nd floor** is the **Master Suite**, which has French doors that open to a private deck, a walk-in closet and a bathroom with a **Jacuzzi tub** and **natural stone** finishes. All bedrooms have new air conditioners and ceiling fans.

Community Information: Redonda Bay is one of Nicaragua's hidden gems! It is a **secluded, oceanfront development** that offers **amazing views of the Pacific**. It is perched atop cliffs that drop into the crashing waves below and there is a **private, white-sand beach** tucked into a **protected cove**. The beach serves as a starting point for an endless amount of activities – surfing, sailing, fishing, kayaking, snorkeling and hiking – and there is also horseback riding and canopy tours nearby.

The development features a **wellness spa**, Aqua Wellness Resort, which offers wonderful accommodations, **yoga, massage** and **other therapies** as well as a delicious **restaurant** and **bar** at the water's edge.

Gigante, a local fishing village, is only a five minute drive away and here you will find **beach-side restaurants, fish markets, mini grocery stores**, and **boats to charter** for fishing and surfing. This little town is full of spunk and you'll be sure to meet all of the friendly foreign and local residents that call Gigante home. **\$279,000 Reduced from \$395,000!!!**
<http://discoversjds.com/property/tola-nicaragua-real-estate/>

Own Your Own Private Bay on the Pacific Ocean, 147 Acres



Private bay El Toro! The 85 manzanas (147 acres) includes an entire private bay and the surrounding hills to the south and north, ensuring privacy. The northern limit of El Toro goes up to just over 100 meters above sea level and borders on the land called the Bancentro land that goes down to Marsella.

The private bay is quite shallow and only suitable for anchoring small to medium size boats. It is protected from wave action and there is only an up-and-down of the water with each swell making the bay ideal for swimming, floating, SUP-ing, beginner kayaking, paddle boarding, snorkeling, or cast fishing from a rowboat or dinghy. The beach is made up of rounded pebbles and stones and there is no sand except on the far south side where there is a small stretch of sand only accessible by water or by walking around the shore on the rocks. This means that most of the time, the water is clearer than at other beaches. The shoreline at the center of the bay is such that you can drive a vehicle up to within 2 to 5 meters of the water's edge, making it easy to launch small boats from a trailer or the back of a truck. It is completely feasible to build a small jetty or dock into the water for launching or tying up any small boats.

Facing west, the property takes in some amazing sunsets. From the top and west sides of the hills, there is an incredible 180 degree panoramic view of the Pacific Ocean and coastal hillsides. Over the last 24 years, the combination of conservation, natural regeneration, and reforestation has resulted in the land being completely covered with forest, except for the road and a small clearing on the shore at the center of the bay and few miles of foot/horse trails in the hills.

This private bay property is perfect for an eco lodge that focuses on conservation and natural tourism offering activities like snorkeling, hiking, and horseback riding. **\$3,500,000 reduced from \$8,000,000!!!**

<http://discoversjds.com/property/own-your-own-private-bay-on-the-pacific-ocean-almost-200-acres-of-coastal-property/>

Finca Esperanza Verde – 247 Acre Eco Lodge & Coffee Farm



Finca Esperanza Verde is a 247 acre eco lodge and coffee farm for sale near **Matagalpa** in northern Nicaragua. The property features a coffee farm, lodge, and owner's residence.

The coffee farm encompasses 28 acres, and produces award winning sustainable and organic coffee. A wet mill run by on-site hydro power is used for initial coffee processing, and there is also an initial drying area for harvested coffee. Other gardens can be found throughout the property that provide fresh produce and ingredients for the lodge and staff, including a half acre organic garden, vegetable and herb garden, fruit orchard, and a chicken coop that produces eggs.

The eco lodge has the capacity to host up to 28 people in rustic wood and brick cabins. A professionally equipped kitchen and prep area is used for guests and staff to prepare family style meals. There is also a traditional Nicaraguan kitchen with a wood fired bread oven. A large pavilion looks out to the west provides an ideal space for relaxation on the hammocks or couches, and yoga. 5 hiking trails crisscross throughout the property, allowing guests to explore and experience some of the 200+ species of birds that can be found within.

Water is provided by mountain springs on the high parts of the property and is tested regularly for drinking quality. Showers in the lodging are heated by an eco-friendly wood fired hot water system. These sources are sufficient in running the hydro generator and wet coffee mill. Photovoltaic solar power supply system provides sustainable power to the main lodge, each cabin, and other areas of the property, with the hydro-generator acting as a backup. Reliable cell phone service and internet are also in place.

Finca Esperanza Verde is equipped to be a turnkey purchase. Knowledgeable staff and guides who have been employed for several years will remain available. The owners residence means you can move in right away and start running the business! **Reduced \$750,000 is an incredible bargain! Contact us today to ensure you don't miss out! \$750,000 Bargain!** <http://discoversjds.com/property/finca-esperanza-verde/>

Brisas Del Pacifico – Residential Lots In San Juan Del Sur



<http://discoversjds.com/walking-tour-of-brisas-del-pacifico-barrio-la-planta/> - **Click the link for a video walking tour of Brisas del Pacifico!** A fantastic “INTOWN” development offering lots!

The **Brisas del Pacifico** development is situated on the hillside right above **San Juan del Sur**, featuring spectacular views over the Bay of San Juan, and on parts of the property all the way across to Costa Rica. It is currently divided in 23 lots that can either be sold/developed individually or together. Accessible through a public road, Brisas del Pacifico has set aside 10,008.9 m² as green area and 55,661 m² is dedicated to building sites.

Individual lots range from 500-1,050 m², with prices from \$55,000-\$190,000. They are perfect for building your future vacation or retirement home! The steep slope lot is perfect for the cantilevered designs of the *Sky Houses*, built on stilts. .

All land reserved for building has spectacular ocean views, and water and electricity is available at every lot. The roads are in and all sections are paved. This developer offers you the convenience, security and safety of being “in town” with a short walk to the beach, restaurants, bars, and many amenities of San Juan del Sur! **\$55,000-\$190,000** Depending on the Lot - <http://discoversjds.com/property/lotes-espectaculares-en-brisas-del-pacifico-san-juan-del-sur/>

Bosques Del Mar – Lots Available At Playa Marsella



Located on **Playa Marsella**, Bosques del Mar is a real estate development designed around community and nature. The goal of giving its residents the feeling of being immersed in nature is met, while being just 15 minutes from the amenities of **San Juan del Sur**. The community strives to respect the environment, with guidelines in place to protect the vegetation and tall trees, as well as specific waste water management practices. All the Bosques del Mar lots and homes have been designed with ecofriendly standards to ensure the residents can connect with nature through the many green parks and trails found throughout. During the development process a priority has been made to use responsibly sourced materials, and local artisan's handiwork to ensure a minimum impact to the environment.

Bosques del Mar is the only development with its own beach front lot on Playa Marsella. Featuring ranchos, grills, bathrooms, and an outdoor shower, this area is exclusively for use by owners or renters of the development. This beach is a favorite of children and families, as its small waves make it known as one of the better swimming beaches in the area.

Bosques del Mar just released **40 new lots with 565 sq. meters each all list for only \$17,000 each!! Normally \$22,000!** This is a great bargain and a great opportunity to purchase your piece of paradise for construction now or in the future! Don't miss the opportunity to own one of these great lots! Contact us today to find out more.

<http://discoversjds.com/property/bosques-del-mar-lots/>

Cala Azul One Bedroom House and One Bedroom Casita



Cala Azul One Bedroom was Just Reduced! The house and separate casita overlook the Pacific Ocean with views all the way to Costa Rica. Enjoy the sunsets or whale watching from your porch or walk down to the almost private cove below. The house is in a beautifully landscaped private gated community, conveniently located only 10 minutes from the town of San Juan Del Sur and surfing beaches.

Cala Azul One Bedroom house and casita have been built with high quality materials and beautiful Nicaraguan hardwoods are mixed with stone and tile. Located on the north side of the Cala Azul development, this house has amazing ocean views toward Costa Rica.

The house has a perfect set up. The kitchen, living room and Master Bedroom on one side and on the other side there is a detached casita studio with private bathroom and kitchenette. Works great as a separate Airbnb rental unit or to have friends and family over and still keep your privacy.

Behind the house there's a car port with a sound proof room, previously used as a music studio, this could be easily converted into a separate bedroom/office/studio. This gives you the potential to have 3 bedrooms instead of two.

The Cala Azul development will have a communal pool and BBQ area by the beach however if you want a private pool, you can always add one in front of the house. The Cala Azul development has paved walking paths and is a very well run exclusive gated community with fantastic landscaping, check it out in the video below!

Cala Azul one Bedroom is turnkey, completely furnished and has a brand new battery power back up system.

There's a paved road all the way from the entrance gate up to the house, underground utilities and the whole development is connected to city water however it also has a backup well.

Ask for more details today on Cala Azul One Bedroom, your opportunity to become part of an exclusive community at a bargain price especially if you are relocating to beautiful Nicaragua! **\$275,000 Reduced from \$315,000**
<http://discoversjds.com/property/cala-azul-one-bedroom-house-and-one-bedroom-casita/>

Casa Santa Rosa – Inviting and Spacious Detached Home **EXCLUSIVE**



Video of the property: <https://youtu.be/rp3YB38Cwm4> Priced to sell is the well maintained, open and airy, Casa Santa Rosa. The home is located in the established, quiet community of El Camino del Sol, just a quick 5 minute drive to downtown San Juan del Sur. Situated on a large, usable $\frac{3}{4}$ acre lot, with massive trees (that host howler monkeys regularly), you could easily expand without sacrificing your privacy.

The home has 3 bedrooms, each with its own private bath (and shower).

Vaulted ceilings, plenty of windows, and air conditioning units ensure your comfort. The large, open style kitchen includes a big island with plenty of room for entertaining, made even easier with the center courtyard shaded by a large thatched rancho. A laundry room, generously sized car garage, 5,000 liter water storage tank and storage bodega are features to make owner (or rental) use easy.

Due to the courtyard design, outdoor dining and relaxing is very enjoyable, made even better by the cool breezes and constant shade. This fully furnished home has tasteful décor that showcases the charming Nicaraguan building elements.

A community pool, outdoor yoga studio and walking trails are just a few quick steps from the house. As an added bonus there is a well-established and documented rental history for Casa Santa Rosa. **\$159,000 Reduced from \$199,000!**
<http://discoversjds.com/property/casa-santa-rosa-inviting-and-spacious-detached-home/>

12B Modern Casa Del Cielo With Spectacular San Juan Bay Views



This Modern Casa del Cielo with floor to ceiling glass walls and two master suites is conveniently located in the **Brisas del Pacifico** development, near the Bay of **San Juan del Sur**. From the upstairs bedroom and roof top sundeck with a pergola for hanging hammocks, you can enjoy ocean views that span from the bay of San Juan del Sur, all the way South to Costa Rica. The portable Jacuzzi on the rooftop patio is a great place to relax in as you enjoy views north and south.

The first floor consists of one master bedroom featuring a private bathroom and closet. It also includes the kitchen and dining room, as well as a covered balcony and bathroom for visitors. Also on the first floor is a laundry room, storage closet, and half bath. The second floor has a second master bedroom with a closet and bathroom, a terrace, and an ocean view balcony with a rancho for hammocks!

An entire lower level (below the main floor) could be added under the first floor with two more bedrooms and a pool or a one bedroom apartment and pool. There is a rendering of the possible construction which can be done easily as all the support posts are already in place.

Also the bedroom on the second floor can be locked off and rented out separately since it has its own entrance from outside. The floor to ceiling glass walls allow you to take in the spectacular views from this house for sale in San Juan del Sur, Nicaragua. **\$299,000 reduced from \$369,000** <http://discoversjds.com/property/12b-modern-sky-house-with-spectacular-san-juan-bay-views/>

Auric Surf Environmentally Conscious Clothing Brand



Auric Surf is a Nicaraguan born environmentally conscious clothing brand that also comes with a USA LLC. This turnkey operation was started in 2013 and has become the must stop shop for tourists and locals thanks to their unique designs, brand, and exclusive logos. Auric Surf is a vibrant center of San Juan del Sur culture and ready for new owners.

Since Auric Surf opened, they have made sales of over 2 million USD in the 7 years in the San Juan del Sur store and an additional \$65,000 from online sales in the USA.

Even during the political crisis of 2018 and the Covid pandemic, they have never had a losing quarter. It has always supported itself due to a large loyal fan base here in San Juan as well as from around the world. Due to their excellent product margins and ability to control costs, they consistently turn out profitable quarters.

Auric Surf is such an incredible opportunity for someone wanting to relocate here, or to run it from afar using their support system they have spent years perfecting. Also the owners will consider self-financing with a significant down payment.

The two young entrepreneurs who started this company 7 years ago, are only selling because they are starting new chapters of their lives and want to be closer to their families as they start new chapters in their lives.....i.e. one recently had her first baby! **Priced to sell at \$175,000!!!** <http://discoversjds.com/property/auric-surf-environmentally-conscious-clothing-brand/>

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Stay Safe & Healthy!

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