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WHAT'S HAPPENING



These "Could" be Your Feet instead of mine!

Please don't hate me 😊

Video link, Home Owner's Testimonial, from the location of my feet: <https://youtu.be/6VPAbBDohSw>

The Costa Rican Border is OPEN!

Now travelers can fly into Costa Rica, cross the border into Nicaragua, later cross back into Costa Rica, and fly out again! This opens up a whole lot of travel opportunities at better prices! Here is a list of flights coming into the Liberia Airport on Monday April 12:

LIR LLEGADAS

Fecha:

Jun 12-abr-2021

☐ Partidas ☒ Llegadas

Aeropuerto:

(LIR) Liberia Airport
Liberia, CR

[Más LIR Llegadas](#)

[LIR Tiempo](#)

[LIR Retrasos en el aeropuerto](#)

Vuelo	Transporte	Origen	Llegada	Estado
DL 1896	Delta Air Lines	(LAX) Los Angeles	6:10 AM	Diverted
AS 283	Alaska Airlines	(SJO) San Jose	9:40 AM	Aterrizo
AA 1377	American Airlines	(MIA) Miami	11:39 AM	Cancelado
DL 1898	Delta Air Lines	(ATL) Atlanta	11:44 AM	Aterrizo
KL 6800 ^	KLM	(ATL) Atlanta	11:44 AM	Aterrizo
AA 1436	American Airlines	(DFW) Dallas	12:12 PM	Aterrizo
UA 1512	United Airlines	(IAH) Houston	12:15 PM	Aterrizo Delayed
AA 1171	American Airlines	(MIA) Miami	1:24 PM	En Ruta Delayed
AA 1859	American Airlines	(CLT) Charlotte	1:38 PM	Aterrizo
AS 282	Alaska Airlines	(LAX) Los Angeles	5:32 PM	En Ruta Delayed
DL 1896	Delta Air Lines	(SAL) San Salvador		Programado
DL 1896	Delta Air Lines	(SAL) San Salvador		Diverted

^ = Codeshare Flight

Some required paperwork and negative Covid test requirements still apply.

And American Airlines “supposedly” will start flying daily into Managua on May 6th. Hopefully this will actually happen but I’m not holding my breath!

Please let me know if you book a trip and want help with rentals or transportation. I’m looking forward to finally being able to show more clients the properties they have been asking about!

And Lab Echandi, at the Liberia Airport, can give you the Antigen Rapid Test for \$65, or PCR test for \$99 and your results in one hour! They recommend arriving to the Liberia Airport 4 hours before your flight to get tested. No need to go to Managua to get tested there when you can use the Rapid test from Liberia to reenter the USA. For more information: <https://www.liberiacairport.com/covid-19-liberia-airport>

International airline passengers flying out of Nicaragua who require a negative COVID-19 viral test to travel to the United States can now make an online appointment with the Nicaraguan Ministry of Health (MINSa) and receive their test results digitally! Register on this website: <https://serviciosonlinea.minsa.gob.ni> the digital results include a bar code, unique to you, so you don’t need a stamp.

COVID-19 testing in Nicaragua is only available through MINSa and costs \$150. All testing in Nicaragua is carried out at the National Center for Diagnosis and Reference (CNDR) from 8:00 a.m. to 11:00 a.m. Test results are returned the same day between 4:00 p.m. and 5:00 p.m., or digitally if you registered on line.

Travelers wishing to be tested must present an identification card (cedula) or passport and their flight itinerary. The \$150 fee must be deposited in either Banpro account 10010012253774 (U.S. dollars) or 10010002253784 (Cordoba), both registered under TGR-MINSa. Cash payments can be made at Conchita Palacios National Health Complex.

Here is an experience report from a traveler regarding the online registration for testing in Managua: I registered my appointment online yesterday via the new system (<https://serviciosonlinea.minsa.gob.ni/servicios/...>) and got my confirmation (pdf) via email. Arrived at

MINSa this morning at around 6:45am, showed the "guard" the pdf on my phone (he asked for a printout, but I told him that the site indicated that printing the confirmation wasn't necessary) and he let me right through. I followed the floor dots that say "Prueba COVID-19" to a matrix of chairs under a green tent. There were about 30-50 people ahead of me. Sat down for about 5 minutes before we were all led to more chairs in front of the laboratory area (lots of musical chairs here).

A staffer then handed out a slip of paper (registration form) for everyone to fill out. He asked how many of us registered online. Only one other person and I raised our hands. The slip of paper he handed out was the manual version of what we had done online. He took the blank slips back from us and led us right to the lab. I handed my passport, Banpro receipt, and my phone with the pdf open, to a lady behind the window right outside of the exam rooms (there's a whole row of them inputting data from the manual slips – the process bottleneck). She handed everything back within a minute and I was brought right into the exam room where i got nasal swabbed.

Before handing back the Banpro receipt, she affixed a sticker on it that had both a QR and alphanumeric code – that's the code you need to obtain your online results via the same page where you register (so keep that receipt safe, or take a photo it, b/c you need that code). It was explained to us that there are no more signatures or stamps – each report now has a unique barcode that links your info to the report (so as to prevent forgeries).

Definitely register online. I got back to my car at the MINSa parking lot by 7:10am. Less than half hour in total, and no need to go back for results at 3pm. But I imagine that as more and more people register online, the wait time will increase, but still much quicker than before.

Sales are picking up and several houses have been taken off my website lately because they are now sold or under contract! If sales continue, prices may go up or owners won't negotiate as much off their list price; now is the time to buy to get the best deals!

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

Testimonial

Flattered beyond belief!

Last month we closed on a sale, sold via video only, and my buyer sent this amazing video testimonial:

<https://youtu.be/IVOhsseHFX0>

Bank Information

What banks work with Nicaragua

BAC has offices in Miami, Florida. You can do an interbank transfer from the US to Nicaragua if you have a BAC account. Lafise/Bancentro also has a Miami office.

Wells Fargo Bank has a relationship with Lafise/Bancentro and you can set up a Remittance account and transfer money very inexpensively.

It's free or very inexpensive to transfer from debit card to debit card online using MoneyGram.

<https://www.moneygram.com/mgo/us/en/> if you have a debit card in a Nica bank, you can use MoneyGram to transfer from card to card and it's free.

Bank of America is working with BAC.

Only Banpro and Ficohsa will allow you to deposit checks from the USA. They take at least 15 days to confirm funds before it is available to you.

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.arcadiainage.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!

New Fitness Business

Move Viva Fitness Gym & Physical Fitness Center



<http://Www.moveviva.com/>, email info@moveviva.com or phone or WhatsApp at +505-8588-1619

Fitness studio specializing in movement and balance to keep your body young and healthy as we age through life. We hold group fitness classes along with personal training for private clients or small groups of 3-5 people. Located below Zen Yoga: <https://www.facebook.com/MoveVivaFitness>

Saint Patrick's Day

How we celebrated!!!



Video of the night: <https://youtu.be/JqWJKqG1WvA>

Organic Produce

They have asparagus!!!

Next time you go to Managua this might be worth a stop, just 4 kilometers from the Ticuantepe Rotunda, Finca Olivias (a sign on a green gate) 505-8254-5241. If you don't have transportation, I'm sure you could arrange for one of Gabby Transport's drivers to pick up an order for you on their way to or from Managua. <https://www.facebook.com/GabyTransport> or Richard Morales the owner 8882-8368

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. https://nica-biz.com/2021/03/14/star-clippers-sailing-ships-return-to-san-juan-del-sur/?fbclid=IwAR0kuhKpV_6-dexRpm5p8we_7HlciV4xChPaL5MXSDOIPk5w4ZgP5rX1-dg
2. <https://nica-biz.com/2021/03/17/covax-initiative-delivers-first-covid-19-vaccines-to-nicaragua/?fbclid=IwAR3EQ3ALFfQad-iAzz5y8YNEP08eiGGFqDdXwzLdbBp1HmRf-M1oKTcAOqk>
3. <https://nica-biz.com/2021/03/31/new-ometepe-ferry-san-jorge-to-moyogalpa/?fbclid=IwAR1c5CqYxz6vNwQhxb84KEpd-V9CNbNofstPkMKTkDR3jFbo5D3qjXp77M0>

4. <https://nica-biz.com/2021/04/01/costa-rica-land-borders-re-open-on-april-5th-2021/?fbclid=IwAR13KCBrgDUyaeyWzlvAs8cg0slrPSHq2TogscBXclfhbJ4GL5O43l11Fns>

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.

Flights?

Just got easier with Costa Rica opening the border!

Travel is easier but still a little 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: The Grand Opening of G Bar, Semana Santa, Client testimonials, properties, walking tours of developments, etc.

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!

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!

Rancho Papayal Lot 22 – Large Ocean View Lot in a Quiet Area



Rancho Papayal Lot 22 is a LARGE ocean view lot in a tranquil neighborhood located just a short 10-15 minute drive from **San Juan del Sur**. The nearly $\frac{3}{4}$ acre property offers plenty of privacy in a quiet, Nicaraguan hillside with an abundance of flora and fauna. Enjoy the feeling of being surrounded by nature, while still being within a close proximity to the amenities of town, and a convenient distance to **Playas Marsella & Maderas**.

This large property is perfect for a wonderfully private home, a boutique hotel, or even rustic rental bungalows to enjoy the fantastic sunsets over the Pacific Ocean.

The Rancho Papayal community offers low annual fees, well-maintained roads, and easy access to both power and water. *TreeCasa Resort* is also located in the community, where you can enjoy great food, yoga, and access to large pools with a waterslide. **Bargain at \$23,000!!** <http://discoversids.com/property/large-ocean-view-lot-in-quiet-area-less-than-10-minutes-from-town/>

Casa Oceano on the Bluff in Playa Remanso

EXCLUSIVE



Exclusive oceanfront listing, Casa Oceano on lot 28 in Punta Diamante, Playa Remanso!

A privileged location, above a surfer's beach, in an international town — Casa Oceano, situated on Diamond Point, features panoramic ocean views, stretching from the Guanacaste peninsula of Costa Rica to the adjacent community of Playa Remanso. A mere 20 minutes from the center of San Juan del Sur, enjoy your own slideshow of sunsets year-round. Exclusive beachfront and on the bluff, your views will never be interrupted. Just a few steps down the neighborhood road to a secluded private beach. Or in the other direction, walk to the famous surf, sunset and party beach of Remanso.

Walls of windows and two floors of verandas will always draw your attention to the expanse of the Pacific. When you want to escape the sun, retreat to the inner courtyard and swimming pool. Swing open the doors, catch the cooling breezes, and indoor-outdoor living will be yours. After the sun sets, turn your gaze inward and look at the opportunity that awaits you. With significant utilitarian improvements in place, the home is awaiting your refining touches. Expand with hints of mid-century-modern architecture, imagine the potential of creating a stylish interior worthy of the cover of a travel magazine.

Located in the popular gated community of Playa Remanso, one feels a further sense of ease upon entering Casa Oceano. Past the grand portcullis and curtain walls, designed in the theme of Colonial homes in Granada, one will find a safe-room for your important belongings. Redundant systems of water and electric are thoughtfully installed. When away for an extended period of time, find comfort in the tactile security system and residential quarters for an on-site caretaker.

Only \$594,000 for Spectacular Views! <http://discoversjds.com/property/casa-oceano-on-the-bluff-in-playa-remanso/>

Lot 9 Los Suenos In El Encanto Del Sur



Lot 9 Los Sueños in El Encanto del Sur development is just 10 minutes north of San Juan del Sur. El Encanto del Sur is the development with TreeCasa where you can also enjoy the numerous amenities, a restaurant, yoga center, conference rooms, organic gardens, and hiking trails all offered by TreeCasa.

Also the Los Suenos area of El Encanto del Sur will have its own clubhouse and pool for all the people in that area to use. No need to build your own personal pool!

With 1,663,569 square meters of ocean view land, it's the ideal lot to build your dream or vacation home on with great views of Nacasclo Bay and San Juan del Sur Bay. On this property you are permitted to build a two story home and it has easy access to water and electric connections.

As an owner of Lot 9 Los Suenos en El Encanto del Sur you can also enjoy the amenities of the Tree Casa Resort including three different access points to the development.

HOA \$1,024 per year

Owner financing is available with \$10,000 down and 8% interest for 5 years is \$1,094.93 per month. If you want to pay it off faster with bigger monthly payments or more money down, you'll save a lot on interest! **\$64,000 Owner Financing Available** <http://discoversjds.com/property/lot-9-los-suenos-in-el-encanto-del-sur/>

Lot 27 Los Suenos El Encanto Del Sur



Lot 27 Los Suenos El Encanto del Sur development is just 10 minutes north of San Juan del Sur. El Encanto del Sur is the development with TreeCasa where you can also enjoy the numerous amenities, a restaurant, yoga center, conference rooms, organic gardens, and hiking trails all offered by TreeCasa.

Also the Los Suenos area of El Encanto del Sur will have its own clubhouse and pool for all the people in that area to use. No need to build your own personal pool!

With 1,741 square meters of ocean view land, it's the ideal lot to build your dream or vacation home on with great views of Nacacolo Bay and San Juan del Sur Bay. On this property you are permitted to build a one story home and it has easy access to water and electric connections.

As an owner of Lot 27 Los Suenos en El Encanto del Sur you can also enjoy the amenities of the Tree Casa Resort including three different access points to the development.

HOA \$1,024 per year

Owner financing available with \$15,000 down and 8% interest for 3 years is \$482.58 per month. If you want to pay it off faster with bigger monthly payments or more money down, you'll save a lot on interest! **\$30,400 Bargain!!!**

<http://discoversjds.com/property/lot-27-los-suenos-el-encanto-del-sur/>

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.

To summarize, by purchasing AURIC SURF S.A. you get:

- Turn Key Business
- Square Up POS system
- Ability to run the business remotely or in person
- Fully trained staff
- All rights to 75 exclusive graphic designs
- All rights to exclusive clothing cuts & sublimations (Swim/Men's/Women's/Kids/Yoga)
- Continuous supply chain with English speaking factory production in Nicaragua
- Store front and all inventory (about \$25,000) in our San Juan Del Sur main street property with new 5 year lease
- All social media pages (14,500 followers), email subscriptions, and organic followers
- Nica S.A. and Nica corporate bank account
- USA LLC
- Website template and Shopify store ready to be reactivated
- Over 10,000 professional photos

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!

Please inquire today for more information on Auric Surf S.A. for an opportunity to change your life and live in the laid back surf town of San Juan del Sur, Nicaragua. **\$140,000 Reduced from \$175,000!!** <http://discoversjds.com/property/auric-surf-environmentally-conscious-clothing-brand/>

Ready to Build Lot in Convenient Lomas De Palermo San Juan Del Sur



Ready to build lot with ocean views for sale in **Lomas de Palermo**, near the entrance to **San Juan del Sur**. Enjoy being a convenient distance to the amenities of town, yet still far enough outside to experience a quiet neighborhood.

The 1,222.998 m² triangular shaped lot has water and power hookups available and all utilities are underground. All roads within the development are paved, and the lot features a private driveway. There is a stream below, meaning you will never have to worry about another house being constructed potentially blocking the beautiful ocean views!

Contact us today to find out more about this great ready to build lot, the perfect place for your dream Nicaraguan home! **\$32,000 reduced from \$49,000** <http://discoversjds.com/property/lomas-de-palermo-ready-to-build-lot/>

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 where 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/>

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/>

If you don't see what you are looking for on our website, please email us!

sold@discoversjds.com or WhatsApp +505-8803-2037

We have many "unofficial or unadvertised" listings ☺



Natalie Sullivan

Real Estate Agent
San Juan del Sur

Tel: (505) 2568-2593
Cel: (505) 8803-2037

Stay Safe & Healthy!

Not interested – Please send me an email with “unsubscribe” and I will remove you from the list.