



Natalie Sullivan

Real Estate Agent
San Juan del Sur

Tel: (505) 2568-2593

Cel: (505) 8803-2037

USA Phone # 717-287-9960

WhatsApp +505-8803-2037

WHAT'S HAPPENING



Free Book Swap Library at Discover Real Estate

I love reading so I'm super excited about this!

Check out the Video on our Website under the Video Tab: <http://discoversids.com/free-book-swap-library/>

_____ Thank you thank you thank you!

Thank you for your continued support of Discover Real Estate San Juan del Sur! In January I made \$797,000 in sales, the best month I've had in a long time. People are discovering the videos I make either on my website page: <http://discoversids.com/videos/> or YouTube page:

https://www.youtube.com/channel/UC_FK8vBLE0c4chsWvVvVKEy3g and they like them, wooooo hooooo! I show the good, bad, and the ugly so there are no surprises and I give people a glimpse into what life is like living here ☺

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!

People frequently comment on how quickly they have made really good friendships here; faster and better friends than from their previous home(s). The reason is: we are all like-minded people living in a bubble of paradise in San Juan del Sur. The expats living here welcome all new people with open arms; kiss your isolation goodbye!

Also I'm seeing a major shift in the normal person here, we are getting more long term renters or people who have chosen to permanently relocate to San Juan de Sur including a lot of families with kids.

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

Worried if you have enough money to retire on?

At least double your disposable income in Nicaragua!!!

A fantastic life at a fantastic price is very doable in Nicaragua as long as you aren't buying imported items! All imported items are levied with a huge import tax hence making them way more expensive.

1. Local produce – super affordable – I can buy two full grocery bags of local fruits and vegetables and spend less than \$20 but if I buy a small bag of frozen blueberries I'll spend \$10
2. Local meat – super affordable. Imported meats – expensive
3. Electronics, except for TV's because of their size, bring them with you or replace them when you visit home.
4. High quality gently used clothing from the USA – super affordable. Brand new name brands – expensive.
5. Pacific Ocean View Home – super super affordable compared to California!

Want to avoid ATM fees?

An easy way to access your money while in Nicaragua!

One of the easiest ways to access your money in the states while in Nicaragua is with your ATM card but the withdrawal fees add up. Charles Schwab (general savings) and Fidelity accounts will reimburse you for the ATM fees.

Hydroponic Veggies, Meats, Sauces, and Vegan Products

Free Delivery Every Wednesday!

Visit <https://primaevo.com/en/> to order a wide range of hydroponic veggies, meats, sauces, vegan products, organic options, etc., all delivered to you every Wednesday in SJDS.

Dental Care in Nicaragua

First world and super affordable!

Here is a link to a video of mine and Ricardo's dental appointments including a list of services and prices at the end during a little chat with Dr. Cora <http://discoversjds.com/my-dentist-dr-cora/>

Thinking about relocating? Come to Nicaragua!

We can help!!!

Betsy, our rental agent, is ready to arrange everything for you to visit or relocate to Nicaragua; transportation, shipping, rentals, or purchases. We'll give you a list of important phone numbers, a list of valuable services available in town, etc., everything to make your vacation or relocation as smooth as possible. Just give us an opportunity to change your life for the better! rentals@discoversjds.com

And we have a new sales person, Giovanni Molina, who was born in Nicaragua but grew up in Panama where he stayed until his teenage years. He is an Engineer by education, does accounting, is licensed to sail yachts, and has been living in San Juan del Sur for over a decade where he co-founded Pachamama Hostel and the famous Sunday Funday. Gio brings a lot of experience in the Nicaraguan business sector to our team. Please reach out to him at gio.molina@discoversjds.com if you would like to list your property for sale or purchase property from him; no worries, I'll be supervising everything as he is still in training ☺

More and more people are moving here permanently every week; renting or buying. Don't miss out on your opportunity to take a step in the right direction toward your future.

Questions about residency in Nicaragua?

Answers from a residency specialist!!!

Watch this live Q&A with Paul Tiffer, a lawyer specializing in residency.

<https://www.youtube.com/watch?v=EXX9GD20wiQ&feature=youtu.be>

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. Geothermal Energy in Nicaragua - <https://nica-biz.com/2021/01/29/geothermal-energy-nicaragua/?fbclid=IwAR1squPFiEuVWvxJkiVuMm9Vordso372IJ54mTWttwGZA2mTAIFsD3rRiss>
2. **Very Important If You Own A Vehicle Here:** Road tax stickers for your vehicle - https://nica-biz.com/2021/02/05/road-tax-sticker-in-nicaragua-is-a-rodamiento/?fbclid=IwAR3myrx_8Kcf1M6FoWw3nQfqX8DKzGx_2qMSQWgAoQlKdyYxslGg3NpAilY
3. How to obtain an "investor" residency in Nicaragua - https://nica-biz.com/2021/01/22/investor-residency-nicaragua-by-opening-a-business/?fbclid=IwAR3i5HxQCdQCg7DrNb_SR-Wb2unp7q6ph52QZRf3XLhzQeosBvvuOZXilz0
4. Miller Lite now being brewed in Nicaragua - <https://nica-biz.com/2021/01/26/miller-lite-now-brewed-and-sold-in-nicaragua/?fbclid=IwAR3s8w5sSu2BjwyQMCFQgSG1gyVdNwMSnj-KDtgnicvZUfq52nbshrPu0jA>
5. Facts about the US dollar and Nicaraguan Cordoba - https://nica-biz.com/2021/01/04/5-cents-worth-on-the-cordoba-oro/?fbclid=IwAR0vRi0xd_qNnc65imUhVUGpywv-GXl1RYft7t3i_r4DOT-7fwrL5AacwKA
6. Plus numerous other great articles!!!

We Need More Rental Houses and/or Properties to Manage

We Have Vacation, Short Term, and Long Term Rentals Available **but we need more!**

There is a big demand right now for short and long term rentals as people move here and prefer to rent for a while before they buy. If you own a home and want us to rent it and/or manage it, please contact Betzy at rentals@discoversids.com or WhatsApp +1-505-7788-6368

Flights?

Cancelled Again! Story of my life ☹️

I just want to scream!!! Every time they announce they will resume flying..... something delays them once again! Now it is the requirement to have a negative Covid test to return to either the USA or Canada and potential of 2 weeks quarantine at your expense!

However this isn't keeping the truly determined away! They are still coming and buying! Thank you!!!

Because travel is getting more and more complicated, 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:

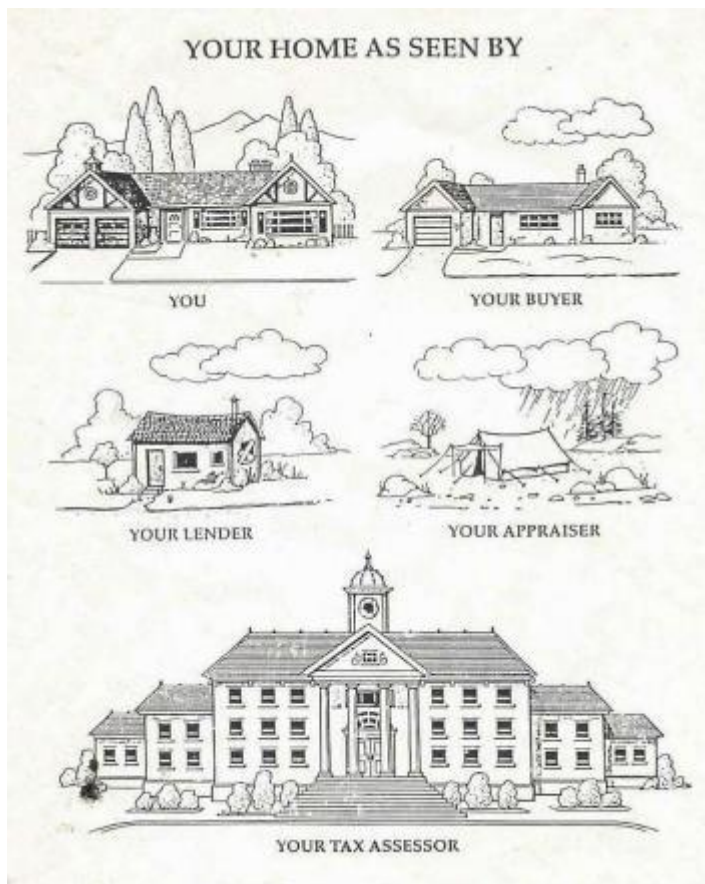
<https://www.avianca.com/eu/en/about-us/news-center/avianca-news/requirements-travelers-nicaragua/>

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: how to redo the caning on a chair, the drive south of SJDS, promotional videos, SunCare Dental Clinic, Sunsets, First Day of School, and my women's only Super Bowl Party!

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/>



Property Tax Time Again

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 \$70 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. His WhatsApp number is +505-5717-0916 or you can email him at Daniel Yubank daniel.yubank@discoversjds.com

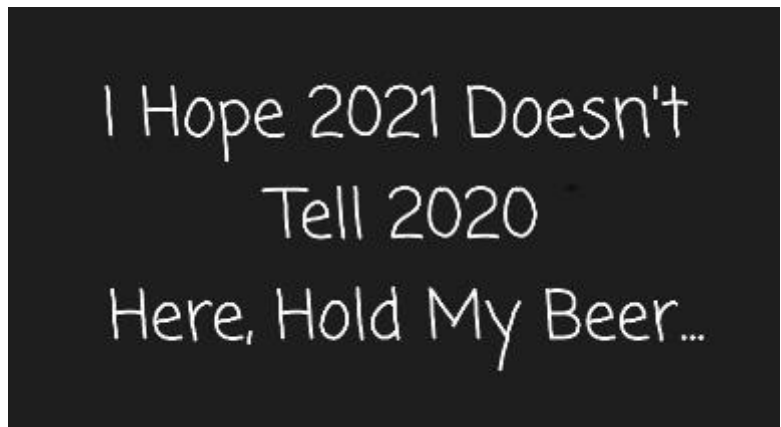
Want Restaurant Food/Booze/Groceries/Water/Gas/Toilet Paper/Cigarettes?

Don't feel like leaving the house?

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

And for a little humor since 2020 turned 21 and started drinking! ☺

2020 showing 2021 around the workplace



Pats on the Back

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

In the sweet video you took there was a cute moment of you driving up to the neighborhood, I've watched the video like 50 times now lol. In the video, you say "I'm on my way to the little house" and I thought - How cute - I wonder what that translates to in Spanish? ... I have been referring to our little house as casa pequena – the little house. I am an artist and I can't wait to paint a cute sign for the house. I'm so excited that we are take the first step in pursuing our dream, all thanks to you.

Thank you for being a trusted light in a world we know nothing about. I feel fully supported by you and your team, I know this will be a great start to a great relationship – from purchase, to remodel, to property management, to buying our next property with you – we couldn't be more excited for this adventure!

Thanks to your due diligence in visiting the property, filming the videos, etc., we feel like we scooped up the perfect little starter property in a great neighborhood for a great price! You are so wonderful and I can't wait to hug you in person and thank you for everything you are and have done to help us.

Talk to you soon! Excited to sign and get the ball rolling!

Samantha

Hi Natalie. Thanks for the quick response.

“Your wit and humour lend for grace under difficult circumstances. We are all being affected, yet positive words and actions of a few can make a big difference for the many, no matter how remote. Keep-up the good work and your unbridled enthusiasm!”

Jay (a property management client)

I never miss to read your mails for the variety of information and mainly for their good spirit.

All the best

Carlo

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!

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://discoversids.com/property/lot-espectaculares-en-brisas-del-pacifico-san-juan-del-sur/>

El Limon Dos Property with a Variety of Fruit Trees in Tola



This El Limon Dos commercial and residential property is located in **Tola**, near **Playa Jiquiliste**, **Rancho Santana** and **Popoyo**, an area known for excellent surfing. The 4,455 m² property is situated along the main road, and fenced entirely with 3 ft. chain link topped with barbed wire.

Established within the lot are a 1,520 ft² commercial building, a 1,000 ft² house, and 2 bathrooms in an additional separate building. The house consists of 1 bedroom, 1 bathroom, a living room, open concept kitchen and dining areas, as well as a large front screened in sun room.

Many fruit trees are found throughout, including papaya, coconut, 2 types of bananas, ginero, pomagranite, mandarine, 2 types of oranges, limes, lemons, pitaya, calala, grapefruit, star fruit, and moninga trees. Additionally there are several types of cactus. Grey water and rain catch reuse systems are in place, with adequate main water being provided by a dug well.

This property is full of great potential, with plenty of remaining space to expand the gardens or build additional dwellings. Don't miss your opportunity to own this El Limon Dos property, the perfect place to make your dreams of living in Nicaragua come true! **Contact us** today to find out more! **\$180,000 Reduced from \$199,000**

<http://discoversjds.com/property/limon-dos-property/>

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/>

2 Bedroom House for Sale in Paradise Bay



This beautiful 2 bedroom house with a one bedroom studio is located in the gated development of **Paradise Bay**, just 5 minutes from the **San Juan del Sur** Beach. Enjoy spectacular ocean views, spanning from the Bay of San Juan del Sur, all the way south to the mountains of Costa Rica. The house is situated on a 900 m² lot that includes a pool, parking space for 3 vehicles.

The house features 2 bedrooms, 2 bathrooms, a fully equipped kitchen, large porch, and 2 open terraces. The property is also fenced with a perimeter wall and a security gate. There is a pump room for the pool, as well as a reserve water tank. This house is being sold furnished, and comes with internet. Furthermore, the sale includes extras such as roof tiles, fresh cedar for the ceilings, and more!

Paradise Bay is a wonderful development to live in and enjoy a great view! Contact us today for more information about this beautiful 2 bedroom house! **\$230,000 Reduced from \$380,000** <http://discoversjds.com/property/house-for-sale-in-paradise-bay/>

Best Property Value in the Redonda Bay Area



Lot # EC 12 is currently the best property value in the **Redonda Bay** area. Surrounding Redonda Bay are three developments: The **Aqua Wellness Resort** (soon to be known as Six Senses Nicaragua), **Buccaneer Point**, and **El Castil**. All three have recently formed a single Home Owners Association. Aqua is a 5 star resort and has been purchased by the developer of The Ritz-Carlton Residences Miami Beach. Lot EC 12 is located within the El Castil development and offers stunning views of the Pacific. Next door to the lot is a beautiful home. The property also offers an easy walk to **Playa Gigante** to enjoy the small beach town amenities offered there.

The access road goes directly behind the lot making it easy for access and parking at your dream house you will design and build!

Playa Gigante is located on the southern Pacific Coast of Nicaragua. It's about a one hour drive north of **San Juan Del Sur**, two hours south of **Managua**, 20 minutes south of **Popoyo**, and a half hour west of **Rivas**. Gigante Bay is that secret spot that you will never understand unless you come here and experience it for yourself. The mixture of locals, expats and surfers who either stay or pass through, come together with the same goal; to live and work a lifestyle they always dreamed of. Before you know it, you become friends with everyone who will tell you all the secrets you need to know.

\$80,000 Reduced from \$100,000 <http://discoversids.com/property/best-property-value-redonda-bay-area/>

Casa Carmella – Spacious Living In This Huge House In Los Miradores



Casa Carmella is a 5 bedroom house offering impressive, spacious living. Located in the **Los Miradores** development, just north of **San Juan del Sur**, this amazing show place is meant to impress! The gated development features internal paved roads, and lovely views.

The 560 m² (6,000 ft²) house sits on a 1,800 m² (19,300 ft²) lot, and has 2 master suites plus a studio which can be locked off from the main house. The studio contains another bedroom and full bath plus a small kitchen. Cool off in the 9,000 gallon pool while enjoying the attention to detail landscaping and tranquility of being just outside of San Juan del Sur. The construction of this house is superior, featuring a Coventeck insulated roof and Spanish tile to keep the house cool even during the hottest days. The retaining wall around the property makes it easy to secure.

The home is strategically located in Los Miradores Development which has one of the best HOA associations and yearly fees of only U\$650. It is a good bargain in the area. The house connects to city water and with its 4 water tanks and 1 cistern you'll never need to worry about not having water. **\$399,000 Reduced from \$650,000**

<http://discoversjds.com/property/la-casa-de-tus-sueos-en-san-juan-del-sur/>

BEST DEAL in Upscale Los Miradores – HUGE Ocean View Lot



This HUGE lot #10 (over 3/4 acre, almost 1/2 manzana!) is located in the mature development of **Los Miradores**, just north of **San Juan del Sur**. It offers incredible bay views, and both electrical and water connections. Only five minutes from town, yet the tranquility makes it feel miles away. **THIS IS THE BEST BARGAIN CURRENTLY AVAILABLE** within Los Miradores. Total lot area: 3,164 square meters **\$40,000 Reduced from \$45,000**

<http://discoversjds.com/property/best-deal-upscale-los-miradores-huge-ocean-view-lot/>

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



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-detatched-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://discoversids.com/property/auric-surf-environmentally-conscious-clothing-brand/>

2 Bedroom Custom Built House with Fiber Optic Internet



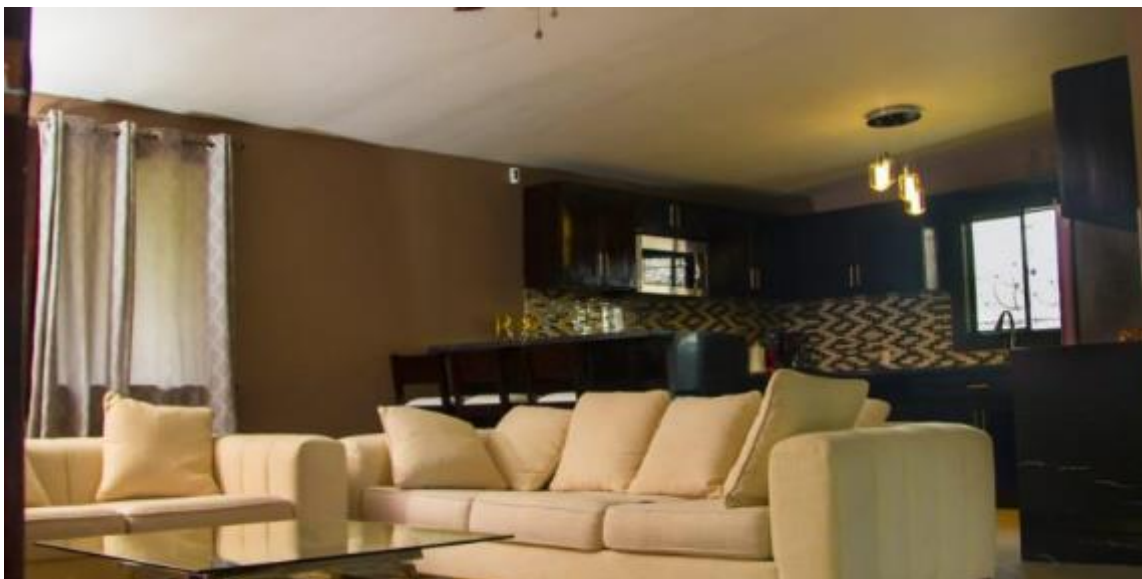
Beautiful 2 bedroom custom built house for sale in **Rancho Papayal**, just 15 minutes north of **San Juan del Sur**. This spectacular home enjoys 260° views of the Pacific Ocean and surrounding mountains. You won't tire of the incredible sunsets you'll see every night. And now it has FIBER OPTIC INTERNET and SOLAR PANELS TOO!!!

The hilltop home is located on a ½ acre lot, surrounded by nature. Relax all year around in the covered outdoor living space and listen to the birds and howler monkeys in this tranquil setting. The 2 bedroom 2 bathroom home features high end finishing's, including granite in the kitchen and bathrooms, and custom built barn doors. Upstairs, you'll find the master bedroom with its own private deck with a wet bar and fridge to enjoy the panoramic views.

The development features low HOA fees at just \$500. Expenses are also lessened due to the low taxes, and solar power keeping the cost of electricity down. Unlimited water is provided by the development and included in the HOA fee. Nearby is the *Tree Casa Resort* where residents in the area can enjoy resort amenities, including swimming pools, fine dining, yoga classes, horseback riding, and trails for hiking and biking. The development also has 2 small corrals where you can live the dream of having your own horse on site. **\$315,000 Reduced from \$345,000!!**

<http://discoversjds.com/property/purchase-or-trade-opportunity-for-this-2-bedroom-custom-built-house/>

Casa Bliss Remodeled Home & Guest Casita in Gated Development



Casa Bliss, your dream home or relocation paradise, is waiting for you! All the work's been done, now all you have to do is move in. Turn-key home for sale in the growing surf town of San Juan del Sur, Nicaragua.

On 918 sq. meters (just under 1/4 acres) the recently remodeled 3 bedroom, 2 bathroom Casa Bliss (approximately 2,400 square feet) comes with a detached guest studio with one bedroom and 1 bathroom, 2 ranchos, sustainable garden, chicken run, water harvesting system, and 6 terraces. Located in the gated community of El Camino del Sol, you'll find additional amenities such as a pool and a large yoga studio that can accommodate large groups. Whether you're interested in living here full time or part of the year, the location is flexible to suit your needs.

Casa Bliss is conveniently located just off a paved road which runs from the airport all the way to the San Juan del Sur community. With multiple surfing breaks within 30 minutes of property, hiking trails with epic views directly from the house, and income generating potential with all furnishings/linens/dishes included, you can't go wrong on this investment.

Casa Bliss is sustainable living with Water Harvesting: Nine tanks total in four locations that can store up to 6,500 gallons of rainwater; the water is dispersed into the garden using a drip system. During the rainy season (June-Oct), the water bill is often reduced to zero during this time. There are also three overflow exit channels for times of heavy rain that help redirect excess water away from the house and out to the street.

Retention Walls/Terraces: A significant investment has been made into multiple retaining walls which has created a tremendous amount of usable space where permaculture zones can thrive. This design has also allowed 100% gravity use for dispersing stored rainwater without the need for a pump.

Extensive Garden: With six terraces in total, there is an assortment of fruit trees, vegetables, vines, herbs, and other helpful plants. Included are grey waterlines coming from the house to ensure not a drop of water is wasted. With micro-climate design, it's been easy to grow drought tolerant moringa, papaya and castor plants, which has been able to create natural shading to reduce temperatures.

Chicken Run: At the bottom of the property, located on the furthest terrace from the house, is an enclosed chicken run.

Guesthouse/Maid's Quarters: There is an additional studio suitable to live in. Equipped with lighting, ceiling fan, kitchenette and bathroom, this is a nice addition useful for guests or a live-in maid/nanny.

Eco friendly: To compensate for the drought and any future potential water shortages, all toilets, sinks, and shower heads are low flow. The septic tank was completely replaced with an eco-friendly one that would never need to be pumped if used under normal conditions. **Reduced AGAIN to \$139,000 and owner financing available**
<http://discoversjds.com/property/casa-bliss-newly-remodeled-home-with-detached-guest-casita-in-gated-development/>

House and Fruit Tree Orchard for Sale in Las Delicias



Large property with a building and fruit tree orchard for sale in **Las Delicias**, conveniently located just 5 minutes from the center of **San Juan del Sur**. This great location has a feeling of being secluded in nature, yet has easy access to the amenities of town. The building and surrounding land (4.25 acres).

The large building is currently set up as a 1 bedroom apartment with a bathroom and a large storage area that has the potential to be converted into additional rooms and bedrooms. It also features an outdoor kitchen and covered patio space. All rooms have air conditioners, functional with a 220 electrical upgrade. Drop ceilings throughout have 5 inches of insulation above. Plenty of parking space is available near the house, with the property featuring frontage on the main road, allowing for convenient access.

The entire 4.25 acre property stretches from the main road to Las Delicias, back up the hill and neighbors the back side of Pelican Eyes at the top, where you will experience valley views. The orchard is planted with over 60 lime and orange trees, as well as lemon, plantain, mandarin, passion fruit, mango, and avocado trees! **\$150,000 Reduced from \$295,000!!!** <http://discoversjds.com/property/casa-en-venta-en-san-juan-del-sur-5/>

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