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WHAT'S HAPPENING



Amazing Sunsets Lately!

From the patio of Discover Real Estate

New Format! Now in a PDF, let me know how you like it and hopefully more people will see it too!

Sorry this email update on San Juan del Sur is late....computer problems required a new hard drive to be installed.... ☹️!!! I've been working long hours with clients and then even more on my computer to get it all running smoothly again!

The Costa Rican Border is OPEN and people are coming!

There has been a big, not massive, but big increase in the number of “new” faces walking around town since the Costa Rican border opened. And the number of young couples with children relocating here is still growing! I think this is an ideal place to raise kids, similar to my childhood in the country in Pennsylvania where I was free and safe to ride my bike to the store, ride my horses alone on the mountain trails, etc.!

You have more flight options to choose from when flying into Liberia, Costa Rica, but....you still need to have all the required paperwork and a negative Covid test to enter Nicaragua. I highly suggest you follow the helpful posts on this Facebook page for Nicaragua Flight/Travel Info Group:

<https://www.facebook.com/groups/357866422221528>

Lab Echandi, at the Liberia Airport, can test you but check with them first to make sure you can get the test you need and at what price according to your schedule! If you need a test when flying out of Costa Rica, they recommend arriving to the Liberia Airport 4 hours before your flight to get tested. For more information:

<https://www.liberiacairport.com/covid-19-liberia-airport>

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.

<https://serviciosonline.minsa.gob.ni/servicios/#/>

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! ☺

Morgan's Rock

If you haven't been there yet, you should go!

Many people don't know about this little gem of a resort just north of San Juan del Sur. If you are looking for a place to stay next time you visit SJDS, consider Morgan's Rock! It is a little bit out of town but worth it ☺

https://www.poetravel.com/wanderblog/2021/3/19/nicaraguas-sustainable-beachy-jungle-gem-morgans-rock?fbclid=IwAR0bU8kZlhwWLG5f1nD9TOxRMYZ1cw7o8NDvYrF_04bNcY5stScKDT0j18g

Nicaragua

30 Interesting Things!

Here are 30 facts and/or interesting things about Nicaragua that you maybe didn't know!

<https://www.welcometonicaragua.net/30-curiosities-maybe-not-know-nicaragua/?fbclid=IwAR3NAsYRBy25k31XLO5SqCGGJQHvzZfpCITUrMrGGHp4TNBTIUdve5FRQ6M>

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/IVOhseHFX0>

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

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>

Nica-Biz

A 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/2021/04/22/klm-resumes-flights-to-costa-rica-sj-liberia/>
2. https://nica-biz.com/2021/04/27/south-coastal-highway-nicaragua-pacific-coastal-route/?fbclid=IwAR2BcLWkMyTZ2qC3B3Fvlt_wPq4BxyHCJWA-Sg5hGOyuR5rOnQ_EEXoX_UA
3. <https://nica-biz.com/2021/05/01/small-red-beans-the-agricultural-cycle-and-san-isidro-labrador/?fbclid=IwAR3JZIZd7KZu42Cn9I9qmeYYGZneopY3u0tZvMlu-H60NlcGNpOb6RGt4Vg>
4. https://nica-biz.com/2021/05/03/southwest-flights-to-costa-rica/?fbclid=IwAR20K6FJsT_otLvVo0pCSOHOsf_21MwT6oPdCSa9gZXI5qKEocW7Y71Dbo
5. https://nica-biz.com/2021/05/06/nicaraguas-tourism-sector/?preview_id=1481&fbclid=IwAR2tHaysJVa7ctxyYt_6kluJOKX1ZHDEVCRFz-pfZV-KrFHaCv0R6EtUyB4
6. https://nica-biz.com/2021/05/08/nicaraguan-coffee-oro-is-a-golden-crop/?preview_id&fbclid=IwAR28Xm0B3eFHKv2_f8tGnwuO-8wS5skaYsKRltV-8CS2T0kF5kWBH5swr74

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 hassle free! 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 flea market near Rivas, my happy place, monkeys, baby horses, trash catch system for the river, food, pool refinishing, 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!

Or just give me a good idea of what you are looking for and your budget,

And I'll send you some links to look at 😊

Casa El Coco In Parque Maritimo Playa El Coco



Casa el Coco is located only 100 meters from **Playa el Coco** in **Parque Maritimo**, a gated managed development, south of **San Juan del Sur**. This wooden and stone house tucked into the trees is perfect for a Robinson Crusoe style Bed & Breakfast with a tree house type open floor plan. Buy the lot beside it also for an additional \$100,000 and have a total of 1,782 m² (almost half an acre).

The house is perched on a hill with commanding views all the way to Costa Rica that can be enjoyed from three different levels of open patio spaces and numerous social areas. With 500 m² of construction and the ability to sleep 20 (utilizing sofa beds on some patios), there is plenty of space for family or guests to spread out and enjoy some private time spotting whales or gathering together for a meal. The top level of the main house at Casa el Coco has 5 bedrooms and 4 bathrooms, the middle level has a full bathroom, kitchen, dining, social and recreational areas including a pool table, and the lower level features the pool and caretaker residence plus more social space. One of the top floor bedrooms has an outside entrance and can easily be used as an office area.

Behind the house is El Bungalow, a 150 m² two story detached house with a small kitchen, social areas, BBQ pit, and numerous beds in two bedrooms including sofa beds in the kitchen/living area. The Bungalow can be rented separately from the main house or together, and the management at Parque Maritimo el Coco will gladly manage the property for you checking rental guests in and out or you can manage it yourself.

Many insect resistant precious woods have been used in the construction of the 15-year-old Casa el Coco, which comes fully furnished and ready to generate rental income. Plus, there is plenty of room to expand on this double lot.

HOA fees are \$250 per month for gate security and road maintenance and access to water from the numerous community wells. Also included in the development is a small store to buy staples, and a beach front rancho complete with bathrooms providing a shady place to sit while your kids surf or play on the beach. The development can also arrange horseback riding, boat/fishing trips, catered meals from the restaurant, group activities/parties, etc.

Reduced to \$450,000 from \$695,000 – buy the additional lot for \$100,000

<http://discoversjds.com/property/casa-el-coco-parque-maritimo-playa-el-coco/>

Talanguera Townhomes #101 Studio Apartment



This studio apartment in La Talanguera Townhomes #101 is two blocks from the beach, under the shade of the Guanacaste tree, in the friendly courtyard community of Talanguera Townhomes. You will fall in love with this garden level open studio which is expertly designed and adorned with native materials; the home is rich in texture and comfort.

As an end unit one will appreciate the extra light and breezes this studio apartment receives, and find privacy on the extra large patio. Inside, air conditioning will keep the home cool on the hottest of evenings, but the shade will be enjoyed throughout the days. Feel the details of polished wood, custom concrete and stone, all designed and built to international standards.

Click this link to see 360 degree photos of the property! <https://kuula.co/share/collection/7Y68Y?fs=1&vr=0&sd=1&gyro=0&autorotate=0.24&auto p=15&thumbs=1&info=0&logo=1>

One of San Juan del Sur's most beautiful and serene communities, the lush landscaping, sparkling swimming pool, and heritage shade trees are a true oasis. The pool area features a grotto style covered area with a sink and a bathroom and outdoor shower also. Low homeowner's dues keep the property secure and well maintained. Use the home as your primary residence, vacation home, or add to the well-established rental management. An incredible value for an easy-care move-in ready investment.

\$109,000 <http://discoversjds.com/property/talanguera-townhomes-101-studio-apartment/>

Ocean View Lot Ready for Your Dream Home



This Ocean View Lot in Marbello is perfect for your dream home! This high-altitude lot has incredible panoramic views of the Pacific coastline and is conveniently located in a development with all paved roads for easy access. Water and electric are already available and the lot has been partially leveled making it ready for you to construct your dream home. This Ocean View Lot has low HOA fees of \$400 per year keeps maintenance affordable. Build your dream home on this hilltop lot where you'll hang your hammock and watch the sun set on the Pacific Ocean. Video of the walk to the lot from town: <https://youtu.be/u05Klu3OyaQ>
\$69,000 Reduced from \$79,000 <http://discoversjds.com/property/ocean-view-lot-ready-for-your-dream-home/>

Amazing Ocean View Lot Next to Colinas de Miramar



NO HOA FEES!!! This Amazing ocean view lot is located next to the **Colinas de Miramar** development. It is just a 10 minute walk to town, and 5 blocks from the ocean. This incredible lot offers you views to the mountains and the ocean. The location is perfect, offering you tranquility away from the noise, while still conveniently close to the beach and town. It is the perfect place to build your dream house. This is the best BARGAIN currently available in **La Talanguera**. It has an area of 1,269 square meters and has access to water and electricity and best of all NO HOA FEES!.

\$135,000 <http://discoversjds.com/property/amazing-ocean-view-lot-next-miramar/>

Casa Panama – Beachfront Home On Playa El Coco



Casa Panama is a 4 bedroom beachfront home at **Playa el Coco**, 30 minutes south of **San Juan del Sur**. The octagonal shape 16,000 ft² property features 360° beach and ocean views.

Video tour of Casa Panama: <https://youtu.be/r72FjmuYK9M>

Inside the 2,500 ft² house you'll find an open concept living, dining and kitchen area with tall cathedral ceilings. Large glass double doors open up to a grand wooden deck, perfect for outdoor dining, or relaxing and taking in the beautiful ocean views and sunset. the 4 bedrooms provide plenty of space to host family and friends. Outside, a private covered rancho is located close to the beach with a hammock and comfortable seating.

Casa Panama would be a wonderful retirement or vacation home. Contact us today to find out more!

\$495,000 Reduced from \$535,000 <http://discoversjds.com/property/casa-panama-beachfront-home-on-playa-el-coco/>

Monkey Poop Ranch with Separate Residences for Rental Potential



Monkey Poop Ranch features two separate residences, well located between two of the most popular beaches in the **San Juan del Sur** area, **Playa Marsella**, the family beach, and **Playa Maderas**, the famous surfing beach.

The newly remodeled building contains two residences, with the main house on the first floor, featuring 2 bedrooms and 2 bathrooms with a spacious kitchen/living area. A separate studio apartment is located on the 2nd floor with a convenience kitchen and huge patio plus a roof top terrace.

The design takes full advantage of the 460 m² lot. There is 1,600 ft² of enclosed space with 1,600 ft² of patio space. Trim the trees and enjoy partial ocean views! Security bars on all the doors and windows makes this a very secure place to live with the added convenience of a large bodega under the first level beside the ample parking space for 6 vehicles. This bodega is perfect for storing surf boards and other water sports equipment. The water is from a community well and the house has a cistern with a water pump and a small gravity feed water tank on the roof.

Contact us today to find out more about Monkey Poop Ranch, a great investment property! The separate residences give it excellent rental potential.

\$195,000 Reduced from \$259,000 <http://discoversjds.com/property/great-house-with-rental-potential-in-marsella-investments/> **Just ask, I'll do a video for you!**

Quiet House In Barrio Nuevo, San Juan Del Sur



Quiet house for sale in Barrio Nuevo at the end of a dead-end street with vacant land across from you and lovely neighbors. Barrio Nuevo is located on the left, before the entry to Villas de Palermo on the way out of town. Enjoy the privacy in a well-kept walled in garden all close to the new hospital. Walk to the restaurant in Villas de Palermo or one of the many local restaurants and small stores.

Here is a video tour of the house: <https://youtu.be/b598gwF7WWs>

Here is the drive from this house to San Juan del Sur: https://youtu.be/P_2lQlxUYlQ

This quiet house has three bedrooms, three bathrooms, screens on the windows, ceiling fans, air-conditioners, large water storage tanks, pressurized water system, and a double gated covered garage. It's close enough to town to walk but far enough away from the noise to sleep. Easily walk to the Pali or out to the main road to catch a taxi; no car is needed if you prefer to keep life simple. Walk into town and get a taxi home with your groceries for a healthy retirement lifestyle.

Typically, this house is rented out long term to travelers, surfers, and/or residents choosing to live in Nicaragua full time. It would also make a great family house since it has 3 bedrooms for anyone who wishes to live here and send their children to the San Juan del Sur Day School or Escuela Adelante; the two schools who cater to foreign children. San Juan del Sur is the perfect place to raise your children with the fast-growing group of expats living their best lives. Or it would make a perfect retirement home with plenty of space for your family to visit.

The new access road to the hospital passes close by to this house which also makes connecting to the Chocolata Road easier on your way to the surfing beaches.

Ask for more details today about this quiet house for sale in Barrio Nuevo.

REDUCED AGAIN TO \$70,000 from \$150,000!!! <http://discoversjds.com/property/quiet-house-barrio-nuevo-san-juan-del-sur/>

Ecodesarrollo Miramar Lot B12



Miramar Lot B12 is an ocean view lot located in the Colinas de Miramar development. This is a desired gated development due to its proximity to San Juan del Sur (only 5 minutes away from the center of town) and amazing views of San Juan del Sur Bay and the Statue of Jesus.

Colinas de Miramar is a nice secure community and Miramar Lot B12 has 846.022 square meters. This is the perfect lot within the development for your dream home and it has access to all utilities.

Miramar Lot B12 also includes a modern design thought to get the most out of the land and view if you want to use the design the current owners developed or you can design the house of your dreams.

Colinas de Miramar is in the prestigious Talanguera area of San Juan del Sur, Nicaragua with very easy access to the downtown which is full of restaurants, bars, stores, gas stations, services of all kinds, etc. And SJDS is only 2.5 hours from the capital city of Managua where you can escape to for a weekend now and then. In Managua you can go to the movies, visit the malls, stock up on various items, and get a little first world pampering when needed.

Miramar Lot B12 is the perfect place for someone wishing to relocate to a peaceful, tranquil, location free of the restrictions many other countries are currently experiencing.

Bargain at \$70,000! <http://discoversjds.com/property/ecodesarrollo-miramar-lot-b12/>

Las Escaleras Lot #2 – 200 Degree Views from this Hilltop Lot



Las Escaleras Lot #2 is a huge, nearly 2-acre, hilltop lot. Located just 3 minutes, 2 kilometers, outside of **San Juan del Sur**, this lot is in a quiet rural area. The hilltop plateau of 7,559.73 m², or 1.07 manzanas, is one of the few places left to build with such amazing views. From here you will enjoy a 200-degree view of the surrounding valley and the San Juan Del Sur bay. Just near the driveway at the top of the plateau there is a picturesque iconic Jicaro tree, distinctly shaped by the ever-blowing off-shore wind. Walk down to the new Salt Bar/Restaurant with a pool!

Bargain at only \$10.58 per sq. meter!

Every day the sun sets in the middle of the bay, surrounded by hills either side – it's hard to get a better view of a sunset over the water, especially for this price. The land already has road access to the top of the plateau, a retaining wall surrounding the road, fences, and electricity poles with a transformer. This is everything you need to start building immediately! The current owners are also offering to sell the property with the option to buy their Sociedad Anónima (S.A.). This is a corporation registered under the 306 law, designed to benefit the tourist industry. This is the perfect property to make your business dreams in the tourism industry come true!

San Juan Del Sur is known as one of the best beach getaway locations in the country, and as a tourism hub for surfing, fishing, a great variety of restaurants, health retreats and night life. The locals are extremely friendly and humble, very willing to adopt you into their community and help you out if you put in a small amount of effort and treat them like friends.

Pictures do not do it justice. The view is breathtaking! Contact us today to ensure you don't miss this one-of-a-kind opportunity to purchase this beautiful hilltop lot!

\$80,000 Reduced from \$200,000 Just ask and I'll do a video and walk the entire lot!

<http://discoversjds.com/property/las-escaleras-lot-2-200-degree-view-from-this-plateau/>

Town Houses Miramar In Colinas De Miramar – ONLY 3 LEFT!!!



Town Houses Miramar is located along the road heading north of San Juan del Sur Nicaragua in the development of Colinas de Miramar in La Talanguera. This development is perfectly situated only a few blocks from the beach and walking distance from town and the all amenities of San Juan del Sur, while being surrounded by nature.

The new detached Town Houses Miramar project consists of 14 modern units, each of nearly 1400 sq. ft. They will be built with high end finishes from a renowned builder CERMONT Construction. The 2-story units are comprised of a kitchen, living, dining, and powder rooms on the ground floor along with 3 bedrooms and 2 bathrooms on the second floor. As an option you can change the 2nd floor to two bedrooms.

Video of the development: https://youtu.be/tRj7Q_rwi6o

The master bedroom includes a balcony and a small swimming pool comes with the property. The price does not include light fixtures or ceiling fans but they will install what you purchase. It also doesn't include air conditioning or hot water but it will be wired and ready for installation by authorized installers to guarantee the warranties. Each unit also comes with a dedicated parking space.

Some lots are big enough in Town Houses Miramar to allow for the construction of a detached bedroom, workshop, or office space.

Only 3 lots remaining which includes the basic construction and pool:

#4 \$189,981

#7 \$176,953

#8 \$178,330

Ask for more details today about the Town Houses Miramar, the perfect house for sale in San Juan del Sur for your relocation, retirement, or future vacation rental property.

Starting at \$176,953 <http://discoversjds.com/property/town-houses-miramar/>

Incredible Luxury Home in Private Pacific Marlin Development



Incredible 4 bedroom luxury home for sale in the private and gated **Pacific Marlin** development, on the hills to the north of the bay of **San Juan del Sur**. Casa Hamacas is currently used as a rental income property, this house would be perfect for a vacation or retirement home, to be lived in part of the year, and rented for the rest of the year!

The beautiful 2 story home offers high end finishes, with an optional furniture package available. Along with the 4 bedrooms, it boasts 6 bathrooms, 2 Jacuzzis, a terrace, wooden decks, a BBQ pit, and a lounge. There is also a 1 bedroom service quarters. Ample parking space is available, as well as space to build an additional dwelling. For even more additional space, there is an approximate 2000 v² lot next door that is also available for sale.

Contact us today to find out more about this incredible 4-bedroom luxury home in Pacific Marlin!

\$595,000 Reduced from \$850,000 <http://discoversjds.com/property/magnfica-casa-con-vista-al-ocono-en-pacific-marlin/>

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/>

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/>

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&qyro=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://discoversjds.com/property/la-santa-maria-el-sol-5-three-bedroom-condo/>

Playa Coco Beachfront Townhome 17 – For Sale

EXCLUSIVE



Photos for this listing where 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.

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one: <https://kuula.co/share/collection/7Y5GX?fs=1&vr=0&sd=1&gyro=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/>

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We have many "unofficial or unadvertised" listings ☺



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Stay Safe & Healthy!

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