



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



Motorcycles – the workhorses of Nicaragua!

Not just for people! 😊

Please let me know if you like our New Format!

Sorry this email update on San Juan del Sur is late, I've got lots of new stuff going on that I'll introduce next month! More services and new people working with us!

If you enjoyed my video, "Life Lesson from the Hammock" on YouTube, please subscribe to my YouTube page. I'll try to do one short video a week answering your questions, sharing general information, etc. Here is the video if you missed my advice on selling now before the housing market potentially gets flooded with foreclosures: <https://youtu.be/gSr8jqmOu3s>

The Costa Rican Border is OPEN and people have been coming and going successfully plus more airlines are “supposedly” going to start flying into Nicaragua: https://nica-biz.com/2021/06/06/more-flights-to-managua-avianca-copa-aeromexico/?fbclid=IwAR0NO9sXf7F8fHcaHhR_mWowy5PS6glsZS79BCxUxZndFda4NujPvaR6ODk

Each week I’m getting 10-15 new clients requesting information! This is amazing and I Love them and you for being great clients! The number of young couples with children relocating here is the fastest growing group!

I Love You and I love my life.....come join me! And send me your questions so I can answer them “From The Hammock” ☺

Want an online job so you can move to Nicaragua?

Possible solution!

This website has lots of online jobs available in various industries; maybe you can find your online dream job! <https://www.flexjobs.com/?fbclid=IwAR0Nccw7jQrJJHnRz0AnSqmQVhqcYQ38YsJp69Cg0-1D31MiqgVG9d6sx4>

Tip of the Month if living in Nicaragua

Yell Fuego/Fire!

If you feel in danger, see someone trying to break into your place, etc., yell “fuego” which means fire. People will ignore a general scream, it’s just kids playing, but no one ignores the word fire! Also yell loudly and repeatedly as noise scares off potential thieves. The thief might think you’re nuts for yelling “Fuego” but you’ll be safe getting the attention of anyone in earshot! ☺

Two Major Magazines

Promoted Nicaragua recently for retirement!!

Check out these two articles about retiring in Nicaragua from two very reputable magazines:

<https://www.cntraveler.com/gallery/6-countries-with-incentives-to-retire-there>

<https://www.forbes.com/sites/kathleenpeddicord/2021/06/01/6-great-places-you-could-retire-overseas-right-now/?sh=7b8c4e3e136e>

Bitcoin

Is being approved by El Salvador!

The President of El Salvador is pushing to have it approved as legal currency! Hopefully Nicaragua will approve it sometime to but until then, it can be used to purchase property if you follow the right procedures according to my favorite attorney Sergio Corrales. Just ask me for more details if you want to buy or sell using Bitcoin.

Want to Establish Residency

Consider using Patricia Sanchez

Patricia previously worked at Immigration so she knows all the ins and outs and has helped a lot of people successfully gain residency! Email: patriciasanchezquintero@gmail.com or phone or WhatsApp at +505-8950-8211

Pats on the back

Dear Natalie

Thanks for your update and newsletter Natalie about my now old second home. I have been traveling to Nica, SJDS and NIndiri since Sept 17th 2010, and even lived in Managua for some time, had two children there as well and brought them to the states where we live happy together in Frederick, Maryland. I always enjoy reading your newsletter and seeing the properties you have for sale. You really represent your clients well and I hope to someday use your services. But for now, I just want to say thank you for keeping me informed about my second home. I wish you much success and safety and good health. Many Blessings. Frank

Hi Natalie:

Thx for the update. I always enjoy the info as we quite miss Nicaragua. Paul

Opening a Bank Account?

Need help?

You can utilize Heylin Rodriguez, formerly with Bancentro/Lafise in San Juan del Sur as your personal assistant to help you open your account. Contact her via WhatsApp at +505-8634-8094

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

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/2021/06/12/nicaraguas-economic-growth-could-be-above-4/?preview_id=1740&fbclid=IwAR3PFBHOZRjaFpIH_gxCaiNKBHEvO-ci93vvIMVt4ct6JTimsPEjU_nV-B0
2. <https://nica-biz.com/2021/06/02/nicaragua-has-recovered-lost-jobs-with-foreign-investment/?fbclid=IwAR1AF1HWUcvN9GM3yLyYZGkRKxz3cJaIVKS5n6jMIG2NiB3AmQ9dVSL8WPY>
3. https://nica-biz.com/2021/05/11/do-you-own-a-corporation-in-nicaragua-important-changes/?preview_id=1537&fbclid=IwAR34zfNY13PwvbeKLrdVE_xC4I5JsY9xxy8z_UK-5twT40-maWUdMDdKUJo
4. https://nica-biz.com/2021/05/18/10-nicaraguan-street-foods-you-have-to-try/?fbclid=IwAR3WI4muq_CXnbOHafGfiNWcDHutSSHBC99ZQoEV-Lhgd6stS75Z5IP7mk8

Flights?

Are easier now that Costa Rica opened 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

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/#/>

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: fun parks in Managua, new location of the Night Market, my kitchen remodeling, Simpleton's Fish & Chips, Lessons from the Hammock, 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 😊

TALANGUERA TOWNHOMES



Talanguera townhomes, Ocean View Townhomes surrounding a Tropical Community Green in the tranquil Talanguera townhome District.

The Talanguera Townhomes are defined by a network of *shared landscapes*, with the *Community Green* and species *Guanacaste Tree* at its heart. Like a Town Square, or Campus Quad, the Green organizes the buildings that surround it; where landscape and architecture act as mutual foils. Three properties are available in this fantastic development:

<http://discoversjds.com/property/talanguera-townhomes/> - **\$255,900** – 2 bed 2.5 bath two story townhouse

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

<http://discoversjds.com/property/talanguera-townhomes-garden-level-studio/> - **\$104,900** – finished studio #302

The Old Hotel in Remanso is available for sale. Renovate for a hotel or convert into small apartments (to rent or sell) or tear it all down and build your dream house! Purchase it alone or with the extra land behind the rooms and possibly with the ranchos in front too. Here is a video of the property, please let me know if you are interested. <https://youtu.be/LfrmYiLiV58>

Malibu Luxury Residence in Pacific Marlin



Residential Malibu in Pacific Marlin is likely considered the best luxury property in San Juan del Sur. Offering free standing homes and town-homes, several packages are available. Currently only 3 finished units are available for sale and one under construction. Construction at Malibu boasts high end interior finishes like custom hardwood cabinets and doors throughout, elegant imported tile, and low maintenance, PVC windows and sliding doors. Other benefits include common area landscaping, security, neighborhood caretaker's quarters on the premises, and brick paved roads and drive ways. The offered turn-key package conveniently has air conditioning, imported contemporary furniture, modern appliances, and even linens and kitchen ware awaiting your arrival.

PENTHOUSE # 10 Total living area 1,100 square feet, 1 bedroom and 1 full bathroom with balcony and rooftop deck, HOA \$199 per month, PRICE **\$139,990.00** reduce from \$199,000.00

Townhouse Malibu # 11, Total living area 1,600 square feet, 3 bedrooms and 3 full bathrooms with balcony and terrace – HOA \$230 per month, PRICE **\$189,990.00** reduced from \$265,000.00

MALIBU HOUSE # 8 Total living area 3,767 square feet, 4 bedrooms and 4 full bathrooms, 3 stories, rooftop deck, HOA \$430 per month, PRICE **\$359,990.00** reduced from \$525,000.00

For videos and information on these three listings above <http://discoversjds.com/property/malibu-luxury-residence-pacific-marlin/>

And under construction - Malibu Custom Home #21 Total living area, 3,200 square feet, 4 bedrooms and 3 bathrooms, ocean view balcony, pool, garage - **\$499,000** - <http://discoversjds.com/property/malibu-custom-home-21-in-pacific-marlin/>

Side by Side Corner Lots Available in Bosque Del Mar

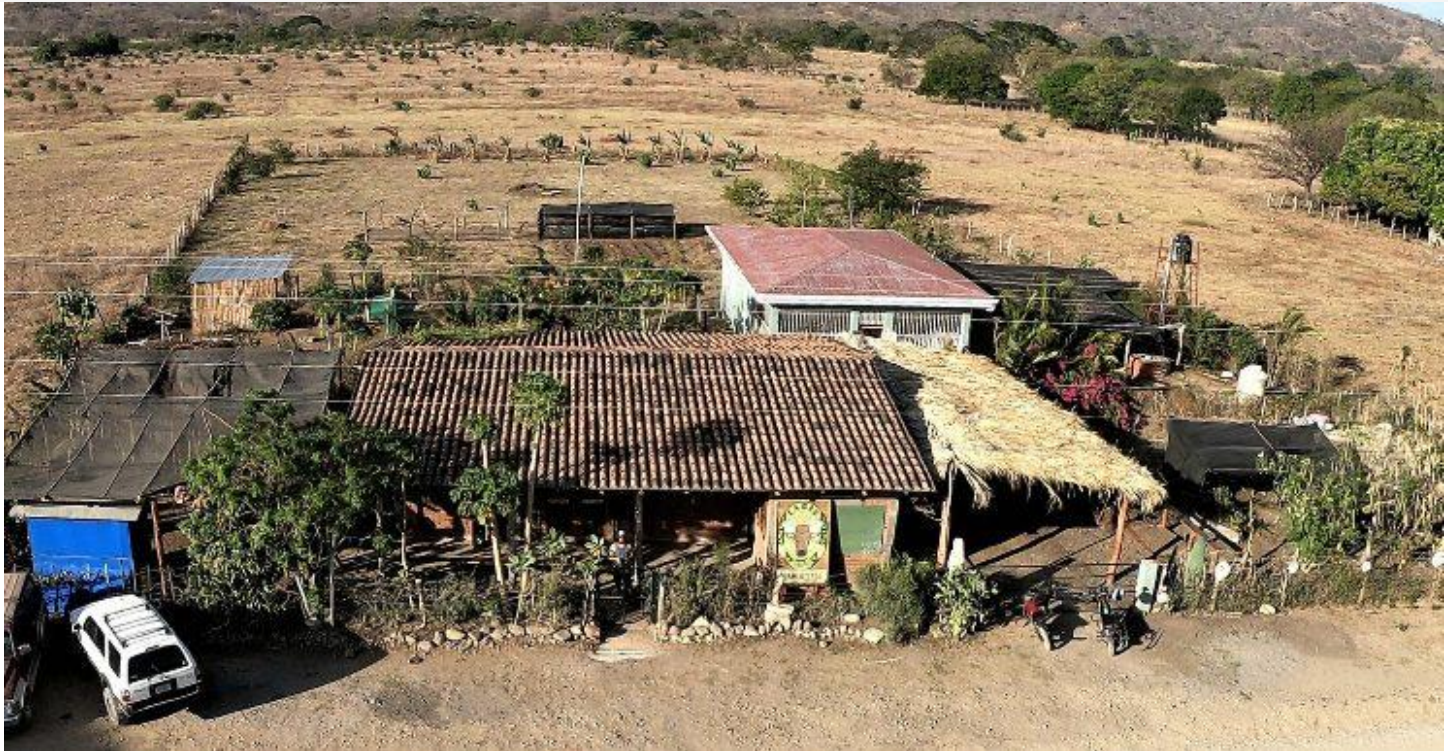


Side by Side Corner Lot #42 has 571m2 and Lot #41 has 573m2 – Buy both for a nice sized building plot!

Besides the flat (and shaded) building site, all utilities are already available as well. The property also offers private access to Playa Marsella along with a beachfront community center with shaded ranchos, lounging areas, BBQ grills with water, outdoor shower and bathrooms for a fun family day at the beach (a short five-minute walk from the lot). Bosques del Mar is only a five minutes' drive to Playa Maderas, and a 10–15-minute drive from San Juan del Sur. **\$23,000 each** -

<http://discoversjds.com/property/side-by-side-corner-lots-available-in-bosque-del-mar/>

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



This El Limon Dos commercial 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 screen in sun room.

Many fruit trees are found throughout, including papaya, coconut, 2 types of bananas, giner, 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. **Reduced to \$149,000 from \$199,000** <http://discoversjds.com/property/limon-dos-property/>

QUIET Unit In-Town Condo with A Low HOA Fee of Only \$80/Month **EXCLUSIVE**



Villa Isabella Condos is an in-town oasis, secluded from the noise, and an incredible 1,125 square feet of living space and located only three short blocks from the beach. This priced-to-sell, top floor, corner-end unit, consists of two Bedrooms and two Bathrooms with a total area of just under 105 square meters (approximately 1,125 square feet). Spacious enough for long-term living, or with two separate entrances into the unit there is flexibility in how the property could be rented – The entire 2/2 unit, or as a 1BD/1BA with kitchen, or a 1BD/1BA hotel room. Live in one, supplement your income with the other, or cover your low maintenance fees and allow Villa Isabella hotel to manage as a rental.

Here is a link to a virtual

tour: <https://kuula.co/share/collection/7YRq8?fs=1&vr=0&sd=1&gyro=0&autorotate=0.24&autop=15&thumbs=1&card=1&info=0&logo=1>

Amenities include swimming pool, onsite property management, and secured parking garage. Key items to note: Unit is located far enough back from street that peace & quiet are assured, yet all aspects of San Juan del Sur are easily enjoyed since location is an easy walk to everything within town. Tremendous value for the space and location.

Villa Isabella is located in San Juan del Sur, just 450 meters from the beach, it is dedicated to your full enjoyment of San Juan del Sur and the surrounding Pacific Coast paradise. The attention to detail and personal service frees you to focus on your stay, either for business or pleasure. **\$90,000**
Reduced from \$135,000 <http://discoversjds.com/property/villa-isabella-condo-2bd2ba/>

Lot 24 Arriba Verde, El Carrizal San Juan Del Sur



Lot 24 Arriba Verde is in the natural development of El Carrizal, on the edge just outside of Las Fincas. A Premium ½ acre lot, surrounded on 3 sides by a permanent nature reserve. Beyond your border, enjoy endless acres of beauty and privacy, without the cost and maintenance of a large lot.

Lo 24 Arriba Verde is an easily accessible rolling property, with valley and ocean peek-a-views. Western exposure for daily dreamy sunsets. Sheltered from the hot winds of the dry season, and elevated in the hills for a comfortable temperature year-round. With paved roads to the community entrance, the vibrant activities of San Juan del Sur are only minutes away.

Tranquility to think, space roam, possibilities to dream. A unique opportunity for a spectacular property at an accessible price. **Bargain at \$29,000!!!** <http://discoversjds.com/property/lot-24-arriba-verde-el-carrizal-san-juan-del-sur/>

Beautiful Ocean View Condo Walking Distance to Town



La Talanguera Condos receives great breezes and fabulous views of the bay of **San Juan del Sur**. Located on the beach in **La Talanguera**, the condos were built with high end finishing's and air conditioning in all rooms. The kitchens boast black quartz counter tops, Milan cherry cabinets with slow motion closing door systems, and a 36 in. stainless steel exhaust hood. Windows are German made from PVC and the sliding doors have Renolit wood grain finishing and 6mm bronze tinted glass. The common area includes a clubhouse with an ocean front infinity pool. Water is clean and plentiful with back up water tanks and onsite black water treatment.

Two condos available:

<http://discoversjds.com/property/beautiful-ocean-view-condo-walking-distance-to-town/> - **\$289,000**

– 2 bed 2 bath 4th floor rear building

<http://discoversjds.com/property/la-talanguera-condos-3rd-floor-beachfront-condo/> - **\$430,000** – 4

bed 4 bath oceanfront building

Lot 83 Paradise Bay in San Juan Del Sur, Nicaragua

EXCLUSIVE



Lot 83 Paradise Bay is a beautiful hillside lot with peaceful valley and territorial views, and possible ocean views to Costa Rica. A mere 10 minutes from the center of San Juan del Sur along well-maintained roads, nature is in your backyard.

Click this link for a 360-degree view of the lot!

<https://kuula.co/share/collection/7YggN?fs=1&vr=0&sd=1&gyro=0&autorotate=0.24&autop=15&thumbs=1&info=0&logo=1>

Adjacent to undeveloped forest and jungles, serene sunrises, birds and monkeys will be your morning wakeup call while living the life on Lot 83 in Paradise Bay.

A corner lot, privacy is assured. The development of Paradise Bay is coveted for its proximity to town, private beach access in the community, and superior utility infrastructure. Well-marked corners, surveys in place, clean documents in an established community for a safe investment and easy development. **Bargain at \$47,500** <http://discoversjds.com/property/lot-83-paradise-bay-in-san-juan-del-sur-nicaragua/>

Bay View Lot Close to Town- Los Miradores



This large lot (almost 1/2 acre) is #14 located in the mature development of **Los Miradores**. Not only does this offer an incredible bay view, Seller is also including the Corporation that this lot is registered under. This saves the buyer potentially thousands of \$ in registration tax, ease of ownership transfer later, and the expense of setting-up a corporation (if that is your goal).

Both electrical and water connections are at lot edge. While only five minutes from **San Juan del Sur**, the tranquility makes it feel miles away. Your new home site, with a great bay view awaits! **\$40,000**
Reduced from \$79,500 <http://discoversjds.com/property/bay-view-close-to-town/>

Vacation Villa with Rental Management and Income



This lovely 2 story vacation villa in **Bahia del Sol**, just a 10-minute walk to **San Juan del Sur**, is a stress-free investment. Choose to live in it full time, or take advantage of its proven rental potential, with on site management to handle any maintenance and rentals.

On the main floor you'll find a spacious, well equipped kitchen with a large stove and full-size refrigerator. The remainder of the floor features an open plan living and dining area, with wrap around corner lounge seating, and a TV. Large sliding glass doors open up to an outdoor seating area that overlooks the community pool. There is a half bathroom for guests on this floor.

The second floor boasts 3 air-conditioned bedrooms, and 2 full bathrooms. The master bedroom has a king size bed, ensuite bathroom with double sinks, and private balcony to relax and enjoy the view. The second bedroom has 2 single size beds, and the third has a queen size bed. These 2 bedrooms share a full bathroom.

The villa also features a locked storage space with washer and dryer to keep personal items year-round. As a resident of Bahia del Sol, enjoy access to the community pools, as well as other onsite amenities. HOA fees are currently \$350 a month. **\$279,000**

<http://discoversjds.com/property/propiedad-ideal-para-renta-cerca-del-pueblo-de-sjds/>

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/>

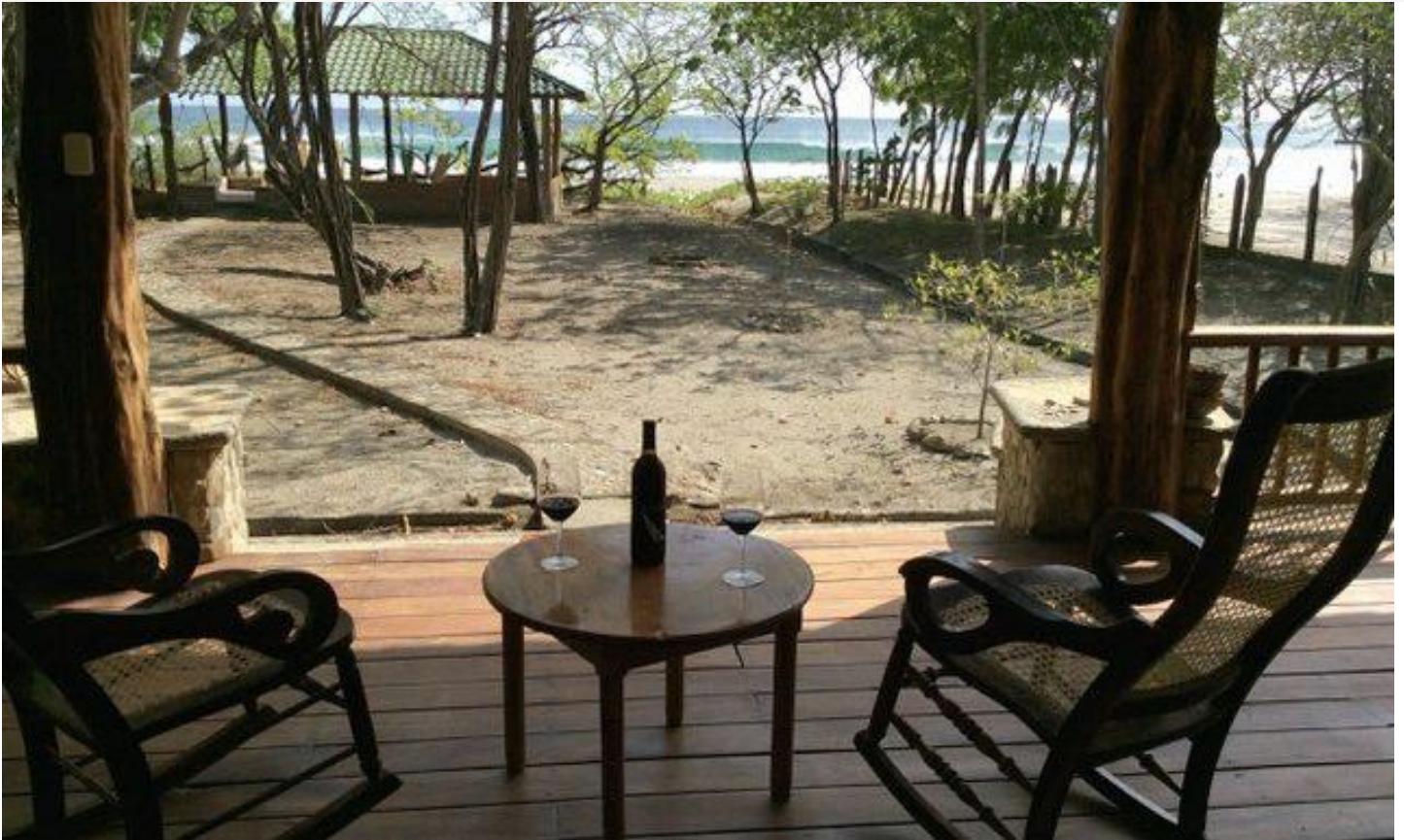
Amazing Ocean View Lot Next to Colinas de Miramar



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!**

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!

\$90,000 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/>

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.