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## WHAT'S HAPPENING



Just another “average” sunset from across the street at Discover Real Estate!

I love my Life!!! 😊

July was an extremely busy month for us, I made 5 sales while training new staff at the same time; no time to do the marketing email! So here is your combination July/August Monthly Update!

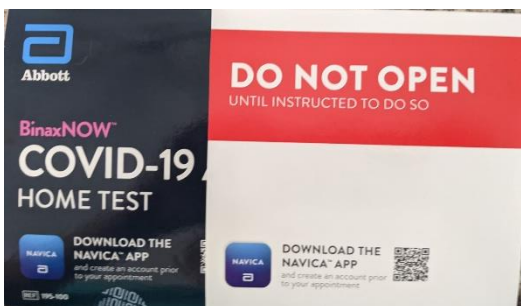
## What's happening:

1. We hired Fernando Castro, as our Administrative Assistant to help ease my workload! He has experience and is getting this office organized and whipped into shape!
2. We now have an alliance with the Fundacion A. Jean Brugger, one of the main reasons I originally choose San Juan del Sur and why on my first trip here in 2004, I came with 3 suitcases full of children's shoes to donate. Here is a video explaining this and our new alliance: [https://youtu.be/ETx\\_CbENe3M](https://youtu.be/ETx_CbENe3M)
3. We have rented space in our office to Quick Accounting, a firm with offices in Nicaragua and the USA. Your accounting information from your business in Nicaragua will automatically transfer to one of their USA offices so they can easily prepare your USA Income Taxes! Or if you don't own a business here, they can still help you file your USA taxes. Finally, an easier way to file my USA taxes!
4. We have new people helping us with property management. Scott is an expert on pools and landscaping and Charity will get your house rented! We need more long-term rentals to accommodate those moving here who aren't ready to buy yet. Please let us know if you want us to rent your house for you 😊

Backpackers are starting to return but our biggest influxes of people are young families with children, early retirees moving here permanently, and anyone who can now work online!! I'm really enjoying the new family feel of town versus the previous party town.

## New Covid tests being used to exit Nicaragua:

At home COVID tests, they sell a pack of 6 for \$150 that you buy and bring with you to Nicaragua. You do this via video, they watch you during the entire process. It is kind of like a home pregnancy test that gives you the results in 15 minutes. Once they see the results on the live video, they email you the results for you to print out. And you must be preregistered to use it! [www.emed.com](http://www.emed.com)



If you enjoyed my video, "Life Lesson from the Hammock" on YouTube, please subscribe to my YouTube page and I've done some more videos of this nature. Here is one on Health Care Options:

<https://youtu.be/4wcNatwAsaA>

Also, I've just completed a series of videos, walking tours of every street in town, check them out! And in case you missed it, here is my advice on selling now before the USA and Canadian housing market gets flooded with foreclosures as predicted by professional realtors in the states: <https://youtu.be/gSr8iqmOu3s>

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=IwAR0Nccw7jQrJJHnRz0AnSgmgQVhqcYQ38YsJp69Cg0-1D31MiggVG9d6sx4>

Tip of the Month if living in Nicaragua

Bitcoin

Bitcoin is a currency not approved by Nicaraguan law. However, if the buyer agrees to buy the property and the seller agrees to buy the bitcoin, it could work. If this was the case, the title would indicate that the buyer paid cash for it (not bitcoin) and there would be an additional contract for the purchase of the 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](mailto:patriciasanchezquintero@gmail.com) or phone or WhatsApp at +505-8950-8211

Pats on the back

Natalie

My wife and I absolutely love your style, open and honest. We enjoy watching the walkthroughs of houses and the new format vids you sent out! Really inspiring, especially the recent one where I felt like you were talking directly to me! (Sell now at top of market)

We can't wait to meet you, and thank you personally for All the inspiration :)

Thanks, and best, Adam

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Thank you for all your great news and updates ...

You keep my dream of moving to San Juan alive!!

Very best wishes, Nic

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Dear Natalie,

We made a rash decision on Monday to visit Leon and Matagalpa to check them out for settling in too. Good news... safe to say, we are liking San Juan & area more than ever, in comparison to where we visited. Although we enjoyed the trip.

Thanks for taking the time to share those listings.

We were so impressed with your kindness, thank you... and your office and home are so cool and beautiful! A real oasis in downtown San Juan!

Sincerely, Caelen and Gillian

## 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:

<https://nica-biz.com/2021/08/08/nicaraguas-best-selling-beer-now-available-in-spain/?fbclid=IwAR2Webnnf5Q5D2MVwBv4yqHPjR1oOHbVEMDORb1qQBNZAjcgJ0tef3vsthU>

<https://ni.usembassy.gov/u-s-citizen-services/death-of-a-u-s-citizen/death-u-s-citizen-nicaragua-laws-general-fees/>

[https://nica-biz.com/2021/07/23/covid-19-insurance-exemptions-for-entry-to-costa-rica/?fbclid=IwAR1WQYYheUXplxzZSvUxgPYb1X42Rqva6m1\\_Du4zmBrZZwtsPnzDjADeNuU](https://nica-biz.com/2021/07/23/covid-19-insurance-exemptions-for-entry-to-costa-rica/?fbclid=IwAR1WQYYheUXplxzZSvUxgPYb1X42Rqva6m1_Du4zmBrZZwtsPnzDjADeNuU)

[https://nica-biz.com/2021/06/26/pitaya-nicaraguas-dragon-fruit-has-a-unique-color/?fbclid=IwAR13jALj\\_vWgAPj6As4HQEGEuIXf\\_NLkv3jfVvntwSF9adhluD9mmuFkvus](https://nica-biz.com/2021/06/26/pitaya-nicaraguas-dragon-fruit-has-a-unique-color/?fbclid=IwAR13jALj_vWgAPj6As4HQEGEuIXf_NLkv3jfVvntwSF9adhluD9mmuFkvus)

[https://nica-biz.com/2021/07/10/bluefields-and-corn-island-airports-to-receive-upgrades/?fbclid=IwAR0Rgaaklc1M\\_mdMAIN7F5M0tXdmL49Y\\_aGae3dXnYawTJmZ6HGT7oQ0Fmg](https://nica-biz.com/2021/07/10/bluefields-and-corn-island-airports-to-receive-upgrades/?fbclid=IwAR0Rgaaklc1M_mdMAIN7F5M0tXdmL49Y_aGae3dXnYawTJmZ6HGT7oQ0Fmg)

<https://nica-biz.com/2021/07/19/mti-projects-ochomogo-to-las-salinas-september-start/?fbclid=IwAR0roMe3pOE9l6OIEJAKkcwFDVvk8QRBI5Ozl5xVFyGGCzEJcTpmigfoa48>

### 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 online.

<https://serviciosenlinea.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 walking tours of each street, Hierbabuena (a fantastic new restaurant), normal random fun, cost of plants in Catarina, new businesses, Lessons from the Hammock, etc.

[https://www.youtube.com/channel/UC\\_FK8vBLE0c4chsWvVkEY3g/videos](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](http://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](http://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 Brisas – 3 Bedroom House for Sale in San Juan Del Sur **EXCLUSIVE**



Casa Brisas is a 3 bedroom house for sale or rent in the **Brisas del Pacifico** development, overlooking **San Juan del Sur**. Enjoy being a quick 10-minute walk through the **Barrio la Planta** neighborhood to all the amenities of town. The hillside location offers incredible views from the south side of the bay over the entire town. And it even has an extra-large one car garage with an automatic door opener!!!

The open plan house has a clean and contemporary feel with hand crafted Nicaraguan wooden furniture. Two bedrooms are located on the upper story, one bedroom is downstairs with direct access to the patio and pool. Each bedroom has whisper-quiet A/C units and ceiling fans to keep you cool while you sleep. Bedroom details:

The kitchen is very well equipped with everything you need for a great cookout or BBQ, and a blender is waiting to prepare your cocktails and smoothies; the house comes fully furnished and ready to occupy. Other amenities include a generator and direct connection to city water, AC throughout, a smart TV, high speed internet, and a garage.

The outdoor area has a beautiful pool with patio and a BBQ. Large windows and doors make the patio area feel like part of the living room.

Contact us today to find out more about Casa Brisas, the perfect spot for your Nicaraguan relocation or vacation! **\$384,000.00** <http://discoversjds.com/property/casa-brisas/>

## Historical Casa Mimi San Juan del Sur, Nicaragua



Historical Casa Mimi in San Juan del Sur is ready for you to acquire one of the most iconic buildings in town. Built in 1935, the home is as close to a historic landmark as exists here. Acquired by the Cardenal Family in 1943 it has since been passed down through generations of the family.

The original owners have lovingly cared for the two-story Historical Casa Mimi over the decades. The stunning original construction design of the upper floor is well preserved. The wooden floors are the originals dating from 1935! The soft worn patina is not something you can recreate. The décor, while original, is timeless, elegant, and understated.

The showstopper is the kitchen- it is in fact, also original. A time capsule of an era gone by. Keep it as is or update it for a little modern meet's historical renovation. In addition to all this, the home is large, boasting 9 bedrooms, 7 bathrooms and a utility room. There is more than adequate room for large groups to enjoy time together at the beach.

Historical Casa Mimi is centered on the lot with lots of landscaping. Located in the backyard area of the property is the pool with a large garden that extends to the front right of the house along the side. It also has parking spaces for up to six vehicles on the left side of the property. The location in the center of town and just steps from the beach is unbeatable, there is simply nothing like it. This offers added value with the potential for income gained through vacation rental.

This is your chance to own a piece of history, Historical Casa Mimi, and write its future. Don't miss the chance to own this truly unique property that you can lovingly restore to its former luster.

**\$550,000.00** <http://discoversjds.com/property/historical-casa-mimi-san-juan-del-sur-nicaragua/>



## Lot 14 Pacific Marlin San Juan Del Sur



Lot 14 Pacific Marlin is in the shadow of the Statue of Christ, sharing the same stunning bay view. This mostly flat lot is ready to build on in San Juan del Sur's most prestigious neighborhood, Pacific Marlin. A luxury private gated beachfront community, overlooking the ocean and town. Pacific Marlin is one of the most desirable neighborhoods in all of Nicaragua.

Click the link for a virtual

tour: <https://kuula.co/share/collection/7khnrm?fs=1&vr=1&sd=1&gyro=0&initload=0&autorotate=0.18&autop=10&thumbs=1&info=0&logo=1>

Lot 14 Pacific Marlin is one of the most accessible properties in Pacific Marlin in all weather conditions; no crazy steep hills to climb. A tremendously large and flat lot in front, followed by a down slope along the ocean facing part. Trim the trees that line the ocean side of the lot to open up your ocean view! This lot has easy entry from the front, and beautiful views and privacy are found behind.

This basically flat lot will be a dream to build on with easy access to the town of San Juan del Sur and all the amenities it has to offer. Enjoy all the fruit and vegetable markets, stores, bars, restaurants, and nightlife unlike any other town in Nicaragua.

Construction will be reasonable with plenty of room to design. Enjoy your preserved views as the neighboring lots sit well below. Paved streets, utility services in place. One can quickly make their dream home in Pacific Marlin. **\$220,000.00** <http://discoversjds.com/property/lot-14-pacific-marlin-san-juan-del-sur/>



## Nica Sail and Surf the Catamaran Sailing Trips



**Nica Sail and Surf the Catamaran** was founded in 2011, NSS, has maintained a reputation for quality, safety, excellence, and trustworthiness. We strive to provide our employees with the best working environment and customers with the best possible sailing experience. Our sailing crew consists of 2 local Nicaraguans who have been with us since day one.

As lots of you know, Nica Sail aka Nica Sail and Surf has been a staple of San Juan del Sur since Zach and Brandon started it in 2011. The time has come to pass the torch to a new owner. It's seen the ups, and downs and has always proven to emerge on the side of favor.

Nica Sail and Surf has been run like a family, and the seller will vet potential buyers to ensure their core values align. The business has shown sustainability, community involvement and profitability since its inception. The ownership experience will provide the new owner with life lasting memories.

What's a better job than taking people sailing every day? Structured around absentee ownership lends the ability for the owner to come and go at leisure. The catamaran "Must B Crazy" is registered and legally titled in Nicaragua. That alone is worth tons of time, money and energy.

The buyer of Nica Sail and Surf will be in a position from day one to capitalize on operations. If one were to import a boat, they'd be looking at a 60% tax and 2 years minimum worth of red tape prior to operations. Not to mention the connections which are already established with mechanics and parts vendors, who understand the intricacies of the boat.

Seller is willing to remain available for a transitional period to bring the new owner up to speed. Owner is selling in order to pursue other business ventures. Potential buyers will be required to show proof of funds prior to access of any sort of financial reports, negotiations, or proprietary data.

No trades, seller prefers crypto currency but will also accept payment in USD. This will make a great company for anyone who wants to see a genuine ROI, own a mobile asset AND live the dream of every person sitting in a cubicle right now.

Don't delay, Nica Sail and Surf the Catamaran has built a solid reputation that would take 10 years to replicate. **\$284,000.00 Crypto Currency Preferred!** <http://discoversjds.com/property/nica-sail-and-surf-the-catamaran-sailing-trips/>

Lot 20 Las Fincas De Escamequita Near Playa Hermosa, Nicaragua **EXCLUSIVE**



Lot 20 Las Fincas de Escamequita in Phase 1 ecological homesites. Over 2.5 acres of land, with panoramic territorial views and hints of the Pacific Ocean. Lots of space to design your off-grid relocation home or retirement home! Lots of space for organic gardens, maybe a few animals, etc., whatever your heart desires.

Nestled in nature, this gently sloped property extends beyond its line as it is adjacent to preserved greenbelts where birds and monkeys live free. The sounds of nature are your morning wake up call. With room to roam, build your dream in a sylvan and arboreal setting. Privacy and respect for all things are paramount in Las Fincas de Escamequita. Careful consideration has been made to maintain the environment and the spaces between.

Lot 20 Las Fincas is located 3 minutes to the entrance of family-friendly Playa Hermosa, 10 minutes to the surf beach of Playa Yankee, and 15 minutes to the center of San Juan del Sur. Here you are free to roam and reconnect with nature, a place for your children can explore nature and grow up in a healthy environment.

Contact us today for more information on Lot 20 Las Fincas for easy map points, plat maps, directions and more information on this and other homesites in Las Fincas. **\$45,000.00**  
<http://discoversjds.com/property/lot-20-las-fincas-de-escamequita/>



## Hillside Property with Paved Road Access in Vista Azul



Only 1 lot left in the 4-lot property for sale in Vista Azul just before the entrance to Paradise Bay, overlooking **San Juan del Sur**.

This property has great potential for building low-middle end apartments, where residents would enjoy extremely easy walking access to town. Lot 4 is an 800 m<sup>2</sup> lot with ocean views priced at \$49,000 reduced from \$60,000

Some development ideas include 2 levels below the upper road, and 2 or 3 levels up from the lower road. Construction could be a mix of apartments and studios, 1 bedroom, 2 bedrooms, and off-street parking space.

Contact us today to find out more about this Vista Azul property, full of development potential!  
**\$49,000 Reduced from \$60,000!** <http://discoversjds.com/property/hillside-property-with-paved-road-access-in-vista-azul/>



## Casa Pluma Azul – Gorgeous Westerly Ocean View – Walk to The Beach!



Casa Pluma Azul is an ocean view property overlooking **Nacasclo Bay in El Encanto del Sur**, just a 5-minute drive to **San Juan del Sur**. Residents will enjoy being close enough to the amenities of downtown, yet far enough to escape the noise! This great location is also just a 10-minute drive from the northern beaches!

The 2,243 ft<sup>2</sup> home features 3 traditional bedrooms plus a loft, living room with sleeping accommodations, a workshop, 3 bathrooms, and 3 kitchens. The house has two sides separated by a common breezeway and porch. Cool down from the hot afternoon sun with a refreshing dip in the pool and spend the evenings taking in the beautiful sunsets from the large, covered porch! The 18,173 ft<sup>2</sup> property is landscaped with a variety of fruit trees, including mangos, oranges, grapefruit and many more.

Casa Pluma Azul provides an excellent opportunity for you to earn a rental income while you enjoy the benefits of seaside living! Contact us today to find out more! **\$279,000 Reduced from \$325,000**  
<http://discoversjds.com/property/casa-pluma-azul-nacasclo-area/>

Lot 36 Las Fincas De Escamequita Near Playa Hermosa, Nicaragua **EXCLUSIVE**



Lot 36 Las Fincas de Escamequita Phase II, nestled in nature, this gently sloped property extends beyond its lines, adjacent to preserved greenbelts where birds and monkeys live free. The sounds of nature are your morning wake up call.

Over an acre of land, with panoramic territorial views and hints of the Pacific Ocean. Careful consideration has been made to maintain the environment and the spaces between. With room to roam, build your dream home in this forest like environment designed to preserve nature with a minimal impact on the land. Privacy and respect for all things are paramount in Las Fincas.

Lot 36 Las Fincas de Escamequita is located 5 minutes to the entrance of family-friendly Playa Hermosa, 10 minutes to the surf beach of Playa Yankee, and 15 minutes to the center of San Juan del Sur. Contact us today for easy map points, plat maps, directions, and more information on this and other homesites in Las Fincas.

Virtual Tour

<https://kuula.co/share/collection/7kNJ7?fs=1&vr=0&sd=1&gyro=0&autorotate=0.24&autop=15&thumbs=1&card=1&info=0&logo=1>

Lot 36 La Fincas de Escamequita is ready for your imagination and creativity to design your perfect off grid retirement or relocation home. Enjoy living in a community where children can safely ride their bicycles to the little town of Escamequita to buy an ice cream cone, where they can take horseback riding lessons at Big Sky, etc. It's time to return to nature and living how we were intended! **\$40,000** <http://discoversjds.com/property/lot-36-las-fincas-de-escamequita/>



## 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



## 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 townhomes, 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 driveways. 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 m<sup>2</sup> 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 ft<sup>2</sup> commercial building, a 1,000 ft<sup>2</sup> 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 sunroom.

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 cacti. 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 4<sup>th</sup> 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=1&sd=1&thumbs=1&info=1&logo=0>

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/>

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[sold@discoversjds.com](mailto:sold@discoversjds.com) or WhatsApp +505-8803-2037

We have many ["unofficial or unadvertised"](#) listings ☺



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Stay Safe & Healthy!

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