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## WHAT'S HAPPENING



### Some Advice Below So You Won't be Frustrated with Your Bank!

Transferring money internationally from your bank at home, while you are in Nicaragua, can be extremely frustrating and/or impossible! My advice, prearrange with your bank before you come to Nicaragua, so you or someone you appoint, can make international transfers for you.

Don't miss out on buying your dream property because you can't get money transferred.

Another option that works is BanPro Bank will allow checks drawn on a USA bank account to be deposited into a BanPro account, it takes about 3 weeks to clear. Also, you must have your Nicaraguan Residency to open an account at BanPro.

### I Have Clean Water!

And you can too!

I purchased a home water filtration system from Patricia, I'm now drinking pure clean water and the filter they installed in my shower makes my hair feel wonderful! Check out the video and ask for more information if you too want clean water: <https://youtu.be/-otNBowwWAM>

There is now a 2<sup>nd</sup> Covid testing site. You can find all the details in this link: <https://nicaragabiz.com/2021/08/12/second-covid-19-testing-lab-opens-in-nicaragua/> And several clients have used the Covid-19 Home Tests so they can return to the USA without getting tested in Managua. Buy them before you come to Nicaragua, they can't be purchased here, and they are kind of like a home pregnancy test 😊  
WARNING: Customs is confiscating them "sometimes", if you bring them, don't have all of them together in one place in your luggage.



### Stunning Long Term Rental Opportunity

#### Oceanfront Condo on the 6<sup>th</sup> Floor

Clients purchased and remodeled the amazing condo for their retirement in 5 years but until then, it is available for short- or long-term rentals, no vacation rentals. [https://youtu.be/5kXiqLFDM\\_s](https://youtu.be/5kXiqLFDM_s)

### Have Foot, Knee, Ankle or Hip Problems?

#### Help is Here!

A new arrival to San Juan del Sur is a Certified Medical Foot Professional with 30 years' experience! Kathryn can treat any condition of the foot including lower extremity musculoskeletal pains of the knee, hip, ankle, and foot.

Also, skin conditions such as corns, callous, or infection and toenail issues caused by trauma or ingrown. She has extensive training in diabetic foot care and does Biomechanical assessment for shoes and arch supports/orthotics.

Kathryn Gemmell can be reached at [foot@shaw.ca](mailto:foot@shaw.ca)

### Walking Tours of San Juan del Sur

#### 12 Videos

I videoed a walking tour of each street in San Juan del Sur, along with my verbal diarrhea 😊

I took advantage of the quiet peaceful streets early in the morning before most stores, shops, restaurants, etc., were open so I wouldn't have to yell over the street noise.

Here is a link to the first video in the series: <https://youtu.be/jH8ikIR94a0> You can find the other videos by searching Walking Tour on my YouTube page:

[https://www.youtube.com/channel/UC\\_FK8vBLE0c4chsWvVkEY3g](https://www.youtube.com/channel/UC_FK8vBLE0c4chsWvVkEY3g)

And please subscribe to my YouTube page so you get notices when I post new videos!

## Quick Accounting

### For Personal or Business Accounting

Quick Accounting is now renting office space at Discover Real Estate. They can do your Nicaraguan business accounting here and automatically send the needed information for your USA income taxes to one of their offices in the states to prepare your personal income taxes. I'm really looking forward easy USA tax filings in the future!

## Want to Work Online?

Here is another possibility!

Good morning Guys! We are Hiring back again!

If you are looking for the perfect opportunity to work remotely, come check out our new job vacancies and work with us or one of our great partners 🙌

Click here: [www.Cloudtask.com/careers](http://www.Cloudtask.com/careers)

A recruitment poster for CloudTask. On the left, the CloudTask logo is at the top. Below it, the text reads "Join our team", "We are looking for", and a list of job roles: "SALES DEVELOPMENT REPRESENTATIVES", "CUSTOMER SUCCESS REPRESENTATIVE", and "HR ANALYST/ RECRUITER". On the right, there is a photograph of a smiling woman with long brown hair, wearing a blue and white plaid shirt over a white t-shirt, with her arms crossed. The background of the photo is light blue.

## Tip of the Month if living in Nicaragua

### The best exchange rates

The stores owned by USA corporations give you the best exchange rate because they want US dollars to pay their taxes with! Pali, Maxi Pali, PriceMart, Sinsa, etc., have great exchange rates. Buy a \$5 item with a \$100 bill and enjoy the little bit extra in your pocket!

## One Way to Stay Healthy

### Healthy Juices

Southland Outfitters sells healthy mixes each week. Below are the offerings from one week in August. Find them on Facebook at: <https://www.facebook.com/SouthlandOutfitters>

Juices of the week:

IMMUNITY: calala, pineapple, carrot, turmeric, ginger. Will help you keep your defenses strong 🍊

HYDRATE: watermelon, cucumber, pineapple, orange. Replenish fluids and beat the heat ☀️

CHARCOAL DETOX: pitaya, lime, watermelon, activated charcoal. Boosts gut health and aids in eliminating toxins ❤️



## Shipping Service

### Get Deliveries from the USA

Maria Miranda, the aunt of our Administrative Assistant Fernando, has a shipping business from Miami Florida. Send the products you want shipped such as vitamins, medicine, clothing, shoes, computers, cell phones, canned foods, automotive parts, makeup, perfume, etc. (no wooden items, no plant seeds for growing plants, no drones, no fresh foods, and no Jute Fibers as they have to be fumigated) Ask Maria if you want to know what can or can't be shipped.

When Maria receives the items in Miami, she will let you know how much it will cost to ship them to Nicaragua, or she can give you an estimate ahead of time.

She sends items to Nicaragua on the 15<sup>th</sup> of each month by boat. They can be delivered to your residence in San Juan del Sur or picked up at Discover Real Estate about 12 days later once everything has cleared customs. Call or WhatsApp Maria at +1 (305) 898-3387 for more information.

## Want to keep your Foreign Phone Number

### Try DialPad

An Expat on Facebook highly recommends this service as it will also transcribe your phone conversations, so you have an instant to do list, does video conferencing, group messaging, etc. Check it out so you can live in Nicaragua, but your phone number will make it look like you never left!

### Pats on the back!

You are just a terrific realtor. The way you take the time with clients and bring your effervescent personality along for the ride. It's truly like home shopping with a trusted friend.

And then the additional value-adds you include, such as travel tips, and related travel services and information.

And videos! So helpful and accessible online.

I've really valued my time looking for my next home with your assistance.

Thank you for all your terrific help! —Chris, Denver, CO USA

## 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.

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, and you need to be a legal resident to open accounts in each bank.

## 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.arcadiaimage.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/2021/08/24/coastal-highway-link-ochomogo-to-las-salinas-update/>

<https://nica-biz.com/2021/08/15/tourist-signage-in-nicaragua-intur-signage-project/>

<https://nica-biz.com/2021/08/05/costa-rica-and-nicaragua-border-crossings-info-and-links/>

<https://nica-biz.com/2021/07/27/guanacaste-airport-rebranding-liberia-airport-lir-costa-rica/>

## Flights, Travel, and Covid Testing Information

Costa Rica opened the border!

Travel to Nicaragua via Costa is easier since flights are less expensive, and you have more option. However, to enter Nicaragua you need a PCR SWAB test. Here is a list of places in Costa Rica where you can receive this test in Costa Rica in case you didn't get one before flying into Costa Rica or within 72 hours:

<https://ict.go.cr/es/documentos-institucionales/material-de-apoyo-coronavirus/pruebas-covid-para-usa/1898-laboratories-authorized-in-costa-rica-for-test-sars-cov-2/file.html>

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://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 – Please subscribe to my 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 ordered pizza during a downpour and it arrived on time and HOT! Love this service 😊

**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 😊*

## Rancho Santa Marta on 87 Manzanas EXCLUSIVE



The absolutely stunning view right in the middle of the two volcanos from the front patio of Rancho Santa Marta is unlike anything you have ever seen before. Sunsets light up the sides of the volcanos for a magical sunset experience.

Rancho Santa Marta is located 8.4 kilometers from the border with Costa Rica on the Pan American highway. The owner of the property had plans to develop it with a golf course and selling off lots for houses and a small hotel along the road, but he returned to Italy for business reasons.

The main house is 5 bedrooms and 5.5 bathrooms designed and decorated with an Italian flair as the owner is from Venice. You can see one unique feature after another designed by this wonderful Italian designer. The chandeliers are massive and unique with a rustic feel made from black metal. The furnishings, many of which make the house as they are imported from Italy, are negotiable.

Rancho Santa Marta already sold off 3 lots to others who have also built houses on their properties but there are numerous other gorgeous view locations you could sell off or keep all for yourself. You can start the vegetable, pork, and beef farm again or leave the land natural. You could build the much-needed golf course, only 25 minutes from San Juan del Sur, a town itching for its own golf course! Imagine using a driving range with an amazing view of the volcanos of Ometepe!

The possibilities are truly endless with Rancho Santa Marta! There is an office building along the main road which could house several different businesses or a small private school. Or turn the office into a home and sell it off. **\$1,600,000** <https://discoversjds.com/property/rancho-santa-marta-on-87-manzanas/>



## 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/>

## Remanso Hills Forested Views EXCLUSIVE



Remanso Hills Forested Views is a beautifully forested 2.75-acre, 11,150 square meter lot, hillside property, secluded in nature yet only 5 minutes from San Juan del Sur town. Sheltered from the afternoon sun, on the southeastern slope of the road to Playa Remanso. Beaches, surfing, and forever sunsets are only a few minutes away.

Living in Remanso Hills Forested Views puts you only minutes away from hitting the surf at Playa Remanso or the shopping, dining, and entertainment of San Juan del Sur, Nicaragua.

Buy the entire 2.75 acres for \$37,900 or just the crown of the property which consists of 1.75 acres for \$23,000, or the lower slope of 1 acre for \$14,900.

Click this link for a virtual tour of this great opportunity protected from the hot afternoon sun! <https://kuula.co/share/collection/7kDvX?logo=1&card=1&info=0&fs=1&vr=1&sd=1&gyro=0&autorotate=0.17&autop=10&thumbs=1>

With all this space nestled in nature, your options are endless! Create your own relocation or retirement sustainable eco project. Monkeys and birds are your neighbors, sweeping views to the east are your sunrises. The ultimate in privacy and convenience. Endless options to build a hilltop estate, subdivide into smaller parcels, a home, a hotel, a nature preserve, and more.

Harvest the lumber with permission, repurpose into sustainable living, enjoy seasonal streams and year-round springs. Bring your boots and your imagination, but don't wait long – Priced to sell, this is the most affordable large parcel that is within minutes to town center where you can enjoy all the amenities San Juan del Sur has to offer. San Juan del Sur has greatly expanded over the years becoming an expat haven to relocation or retirement. Nicaragua was considered a third world country but with the passing of each year it is becoming more and more first world.

Remanso Hills Forested Views is the perfect opportunity to be disconnected from the world yet still super close for the amenities. Ask for more details today! **[\\$14,900 for part or \\$37,900 for ALL!](https://discoversjds.com/property/remanso-hills-forested-views/)**  
<https://discoversjds.com/property/remanso-hills-forested-views/>

## Fabulous 2 Story Residence in Little Bavaria with 3 Configurations!



This fabulous 2 story residence is located in the secure community of **Little Bavaria**, just 5 minutes north of **San Juan del Sur**. Enjoy beautiful sunsets over the Nacascolo bay from the house and pool areas.

The 1,900 m<sup>2</sup> lot hosts the main house, pool house, and pool rancho. The first floor of the main house contains a full kitchen, living/dining space and two bedrooms. The second floor has an open kitchen design on the covered patio, a bathroom, and two bedrooms. The pool house contains another bedroom and bathroom to be used when at the lap pool.

Outside you'll find plenty of yard space surrounding the grand pool. Designed to be able to exercise and swim laps, this pool also caters to those wishing to relax, with a semicircular lounge area situated in the middle. The pool rancho includes a full outdoor kitchen, with a BBQ grill, mini fridge, counter space, and a sink. Within the rancho is also an outdoor dining area, creating the perfect space to entertain family and friends!

Some recent upgrades include a new washing machine, new sinks, new outdoor furniture, new counter in the main kitchen, upgraded bedroom furniture, new paint, etc. A gardener and security guard are included as part of the HOA fees.

The thoughtful design of the property gives it excellent potential to generate rental income. This, combined with the convenient proximity to San Juan del Sur, as well as the **northern beaches**, make this 2 story residence the perfect vacation home to visit a few times per year, or retirement home, with plenty of space to host visiting family and friends! [Contact us](#) today to find out more! **Reduced to \$299,000 from \$399,000** <https://discoversjds.com/property/propiedad-de-playa-de-venta-en-san-juan-del-sur/>

## Remanso Hills View Properties



Remanso Hills View Properties start at only \$5,931 for a 659 square meter lot to \$15,813 for a 1,757 square meter lot or buy the entire project of 6 acres or 24,381 square meters for \$150,000!

Remanso Hills View Properties are less than 10 minutes to San Juan del Sur, and 5 minutes to the surf and sun paradise of Remanso Beach. There are 19 parcels, available individually or all together, ideal for homes and businesses.

With the road-front lots, capture the beach-bound traffic with a market, restaurant, or beach and surf supply. With no competition in sight, the location is ideal with built-in clients. Higher on the hill, with sweeping views, enjoy beautifully spacious residential lots nestled in nature.

With neither a homeowner's association nor land use restrictions, set your imagination free. Rustic traditional homes, tiny homes, surf shacks, or modern construction – build your dream, big or small. It all works here! Take your choice of the best parcels today while you plan your life in nature for the future.

Multiple lots available for \$8/m<sup>2</sup>, or the whole development for \$150,000! An amazing 6 acres over a gently rolling hillside, with spectacular views. 10 minutes to San Juan del Sur town or 5 minutes to beautiful Remanso Beach.

Imagined as a home development with 19 parcels, but available in its entirety as a single parcel to do with as you please. Reshape your future and your ideas – a grand estate nestled in the forest, a destination resort minutes to the beach, an eco-property for natural development. Easy road access to the property, no restrictions for land use, power in place. Build your dream home or business, enjoy forever views in a serene and tropical paradise. **Lots starting at \$5,931 or \$150,000 for everything!**  
<https://discoversjds.com/property/remanso-hills-view-properties/>

## Off Grid Las Delicias Property with Great Rental Potential



This beautiful off grid **Las Delicias** property located just 500 meters past the Surf Ranch features a main house and a casita, just a short drive south of **San Juan del Sur**.

The main house has an area of 130 m<sup>2</sup>, with 3 bedrooms and 2 bathrooms, and a covered patio. The casita is a 20 m<sup>2</sup> studio with a covered patio. The house and casita are about 60 meters apart, and both have a palapa and plunge pool.

The solar system faces south for the best power potential. A 12-kW generator is included in the sale as backup power. The well provides plentiful water, even in April. There is a new 6-meter tower with a water tank, installed to provide better water pressure to the houses.

If you have active kids, being only 500 meters from the skateboard park at the Surf Ranch is ideal! The kids can go there and skate, play in the pool, and climb the rock wall while you enjoy a few cocktails at the poolside bar!

The two separate houses combined with their close proximity to the amenities of town give this property excellent rental potential! Contact us today for more information about this off grid Las Delicias house. **Reduced to \$160,000 from \$184,000** <https://discoversjds.com/property/off-grid-las-delicias-property/>

## Casa Mariposa Paradise Bay San Juan Del Sur Nicaragua



Casa Mariposa Paradise Bay sits on a private bay just south of San Juan del Sur Nicaragua. This 4-bedroom 2-bathroom house has numerous features including rounded wooden cabinets in the kitchen and is built mimicking the style of houses found in Pelican Eyes.

The owner was going to divide the property into a total of 12 properties and you can either keep it all to yourself or continue with his plans of development that have been halted thanks to covid. The “proposed” subdivision is in the photos and the two houses with dark roofs are the existing structures, the main house and a caretaker house.

The house has solar power with a backup generator, and you have your own private well or ability to get water from Paradise Bay. Also, the kitchen has new appliances and there are new steps down to the beach area. And now the house also has internet! This is finally the perfect location to develop or enjoy all to yourself.

Currently there is the main house and a caretaker house on the property but there is lots of space for more construction, organic gardens, a few horses, etc., whatever you heart desires! With 4 bedrooms, you can easily convert one of the bedrooms into a home office with fantastic views and the large pool patio makes outdoor living enjoyable.

Casa Mariposa Paradise Bay, with 21,150.7 sq. meters of land or 5.23 acres, has plenty of space to self-isolate or develop and it is a short walk up and down a few hills to San Juan del Sur or across the peninsula to the south and you have super easy access to Playa Pena Rota.

Bargain priced at \$849,000 for a house with 5.23 acres that is only \$40.18 per square meter without deducting for the value of the construction!

**Reduced to \$849,000 from \$899,000** <https://discoversjds.com/property/casa-mariposa-paradise-bay-san-juan-del-sur-nicaragua/>

## Casa Domos Playa Yankee



Casa Domos, a beautifully unique home where minimalism and luxury meet in the middle of a secluded jungle paradise.

Casa Domos is Nicaragua's first and only ocean view super adobe dome villa. Constructed from natural and locally sourced materials, the organic style of earthbag construction features two spacious 3-dome living suites. Each 3-dome suite has its own private entrance, king-sized bedroom with 19-foot ceilings, air-conditioning, giant bathroom with rainfall shower, and magical ocean views from every six-foot custom window. In the center of the dome suites is a spacious kitchen, half-bath, laundry room, and indoor lounge.

Wander outside onto the Casa Domos spacious patio and you'll find your own private pool and outdoor lounge area with covered and uncovered patio areas. Casa Domos features panoramic and unobstructed views of the Pacific Ocean from a grand altitude. Enjoy a dazzling new sunset every evening and fall asleep to the sounds of tropical birds, howler monkeys, and the ocean waves.

Casa Domos is a place unlike any other that allows you to disconnect from the busy world and reconnect with yourself.

Casa Domos is located in the community formerly known as Playa Yankee and now called Vistas del Mar about 30 minutes south of San Juan del Sur. The closest village is Escaemequita where you can find a few restaurants, stores, and the new development of Big Sky with their very impressive horse stables. Big Sky is really changing the face of the community by attracting more services, restaurants, businesses to accommodate their buyers, etc. **Reduced to \$299,000 from \$399,000**  
<https://discoversjds.com/property/casa-domos-playa-yankee/>

## House With Attached Apartment in Bosques Del Mar Development with Access to Playa Marsella



This fully furnished and completely fenced in house is located in the Bosques del Mar Development at **Playa Marsella**, north of **San Juan del Sur**.

The main house has a fantastic wrap around patio with 2 bedrooms, 1.5 bathrooms and an attached apartment of 1 bedroom and 1 bathroom. All bedrooms have air conditioners, and the property has many Neem Trees that help keep away mosquitoes! There is also a pantry in the kitchen with a washing machine and a large storage shed and an outdoor shower near the pool. Built on an extra wide lot, you have room to spread out and enjoy the extra privacy while relaxing in the pool.

An added bonus of the house is the attached apartment for generating extra income. Currently the one-bedroom apartment rents for \$550 a month, plus electricity (on a separate meter). It also has a futon in the living area for overnight guests. This is the perfect home to retire in, while still generating some extra income from the rental!

Owners and renters can enjoy use of the Bosques del Mar Development's dedicated beach access lot on Playa Marsella. The beach access lot features three ranchos with BBQ grills, water, bathrooms, and an outdoor shower, all to make your beach time more enjoyable.

Get in touch with us today to find out more about this great bargain! **Reduced to \$179,000 from \$298,000** <https://discoversjds.com/property/house-attached-apartment-bosque-de-mar-development-access-playa-marsella/>



## Villa Loma Del Socorro – Estate Home or Luxury Boutique Bed and Breakfast for Sale



The sale of Villa Loma del Socorro Estate Home or Luxury Boutique Bed and Breakfast or one large private home, offers an incredible business opportunity or space for a large family to spread out. This multiple award-winning B&B was one of the highest ranked hotels in Nicaragua, the business can be regenerated or left closed.

The cool and breezy 6 acre hilltop estate is located on the edge of lush jungle at the end of a paved road just twelve minutes south of San Juan del Sur. Nestled among graceful mature laurel, guanacaste and palm trees, the extensively landscaped, sunset-facing property overlooks the verdant green San Juan valley, the spectacular beaches of Playas Hermosa and Escamequita and over a hundred miles of the famous Nicaraguan “Emerald Coastline” and boasts one of the most spectacular panoramic views from anywhere around San Juan del Sur.

Approximately 6,000 ft<sup>2</sup> of luxury indoor and outdoor living is yours to enjoy. The property can accommodate eight people comfortably, in four private suites surrounding a hidden tropical lagoon pool with terraces and bougainvillea-draped shade pergolas providing secluded areas for intimate conversation, reading, sunbathing, or quiet reflection. A queen sofa/futon in the Bali Bedroom Rancho can accommodate an additional two people.

Buy the adjoining property of Guayacan and gain two more one-bedroom casitas for an additional \$259,000. **Reduced to \$749,000 from \$999,000** <https://discoversjds.com/property/villa-loma-del-socorro-estate-home-luxury-boutique-bed-and-breakfast-for-sale/>

## 14 Acre Investment Property Close to Playa Remanso



Large 14-acre investment property featuring brilliant ocean views for sale in the southern area of **San Juan del Sur**. Conveniently located just 5 minutes from **Playa Remanso**, enjoy the tranquility of being surrounded by nature, while still being just a 10-minute drive from the amenities of town. This is a great area to live in, and a property that has unlimited potential, due to its size.

Playa Remanso is one of the best beaches in the San Juan del Sur area for surfing, as it features breaks for beginners and pros alike. Take advantage of this close proximity to the beach and build something to cater to the growing population in this area. Whether it be a hotel/hostel, housing development, adventure park, or farm, the possibilities for this investment property are endless!

Contact us today to learn more about this great 14-acre investment property, the perfect place to make your Nicaraguan business dreams come true! **Reduced to \$99,400 from \$185,000**  
<https://discoversjds.com/property/terreno-en-venta-en-san-juan-del-sur-25/>

## Residencia Tierra De Reyes In El Carrizal by Playa Hermosa



Residencia Tierra de Reyes is large piece of land located just 1 km from the entrance to the popular surfing beach of **Playa Hermosa**. This ocean view and mountain view land consists of 3 manzanas and 2,901.26 m<sup>2</sup> (24,121.12 m<sup>2</sup>) or 5.96 acres. This property is a developer's dream with great potential for subdividing lots!

Residents will enjoy the feeling of being surrounded by nature, while still being within a short drive to the amenities of **San Juan del Sur**.

The property includes a partially completed house and rancho that was originally intended to be a restaurant. This property is ideal for off-grid living, the closet electric line is 1000 meters away! Ideal for creating your own small farm, eco community, etc.

To access this property, you cross over a new bridge, just past the entrance to Playa Hermosa, which has a natural swimming pool during the rainy season.

Contact us today to find out more about Residencia Tierra de Reyes!

**Reduced to \$144,000 from \$199,900** <https://discoversjds.com/property/residencia-tierra-de-reyes/>

## Las Fincas Lot 33 In Phase II

EXCLUSIVE



Las Fincas Lot 33 has King of the hill, 360-degree panoramic views. Sweeping vistas, rolling terrain, privacy abounds. Located in Phase II of the development known as Las Fincas de Escamequita, this lot has the potential to be everything you are looking for in your retirement or relocation dream! Lots of space to plant your own fruit orchard, grow you own vegetables, or finally get the horse you have been dreaming of all your life!

For 360 degree photos, check out this

link: <https://kuula.co/share/collection/7kXfz?fs=1&vr=1&sd=1&gyro=0&initload=0&autorotate=0.17&autop=10&thumbs=1&card=1&info=0&logo=1>

4 acres of forested property adjacent to acres more of protected greenspace. Approximately 1 acre has been leveled and cleared for your hilltop homesite, 3 more acres to be explored. Sunrise to sunset, views from the mountains to the ocean, from Costa Rica to the northern beaches. Very few locations give you the ability to watch the sunrise and sunset!

Birds and monkeys are you neighbors in Las Fincas Lot 33, a planned off grid community focused on respecting its natural surroundings. Creativity reigns – a beautiful home with endless room to roam, multiple small casitas for a forested retreat, traditional Nicaraguan living, or eco-minded construction. Well-maintained roads in all weather for easy access to San Juan del Sur, and minutes to Hermosa and Yankee beaches.

As far as we know, Las Fincas Lot 33 is the absolute best view property for the lowest \$/m2 you will find anywhere in the San Juan del Sur area. Take advantage of this bargain today, a bargain with easy access to numerous amenities including the new horse stables at Big Sky Ranch, a nearby horse themed development with a fantastic equestrian facility. **\$79,000**  
<https://discoversjds.com/property/las-fincas-lot-33-in-phase-ii/>

## 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/7khn?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/>

## Side by Side Corner Lots Available in Bosque Del Mar



Side by Side Corner Lot #42 has 571m<sup>2</sup> and Lot #41 has 573m<sup>2</sup> – 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/>



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/>

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

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San Juan del Sur

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Stay Safe & Healthy!

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