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WHAT'S HAPPENING



Sunset Photo Courtesy of Bruce Toepel!

Life in San Juan del Sur is booming! More and more people are relocating to San Juan del Sur and our office is busy! My favorite quote from our client Sam, in response to my saying "I love my life....come join me", is "**I belong here!!**"

We are so busy I've even hired another sales agent, Rendy Anderson is now in training to be a realtor and she is awesome! Rendy and her husband have been here for 16 months and are building in Playa Remanso; they have already influenced many other foreigners to relocate to SJDS so why not make a career of it! 😊

I know you don't buy property everyday but when you do, please think of us here at Discover Real Estate. We appreciate the business, and we pay referral fees if you connect us with one of your friends! Also please remember we do property management, rentals, landscaping, pool maintenance, remodeling, and new construction too.

I took a quick trip home via Costa Rica to see my family in October and here is a video about the border crossing experience. <https://youtu.be/q09K5mqV470>

I post a lot of videos on our YouTube page,

<https://www.youtube.com/c/DiscoverRealEstateSanJuandelSurNicaragua/featured> **Please subscribe** to it and share it with anyone who wants to see walkthrough tours of houses, walking tours of each street, drives to or from different properties, events, highlights of local businesses, and life in San Juan del Sur. Clients who have never been here before feel like they already know the town thanks to the videos on our YouTube page!

Here is a great article full of activities to do throughout Nicaragua!

<https://www.travellens.co/best-things-to-do-in-nicaragua/>

For the best pizza in town with fast delivery check out Pizza House in La Talanguera Plaza

<https://www.facebook.com/Pizza-House-SJDS-109041891379751>

Transferring money internationally

Prepare before you leave!

Transferring money internationally from your bank at home, while you are in Nicaragua, can be extremely frustrating and/or impossible! 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.

Also, to open an escrow account with an attorney here to purchase property, you will need to prove you are not laundering money. Be prepared with bank statements and two years of tax returns.

Want supplies before you arrive?

Melissa will get you stocked!

Let Melissa's Kitchen stock YOUR new kitchen or just keep you in stock!

As an 18-year resident of Nicaragua and the owner of Passionate About Tours (culinary shopping tours to Managua), she is uniquely qualified to handle all your shopping needs and know where to find all the hard-to-find items that you and your kitchen desire.

Whether it's simply shopping in San Juan del Sur, a trip to Rivas or all the way to Managua, she will tailor-fit a shopping run to fit your needs.

Contact her to discuss shopping options at mmcvaugh791@gmail.com, on her Facebook page Passionate About Tours, or on WhatsApp at +505-8726-7089.

Fundacion A. Jean Brugger!

Education Foundation

I'm a proud sponsor of this wonderful organization that gives back to the community. They are one of the main reasons I came to Nicaragua as education is vital to the success and growth of any community. Check out this video <https://youtu.be/9W3tJvjXf1M>

And..... Two Fundación A. Jean Brugger scholarship students represented Nicaragua in the Central American games in the Beach Volleyball division, held earlier this month in Guatemala. Cristopher Cascante Cardenas

and his teammate won gold, and Kevin Perez Hilario's team won bronze. These exceptional young men are achieving this level of excellence in sport while at the same time studying demanding careers in university (Cristopher: civil engineering and Kevin: telecommunications). Fundación A. Jean Bruggger's mission: building leaders for a better future.

Photo (Kevin and Cristopher are in center of group, flanked by their teammates and coaches)



There is now a 2nd Covid testing site. You can find all the details in this link: <https://nicabiz.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 6th 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. Ask for more details and pricing.

https://youtu.be/5kXjqLFDM_s

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 to easy USA tax filings in the future!

Tip of the Month if living in Nicaragua

Water can die

Did you know your pool water can get to the point that it just can't absorb anymore chemicals and is basically dead? Scott, our new property manager, is a pool expert and my pool which would constantly get greenish quickly has now been crystal clear since he started overseeing it! He can get your pool looking great and teach your caretakers how to do the daily maintenance to keep it that way! Email him at charityscottsids@gmail.com or send him a WhatsApp at +505-8572-7008

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 15th 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.

Pats on the back!

You do a wonderful job promoting your business and making people love and discover San Juan. Well, done nice job.

Best regards

Alain

Natalie we are always so happy to hear you! Your emails are wonderful, and we wish we could be there. We are envious of your life and your wonderful career.

Hope to see you soon

Jill M.

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/2021/09/25/costa-rica-health-pass-on-line-form-pase-de-salud/?fbclid=IwAR2Q-PGnJ9d3y7bbGcVMbZrwZ-N8rZRVREPV1dp4bj9IgcL2_jJh6DIjU

<https://nica-biz.com/2021/10/04/a-nature-trek-around-nicaragua-with-infobae/?fbclid=IwAR2ag3VYIcSNDKR1gzNaHqCtUUJOof8sT4iJg2XOZ1EqDeYeezovPE6eAfl>

<https://nica-biz.com/2021/10/07/electricity-in-nicaragua-new-plant-ready-by-november-2021/?fbclid=IwAR1pgmSTOKZlgs50oKmMIXNG5uuRgAAFhr6buDBPels-UhsXVWqRzm2DZ44>

https://nica-biz.com/2021/10/18/record-export-income-continues-for-nicaraguan-producers/?fbclid=IwAR2tZE28YvzKfDN3XM6BZU8_HW9xkAjRw8s0y5GjHVIWCcfsqKTHmwJg-iM

https://nica-biz.com/2021/11/07/nicaraguas-electricity-from-renewable-energy-is-68-y-t-d/?fbclid=IwAR2hS0ABO9DEIH22ZqRvFsKiGYQXtQ7X_pLgbmfqWbF_Q6kGRYQ9w0jf8Ns

<https://nica-biz.com/2021/11/13/christmas-bonus-aguinaldo-and-the-labor-code-of-nicaragua/?fbclid=IwAR04FS1HBwAW5XWAv0-BtUp6jR6JdYXm3sRfsujZPxNx-KfalA4aGKmjlI>

<https://nica-biz.com/2021/11/15/aeromexico-passenger-requirements-for-flights-to-nicaragua/?fbclid=IwAR3ceKJNfGNkCGNBSUyv-y2i0Nee4EibMpNdvU5M1teBNiSoNMS1-wLvmCQ>

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://serviciosenlinea.minsa.gob.ni/servicios/#/>

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 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 to see more!](http://www.discoversjds.com)

*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 😊

Bayview Terrace Townhouse #1 La Talanguera

EXCLUSIVE



Bayview Terrace Townhouse is a decorator's dream and offers owners or guests a quiet and relaxed visit with partial ocean views and an unobstructed view of **San Juan del Sur's** famous landmark, the Cristo de la Misericordia statue. Located in the quiet neighborhood of **La Talanguera**, downtown San Juan del Sur and sandy beaches are all within an easy 15 minutes-walk across the beach.

This spacious, updated, two level, 2-bedroom, 2.5 bathroom townhouse is super comfortable for a couple but can easily be converted to sleep 6 if vacation rentals or just more bed space is your preference. Bayview Terrace Townhouse comes well equipped with a full kitchen, bed linens, towels, furniture, TV's, etc. Only some artwork and personal items are not included in the sale. Chill on the upper balcony with views of the beach in front of the restaurants and partial ocean views or the secret garden atmosphere of the lower patio within steps of the plunge pool.

24/7 security including cameras and gated off-street parking makes living here super safe and convenient. Enjoy the extra windows and natural light for a grander feel created by being the "end" unit.

\$175,000 <https://discoversjds.com/property/bayview-terrace-townhouse-1-la-talanguera/>

Villas SJDS, Beautiful Upgraded Home

EXCLUSIVE



Villas SJDS, 5 minutes from the center of town is the friendly neighborhood of Villas San Juan del Sur. A quiet and secure planned community of affordable mixed sized homes.

This beautiful and move in ready home is 2+ bedrooms, with two bathrooms, and an attached secured garage that can also be used as an additional bedroom or workspace. The interior is elegantly finished with cool ceramic tile flooring, granite countertops, high-end stainless-steel appliances, and air conditioning in every room (even the garage!)

In the back yard you will find a private place to play, host a barbecue, or simply relax in a hammock in the shade. Additional storage and a backup water system has also been installed in the back. A nearly new home that has been maintained and improved by the single owner.

This is San Juan del Sur, pack a lunch, put on the swimsuit, and head the nearest beach – Playa Pena Rota is a mere 6 minutes away. Another 15 minutes you will arrive at Playa Hermosa or Playa Yankee. Close to the action, but far from the noise, Villas SJDS is a short hop to all the nightlife, dining, and community activities in town. **\$160,000** <https://discoversjds.com/property/villas-sjds-beautiful-upgraded-home/>

Ready To Build Lot in Convenient Lomas De Palermo San Juan Del Sur



Ready to build lot with ocean views for sale in **Lomas de Palermo**, near the entrance to **San Juan del Sur**. Enjoy being a convenient distance to the amenities of town, yet still far enough outside to experience a quiet neighborhood.

The 1,222.998 m² triangular shaped lot has water and power hookups available and all utilities are underground. All roads within the development are paved, and the lot features a private driveway. There is a stream below, meaning you will never have to worry about another house being constructed potentially blocking the beautiful ocean views! **Reduced to \$32,000 from \$49,000**
<https://discoversjds.com/property/lomas-de-palermo-ready-to-build-lot/>

Nicaragua Real Estate For Sale Near Playa Yankee



This flat 3,525.06 square meter lot, almost 1 acre, is only 5 minutes to the famous surf beach, Playa Yankee in the village of Escamequita. **You can walk to the Big Sky Ranch Equestrian Stables!!!** The lot is in a small but growing village and is perfect to develop because it already has water and electric to the lot. Only fifteen minutes to San Juan del Sur along mostly paved roads makes accessing the amenities and night life of San Juan del Sur easy.

Also, within easy walking distance to the new riding stables at Big Sky, the baseball field beside the entrance to Fincas de Escamequita, and the new brewery going in across the street from the baseball field.

Become part of this delightful community with fast and easy access to surfing at Playa Yankee or Hermosa. Contact us now to take advantage of this opportunity in Nicaragua real estate. **\$15,000**

<https://discoversjds.com/property/playa-yankee-nicaragua-real-estate/>

Beautiful Ocean View Condo Walking Distance to Town



This beautiful 4th floor ocean view condo in 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 condo was built with high end finishing's, has 2 bedrooms and 2 bathrooms with air conditioning in all rooms. The kitchen boasts 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.

San Juan del Sur is a municipality and coastal town on the Pacific Ocean in the Rivas department in southwest Nicaragua. It is located 140 kilometers, south of Managua. San Juan del Sur is popular among surfers and is a vacation spot for many Nicaraguan families and foreign tourists. Travelers come to San Juan del Sur from all over the globe and some now call it home. It is possible for cruise ships that have missed scheduled port call to dock and offload in the area. This influx of tourism feeds many of the intrinsic tourist dependent businesses in San Juan. **Reduced to \$215,000 from \$345,000** <https://discoversjds.com/property/beautiful-ocean-view-condo-walking-distance-to-town/>

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!

Gated parking that has access to the front and back of the house makes maintenance or just bringing home the groceries more convenient.

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 which could easily be converted into another normal bedroom or office space located close to the laundry room.

Sit on the patio and enjoy the view north toward Maderas beach and the mountains.

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

Casa Olimar in Pacific Marlin with Fantastic Pacific Ocean Views

EXCLUSIVE



Casa Olimar is a 3 bedroom villa located on lot F-8A in the exclusive and gated community of **Pacific Marlin** of **San Juan del Sur** above **Nacascolo Bay**. This new house, completed in 2015, has a modern design and spacious open floor plan with views to the Pacific Ocean from all the rooms. Enjoy 4,000 ft² of spacious rooms with plenty of windows and sliding glass doors to view the outside world and the incredible views of the ocean and Pacific coastline to the north.

The house is fully furnished and decorated and includes 3 bedrooms and 3 bathrooms. The pool patio has unique stonework and precious hardwood accents. The pool terrace utilizes concrete, and stones nestled in grass. The house is fully air-conditioned and has low maintenance acid washed concrete floors on the first floor and tile floors on the second floor. A grand wooden staircase is a unique decorative feature of the living space.

At Casa Olimar, you can enjoy the amenities of being only 5 minutes from San Juan del Sur yet be far enough away from the noise of the city in the security of a gated community. The lot is 1,300 m², so there is plenty of room to build a caretaker house or another guest house. Make this your vacation home or your full-time residence, as there is plenty of space for you to host visits from family and friends. It's the perfect space for someone looking to retire in Nicaragua!

The villa also has flexible financing available, with an assumable mortgage; approximately \$385,000 down and assume a \$140,000 mortgage! This makes this dream home an attainable purchase, especially for those looking to retire in Nicaragua. **\$525,000**

<https://discoversjds.com/property/casa-olimar/>

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! **\$354,000 Reduced From \$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 m² 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/m², 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 m², with 3 bedrooms and 2 bathrooms, and a covered patio. The casita is a 20 m² 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/>

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/>

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/>

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