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WHAT'S HAPPENING



"Snow Free" San Juan del Sur is Ready and Waiting for You!



A double rainbow over Pacific Marlin from Angela & Steve Theriac

Happy New Year and Thank You to Everyone Who Purchased from Discover Real Estate in 2021!!!

Wow what a year! More sales this year than I've had since the booming years of 2006-2008! And there is no sign of it slowing down in 2022 as we have, on average, 8 new families moving to San Juan del Sur each week.

I'm extremely thankful I hired Rendy November 7th! She has taken an amazing load off me allowing me time to focus on finding natural cures for my breast cancer! But I'm still super busy in the office too, so busy that I didn't get out a newsletter in December, sorry, I was busy training Rendy and selling clients properties!

Since November 27th, I've been on a mostly raw vegan diet plus I'm taking numerous supplements that have cancer fighting properties. My energy is great, I'm losing weight, my skin is glowing, and I'm positive I'll kick cancer's ass! 😊 However, I'm also visiting the doctors, getting everything checked, prepared in case it grows instead of shrinks and needs to come out.

Help me give away money!

Kickstarting the New Year

To kick off the New Year, I will increase my donation to the [Fundacion A. Jean Brugger](#) from 1% of my total commission to 5% during the months of January and February! And Rendy's charity of choice, [SOS Animales Nicaragua](#), will receive 5% of her sales commission for the months of January and February also!!

Help us support these two great charities by buying from us in the months of January and February!

Also please remember we do property management, rentals, landscaping, pool maintenance, remodeling, and new construction too; one stop shop for all your needs.

FREE TOURS

Of San Juan del Sur!

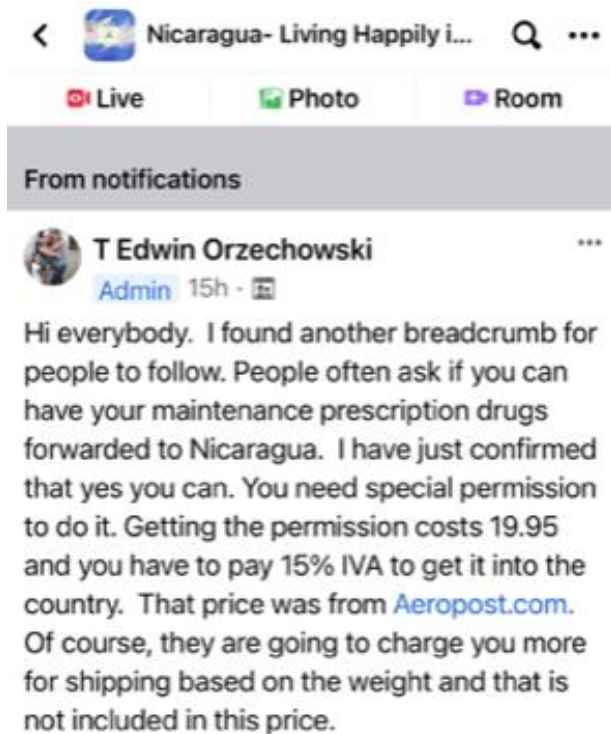
Want a **FREE TOUR** of San Juan del Sur, subscribe to our YouTube page, and check out all the walking tours of each street in town! <https://www.youtube.com/playlist?list=PLuikgZEJsIjFFfUD-Uo-d4hGMrjJvgpr>

Clients who have never been here before feel like they already know the town thanks to the videos on our YouTube page!

Worried about getting your prescriptions?

Now it is possible!

Here is a photo of a post on Facebook from a fellow expat regarding the ability to get your meds 😊



Where are people relocating to?

According to this, Nicaragua is best for Freedom!

If you are looking to relocate to another country for various reasons, this video is a wealth of information:

<https://www.youtube.com/watch?v=uEcXP4pSDJU>

What is Inexpensive versus Expensive

And the reasons why!

Many people are amazed at the low prices on some items here and high prices on others. Basically, if it is made in or grown in Nicaragua, it will be very affordable; if it is imported, pricey. Here is a list of items and explanations on the prices:

1. Tona Beer - \$1 a Happy Hour because it is made in Nicaragua: Imported beer, super expensive
2. Local fruits and veggies – super affordable: imported frozen blueberries super expensive
3. Gas –expensive - imported
4. Nicaraguan made wooden furniture – affordable: Plush sofas imported from the states - expensive
5. Vehicles and electronics –expensive, even used vehicles as all are imported

To save money, buy local if possible and don't worry if you are over charged 50 cords on your produce or fresh fish; you are helping to support a local family that probably lives off less than \$250 a month! A smile and

friendly attitude will get you the occasional extra banana or onion or upgrade on whatever you are having locally made. If you are constantly complaining about the cost of everything to locals, they will treat you accordingly and won't go out of their way to be nice to you.

Canadian homeowner and want money?

How to get equity out of your home!

Daniel can help you with a home equity loan to get access to the money you want.



12728

Daniel Webster
Mortgage Agent

Email [Apply Now](#)

GET IT ON Google Play Available on the App Store

Dan.webster@mortgagearchitects.ca

C 819-319-2550

6139096431

BUSINESS ADDRESS
215B-1673 Carling Avenue Ottawa, ON, K2A 1C4

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 or to restock?

Melissa will get you stocked!

Let Melissa's Kitchen stock YOUR 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.

Tip of the Month if living in Nicaragua

We have natural healers!

I've been overwhelmed by the number of people who reached out to me after posting on Facebook that I had breast cancer and was looking for alternative solutions! With the huge influx of foreigners relocating to Nicaragua, that specialize in various areas of health, I'm in good hands.

If you're looking for alternatives for your medical conditions, post what you're looking for in some of the local Facebook groups, and you'll be surprised at the help available to you here! The biggest group is Expats in Nicaragua: <https://www.facebook.com/groups/373143946088926>

Pats on the back!

Thanks for thinking of us Natalie!

We just got back from SJDS! I was going to reach to see if you wanted to have a drink or something but we just got so busy, next time for sure. We do already have a house there but will keep you in mind if we need any of your other services. We could have some relocation questions at some point as we are preparing to move/live in SJDS full time starting next winter.

Love your YouTube videos BTW.

Tovah

Natalie

Good morning,

Sincerely, I am happy that the success is there, the work that you are going, with the heart is seen in all the messages and videos that you send

Best regards

Alain

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/2021/11/27/russian-banks-consider-managua-airport-infrastructure-project/?preview_id=2636&fbclid=IwAR2tleGVUxHTDrDf1fXHdmbIGJihDNJvApbCeG8sOgmfiJthywd0cF6GuoSM

https://nica-biz.com/2021/11/28/economic-growth-in-nicaragua-2021-gdp-growth-6-to-8/?preview_id=2648&fbclid=IwAR3jWWzAnm4N6-D8SV7AfbDd5_oMQKP33DbFTTjVqcGTwpmALtnWWOsXJPw

https://nica-biz.com/2021/12/07/annual-exports-record-for-nicaragua-one-month-remaining/?preview_id=2694&fbclid=IwAR2XxFnwn7JwUhDkW_qteUvUOM2surRyGDuPxOW5BzYY4Jn59oEYe9ngF7Y

https://nica-biz.com/2021/12/08/flights-to-cuba-resume-on-havana-managua-havana-route/?fbclid=IwAR2gCMaNM0QrjPudDgizcLRN3ICU9HZjWoBI_yvm-DHdSQPDkYb_PJzrybl

<https://nica-biz.com/2021/12/14/south-pacific-coastal-road-is-on-cabei-funding-list/?fbclid=IwAR1fQt4PzXxnWH9VYC4ji1oCwIDX9Y4s7JxTvBGBhRRm8y0oG6vhNG4-QIM>

<https://nica-biz.com/2020/12/17/burning-the-old-year/?preview=true&fbclid=IwAR1cXXSgsbnWCKtlx2qweOgUKWa8WwLmefb6q8f3UgVeQ1GhRgZ15C8vU9g> and here in my video of us burning the old year! <https://youtu.be/1rHv9XV6VqM>

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.liberiacrairport.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://serviciosonlinea.minsa.gob.ni/servicios/#/>

There is now a 2nd Covid testing site in Managua. You can find all the details in this link: <https://nicarbiz.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.



Want Restaurant Food/Booze/Groceries/Water/Gas/Toilet Paper/Cigarettes?

Don't feel like leaving the house?

Delivery Mobile has you covered! www.delivery-mobileslds.com or WhatsApp + 505 7544 1001 or Facebook <https://www.facebook.com/deliverymobileslds/> 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.discoverlds.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 😊

Container House with A Huge Patio Perfect For Yoga!



This 3-bedroom 3-bathroom house is located in **Rancho Papayal**, just north of **San Juan del Sur**, off the Chocolata Road very close to TreeCasa. This Eco construction is built from 5 year old shipping containers and the fire proof design can also handle earthquakes. These photos are “old” and the landscaping has now “grown” in and you can see it in the video below.

The owner will consider self-financing and the property comes with the truck and all the tools.

The first-floor features 1,600 ft² of enclosed living space. The open concept kitchen, dining and living areas boast incredible expansive views through the 72' x 9' high, 8mm safety glass walls. All the windows and doors have screens so you can enjoy a refreshing breeze while you take in the views. Fast satellite internet and TV, as well as a *Connolly* pool table are included for your entertainment.

The entire second floor is a 1,600 ft² roof top patio which provides a 180° view of several bays north and south to Costa Rica. This patio keeps the remainder of the house cool and it is perfect to use as a yoga deck. The entire construction is welded reinforced steel without screws. The 4" steel is anchored in the concrete driveway and sidewalks. Underneath the house is 800 ft² covered parking space. Outside you'll find a large pool with LED multi-color lights and 4 built in bar stools. The pool has a sand filter pump system.

Your costs will stay low with the home's very low property taxes. It is currently corporation owned, so you will save money by not having to pay DGI transfer tax! Water comes from the Rancho Papayal community well, and a good electricity connection is provided.

Owner financing available Reduced to \$180,000 for \$249,000 and owner will consider ALL OFFERS!

<https://discoversjds.com/property/se-vende-bella-casa-en-san-juan-del-sur/>

Villas Marsella in Bosques Del Mar



Villas Marsella in Bosques del Mar

Villas de Marsella – Designed and created for those who desire to live close to nature and the sea. Located only a few meters from the tranquil Playa Marsella, there is a designated private social area in front of the beach for owners. Additionally, it is just 10 minutes' drive from the center of San Juan del Sur.

Construction for six clusters of seven villas with two and three bedrooms is in the works. An onsite model house exemplifies how a small footprint can be maximized. Especially at just 135 square meters, it affords for comfort and functionality. The integrated with the outdoor environment creates a spacious feeling for these two bedrooms homes.

This house has a large social area made up of a living room, dining room and kitchen whose spaces have direct access to the terrace. Its large outdoor area with spaces to rest very appropriate in country houses stands out.

In the center of each cluster of villas there is a communal pool and terrace.

An HOA fee of \$100/monthly covers security, maintenance of green areas and trails. As well the fee covers the care of the social area of ranches and the swimming pools.

Another bonus! Bosques del Mar where Villas de Marsella is located has trails for hiking. As well there is a natural park, 24-hour security and private access gate.

- **2 Bedrooms Villas U\$155,000**
- **3 Bedrooms Villas U\$179,500**

Notes:

↔ Avg size of lot is 530 sq meters. Some lots might be bigger, but those will be a bit more expensive.

↔ Approximate construction time from 6 to 8 months.

\$155,000 & \$179,500 <https://discoversjds.com/property/villas-marsella-in-bosques-del-mar/>

Casa Luna In Balcones De Majagual



Casa Luna in Balcones de Majagual sits against a stunning jungle backdrop in the popular community of Balcones de Majagual. The home seamlessly blends natural elements, stylish decor, and modern amenities.

A spacious two-story house with ocean views, there are three bedrooms and 2 bathrooms in the main building. As well, there is a caretaker's cottage or fourth bedroom with a dedicated bathroom. The location of the rooms on separate floors and buildings allows for privacy. High ceilings, cool whitewashed stucco walls, and stone floors give a spacious and airy feel. Additionally, this design keeps the temperature comfortable both day and night.

The home features a unique indoor/outdoor design. The sliding walls of the kitchen open to the large terrace with a sitting area and dining space. And of course, ocean and jungle views. The spacious kitchen has a gas stove, dishwasher, microwave. Outdoors is the North American grill. This will make your life easier when it comes to cooking.

Multiple common spaces, both indoor and outdoor, are carefully placed around the house. The palm covered palapa has several hammocks for napping. It is the perfect spot to place yoga mats to stretch, flow and rejuvenate. The private lap pool overlooking the ocean is the ideal spot to cool down.

You can also listen to the howling of the monkeys that say goodbye to the sun from your outdoor space, they are the perfect sunset companions.

Working from home? The double office space located on the top floor overlooks the ocean. There is also a media room with a view of the jungle for nights in.

Casa Luna is a perfect place for families, friends or couples looking to explore the quieter and more authentic side of Nicaragua. A 10-minute drive down the private highway takes you to the best swimming and surfing beaches in Nicaragua: Playa Maderas and Playa Majagual.

Especially important, there is a battery backup system to provides quiet power for the home in the event of a power outage. Additionally the house offers secure and private parking for several vehicles. There is also a place to park on the beach below the community.

This home has an excellent rental income record.

\$525,000 <https://discoversids.com/property/casa-luna-in-balcones-de-majagual/>

CASA MIA – Lomas De Palermo



CASA MIA – Lomas de Palermo is a one-of-a-kind Colonial Style 3 bedroom home is ready to make your forever home or invest in a proven vacation rental. The bouganvillea ensconced archways offer a priceless level of charm. Hammocks and rocking chairs are found throughout the home in shady areas allowing for a place to unwind at any hour of the day. You can't help but relax in this serene space and if you need to cool off the two-sided infinity pool is steps from every room in the house.

Enjoy stained polished concrete floors throughout the home. All doors are cedar, and the windows are high quality PVC. The home has been recently renovated including a new kitchen and bathrooms. Concrete countertops and custom sinks are throughout. The home comes furnished with custom hardwood furniture. The pool was just refinished with Diamond Brite with ample in-pool seating. The home is powered by a full 220 solar package with on grid capability if needed.

The bedrooms and the main living space offer efficient mini split AC units to keep you comfortable during the hotter times of year. With the position and elevation of the home offshore breezes keep the home cool through excellent cross ventilation.

All three bedrooms have separate entrances to the main part of the home providing privacy. Each bedroom has plenty of space for a king bed and has ensuite bathrooms. The two upper floor bedrooms have sliding glass doors leading to the balcony with 180-degree view including San Juan Bay, San Juan del Sur and the valleys and mountains surrounding the town. The master bedroom has two sets of sliding glass doors. One leading to the pool and the other to a morning coffee nook facing the Ocean.

This raised corner lot enjoys expansive ocean and valley views for the best of both worlds. Behind the home there are fruit trees consisting of mango, sour orange, papaya, banana and passion fruit vines. Miami palms and royal palms are prevalent and dispersed throughout the expansive property.

Situated near the entrance to Lomas de Palermo with underground power and reliable development water supply. The vibrant town of San Juan del Sur is less than a five-minute drive or 30-minute walk on paved roads. The restaurant, clubhouse and pool at Palermo resort are only a ten-minute walk from home. Behind the development are many kilometers of walking trails through the forest that includes a small waterfall in the rainy season.

On the back corner of the ½ acre lot there is a caretaker's casita with a full bathroom and deck. This could also be used as an at home office and just far enough away to be separated from the day to day of home.

\$469,000 <https://discoversjds.com/property/casa-mia-lomas-de-palermo/>

“Varaderos House”



“Varaderos House”

Casa Varaderos is on two floors with 3 bedrooms and 3.5 bathrooms, air conditioning, cable TV, a private pool, terrace, has a fully equipped kitchen, breakfast bar with stools, BBQ, open concept living room, formal dining room for 6 people.

The rooms have blackout curtains, the bathroom in the main room has a double shower with tempered glass. Caregiver house with full bathroom. From the terrace and pool, you can enjoy the best sunsets, a beautiful, elegant, and luxurious house.

Amenities:

- Car garage for 4 cars with decorative paving stone, Gas plant to lift 110 and 220, Retaining wall of lying quarry stone, Tank for 5,000 gallons with its pump, The gas hot water system, Electric fence, Block, concrete and thin walls, Led lights, Fans in all rooms, kitchen, living room, terrace, and dining room, Porcelain floor
- PVC soundproof windows and doors
- Toto toilets
- Keys, sinks, and showers from Segurial
- Casa Marmol tiles on the exterior of the house and in the bathrooms
- The whole kitchen of Disegno casa
- Whole appliances (blender, microns, coffee maker, toaster, washing machine, dryer, air conditioners, gas heater)
- European Smeg brand appliances (cooktop, oven, microwave, extractor, refrigerator)
- Tempered glass partitions in the bathrooms
- All balconies with their home designer tempered glass
- Stainless steel railings
- Bose terrace and external sound system

Located just 10 minutes from the town center in the Colinas de Miramar development. San Juan del Sur is a place of warm people and its small extension will allow you to find everything you need very quickly and close by; between beachfront restaurants, supermarkets, public transportation, fresh fruit markets, seafood, a primary hospital, and the best thing is that all its southern or northern beaches are just minutes away.

\$550,000 <https://discoversjds.com/property/varaderos-house/>

Pueblo Santa Fe Development Houses And Lots



The entire community of Pueblo Santa Fe is for sale, and you get a lot for your money!

Pueblo Santa Fe is a beautiful, planned community just 5 minutes south of San Juan del Sur with easy access to it and all the amenities San Juan del Sur has to offer. This well-planned community consists of 26 lot sites all with underground utilities, streets, sidewalks, curbs, and off street parking. Also included in the development is a backup water supply from a private well and 3 community areas consisting of a clubhouse, pool, and commercial center for 12 retail units located along the main entrance.

This planned community contains a completed model house featured in these photos or design and build your own style of home. The model home has spacious rooms with vaulted ceilings and beautiful iron bars for securing the doors and windows. Many of the floor plans include a back patio area with a water fountain

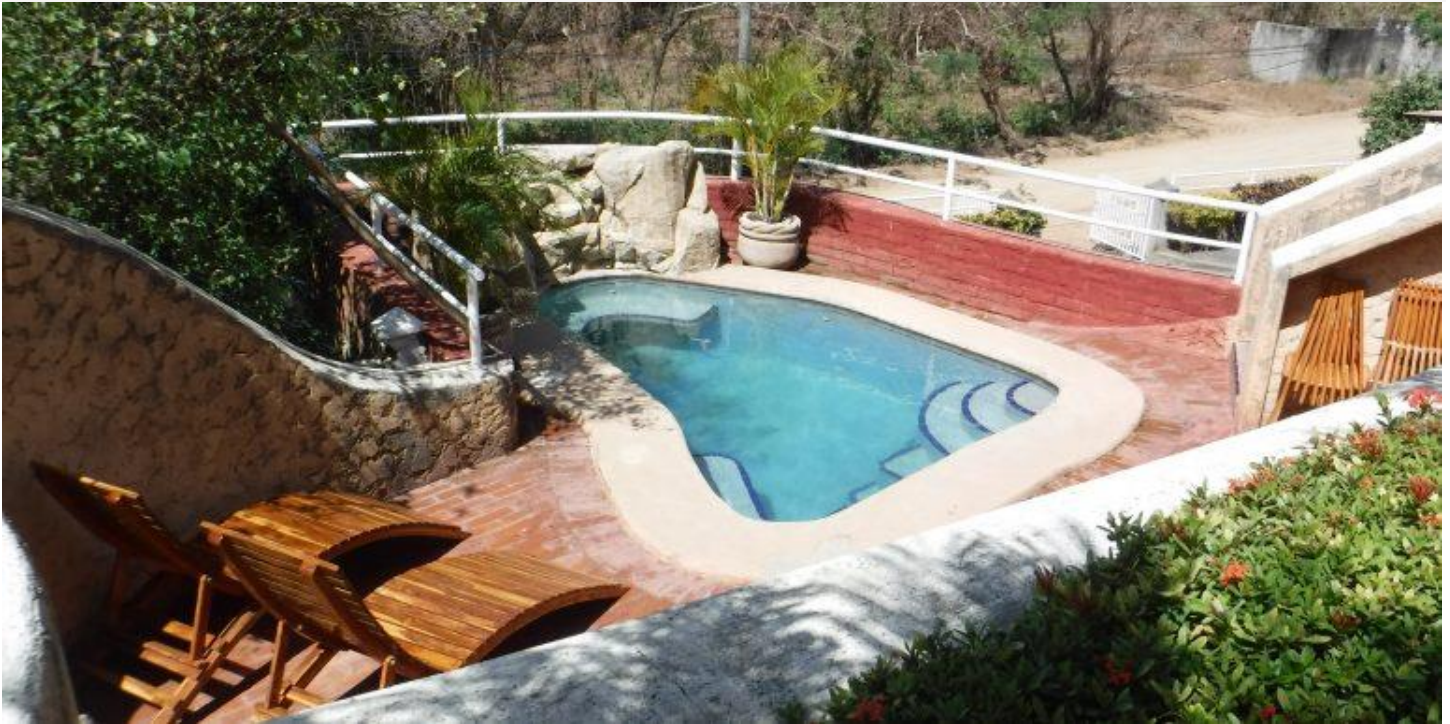
Also, the development currently has the developer's residence, a guest house, and an office. Pueblo Santa Fe is ready for you to take over and create a community with your own designs or the current ones. Add play areas for children, a school in the commercial space, community gardens, a basketball court, a tennis court, etc., the possibilities are endless!!!!

This unique completely fenced in and gated community provides a peaceful secure location only 5 minutes from the center of San Juan del Sur and its beautiful beaches. And it is also about 2 kilometers from Surf Ranch, a fun place for the whole family!

Enjoy the convenience of being close to San Juan del Sur but the tranquility of being just 5 minutes outside the city.

Reduced to \$450,000 from \$999,000 <https://discoversids.com/property/retirate-en-el-paraiso-pueblo-santa-fe/>

Bayview Terrace Townhomes #3



Bayview Terrace Townhomes #3 offers great 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 easily reached within mere minutes on foot.

This spacious two-level townhome offers 2 bedroom & 2.5 bathrooms and easily sleeps six people. Besides the fully equipped kitchen, this unit offers amenities including Cable TV in each bedroom, internet, as well as bed linens & towels. Enjoy both the breezy upper balcony with ocean views, or the lower patio within steps of the pool.

On the ground floor you will find the well-equipped kitchen, living room, and dining area. There is also a guest half- bathroom on the first floor.

Upstairs you will find two bedrooms with two full bathrooms. Both rooms offer views of the bay.

Owning at Bayview Terrace offers peace of mind with permanent on-site security staff and a great property management team (ready to assist), and a secured parking area onsite as well as a shared laundry facility. Townhome #2 adjoining this townhome is also available, buy both and have 4 bedrooms and 6 bathrooms!

Bayview Terrace Townhomes #3 is perfect for you and your family and friends to enjoy, and the initial offering is already at a highly reduced price! Contact Us today to find out more!

Reduced to \$130,000 from \$145,000 <https://discoversjds.com/property/bayview-terrace-townhomes-3/>

Casa Carmella – Spacious Living in This Huge House In Los Miradores



Casa Carmella is a 5-bedroom house offering impressive, spacious living. Located in the **Los Miradores** development, just north of **San Juan del Sur**, this amazing show place is meant to impress! The gated development features internal paved roads, and lovely views.

If you like massive rooms with lots of space to roam around the house or space for dogs on their individual dog beds to lounge about, this is the house for you!

The 560 m² (6,000 ft²) house sits on a 1,800 m² (19,300 ft²) lot, and has 2 master suites plus a studio which can be locked off from the main house. The studio contains another bedroom and full bath plus a small kitchen. Cool off in the 9,000-gallon pool while enjoying the attention to detail landscaping and tranquility of being just outside of San Juan del Sur. The construction of this house is superior, featuring a Coventeck insulated roof and Spanish tile to keep the house cool even during the hottest days. The retaining wall around the property makes it easy to secure.

The home is strategically located in Los Miradores Development which has one of the best HOA associations and yearly fees of only U\$650. It is a good bargain in the area. The house connects to city water and with its 4 water tanks and 1 cistern you'll never need to worry about not having water.

Also there is the possibility to purchase the lot next door if you want to guarantee your privacy or expand the garden areas, have a place for the kids to play, etc.

Reduced AGAIN to \$369,000 from \$650,000 <https://discoversjds.com/property/la-casa-de-tus-sueos-en-san-juan-del-sur/>

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/>

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/>

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 Owner will consider all offers! <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/>

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 Nacasclo 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/>

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

sold@discoversjds.com or WhatsApp +505-8803-2037

We have many "unofficial or unadvertised" listings ☺

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Real Estate Agent
San Juan del Sur

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Stay Safe & Healthy!

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

