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WHAT'S HAPPENING



And another beautiful sunset photo from Dan & Cesar!

Happy Valentine's Day

Love is “definitely” in the air in more ways than one. Yes, we just celebrated Valentine’s Day but also the number of people discovering and absolutely falling in love with Nicaragua, continues to grow as the expat community here expands every week!

People are discovering their love of freedom, love of low-cost living, love of healthy vine ripened fresh fruits and veggies, love of affordable help around the house, love of fresh seafood caught yesterday, etc. Visit Nicaragua now and start your own love affair!

Breast Cancer update: Since November 27th, I’ve been on a 100% vegan diet, focusing on raw foods, plus I’m taking numerous supplements that have cancer fighting properties. My energy is great, I’m down 15 pounds,

my skin is glowing, and I'm positive I'll kick cancer's ass! 😊 I recently chatted with a naturopathic doctor, and he said with everything I'm doing, the lump should be gone in 6 months!

Please keep sending me all your good energy and prayers and check out my YouTube channel for the latest updates! I'm also visiting the doctors, getting everything checked, and I'm prepared in case it grows instead of shrinks and needs to come out. <https://youtu.be/sshsXkqCPxQ> And PLEASE SUBSCRIBE TO OUR YOUTUBE CHANNEL!

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.

Fantastic Testimonial!

I take care of my clients and will never leave you fending for yourself!

Hi Everyone,

I wanted to take a moment to recognize Natalie. A few months ago, we bought Auric, a local business that was listed with Discover Real Estate, which is how we got to know Natalie. In January we made our way to San Juan Del Sur for the first time and got to meet her in person. Natalie and her Fiancé Ricardo were extremely welcoming. We were treated as friends rather than clients and I can truly say that it was a pleasure to meet them.

During our trip, we both became ill. Natalie, on a daily basis checked in on us to make sure that we were doing okay and had everything we needed. She even brought us lots of fresh fruits and veggies and made us a superfood smoothie as well as the most delicious Ginger Tea, enough to last a week! Words cannot express how grateful we are for the kindness and generosity that Natalie has shown us.

We can't wait to return to SJDS!

Jeff & Chantal

Hiking Maps

Of San Juan del Sur and All of Nicaragua!

Want to go hiking without getting lost? The developers of this app are avid hikers, and they want to share all the trails they have found with you! Enjoy the hike 😊

https://ecotravelmaps.com/shop?fbclid=IwAR2SBdf6XjIY2rxCb-SxRNxl072f_hfeJZKgvL2mvWqILyCwj0nKkOwjBG0

EDUCATION IS KEY TO COMMUNITY GROWTH

Please consider sponsoring a student!

Fundación A. Jean Brugger has 12 new scholarship students for 2022! The young people's fields of study vary widely: marine biology, veterinary medicine, dentistry, graphic design, physical therapy, system design, medicine, and teaching. Fundación A. Jean Brugger provides university scholarships for young people of the San Juan del Sur area by matching sponsors with individual students. These new students bring our total for 2022 to 51! We still have students waiting for sponsors, you can learn more about them on our website:

<https://www.fundacionajbrugger.org/students-awaiting-sponsors.html>



New FAJB students in 2022 (missing two students)

IRA RETIREMENT INFORMATION

Proposed changes can handcuff your money!

Larry has helped numerous clients use a self-directed IRA to purchase property in Nicaragua and protect their assets!



Important Update - Sovereign January 2022 Newsletter

We live in perilous times, a global pandemic, political uncertainty, the highest inflation rate in 40 years and a stock market vulnerable to all of this and more.

I want to protect your IRA/retirement plan from a serious threat and I'm passionate about what I do. I'm not the only one talking about the proposed rule change that will handcuff your retirement account. I've read a number of articles by others who are just as concerned as I am. More importantly, some of them are in complete agreement with my assessment any rule change will have to make an allowance for clients who already have invested their assets in a way that protects them. They've stated any rule change like the one proposed will cause such a great disruption that if the new rules are successfully passed they ***must*** ***Grandfather*** existing assets.

You need to take action now while you still can. Transferring your account and setting it up like I described in my newsletter doesn't prevent you from investing your account in traditional assets like you are probably currently doing but it ***does*** give you the ability to structure it in a way that should protect your assets.

I'm so passionate about helping you protect your account I'm willing to waive the new account setup fee if you take action within the next 30 days.

Open a self-directed IRA today!

Help me help you by taking action now! Liberate your IRA!

Don't hesitate to contact our office should you have any questions.

Sincerely,

Larry Grossman

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New Port Richey, FL 34653

Office: 727-286-6237 | Office: 727-286-6238

Toll Free: 877-733-6815 | Fax: 727-286-6239

Email lgrossman@offshoreira.com

FREE TOURS

Of San Juan del Sur!

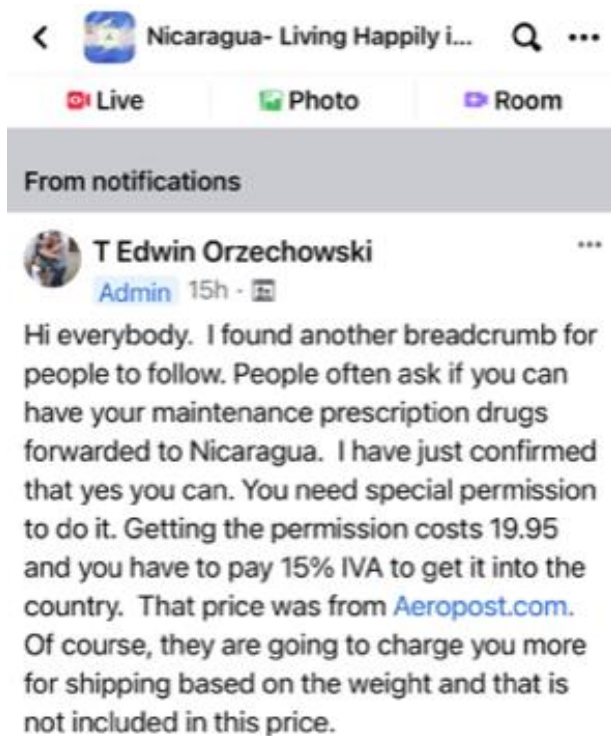
Want a **FREE TOUR** of San Juan del Sur, subscribe to our YouTube page, and check out all the walking tours of each street in town! <https://www.youtube.com/playlist?list=PLuikgZEJsIJjFFfUD-Uo-d4hGMriJvgpr>

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>

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

Eat raw garlic!

Feeling a cold coming on, eat 2 cloves of raw garlic chopped up with some honey 2 or 3 times a day until you feel normal. Want to kill parasites in your system, eat raw garlic. Want to lower your blood pressure, lower your cholesterol, live longer, detoxify heavy metals, etc., eat raw garlic! Want to keep away vampires or your spouse, eat raw garlic 😊

Pats on the back!

Subject: Re: No Snow in San Juan del Sur

I was just thinking about that yesterday waiting for them to clear a snow slide on the road in front of me. I hope you're doing well and good luck with your health issues

Karl

Hi Natalie,

Happy New Year.

Love your SJDS updates.

I read every one.

Chris

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/2022/01/24/costa-rica-immigration-foreign-tourists-in-transit-to-nicaragua/?fbclid=IwAR0CFdrfryUEzgiwMcCrpkfWYmPyq4NWyTmGJFr2h-gwWd0rf5Q_IQ_9_Oc

https://nica-biz.com/2022/01/27/over-us-2-billion-in-remittances-received-in-nicaragua-2021/?fbclid=IwAR3EdyXOkhoOFICC0EObna-JwV_khnyVZBylg5M24eDpPf3-yOOD0Emt64

https://nica-biz.com/2021/01/23/windy-season-in-nicaragua/?fbclid=IwAR0wknR_fiu2vilmdv9Bt8X7odpHdar1f71b9YMs9ghO-N8T3NaYsTFvb5l

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/#/>

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

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 😊

Expansive Valley Views from This Hilltop Home On 9 Manzanas **EXCLUSIVE**



New roof, new paint, and everything repaired in this house perched on top of a hill overlooking the valley of **Las Delicias** giving you a bird's eye-view of your surroundings and total peacefulness. Watch the storms rolling in across the valley, the twinkling lights of the houses below at night, or the birds soaring in the sky. The main house has 3 bedrooms and 2 bathrooms, with a 1 bedroom and 1 bathroom studio apartment underneath at the pool level. Use the studio for rental income, a workshop, an art studio, a mother-in-law suite, the pool level kitchen, etc., the possibilities are endless.

This bargain house sits on a 7,050 m², lot leaving 63,370 m² open for development. Water and septic have been run to several potential lots to be sold off, or you can keep it all for yourself for the ultimate amount of privacy. The caretaker house, which is well removed from the main house, is located at the bottom of the hill, beside the entrance to the property.

All bedrooms have air conditioning. Included in the sale is a generator, hot water, washing machine, over sized two car carport connecting to a large wrap around patio, plus all furniture and linens. Another bonus are the numerous fruit trees including lime, mango, coconut, orange, papaya, pitaya, and Nonie.

Value priced because the house needs a little "tender loving care" at \$325,000 you can't go wrong. With 10 manzanas (17.4 acres) you can sell off plenty of building lots potentially recouping your entire investment! Now is the time to invest in your future, and with a little sweat equity, you will have the house and views of your dreams, only 5 minutes to the center of **San Juan del Sur** or 5 minutes to **Playa Remanso**. **Reduced to \$260,000 from \$449,000**

<https://discoversjds.com/property/expansive-valley-views-hilltop-home-10-manzanas/>

Beautiful Forested House



Beautiful forested house this gem of a two bedroom home is located in its own little forest, overlooking palm fronds and banana trees. The house is east facing and catches the early morning sun rays with the sun setting behind the house. Monkeys pass through and forage on the papaya and fruits off the indigenous trees.

A family of grey foxes wonder the property, along with an imaginary of possums in the tree tops. Watch the fire flies in the evenings dancing in the grass or lie back and gaze up through the trees at the starry sky and catch a shooting star. This property is ideal for couples, young or retired, with a love for nature, peace and quiet.

- 3 minutes to Hermosa Beach and Remanso Beach
- Off road, private parking for two to three vehicles
- Full size kitchen with seating for up to 4 guests
- King size Master Suite
- Washer and Dryer closet
- Double Hand Basin with Glass Shower
- Italian Ceramics and Native Hardwoods
- Landscaped garden and rain water collection from the roof
- Raised wooden walkway
- Papaya, banana, guava, passion fruit, avocado, mandarine, mango, orange, lime, lemon, almond trees and back yard vegetable garden.

\$229,000 <https://discoversjds.com/property/beautiful-forested-house/>

Multi-Unit Home with Fruit Trees



Multi Unit Home with Fruit Trees, Lush mature property with multiple living or rental options in an established community close to San Juan Del Sur. This home comes nearly fully furnished (art and some owners items not included) and is move in ready. The master unit is a home all on it's own with large living room, loft, full modern kitchen, master with air conditioning and ensuite bathroom.

The large main guest suite locks off for privacy and has it's own well appointed ensuite bathroom. The second kitchen is accessible from the open living space and means guests can cook in comfort and privacy.

A spacious deck with lounge chairs and hammocks is perfect for living outdoors and catching sunsets over the ocean. The pool is private and has an outdoor shower.

Underneath the deck a studio suite has a kitchenette and it's own bathroom. It's basic but would easily make a perfect rental unit all its own. A rare shop / workspace is perfect if you're looking for a man cave, gym, or workshop.

The property features numerous productive fruit trees including banana, orange, limes and more. Established trees shade the property and provide both privacy and a sense life living in a tropical paradise.

1687 square meter lot, 2400 square feet of interior space, three separate units, Master unit with kitchen, living, loft and ensuite bathroom, Second suite with ensuite bathroom and kitchen, Third studio unit ready for your personal design, workshop / man cave under the deck

All of this is in a gated community with paved internal roads, low homeowners association fees and friendly neighbors. Only a five-minute drive to the north end of San Juan Del Sur beach and ten minutes into town.

Walkable to Nacascolo Bay and close to TreeCasa resort as well. **\$279,000**

<https://discoversjds.com/property/multi-unit-home-with-fruit-trees/>

Home With Guesthouse in A Luxury Community



Home with Guesthouse in a Luxury Community. The main residence and separate casita overlook the Pacific Ocean all the way to Costa Rica. Enjoy the sunsets and whale watching from your front porch. Stroll down to the nearly personal cove down below.

The property is in the fantastically landscaped gated community of Cala Azul. Only ten minutes from San Juan Del Sur and nearby beaches.

This residence and casita are constructed to North American standards, Nicaraguan hardwoods are blended with stone and tile throughout.

In the main home the open concept kitchen and room open onto the master bedroom with ensuite. The walk out balcony is spacious and shaded with plenty of space for indoor / outdoor living.

The casita is private and perfect for rental income. Or ideal as a home office. This is a rare property with two truly independent units.

- Main one bedroom / one bath residence
- One bed / one bathroom studio casita with full kitchen
- Walking path down to a private beach
- 0.2 acre lot

There's a paved road within the community from the gate as much as the residence. Underground utilities and spectacular landscaping make this a beautiful ocean front community.

\$289,000 <https://discoversjds.com/property/home-with-guesthouse-in-a-luxury-community/>

Sun And Shade, Panoramic Views, Oro Lot 14

EXCLUSIVE



Panoramic views and shady grottos — One lot offering two beautiful building spaces. Situated in the community of El Oro, 10 minutes from the center of San Juan del Sur, one enjoys endless sunsets, ocean views, as well as shady arboreal spaces to beat the tropical heat. Gently sloped for easy access and lower building costs, there is room for an estate sized home, a collection of bungalows or anything between. Your neighbors are close enough for comfort, but far enough for privacy, as the parcels in Oro are all spacious and elevated. A seasonal stream in the lower portion of the property should provide for a private well, or tie into the community water supply. Power is at the street for easy connections, and with southwestern exposure off-grid solar is a great option as well!

You will feel the sense of community as you drive to your homesite, be connected to nature, culture and the energy of life in Nicaragua. Yet minutes away is the international community of San Juan del Sur, full of outdoor activities and evening entertainment. A near bargain with a very low price per square meter, focus on building your dream home and enjoying the lifestyle that Nicaragua's Pacific south offers.

["Click Here For a Virtual Tour"](#)

For more information on this property or living in San Juan del Sur, please don't hesitate to reach out to us with your questions! **\$24,000** <https://discoversjds.com/property/sun-and-shade-panoramic-views-oro-lot-14/>

Casa Lazy Days and Cabanas, San Juan Del Sur

EXCLUSIVE



The most fun and unique property you will ever enjoy! Effectively new, fully furnished, and solar equipped, Casa Lazy Days and Cabanas makes the perfect residential family compound or a uniquely Nicaraguan bed and breakfast.

Consisting of one main house with two bedrooms, and 4 cabanas (3 with kitchens), the property sleeps up to 14 persons. Whether you choose to live in the main house and put the kids in the casitas, or rent the main house and casitas long term, or operated as a business bed and breakfast with restaurant, the options are endless! With the casitas currently generating a \$2200 per month long term, the potential for \$4,000+ per month revenue can be obtained as a bed and breakfast or an amazing Airbnb. With solar powering the pool and main house, expenses are low, and optional income is high. Start a new lifestyle, a new business, create new ideas in Nicaragua!

Hugged by a high wall, one is transported to a place of tropical dreams. Entertain friends and neighbors in the bar, or host dinner nights and special occasions throughout. With room to roam and a division of living spaces, there are places to gather and places to retreat. Take a dip in the pool, swing in the hammocks, refresh in the shade, cool off in a cabana – A piece of paradise all in one location.

Located 8 minutes to center of San Juan del Sur, and 8 minutes to Remanso Beach, evening activities and outdoor adventures are close at hand.

Casa Lazy Days and Casitas is virtually new, turn-key, equipped with new appliances in the main house and casitas. Fully furnished with new beds, sofas, tables, accessories, and fixtures. There is nothing to do except move in, add your personal touches, and set your lifestyle and imagination free!

\$350,000 <https://discoversjds.com/property/casa-lazy-days-and-cabanas-san-juan-del-sur/>

Casa Dos Vistas – Spectacular Hilltop House with Panoramic Views



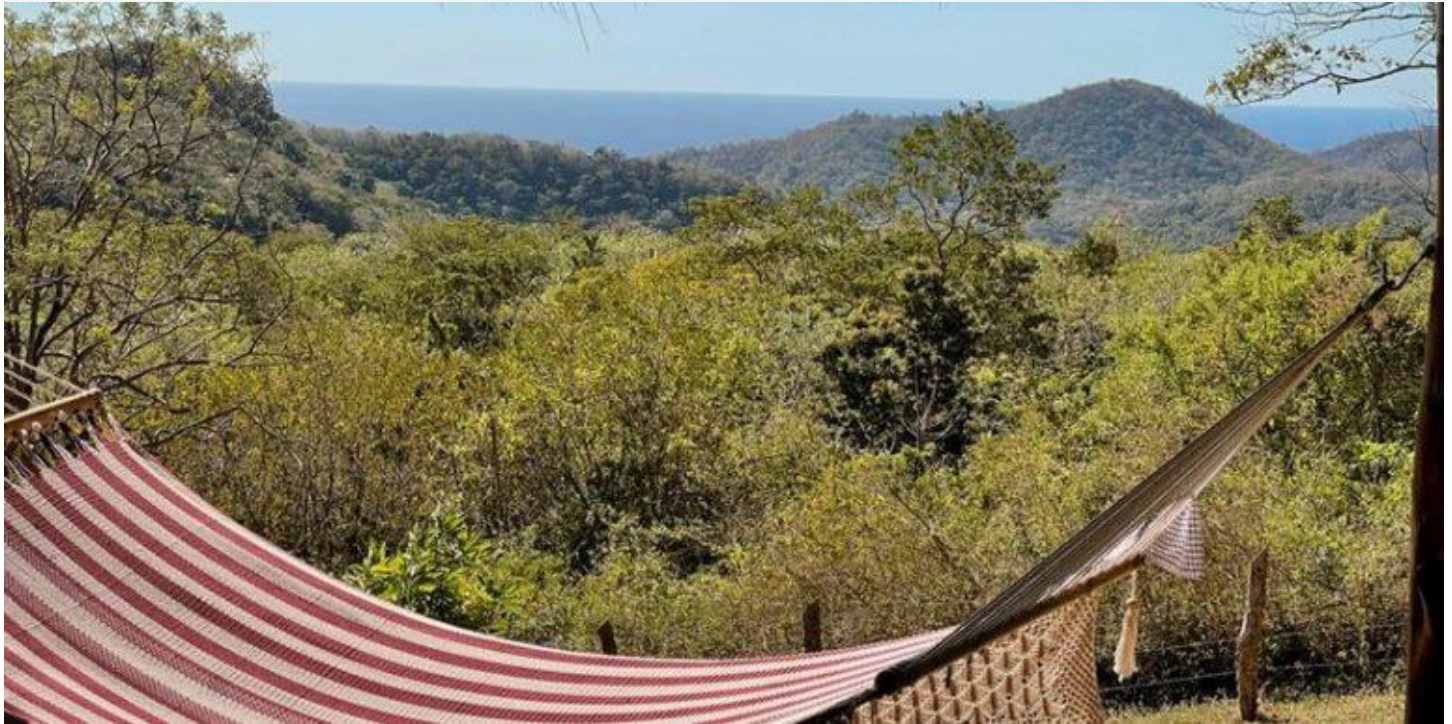
This spectacular hilltop house has amazing panoramic views and is located on the crest of a hill high above the beach of San Juan del Sur. Casa Dos Vistas is presented as an opportunity for those looking for something very special. Enjoy the views all the way south to Costa Rica and many bays north in Nicaragua.

With 3.5 bathrooms and 4 bedrooms including one bedroom that functions as a separate apartment with a private kitchen and lounge area, bathroom and private balcony, you'll have plenty of space for yourself and guests. Located in the prestigious gated development of Brisas del Pacifico you are close to town yet have the privacy you want with additional parking also available for guests.

The large living area, surrounded by glass windows, provides sweeping views up and down the coast and down onto the beach of San Juan del Sur just 5 minutes away. The house has a 45 foot lap pool, secure grounds, a mature garden with several lime and orange trees, and a covered garage for one car.

The house is well appointed with top of the line finishes and tons of storage including a walk-in pantry in the kitchen and a separate caretaker's house. Extremely well laid out, Casa Dos Vistas provides incredible views from every single room and has two levels of wrap around terraces. Call or email for more information. **\$590,000 reduced from \$749,000** <https://discoversjds.com/property/casa-dos-vistas/>

Casa Leon



CASA LEON This stunning 1-bedroom casita with loft is situated on 2 spectacular acres in Las Fincas, Escamequita. Ideal if you are wanting to be close to San Juan del Sur but with serenity, have your own place to live while you build a larger home, or just live a simpler life and enjoy your space with friends.

PROPERTY OVERVIEW This beautiful casita situated on 2 acres high above the Escamequita Valley boasts spectacular ocean views from every corner. This one-bedroom home features an additional 625 sq ft loft, swimming pool, 300+ sq. ft. covered entertainment area, 180 sq ft covered breakfast patio and plenty of hammock space. Located just 15 minutes from San Juan del Sur near the entrance to Hermosa Beach. The land has plenty of space to add a main home or additional casitas.

FOR YOUR CONSIDERATION

LARGE LOFT

Flex Space for additional rooms!

Casa Leon features a 575-foot loft with 1/2 bath ideal for additional bedrooms or office space. See Video in Photo Gallery.

PROPERTY HELD IN CORPORATION

Great Advantage!

You can buy the Corporation that owns the property. A great opportunity for those looking to qualify for residency.

SOLAR OPTION - Back up Power!

An existing solar system can be reactivated to provide back up to grid power. Pool pump on existing DC solar.

- 2 acres with 180° degree ocean views
- 1 bedroom home with loft and pool
- casita for live-in caretakers
- grid power with solar optional back up
- pool pump on solar
- water delivered by Las Fincas HOA
- annual HOA dues \$600
- annual taxes approx \$900
- available for purchase through a Nicaraguan Corporation

\$279,000 <https://discoversjds.com/property/casa-leon/>

Villa Pescador Beach Home



Villa Pescador Beach Home is a 4-bedroom 3.5 bath home with pool in the LaTalanguera neighborhood of San Juan del Sur, Nicaragua.

Only 2 blocks from the Pacific Ocean, this open and modern design is incredibly spacious and comfortable. A recently completed renovation includes new LG appliances. The home comes furnished and ready to use now! Washer and dryer LG appliances and all the modern conveniences included.

The home has a private swimming pool with waterfall in the open air!

The home has tons of space almost 3000 sq feet.

An excellent gathering place for friends and an intimate setting to be with your loved ones.

An easy walk to the beach & town. Views of the Cristo statue and the sounds of waves crashing from your bedroom at night come included!

This is the perfect full-time home and would also be a great rental generator.

Home comes equipped with kitchen appliances and utensils, refrigerator, and gas stove, 65" UHD SmartTV, three queen beds, dresser made from teak, tv stand made from guanacaste, dining table, chairs and barstools.

\$289,000 <https://discoversjds.com/property/villa-pescador-beach-home/>

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/>

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 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/>

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