



Natalie Sullivan

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San Juan del Sur

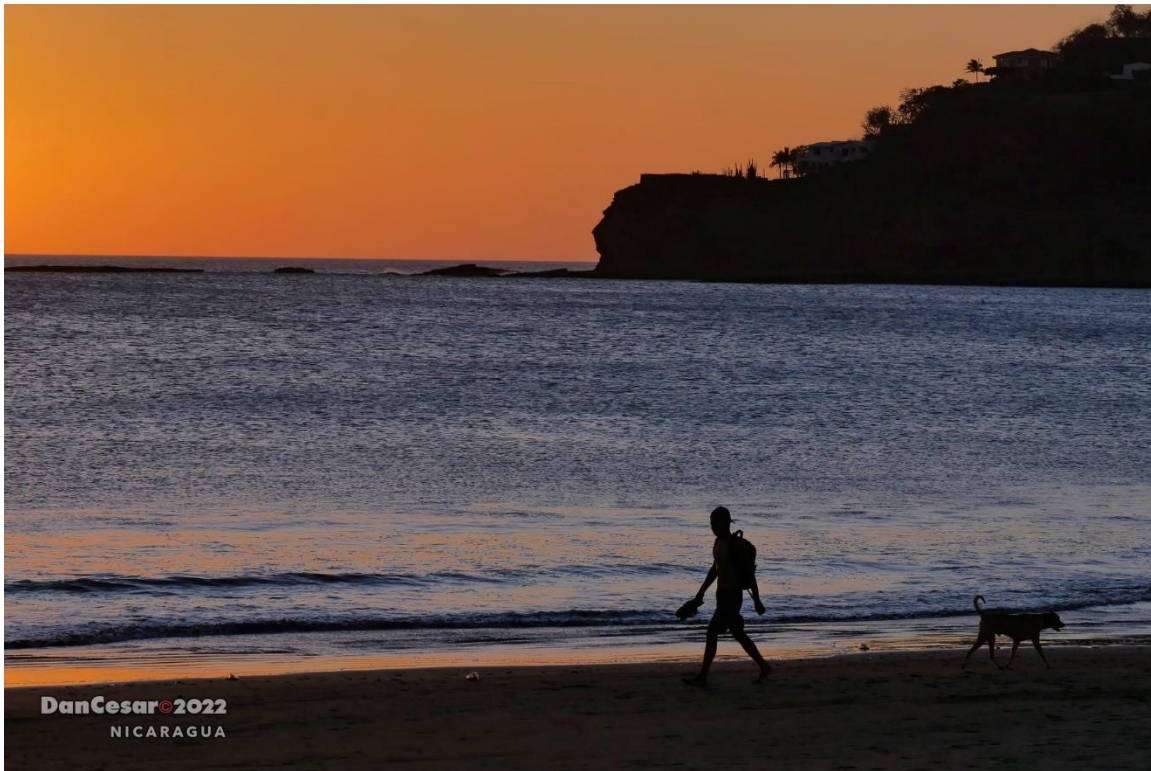
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WHAT'S HAPPENING



And another beautiful sunset featuring the profile of the Indian Face in the rocks, photo taken by Dan & Cesar from Isabella's Bar

Happy Belated St. Patrick's Day

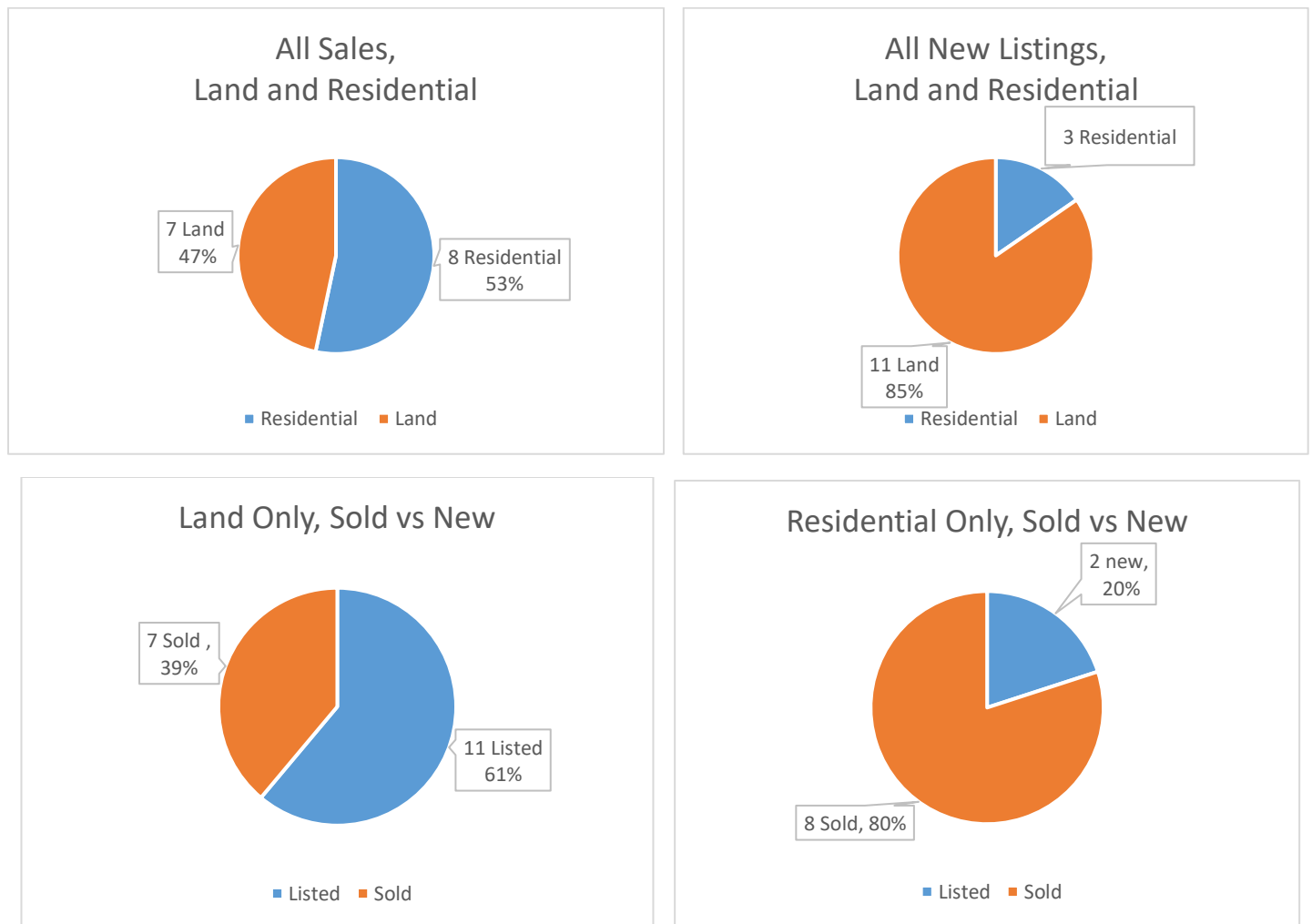
The luck of the Irish has continued this month with more sales! Check out the graphs below, we are selling more houses than we are listing, inventory is getting low!

Please if you have been thinking about selling your house, we would love to list it at Discover Real Estate!

The previous 6 months were mostly all house sales, the past 6 months included some land sales because we didn't have the houses clients are looking for.

SOLD vs NEW (prepared by Michael Griffin at Discover Real Estate)

In the last 6 months, Discover has SOLD 15 properties, and LISTED 14 properties. At first glance, that seems like a balanced market. However, when breaking it down to property type:



Previously 90% of my home buyers were looking for vacation/rental properties. Now 90% are looking for a home to live in full time with their young children or as retirees. However, over the last few weeks, I've gotten a few more requests for vacation/rental properties.

Breast Cancer update: Now I'm down 19 pounds and I feel great! From the last ultrasound, it appears the cancer is starting to breakup! Being on a 100% vegan diet since November 27th has really changed my life for the better and now, after reading PH Miracle Cure for Cancer, I've made some more changes to make my diet super Alkaline! I'm kicking this sucker out of my body!

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/cBXw9Xxn7U> And **PLEASE SUBSCRIBE TO OUR YOUTUBE CHANNEL!** I need more subscribers so I can start to make money off all the videos I do 😊

If you have any construction skills and want to give back to the community, we want to start workshops so you can pass on some of your skills to local construction workers! Please let me know if you would like to share your knowledge via translators to the ever-growing group of construction workers in San Juan del Sur.

We'll set up the free workshops for you to pay-it-forward in your new community!

Nicaragua, the country with the friendliest people!

According to Nas Daily!

Check out this video from Nas Daily regarding which country is the most famous in different categories. Nicaragua is the "most friendly"! I've always said that but now someone who did the research agrees!

<https://www.facebook.com/nasdaily/videos/272464825024387>

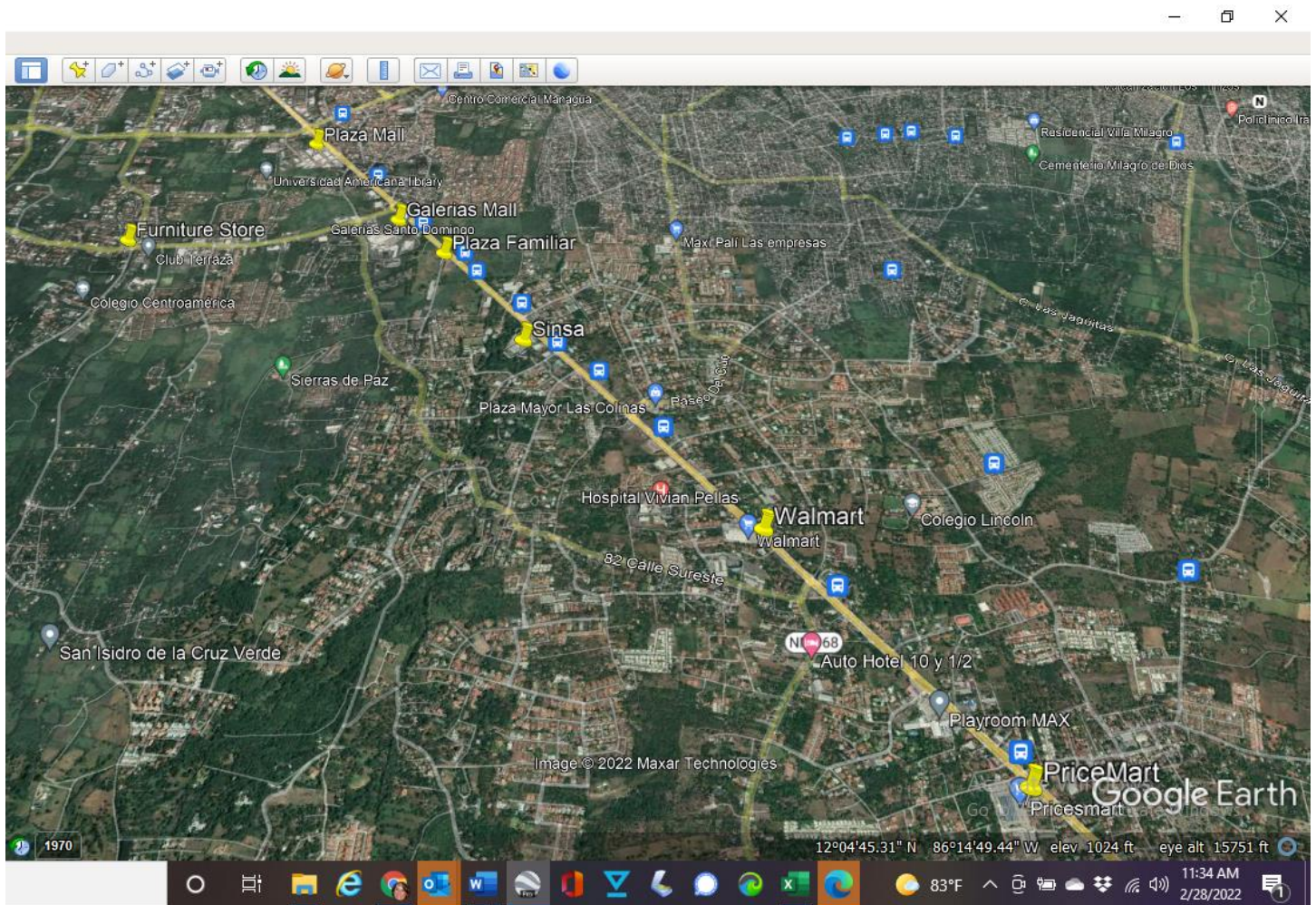
Want to go furniture shopping?

But have no idea where to go?

Here is a quick and easy explanation of the major stores and a map marking them all. I kept this simple for the people not familiar with Managua ☺

1. Siman in the Galeria Mall is like a Sears store, they have appliances, furniture, kitchen stuff, linens, etc. I would start here first.
2. When you leave the Galeria Mall, go left to a furniture store in Villa Fontana near Club Terraza. – this place is fun but pricy.
3. Then go back to the Carretera Masaya and go left at the rotunda, get off at the next exit and go left at the rotunda, then take the first left that will bring you into the top back side of a plaza that you could see on the other side of the road when you were on the Carretera Masaya. In this plaza there are a few furniture stores, a bedding store, etc. When you are ready to leave this Plaza, exit from the front onto the Carretera Masaya heading back toward Galeria Mall and SJDS.
4. Go straight through the rotunda at Galeria Mall and just past it there is another Plaza with a home accessory store where I bought my memory foam mattress topper.
5. When you leave there, the next stop will be Sinsa – a large hardware store with some furniture and appliances, grills, kitchen items, etc. – prices here can be higher so if you think Walmart will have it, don't buy it in Sinsa. I only buy specialty items in this store or grills.
6. When you leave there, the next stop is Walmart which is the best place to buy affordable small appliances, kitchen stuff, etc.
7. Then the final stop after leaving Walmart is PriceMart, a big box store, where they have some furniture, appliances, TV's etc. Best place to buy sheets and pillows.

If you want help, my friend Melissa helps people with shopping. She can hire a van that will helpfully hold most of the stuff and the driver watches the van to keep everything safe while you are in shopping.



Hiking Maps

Of San Juan del Sur and Many areas 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

Tip of the Month if living in Nicaragua

How to beat a cold!

At the first sign of catching something I make fresh ginger tea. Thinly slice about ½" of fresh ginger root and add it to a tea kettle or pot of water along with the juice of two limes and the limes plus a tsp of cinnamon. Bring to a boil for a minute or two then enjoy. You can also add some honey for sweetness. For an extra immunity boost, eat a few slices of the cooked ginger.

Pats on the back!

Natalie- I've never met you but I Love You! Yes, you will kick cancers ass and hard!

Keep up your fight, the world needs people like you!! – **Joyce**

Fantastic Natalie and Happy Valentines to you. Keep up the fight and you will win.

Best regards, Andy Burdi

Hi Natalie, good to hear from you. I watched your video and it's very inspiring. I hope you recover, and I know that you will beat the cancer!

Having said that, I am currently thinking of creating a medical second opinion tele-health business utilizing technology. I will be catering to expats living abroad and also to people that have loved ones overseas that would want a second medical opinion by a board-certified US sub-specialist/ MD. It will be a pay for service telehealth service. Just wanted your thoughts on that and any feedback on demand for this type of service in Nicaragua and Latin America.

Look forward to hearing from you, Ted

Thanks for sharing Natalie, and may the Universe/Infinite Being and your rising desires with your deepest love and most profound intelligence and understanding shine in the recognition of who you are; the unlimited being that we share. – Thomas

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/2022/03/13/costa-rica-to-eliminate-covid-health-pass-on-april-1st-2022/>

<https://nica-biz.com/2021/11/24/10-facts-on-importing-a-vehicle-into-nicaragua-updated/?fbclid=IwAR070LT4Cpl3Z6dWVgSQrVnT7QjbipkOFbhA3iIJAtvh300ssSAoRP0pbS0>

<https://nica-biz.com/2022/03/20/fuel-price-freeze-in-nicaragua-for-a-second-week/?fbclid=IwAR3l3iaf2oFgn2kclM NPmelkIQw9iQAa8rTkMLnX5bGWMqpszXp5wK6BU>

<https://nica-biz.com/2022/03/14/bluefields-deep-water-port-less-than-5-years-away/>

<https://nica-biz.com/2021/11/28/economic-growth-in-nicaragua-2021-gdp-growth-6-to-8/>

<https://nica-biz.com/2022/01/25/diving-in-nicaragua-underwater-statue-medalla-milagrosa/>

<https://nica-biz.com/2022/03/03/tourist-map-of-nicaragua-gets-a-major-update/>

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!

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.

Flights, Travel, and Covid Testing Information

Costa Rica eliminating the Health Pass on April 1st!

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://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.



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.discoverysjds.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 😊

¾ Acre, Luxury Lot A10, Encanto Del Sur

EXCLUSIVE



Welcome to Lot A10 in the Montecito division of luxury residential Encanto del Sur, home of TreeCasa Resort, with miles of hiking, biking, and horseback trails right in your backyard.

Lot 10 is a generous ocean view three-quarter acre property, gently sloped to take advantage of Pacific and territorial views. Situated high on a corner with access points on two sides, you can freely design the orientation of your home to maximize the outlooks. In the premium community of Encanto del Sur, forested green spaces, exotic birds, monkeys, and wild deer are your neighbors.

Although remarkably serene, the internationally renowned Tree Casa Resort is only a 10-minute walk away. There, enjoy gourmet dinners, special events, several swimming pools, and more. A new international school within TreeCasa adds to the many benefits of living in Encanto del Sur.

Encanto del Sur enjoys constant forward momentum – better roads, the best infrastructure, and a freedom-to-roam lifestyle unlike anywhere else in Nicaragua. Only 5 minutes to Nacascolo beach and 10 minutes to the center of San Juan del Sur, daytime adventures and evening activities are a part of everyday life.

Lot 10 is a resale property and is priced well-below the developer's average. A unique opportunity for those ready to live amongst nature, yet have a beautiful, luxurious, and affordable life close in hand. Get ready to live your dream today!

Bargain at \$49,000

<https://discoversjds.com/property/%c2%be-acre-luxury-lot-a10-encanto-del-sur/>

Luxury Home In Big Sky Ranch In San Juan Del Sur, Nicaragua



This luxury home in Big Sky Ranch is nothing short of magnificent. Situated on over 2 acres of land, Casa de Canciones is a spacious two-bedroom, two-and-a-half-bath home leaving little to be desired. Upon entering Casa de Canciones, you are greeted by stunning views of the Big Sky Savannah and the Pacific Ocean as seen through the two-story glass windows. The upstairs loft looks over the downstairs living room.

Upstairs is a generous-sized bedroom with a huge walk-in closet and a private balcony. The master suite can be found downstairs with another very impressive walk-in closet and sliding doors opening to the pool area. The master bath has double sinks, Granada tile on the floor, and two showers (one indoors and outdoors).

Downstairs is the kitchen featuring Granada tile on the backsplash offering a touch of color to the room. The copper sink serves as another statement piece for the space. There is a paneled fridge, custom cabinetry, and a quaint island for eating or just lounging around. The glass door off the kitchen leads to another covered patio that can be used for outdoor dining.

The indoor dining room spills over into the comfortable living room completing a true open-concept space. The glass windows along the entire front of the room slide open to give a true feeling of the outdoors from the comfort of the inside. The total interior of the home is roughly 2,500 square feet.

The porches, balconies, and outdoor spaces of the home add another 1,500 square feet of entertaining space. For a truly relaxing experience catch an afternoon nap or enjoy a book from the unique outdoor daybed tucked under the shade palapa to the side of the pool. The home itself sits on two acres. In addition to the home, there is a fruit orchard planted with bananas, mangos, papaya, pitaya, citrus, and more. There is plenty of property left to bring your own gardening dreams to life or build another casita or two for guests. There is also a small pasture, planted with grasses ready for you to build your own stable and corral.

The home is completely off-grid and solar-powered. New lithium batteries for the solar system were installed this year. It is located in Big Sky Ranch. The community is over 300 acres, including the stables, neighborhood, and miles of surrounding riding trails. The only equestrian community in southern Nicaragua, Big Sky Ranch is unique. The equestrian center at Big Sky offers riding lessons, tours, and boarding. Being a horse owner is not a requirement to live here but a perk.

Casa de Canciones is less than 5 minutes by car to two beaches; Playa Yankee and Playa Escamequita. The community of Big Sky is located less than a kilometer from the village of Escamequita and 20 minutes by car to San Juan Del Sur.

\$489,000 <https://discoversjds.com/property/luxury-home-in-big-sky-ranch-in-san-juan-del-sur-nicaragua/>

Pacific Marlin V6, Premier Community, Beautiful Bay Views



Lot V6 Pacific Marlin, Spectacular bay and territorial views in San Juan del Sur's most prestigious neighborhood, Pacific Marlin. In the shadow of the Statue of Christ, San Juan del Sur's most famous landmark, this property is one of the most accessible lots in the community and within walking distance to the beach and town.

With southeastern orientation, one will enjoy beautiful sunrises and be sheltered from the hot afternoon sun. A large level lot for your creative dream home. Pacific Marlin is a gated community with some of the finest homes in Nicaragua. Less than 10 minutes from your driveway to the center of town, one can enjoy the privacy of the view property and the excitement of San Juan del Sur's nightlife and adventurous activities. Pacific Marlin is hugged by two beaches, including Nacascolo Bay to the north that enjoys private access from Pacific Marlin.

Pacific Marlin is in San Juan del Sur, on the northern ring of the bay. High enough for breathtaking views, yet close enough to be walkable to the activities and adventures of town. People continue to discover San Juan del Sur as an international beach town, with spaces for all interests. Stroll on the beach or surf the world class waves. A year-round indoor/outdoor lifestyle, comfortable climate, and services to make your life easy.

Lot V6 is priced significantly lower than average for Pacific Marlin. A rare opportunity live and build in a premier development with all the benefits of being minutes to town. Sold fee simple, you own the land 100%. For more information on Lot V6 in Pacific Marlin, San Juan del Sur, or buying property in Nicaragua, please contact us today!

\$109,000

<https://discoversjds.com/property/pacific-marlin-v6-premier-community-beautiful-bay-views/>

Almost Beachfront Town Property



Great opportunity to own a beachfront town property in one of the best zones of San Juan del Sur. It is located right on the main beachfront road where all action happens.

This Property has two road frontages, front and back entrances. And it's the largest piece of land available on the market in this area of town.

Perfect for a commercial business, retail space, restaurant, hotel, mini golf, outdoor bowling alley, roller skating, etc., anything your imagination can come up with.

San Juan del Sur desperately needs family friendly activities and this is the perfect location for that!

\$450,000

<https://discoversjds.com/property/beachfront-town-property/>

Luxury, Vacation or Long Term Home



This is a stunning 3-bedroom luxury, vacation or long-term home with its own private swimming pool and incredible views of the Bay of San Juan del Sur. With an amazing full-length patio that extends your living area right out to the pool. With an outdoor kitchen, barbeque, and smoker for all your foody needs. Also, this beautifully landscaped property adds to the tranquil setting.

With the convenience of being just minutes to the beaches and town while enjoying your own secluded spot away from the hustle and bustle. Located within a gated community of Bahia De Palermo. No HOA fees!

Hang out and relax with the beautiful sunsets and views of the Pacific Ocean, located just five minutes east in the low hills overlooking San Juan del Sur.

The home is turnkey and ready to use or to rent! The property has ample parking, a perimeter security system, air conditioning, Wi-Fi, and comes fully furnished (including kitchen appliances!)

If you are considering a full-time move to Nicaragua or investment, this is an excellent opportunity.

\$387,950

<https://discoversjds.com/property/stunning-3-bedroom-luxury-home/>

El Encanto Ocean View Home



El Encanto Ocean View Home, perched at the top of Phase 1 of El Encanto del Sur is a fully furnished, 4 bedroom, 4 bathroom home with a private pool, a garage and a great ocean view.

Sitting on over a third of an acre of land this single level home is centered around an open courtyard. On one side is the kitchen, living room and two bedrooms with a Jack and Jill bathroom. On the other side is a large bedroom with attached bathroom, another guest room with attached bathroom, and a garage. There is also a small kitchenette and a bathroom.

The property has great views back to San Juan del Sur and the bay of Nacascolo. There is a nice ranch and look out point just above the pool and pool deck area. The house is a great rental property and is ready to move into or put on the rental market today.

\$349,000

<https://discoversjds.com/property/el-encanto-ocean-view-home/>

Side By Side Corner Lots Available In Bosque Del Mar



2 of the 6 lots owned by one family. They will make a discount to sell all 6 which are all close to the road for the beach access property.

Side by Side Corner Lot #42 has 571m² and Lot #41 has 573m² – Buy both for a nice sized building plot!

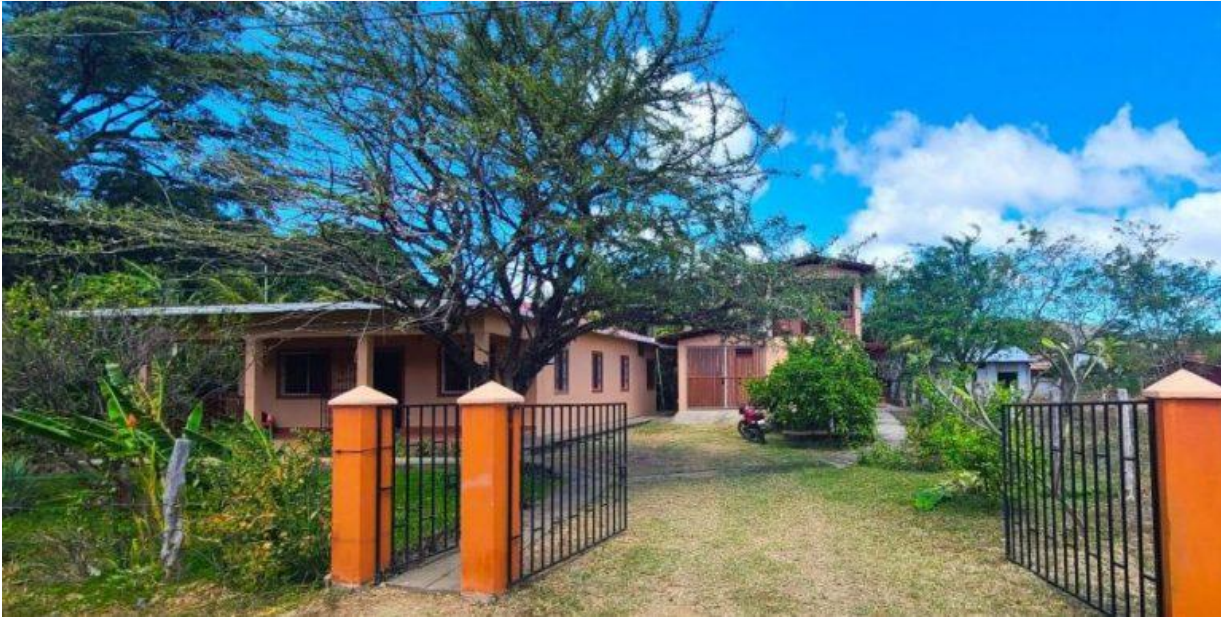
Besides the flat (and shaded) building site, all utilities are already available as well. The property also offers private access to Playa Marsella along with a beachfront community center with shaded ranchos, lounging areas, BBQ grills with water, outdoor shower and bathrooms for a fun family day at the beach (a short five-minute walk from the lot). Bosques del Mar is only a five minutes' drive to Playa Maderas, and a 10–15-minute drive from San Juan del Sur.

Bosque del Mar is the only development with a dedicated beach access lot exclusively for owner and/or renters in the Bosque del Mar development. Ask us today for more details about these Side by Side Corner Lots!

\$23,000 each/negotiable

<https://discoversjds.com/property/side-by-side-corner-lots-available-in-bosque-del-mar/>

Multi-Units Home in Las Delicias With Mountain View



Multi-Units Home in Las Delicias with Mountain View. Hidden in a quiet off-road neighborhood of Las Delicias, this property is only 5 minutes from San Juan del Sur. San Juan del Sur was originally a fisher village and has recently exploded into a vibrant Latin American tourism and expat destination that still retains its charm and uniqueness. San Juan del Sur is a bustling beachside community that offers many delicious restaurants, fun bars, and beautiful hotels.

The other closest beaches are: Pena Rota, 5-10 minutes North; Remanso, 10-15 minutes South; Hermosa 15-20 minutes South

The neighborhood preserved many mature trees surrounding the houses, and along the maintained road.

This property features a 3 bedrooms house and a separate two floor studio built in 2016. The 1042 sq. meters property is fenced and has a well on-site. There is also an extra tank of water, connected to Enacal (the city water distributor). There is an outdoor parking and indoor garage.

You will enjoy the mature trees and fruit trees in the landscaped garden. And there is still plenty of room to build a veggie garden! The garden is well maintained, and has path all around the houses.

There is no HOA and no building restriction on this lot.

Note that all rooms have ceiling fans, and AC.

THE MAIN HOUSE 3 bedrooms / 2 bathrooms - large covered terrace - kitchen opened on the living room - laundry room with washing machine - extra storage room

THE TWO-FLOOR STUDIO with balcony 1 bedroom / 1 bathroom

The second unit is located a little more at the back of the property, giving privacy to both units. You can choose to put your bed downstairs as a studio, with the kitchen, or upstairs in a cozy extra room. The studio features a private balcony on the second floor. You won't get tired of the mountain view!

You could earn rental income with this furnished two-floor studio.

\$165,000 <https://discoversjds.com/property/multi-units-home-in-las-delicias-with-mountain-view/>

Arriba Verde Lot 8, Panoramic Views, Natural Living

EXCLUSIVE



Lot 8 at Arriba Verde offers the ultimate in Nicaragua living. With 1.25 acres of nature, panoramic views from the mountains to the ocean, gently sloped for easy building, and a higher elevation for cooling breezes, one can enjoy country living and still be minutes to the center of San Juan del Sur, and Playas Hermosa, Yankee, and Remanso.

With no restrictions, the community of Arriba Verde at El Carrizal is intended to be in harmony with its surroundings. Monkeys in the trees and the national birds are your neighbors. Sunsets over the Pacific and sunrises above the surrounding jungle. Although power is in the street, southwestern expose is ideal for solar. A prolific potable water well is already installed.

An idyllic neighborhood where one is free from the traffic and noise. Enjoy long walks on tranquil roads, strengthen your heart and mind with quiet hikes in the nearby hills, enjoy the outdoors all in your backyard.

San Juan del Sur is a rapidly evolving international beach town. With international schools, improving infrastructure, world class beaches, and an endless variety of day and night activities, one can find an outdoor lifestyle that couldn't be imagined. Owning property in Nicaragua is effectively the same as in the north – land is fee simple (you own it outright), title is researched and cleared, and there are no restrictions on foreign ownership.

For more information on Lot 8 at Arriba Verde, or other information on ownership in Nicaragua, please contact us today!

\$47,000

<https://discoversjds.com/property/arriba-verde-lot-8-panoramic-views-natural-living/>

Million Dollar Views, Brisas Del Pacifico, Lot 1F

EXCLUSIVE



Brisas del Pacifico, Lot 1F, Million-dollar views, entry level price tag. Easy to access with paved roads, underground utilities in place, minutes from the center of town, on an established street of finer homes. A blank slate to set your imagination free, a site for a traditional single-family home, or a multi-entry property for short and long term rental income. Whatever one desires, the spectacular view will give longevity and added value to the property.

Brisas del Pacifico is in San Juan del Sur, on the southern ring of the bay. High enough for breathtaking views, yet close enough to be walkable to the activities and adventures of town. People continue to discover San Juan del Sur as an international beach town, with spaces for all interests. Gourmet restaurants, neighborhood barbecue grill. Stroll on the beach or surf the world class waves. A year-round indoor/outdoor lifestyle, comfortable climate, and services to make your life easy.

Lot 1F in Brisas del Pacifico is an exceptional value, priced well below other properties in the area. Sold fee simple, you own the land 100%. For more information on Lot 1F in Brisas del Pacifico, San Juan del Sur, or buying property in Nicaragua, please contact us today!

\$38,000

<https://discoversjds.com/property/million-dollar-view-brisas-del-pacifico-lot-1f/>

Ocean View Lot in Playa Remanso



This Ocean View Lot at Playa Remanso in San Juan del Sur is a true gem! It is rare to find a lot with amazing ocean views while also being within walking distance of the beach. Less than a 2-minute walk to the sand, this 542 square meters lot (#146) is a unique opportunity.

Playa Remanso, one of San Juan's del Sur's most popular surfing beaches, has boomed in recent years with many new high-end homes built as full-time residences and vacation properties. Playa Remanso is located less than 15 minutes from the heart of town in San Juan del Sur. The rapidly growing beachside community has excellent amenities like restaurants, bars, retail, lively nightlife, and great activities.

Although the town can be lively, peace and tranquility are abundant at Playa Remanso. Enjoy watching waves and sunsets from your ocean view lot. Walk down to the beach to surf or have a cold beer at a beachfront bar.

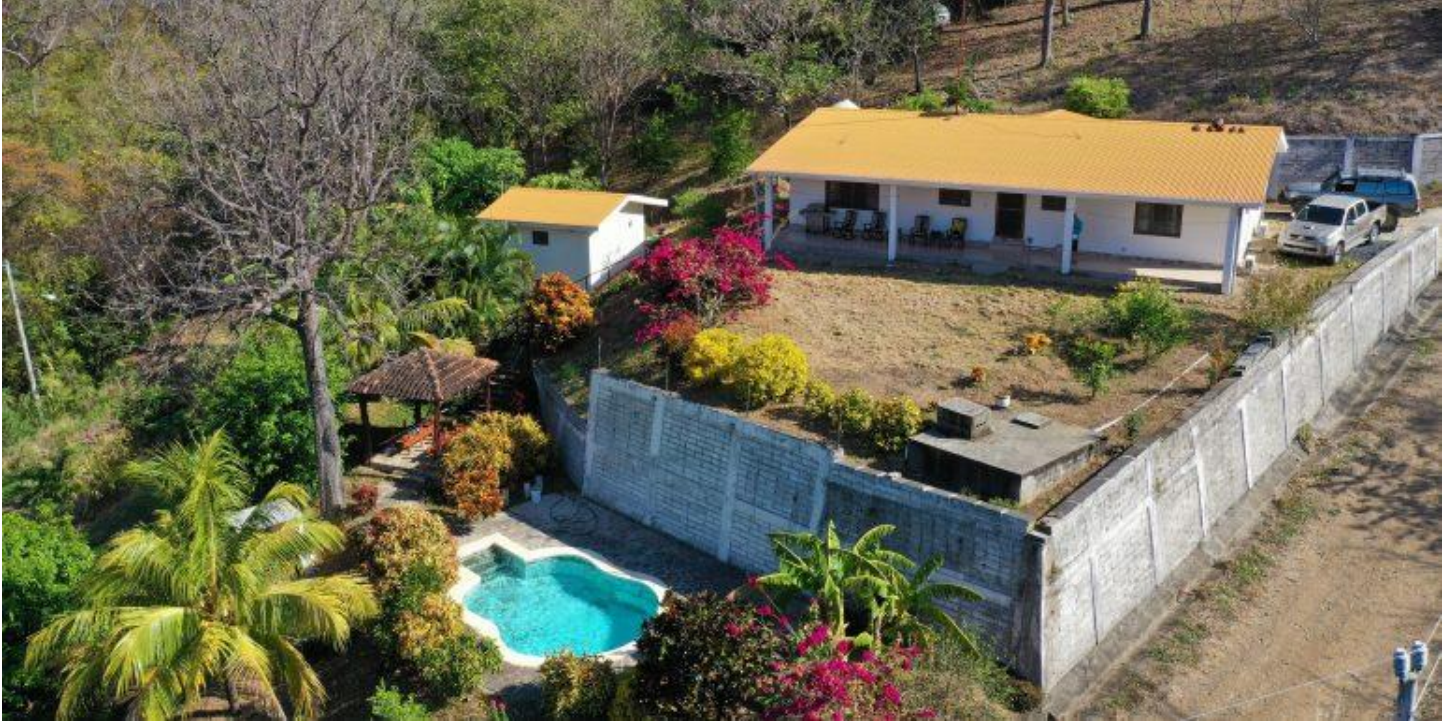
Because of its proximity to the beach with surfable waves and ocean views, this lot is a great buy and hold if you are ready to start building, even better! Playa Remanso is a growing beachside community with property owners who continue to build and improve neighboring properties.

Build your future full-time residence, vacation home, or surfside beach pad on this Ocean View Lot at Playa Remanso!

Reduced to \$68,500 from \$79,000

<https://discoversjds.com/property/ocean-view-lot-at-playa-remanso/>

Ocean View Home Walking Distance to Playa Yankee



Casa Blanca is an Ocean View home walking distance to Playa Yankee.

Casa Blanca is a three-bedroom, two-bath home. Entering the front door of the home you are greeted by an open concept living room, dining room, and kitchen. The room is spacious with big windows letting in lots of light. Doing dishes is never a chore here when you can look out and see the Pacific Ocean.

The primary bedroom is large with an ocean view and unsuited bathroom. One of the secondary bedrooms also has an ocean view. All of the bedrooms have ample closet space and there is a hall closet as well. Off the kitchen is a full-size laundry room that also serves as extra storage space.

Heading out the back door you are greeted by the grassed backyard with views of the ocean and four inviting rocking chairs. Down the stairs is the pool and cabana.

The property is generously flanked by a variety of fruit trees including limes, grapefruit, and more. A small caretaker house complete with a kitchen can also be found on the property. This could be used as a fourth bedroom and third bathroom if needed. There is a private well on site and the home is hooked up to the community water system too.

Casa Blanca comes furnished with everything you need to move right in. The lot is approximately 25 minutes south of San Juan Del Sur, located in the gated community of Vista Del Mar. The community has a private water system, gated entry with 24/7 security, and more. There is direct access through the neighborhood to Playa Yankee.

Playa Yankee is more than half-mile long, making it the perfect place to walk, run, or shell hunt at low tide. This beach is known for having its fair share of sand dollars and other shells. Playa Yankee is popular with surfers and fishers alike. There are waves on this beach daily at both the southern and northern ends of the beach.

This ocean view home walking distance to Playa Yankee would make a great family home, vacation retreat, or rental property.

\$259,000 <https://discoversjds.com/property/ocean-view-home-walking-distance-to-playa-yankee/>

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.

Here is a video tour of the house:

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.

Reduced to \$369,000 from \$650,000

<https://discoversjds.com/property/la-casa-de-tus-sueos-en-san-juan-del-sur/>

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.

One of the few houses in SJDS with a lap pool!

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 semi circular 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!

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 again to

\$279,000 from \$399,000

<https://discoversjds.com/property/propiedad-de-playa-de-venta-en-san-juan-del-sur/>

Best Property Value in The Redonda Bay Area



Lot # EC 12 is currently the best property value in the **Redonda Bay** area. Surrounding Redonda Bay are three developments: The **Aqua Wellness Resort** (soon to be known as Six Senses Nicaragua), **Buccaneer Point**, and **El Castil**. All three have recently formed a single Homeowners Association. Aqua is a 5-star resort and has been purchased by the developer of The Ritz-Carlton Residences Miami Beach. Lot EC 12 is located within the El Castil development and offers stunning views of the Pacific. Next door to the lot is a beautiful home. The property also offers an easy walk to **Playa Gigante** to enjoy the small beach town amenities offered there.

The access road goes directly behind the lot making it easy for access and parking at your dream house you will design and build!

Playa Gigante is located on the southern Pacific Coast of Nicaragua. It's about a one-hour drive north of **San Juan Del Sur**, two hours south of **Managua**, 20 minutes south of **Popoyo**, and a half hour west of **Rivas**. Gigante Bay is that secret spot that you will never understand unless you come here and experience it for yourself. The mixture of locals, expats and surfers who either stay or pass through, come together with the same goal; to live and work a lifestyle they always dreamed of. Before you know it, you become friends with everyone who will tell you all the secrets you need to know.

Reduced to \$80,000 from \$100,000

<https://discoversjds.com/property/best-property-value-redonda-bay-area/>

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/>

Villa Pescador Beach Home



Villa Pescador Beach Home is a 4-bedroom 3.5 bath home with pool in the La Talanguera 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.

Reduced from \$289,000 to \$269,000 <https://discoversjds.com/property/villa-pescador-beach-home/>

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.

All in all, this affordable, quality, single level, move-in ready, furnished, hot water in sinks and showers, and spacious home is an excellent opportunity to enjoy independent and easy living in Nicaragua.

Exclusively available through Discover Real Estate, contact us for more information on this home or for any other property that we can find to meet your needs.

Reduced from \$160,000 to \$150,000 <https://discoversjds.com/property/villas-sjds-beautiful-upgraded-home/>

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 treetops. Watch the fireflies 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 its 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 its 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 its 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 of 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. Situate 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.

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!

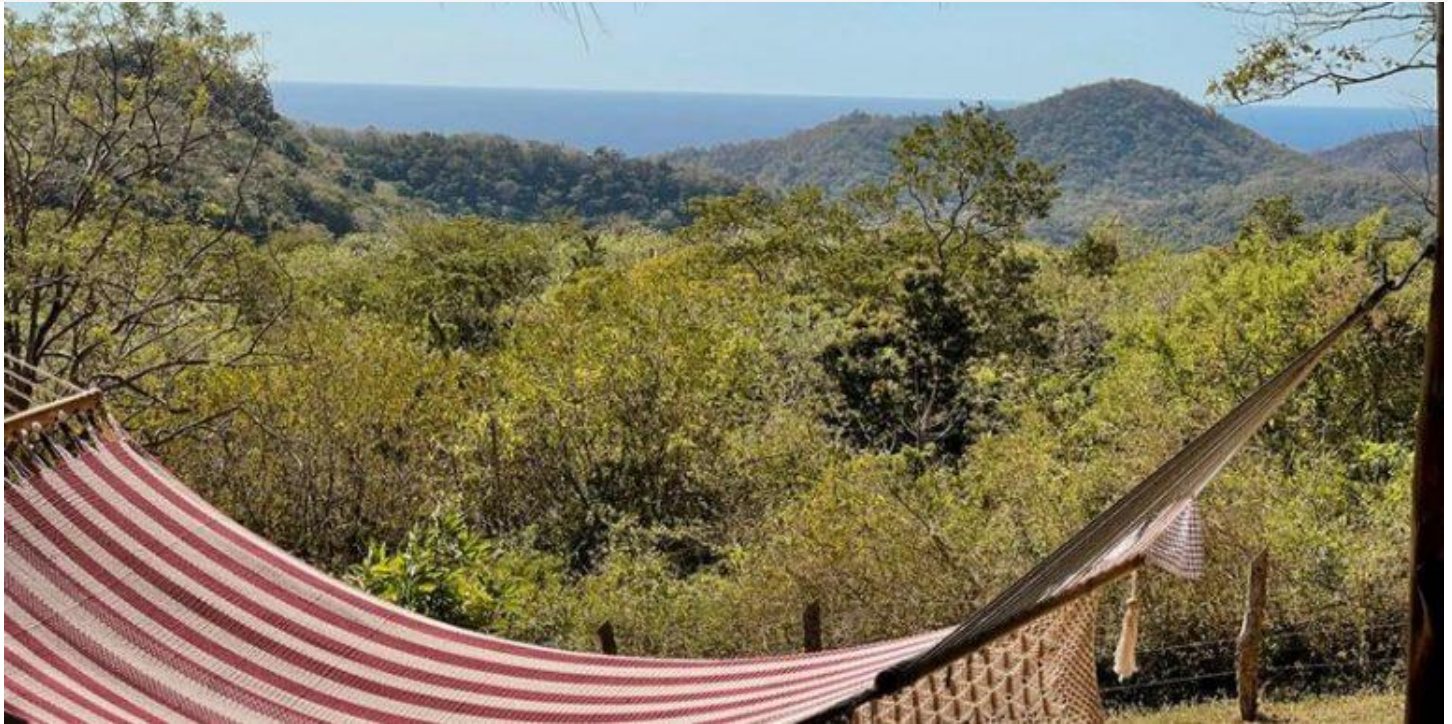
Hugged by a high wall, one is transported to a place of tropical dreams. Entertain friends and neighbors in the bar, or host dinner nights and special occasions throughout. With room to roam and a division of living spaces, there are places to gather and places to retreat. Take a dip in the pool, swing 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 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/>

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