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WHAT'S HAPPENING



Dang it is hot and humid, but the rains will start soon, and all will be better!
photo taken by Dan & Cesar

We Survived another Semana Santa

San Juan del Sur was full full full for Semana Santa, the week leading up to Easter! Full almost to the levels it was in booming years! With all the activity of Semana Santa, my trip to the USA to attend the Joyce Meyer's Conference, and visit friends and family, I didn't have time to do a newsletter for April, sorry 😞

While in the states I picked up the products I ordered to help with my cancer treatment. I now have my own alkaline water machine from Dr. Robert Young and some of his Ph Miracle Cure products. And I started on

Essiac tea 3 weeks ago to help remove cancer from your body! The tea is a 3-month protocol so hopefully in 3 months..... I'll be cancer free!

I'm feeling great, I'm down 23 pounds in 5 months, I have great energy, I have experienced numerous health benefits switching to a high alkaline vegan diet and I'm slowly shrinking the tumor! 100% natural treatments that won't harm my overall health like surgery, radiation, or chemo will. Here is the latest video update on my cancer recovery journey: <https://youtu.be/fk8hZ8526Zw>

We still need more houses to sell so.....if you have been **thinking about selling your house**, we would love to list it at Discover Real Estate! Sales continue to boom, and we are still selling more houses than lots.

PLEASE SUBSCRIBE TO OUR YOUTUBE CHANNEL! I need more subscribers so I can start to make money off all the videos I do 😊 <https://www.youtube.com/c/DiscoverRealEstateSanJuandelSurNicaragua>

And all my previous monthly updates can be found on our website if you ever want to refer to some previous information I shared: <https://discoversjds.com/category/monthly-updates/>

The road to Remanso has been greatly improved and there is a rumor it will be paved but....until I see it actually happen....I won't believe it 😊

Great fashion in San Juan del Sur

Locally made products!

A few months ago, I sold Auric Surf, a clothing store here in San Juan del Sur with most products made in Nicaragua! They are now fully stocked with new inventory and designs and are offering **10% off if you mention Discover Real Estate**. 10% of offer is good until June 15 and soon they will also have shirts with my saying "I love my life....come join me" available also! Wooo hoooo <https://www.facebook.com/auricsurf>

Need some advice regarding a big project you are considering?

Here is an experienced investment consultant!

Calvet & Associates is one of the leading real estate and hotel investment consultants in Central America, with offices in Nicaragua and in Guatemala and projects from Panama to Mexico and the Caribbean. They specialize in feasibility studies, project valuations, demand projections and market analysis. Calvet is the only recognized hotel consultant in the region by the USA's ISHC (International Association of Hotel Consultants) and member of ULI (Urban Land Institute of the USA), Co-Chair of the Hotel Investments Conference in the US and Co-Chair of the South American Hotel Investments Conference. Calvet has been providing support to over 298 projects since 1994.

www.rcalvet.com

Members of:



Raul F. Calvet

Director Ejecutivo

rfc@rcalvet.com

Guatemala

Edificio Torre Tigo

Torre II, oficina 4

Carretera al Salvador km 9.5

Zona 15, Guatemala

502-5410-2969 cel.

Nicaragua

Edificio Invercasa I, piso 4

Managua, Nicaragua

505-2270-1320

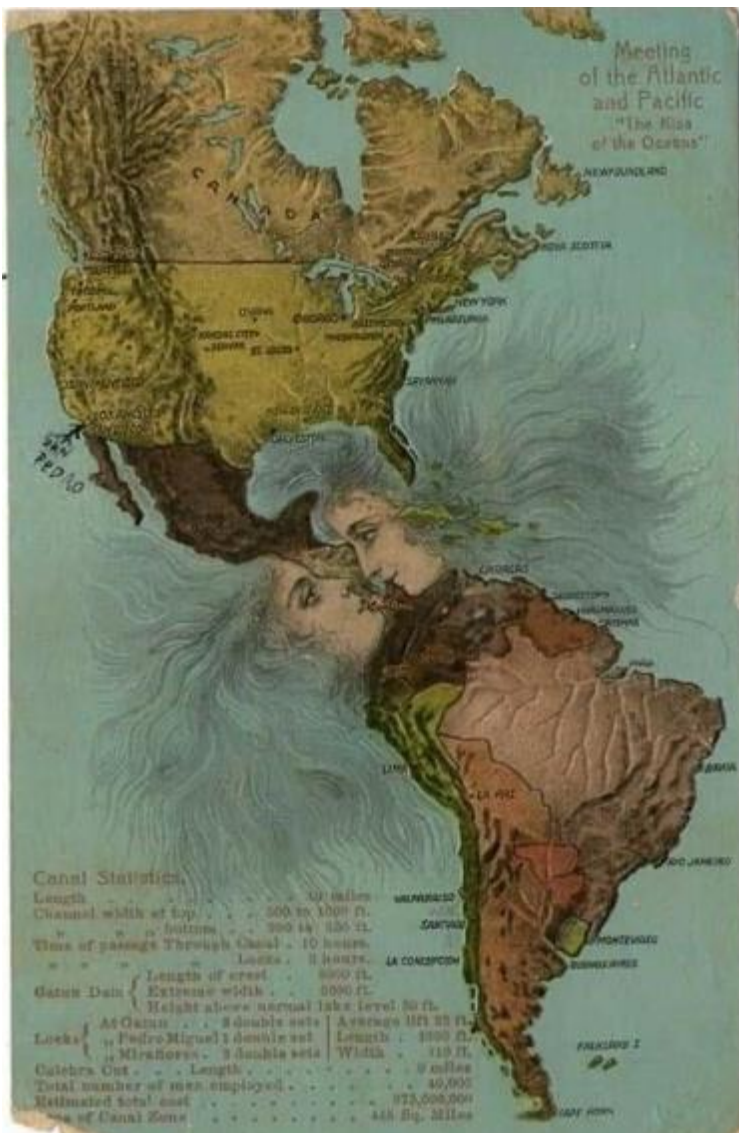
505-8927-9797 cel.

505-8927-8674 Natalia Cerda

www.rcalvet.com



Nicaragua, where two oceans “almost” kiss ☺



If you have any construction skills and want to give back to the community, we want to start free 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 so you can, pay-it-forward, in your new community!

Need transportation?

Gaby Transport has you covered!

Richard, the owner of Gaby Transport, has been a friend of mine for 16 years and was the first person I used for shopping trips to Managua when I moved here. He owns several vehicles, all with professional polite drivers, to transport you in air-conditioned luxury regardless if it is a shopping trip to Managua, sightseeing, or airport transportation from Managua or Liberia, you can trust and count on their service.



WhatsApp +505-8882-8368 <https://www.facebook.com/GabyTransport>

Tip of the Month if living in Nicaragua

How to beat the heat!

Sit in air conditioning! Bahahahahaha.....however, our administrative assistant, Fernando, swears that if you drink something hot when it is hot outside, it makes you cooler. Personally, I think he just likes taking a coffee break ☺

Pats on the back!

Hey Natalie, this is a GREAT summary of closing costs and what is and isn't customary, and what's negotiable.

Nice job, thanks!

Brian & Joe

Hi Natalie!

Like always you demonstrated through your last newsletter that you are a great real estate professional, somebody you can trust in Nicaragua. This last email of yours was very educational.

Congratulations and best regards.

Raul F. Calvet

Nicaragua has been in the news a lot!

Check out all the new articles about Nicaragua!

Epic Places You Should Visit in Nicaragua - <https://theculturetrip.com/central-america/nicaragua/articles/15-epic-places-in-nicaragua-you-should-visit/>

Travel & Leisure - This Central American Country Is Home to Beautiful Beaches, Epic Surf, and a Rich Cultural History <https://news.yahoo.com/central-american-country-home-beautiful-160557990.html>

The German Content Creator Who Visited Nicaragua And Fell In Love With The Country <https://www.visitnicaragua.us/2022/04/the-german-content-creator-who-visited-nicaragua-and-fell-in-love-with-the-country/>

Travel & Leisure – Cheap countries to Retire by the Beach <https://www.travelandleisure.com/trip-ideas/senior-travel/cheap-countries-to-retire-by-the-beach>

8 perfect places in Central America for solo travelers <https://www.lonelyplanet.com/articles/best-places-for-solo-travel-in-central-america>

The 7 best places to see wildlife in Central America <https://www.lonelyplanet.com/articles/best-places-to-see-wildlife-in-central-america>

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/2022/05/01/nicaragua-tourist-card-passport-stamp-is-your-proof-of-status/>

<https://nica-biz.com/2022/05/15/nicaraguas-mothers-day-myth-why-is-it-on-may-30th/>

<https://nica-biz.com/2022/05/06/remittances-received-by-nicaragua-up-26-4-q1-2022-ytd/>

<https://nica-biz.com/2022/04/24/hague-decision-favors-nicaragua-in-caribbean-sea-dispute/>

<https://nica-biz.com/2022/04/20/easter-2022-statistics-for-crime-and-traffic/>

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 or my driving tour! <https://www.youtube.com/playlist?list=PLuikgZEJsIJFFfUD-Uo-d4hGMriJvgpr>

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.

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.

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://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://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-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.discoverjds.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 😊

Hot New Exclusive Listing!!!

Escaleras Home High on The Hills East of San Juan Del Sur



The Panoramic views from Escaleras Home is in the perfect setting – High on the hills east of San Juan del Sur, yet only a 5-minute drive from the center of town! This spacious 3-bedroom 3.5-bathroom home has jaw dropping, panoramic views of the Pacific Ocean and San Juan del Sur Valley.

Walk through tour: <https://youtu.be/KZ1jBhZ-bGU>

As you enter the property grounds, you can either park and enter the home through the garage of the 2-story home, park at the back and walk directly to the covered terrace and ocean view pool, or enter through a side door that leads into a large living area that flows into the kitchen and dining area creating a fabulous open space design. Every inch of the first floor has a view – kitchen, dining and living areas! The kitchen has a breakfast bar that also opens up to the dining area, and the living area opens up to the outside veranda where you can enjoy the gentle breezes overlooking the pool and dramatic ocean view.

Heading to the second story, the first door you see leads to the master bedroom. This room is quite possibly one of the largest Master bedrooms in San Juan del Sur, and the walk-in closet and bathroom are both quite spacious. From the master bedroom & the balcony off the master bedroom, the view is simply spectacular.

The second set of doors will bring you to a second and third bedroom which also have ensuite bathrooms and a private patio that provides a great space for cross breeze. One of the bedrooms has a galley kitchen and the other has a small convenience kitchen. The home was designed so that the 2nd and 3rd bedrooms have their own dedicated access from the exterior of the home, and their own dedicated patio & deck – this home could be run as a quaint B & B! Or you can remodel the upper patio by enclosing it, or part of it, and creating a second living area or playroom for your children and/or adding 2 or 3 more bedrooms to this space. Super easy to connect the two existing bedrooms to the rest of the house.

\$394,000

<https://discoversjds.com/property/escaleras-home/>

'Not Just Hair – A Lifestyle'



'Not Just Hair – A Lifestyle'

For Sale : Business Corporation – Brush Your Hair by Justin Bobby Brescia and award winning Stylist Natasha Lazdins

This fully established and equip Hair Salon is offering someone spectacular the opportunity to create a new life in the stunning beaches and colorful little town of San Juan del Sur Nicaragua!

With an already Established clientele base ready and waiting for a full-time stylist to step in and take over. The Business comes with -legal Corporation paper which enables residency application and multiple business stream within the title. (name transfer required on title) -Ability to work in Nicaragua as a foreigner and investor creditability. -Brush Your Hair branding (NICARAGUA LOCATION ONLY), established from the original celebrity and stylist Justin Bobby Brescia. -the use of Branding name and marketing under this title for (NICARAGUAN BRANCH ONLY) -all social media pages and content.

-Full clientele contact list and history.

– All current and active Legal permits / licensing and accountant set up and active.

-All business tutoring, guidance and instructions, for Nicaragua as a foreigner.

-salon supplier account and contacts. -Salon furniture, including mirrors, very unique and valuable design antique barber chair, benches, clippers, capes, brushes, combs, trolleys, shelves, pins and up styling tools, ceiling and portable fans, client front of house seating, remaining color and product in stock, flatirons and heat tools (scissors, towels and hairdryer not included)

Location is in original space, 9 years ongoing, in the most active street for business walk-ins, with and easy to find and recognized place.

Has current month to month agreement to rental space with neighboring landlords (for extra added security) with a long-term lease applicable to agreement of via landlords. Amenities included in rental payment.

\$55,000

<https://discoversjds.com/property/not-just-hair-a-lifestyle/>

Paradise Bay, Hear the Ocean Waves



Lot F52, Paradise Bay. As close as you can get to the ocean without getting wet! Located in the beautiful community of Paradise Bay, one is literally steps to the water below, close enough to hear and smell the Pacific waves, and high enough to enjoy spectacular views. With neighbors of grand and modern homes, as well as traditional eco construction, you are free to design the home of your dreams.

The community of Paradise Bay is a mere 5 minutes from the center of San Juan del Sur, yet, nestled in a eco-minded community it offers a secure and gated entry, utilities in the street, and a association focused on maintaining the tropical jungle that defines the area.

– CLICK HERE FOR A VIRTUAL TOUR –

This lot carries a small footprint and a big view. A meandering path to a secluded beach below will be your daily commute. From your future porch, swing in your hammock to the rhythm of the waves below. The birds and monkeys will be your morning guests, and sunsets will be your private entertainment.

An absolute dream-inducing property to set your imagination and worries free. Contact us today with your questions or to see the property in person. And then get ready to live the fresh and free life in Nicaragua!

\$74,000

<https://discoversjds.com/property/paradise-bay-hear-the-waves-by-the-ocean/>

Stairway To Paradise!

EXCLUSIVE



Stairway to Paradise! This beautiful home is in Paradise Bay. It is a 2 bedroom plus a bunk room overlooking the Bay and town of San Juan Del Sur. A quick ten-minute walk to town!

If you are lazy and need a reason to force yourself to exercise, this is the perfect house for you! The stairs mean you don't need to go to the gym!

It is in a gated community with security and all paved roads. The home is positioned on two lots, with a private pool, flat yard space perfect for children, overlooking lush hills that are always full of monkeys and beautiful exotic birds.

All the windows in the home have screens to create incredible wind flow and blinds to block the sun during certain times of day.

Live on the edge of town but in nature with howler monkeys to the left and cows below and to the left.

- HOA is \$1,050 per year
- Paradise Bay Water

\$300,000

<https://discoversjds.com/property/stairway-to-paradise/>

Top Of World Lot Offers Views of The Pacific Ocean



Build your dream house on this top of world lot and enjoy the amazing privacy or subdivide the property and make money selling off lots. 10.859 manzanas, 18.89 acres, or 76,544.753 sq. meters of property from which you can see Costa Rica to the south, the twinkling lights of San Juan del Sur at night, or the coastline to the north as far as Playa Maderas or even further on clear days! The property provides the best of privacy and isolation but is only an 8 minutes' drive into town.

The grand elevation of top of world lot is located at the very top of Las Escaleras only 2 kilometers east of San Juan del Sur above the area known as Lomas de Palermo. There may be a possibility to connect into the hiking trails of the Flying Frog Canopy Tour. With the higher elevations comes slightly cooler weather and fantastic breezes to keep your air-conditioning costs low.

The possibilities of this property are endless. Keep all the land for yourself and put your residence in the middle to guarantee more than sufficient privacy. Sell off lots to recoup your investment, build a hotel or hostel, build a condo project, etc., the possibilities are endless.

The best thing about this top of world lot is its proximity to San Juan del Sur and all the amenities it has to offer. Shops, salons, restaurants, bars, tour companies, surfing lessons, fishing trips, sail boats, and nightlife are just a few of the many different diversions available. SJDS is a small but growing town that caters to retirees and tourism of all kinds. Also SJDS is close to Rivas which offers more shopping and Lake Nicaragua with her two majestic volcanos.

\$394,000 Reduced from \$650,000

<https://discoversjds.com/property/top-of-world-views-of-san-juan-del-sur-and-the-pacific-ocean/>

Ocean View Lot Ready for Your Dream Home



This Ocean View Lot in Marbello is perfect for your dream home! This high-altitude lot has incredible panoramic views of the Pacific coastline and is conveniently located in a development with all paved roads for easy access. Water and electric are already available, and the lot has been partially leveled making it ready for you to construct your dream home.

Here is a video of the walk from town to the lot:

This Ocean View Lot has low HOA fees of \$400 per year keeps maintenance affordable. Build your dream home on this hilltop lot where you'll hang your hammock and watch the sun set on the Pacific Ocean.

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. San Juan del Sur is a pleasant place to vacation with local Nicaraguans mixing it up with tourists, some of whom now call the area their home. Travelers are coming to San Juan del Sur from all over the globe including Europeans and Americans. 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. This includes in the case of those visiting by a cruise ship the plentiful boutiques and restaurants in San Juan del Sur.

\$69,000 Reduced from \$79,000

<https://discoversjds.com/property/ocean-view-lot-ready-for-your-dream-home/>

25 Acre Ocean View Lot for Sale Overlooking Playa Marsella

EXCLUSIVE



This 25-acre ocean view lot (14.5 manzanas) is located just 400 meters north of the Chocolata turn-off to go to **Playas Marsella, Maderas, and Majagual**. The lot has sweeping views of the surrounding hillside as well as multiple bay views (predominately Playa Marsella). Only a five-minute drive to the area beaches, or a quick 10-15 drive to **San Juan del Sur**.

This great location and large size give the property unlimited investment potential! Build your dream house and develop the surrounding land into a farm or subdivide and create a development. The opportunities are endless!

\$150,000 for all 25 acres equals only \$6,000 per acre makes this an amazing investment!

<https://discoversjds.com/property/25-acre-ocean-view-lot/>

Casa Travista At Paradise Bay



At Casa Travista at Paradise Bay, you're right on top of the waves and are able to listen to the crashing waves and take in the raw beauty of the area – all while being just 5 minutes from downtown San Juan del Sur!

Casa Travista at Paradise Bay is a stylish 3 bedroom, 2 ½ bath gem nestled into the slopes directly above the oceanfront at Paradise Bay and only a few steps from the ocean. Completed in 2012 to exacting standards required by stringent building codes, high-quality materials, and construction is apparent both outside and in. All rooms have spectacular “near views” and melody of the ocean, the coast, and Northern Costa Rica. Because of the tastefully implemented neutral interior color palette, you will easily be able to add those personal touches that will make this *your* tropical dream home! Continuous and matching ceramic tile covers the interior floors and the ample terrace, which enhances the feeling of spaciousness and blur the division between inside and out, creating a large and free-flowing space that will help surely set the stage for memorable events with family and friends.

At 1,800 sq ft, the split floor plan at Casa Travista is family friendly. The master bedroom is situated on one side of the home and includes an en suite master bath with tropical hardwood cabinetry, a large walk-in shower with glass detailing, and a vessel basin. Direct access to the ocean side terrace and the exquisite infinity-edge pool is through large-high-quality vinyl bronze-colored sliding doors. Air conditioning and a ceiling fan ensure creature comforts no matter what Mother Nature may bring. Bedrooms two and three are located at the opposite end of the home from the master bedroom and are both equipped with air conditioning, ceiling fans, and large sliding doors that open the ocean side terrace and view. A large bathroom with a shower and vessel basin is nearby and shared by occupants of these bedrooms.

The large open plan living room and dining room, with recessed halogen lights, is adjacent to a first-class kitchen with gorgeous granite countertops, stainless steel appliances, custom tropical hardwood cabinetry, and recessed halogen lighting. An ample bar separates the kitchen from the rest of the main rooms. Additionally, a large laundry room complete with washer and dryer connections, laundry tub, and cabinetry is adjacent to the kitchen.

The exterior of the house is finished to perfection. The clay tile roof is complemented by the well-executed stucco walls, which are of a neutral color. The handsome quality double custom tropical hardwood entry doors create an expectation of the consistent level of quality that this home embodies. The attractive entry court is implemented with a decorative concrete driveway that provides off-street parking for one car. There is an outdoor shower with decorative stone detailing for washing off sand after a stroll to the beach.

Casa Travista at Paradise Bay is offered fully furnished, including appliances.

Paradise Bay is a short 5-minute drive to San Juan del Sur's historic seaside town with its shops, bars, and numerous ocean-front restaurants. All roads are paved, and utilities are underground to ensure that the fabulous views are maximized throughout the development. There are already several excellent homes built at Paradise Bay, and home construction is ongoing.

\$399,000

<https://discoversjds.com/property/casa-travista-at-paradise-bay/>

2.5 Acres, Panoramic Ocean Views, Hilltop, Ostional

EXCLUSIVE



Sunrise to sunset, panoramic 360 degrees of beautiful ocean views from this spectacular 2.5 acre property. Located on top of the hill, a short walk to the beach, and a few minutes from the center of Ostional town. Set your imagination free – a beautiful home, a highly desirable bed and breakfast, or create an eco-minded destination where the view will sell itself. Surrounded by undeveloped jungle and forest, your neighbors are birds, monkeys and sloth.

Located about 45 minutes from San Juan del Sur, Playa Ostional, on the southwest coast of Nicaragua, is a stone's throw from Costa Rica, a few minutes from the future border crossing, and part of the bi-national coastal highway system which is in development. Currently Ostional is a step back in time. A quiet fishing village that is also host to adventurous tourism. But when the paved road comes in, Ostional has the potential for unlimited growth, to capture both inbound Costa Rica tourism, and outbound Nicaragua tourism. Not overly developed at this time, it is a wonderful opportunity to buy low, build now, and set your Nicaragua tropical dream in motion.

– CLICK HERE FOR A VIRTUAL TOUR –

A building terrace already in place, the rest remains wooded until you decide the details of your dreams. The community roads are well maintained year-round. There is nothing left but to do but imagine, build, and live the beachside tropical life!

Bargain priced to attract your attention and a quick sale. All documents are in order, the Sellers are readily available, professional surveys are on hand, and the title to the property has been insured by a North American title insurance company. Bring offers!

We think that when you see this lot in person, as well as the charming community of Ostional, you quickly fall in love with the potential and be making your move soon. Please contact us today for more information on these lots, the community of Ostional and living the life in Nicaragua!

\$77,387

<https://discoversjds.com/property/2-5-acres-panoramic-ocean-views-hilltop-ostional/>

Casa Oleada Surf House



Casa Oleada Surf House at Maderas Beach is located less only a 5-minute walk from Maderas Beach – You can check the surf from your terrace!

The 1800 square foot floor plan (combining interior and exterior) is ideal for its setting, open and cozy, consisting of three bedrooms and two bathrooms. This off grid surf house is equipped with living room, kitchen and both bedrooms have sliding doors opening to the terrace which seamlessly extend the indoors out.

The Casa Oleada Surf House at Maderas Beach is built on stilts to be able to enjoy the constant offshore breeze and the elevation makes sure that you'll have year-round ocean view. The ground floor area consists of a big storage room (to put your belongings when you are not here and renting the place out) and a staircase. Under the house there is an extra outdoor seating & BBQ area. The whole house is surrounded by a beautiful garden. The car park is next to the house.

The Casa Oleada Surf House at Maderas Beach includes a fully equipped kitchen (gas stove, fridge, plates, utensils, pots & pans, etc.) and a furniture package (custom made furniture) to rent it out.

Maderas beach is gorgeous and well known in the area with multiple events held here on a yearly basis. Great community full of fun growing around this area with multiple surf shuttle delivering tourists to the beach it's nice to see new faces on a daily basis.

\$249,000

<https://discoversjds.com/property/casa-oleada-surf-house/>

1 Block To Ocean! 3.5 Acres, Lots 5 & 6, Prado De La Bahia, Ostional

EXCLUSIVE



Spectacular opportunity to build a dream beachfront-neighborhood home, hotel, eco resort, surf camp, or community minded endeavor. With 14,306 m² (3.5 acres), you are free to imagine a high-end resort, or an earth conscious tropical and cultural endeavor. No matter your dream, it is a 1-minute walk to the beautiful beach of Ostional and forever sunsets.

Located about 45 minutes from San Juan del Sur, Playa Ostional, on the southwest coast of Nicaragua, is a stone's throw from Costa Rica, a few minutes from the future border crossing, and part of the bi-national coastal highway system which is in development. Currently Ostional is a step back in time. A quiet fishing village, host to adventurous tourism. When the paved road comes in, Ostional has the potential for unlimited growth, to capture both inbound Costa Rica tourism, and outbound Nicaragua tourism. Not overly developed at this time, it is a wonderful opportunity to buy low, build now, and set your Nicaragua tropical dream in motion.

Two separately deeded lots, being sold as one. Lot 5 at 6,135 square meters has been cleared to help you visualize the terrain. Lot 6 at 8,171 m² remains wooded until you decide what you will build where. Municipal water is already in place, as well as electricity. The community roads are well maintained year-round. There is no nothing left but to do but dream, build, and live the beachside life!

– [CLICK HERE FOR A VIRTUAL TOUR](#) –

Both lots are bargain priced to attract your attention and a quick sale. All documents are in order, the Sellers are readily available, professional surveys are on hand, and the title to the property has been insured by a North American title insurance company.

We think that when you see these lots in person, as well as the charming community of Ostional, you fall in love with the potential and be making your move soon. Please contact us today for more information on these lots, the community of Ostional and living the life in Nicaragua!

\$42,000

<https://discoversjds.com/property/1-block-to-ocean-3-5-acres-lots-5-6-prado-de-la-bahia-ostional/>

Villa Tamarindo Beach Front House in San Juan Del Sur On Playa Marsella



(On a double lot in the middle of 2 nice houses)

Enjoy living the grand life in this huge beach front estate, Villa Tamarindo, on Playa Marsella with 29.62 meters or 318.71 feet of ocean frontage, 300 square meter house gives you plenty of space to spread out and enjoy the beach life. There's space for relaxing in hammocks, kids playing, and adults visiting and having sunset margaritas all at the same time. Imagine your friends and family in one of the Pacific coast's beachfront luxury homes enjoying vacation together. Watch the waves roll in while relaxing in your pool, surrounded by beautiful garden areas. The large property is meticulously landscaped incorporating palm trees, fruit trees, and fresh herbs.

This property includes:

- Four bedrooms and four bathrooms
- Huge kitchen
- Two living rooms
- Numerous covered patios
- Swimming pool
- 60 square meter caretaker's residence (*This ensures easy on site security, cleaning for you and your guests, and makes general maintenance a whole lot easier*)

Currently this house is a very popular rental property with a pool right on the beach, outdoor shower, and two refrigerators in the spacious kitchen. You can enjoy a steady rental income while you're not using your vacation home. With a 4,366 square meter lot, just over an acre, you have plenty of room to enjoy just for yourself or build 2 or 3 more rental houses.

Reduced to \$775,000 from \$1,395,000

<https://discoversjds.com/property/beachfront-luxury-homes/>

Panoramic Palermo Views, Above San Juan Del Sur

EXCLUSIVE



Lot 33 at Palermo, San Juan del Sur, with panoramic bay and ocean views. Gently sloped with utilities in place for easy and affordable construction. Dreamy sunsets are your promise to a every-day-vacation lifestyle. A family friendly or ideal vacation and retirement neighborhood, safe streets, high speed internet, and easy access are features of Palermo.

The community of Palermo, 5 minutes to the center of town, has one the best infrastructures in San Juan del Sur. Paved streets, underground utilities, well maintained properties and homes. Palermo is an established community of beautiful single-family homes and villas. The community is anchored by a club house with swimming pool and restaurant which is open to all of Palermo's residents.

[– CLICK HERE FOR A VIRTUAL TOUR –](#)

Lot 33 is ready to go! Water and power are in the street at the lot, it is accessible for immediate dreaming and planning. From traditional Spanish architecture to creative modernism, all design and lifestyles are welcome in Palermo.

San Juan del Sur is a growing community of international residents but still retains its fishing village charm. Upscale restaurants, cozy cafes and endless outdoor activities are just a few of the things to keep you busy at all hours.

Lot 33 is priced below comparable properties for a quick sale. Please contact us today for more information on Palermo and San Juan del Sur.

\$55,000

<https://discoversjds.com/property/panoramic-palermo-views-above-san-juan-del-sur/>

Beautiful Home Ocean View and San Juan Del Sur Bay



Beautiful Home Ocean View and San Juan del Sur Bay

Beautiful house with a beautiful view towards the bay of San Juan del Sur, on the slopes of Pacific Marlin.

Video Tour of the House:

The main section of the house has 4 bedrooms with bathrooms, in the annex connected via the kitchen is another 1 guest room, 1 room for service, 1 room for drivers. Total of 7 bedrooms!

The social areas are very large and even the house also features a movie room below the pool area including a sandy beach bar area.

The pool area is spacious and has a sunbathing area.

The house also has a 10,000-liter water tank, 25 kilowatt power plant with automatic switch transfer.

Located at the base of Pacific Marlin with easy walking access to the beach or town. Listen to the waves crashing in the calm evenings and enjoy the lights of SJDS at night.

The house includes all the furniture.

\$575,000

<https://discoversjds.com/property/beautiful-home-ocean-view-and-san-juan-del-sur-bay/>

Las Fincas Eco Community, 1.7 Acres, Ocean and Jungle Views **EXCLUSIVE**



Lot 35 of Las Fincas Phase II, a naturally stunning ecological homesite. 1.7 acres of land, with panoramic territorial and mountain views, and hints of the Pacific Ocean.

Nestled in nature, adjacent to protected greenspace, this gently sloped property extends beyond its lines where birds and monkeys live free. The sounds of nature are your morning wake up call. With room to roam, build your dream home in a sylvan and arboreal setting. Privacy and respect for all things are paramount in Las Fincas. Careful consideration has been made to maintain the environment and the spaces between. Attention has been given to encourage the use of solar power, preservation of the verdant forest and minimal impact to the land. Well maintained roads are safe and excellent for your morning stroll, the kids walking to the neighbors, or taking your horse or dogs out for exploring. This is refined off-grid living!

[– CLICK HERE FOR A VIRTUAL TOUR –](#)

Las Fincas is located a few minutes to the entrances of family-friendly Playa Hermosa and the surf beach of Playa Yankee. Although far from the hustle and bustle of city life, it is a mere 15 minutes to the center of San Juan del Sur. Contact us today for easy map points, plat maps, directions and more information on this and other homesites in Las Fincas.

\$49,000

<https://discoversjds.com/property/las-fincas-eco-community-1-7-acres-ocean-and-jungle-views/>

Landmark Commercial Property In Town



Landmark Commercial Property in Town

Reduced to \$375,000 USD from \$399,000 USD for whole building.

This is a very rare opportunity to own a Landmark Commercial property in the heart of town in San Juan Del Sur. Located a half block from the Central Park and 1.5 half blocks from the beach of San Juan del Sur, this property is an investor's dream.

This landmark commercial property is one of the few 3 story properties in town. Boasting ocean views from the upper levels and rooftop, this multi-unit building has endless potential for a visionary investor. In addition to the excellent location and ocean views, the property has 4 separate income producing units: 3 apartments and a commercial module on the first floor, which currently has a long-term renter.

The first floor of the building has a commercial module which has frontage on one of the most trafficked streets in town, this unit has a dedicated bathroom which sits in the hallway outside of the module. Further down the hall, there is a 1 bed / 1 bath cozy garden unit with a small open patio to provide natural light and gentle breezes. This apartment, like the others, are fully independent with full kitchens.

The 2nd and 3rd level apartments boast large patios with ocean views that are great for people watching or catching the famous breathtaking colorful night skies that occur at sunset. Sliding French doors provide great airflow and expand the living area of the unit. Both the 2nd and 3rd level apartments have 3 bedrooms & 2 bathrooms. The third level apartment has A/C in all the bedrooms.

The rooftop of the building has unobstructed ocean views and is an ideal spot to mingle with friends and family while you overlook San Juan Del Sur with a 360-degree view.

The three apartments and commercial module have a proven rental history and can continued to be ran as short- & long-term rental units, the property comes fully-furnished as is. The building could also be converted into a hotel or private residence, or whatever you desire!

Anchored by strong neighbors and an amazing location, this Landmark Commercial Property is your opportunity to own a piece of history and San Juan del Sur in the fastest growing beach town in Nicaragua!

Reduced to \$375,000

<https://discoversjds.com/property/landmark-commercial-property-in-town/>

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/>

Bayview Terrace Townhouse #1 La Talanguera



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.

Owner Financing Available! \$50,000 down and \$2,011 a month for 84 months (7 years) at 9% APR or something shorter with a larger down payment and/or larger monthly payments.

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.

Bayview Terrace Townhouse has extra privacy as the end unit, no one walks past the patio on the way to the pool. Also, the patio is set up as a tropical garden to provide even more intimate privacy in a jungle setting.

The well-equipped kitchen features modern appliances, custom made built natural-wood cabinets and a custom made natural-wooden breakfast counter. The living area has super comfortable "American style" furniture throughout, as well as a custom-built TV console. There is also a half bathroom on the first floor for convenience.

Upstairs, the current master bedroom is across the hall from the bathroom and the second bedroom works as a storage space and craft room for the owners. You can easily move the bedroom door to make an ensuite master bath/bedroom. Both bedrooms have a large closet space and a spacious bathroom, and both have access to the upper deck area. Both bedrooms are tastefully decorated, and the master bathroom is very colorful and stylish.

The Bayview Terrace Townhouse also offers permanent on-site security staff with cameras and a great property management team ready to assist with your every need during your stay, and gated secure parking is available onsite. You also have access to a laundry room and a pool shared by only 5 townhouses.

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

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/>

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/>

Mango Rosa 2 Bedroom House



Mango Rosa This 2-bedroom House, fully furnished, rancher resting in the Nicaraguan forest has a large wrap around porch with a hammock perfect for a siesta.

The home has an open floor plan with extra high ceilings and plenty of windows and door to give the home great light and a spacious feel. Sit on your patio furniture out on the porch and listen to the howler monkeys and tropical birds while you drink a cup of Nicaraguan coffee. The house is located 15 minutes north of San Juan del Sur on the road to beaches north including Playa Maderas and Playa Marsella. It is a 5-minute drive to the surf at Playa Maderas or the quiet Playa Marsella.

Mango Rosa is a small residential development consisting of about a dozen homes all nestled into the forest with access to the community pool, volleyball court, restaurant and bar. The entire property is almost 3 manzanas or over 6 acres of tropical forest that has been transformed into a small residential development and a resort. The homes are fully managed by onsite staff. The house is ready to move into or rent out today!

\$129,000

<https://discoversjds.com/property/mango-rosa-2-bedroom-house/>

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/>

QUIET Unit In-Town (Rare!) With A Low HOA Fee Of Only \$80/Month EXCLUSIVE



Villa Isabella Condos is an in-town oasis, secluded from the noise, and an incredible 1,125 square feet of living space and located only three short blocks from the beach. This priced-to-sell, top floor, corner-end unit, consists of two Bedrooms and two Bathrooms with a total area of just under 105 square meters (approx 1,125 square feet). Spacious enough for long-term living, or with two separate entrances into the unit there is flexibility in how the property could be rented – The entire 2/2 unit, or as a 1BD/1BA with kitchen, or a 1BD/1BA hotel room. Live in one, supplement your income with the other, or cover your low maintenance fees and allow Villa Isabella hotel to manage as a rental.

Here is a link to a virtual

tour: <https://kuula.co/share/collection/7YRq8?fs=1&vr=0&sd=1&gyro=0&autorotate=0.24&autop=15&thumbs=1&card=1&info=0&logo=1>

Amenities include swimming pool, onsite property management, and secured parking garage. Key items to note: Unit is located far enough back from street that peace & quiet are assured, yet all aspects of San Juan del Sur are easily enjoyed since location is an easy walk to everything within town. Tremendous value for the space and location.

Villa Isabella is located in San Juan del Sur, just 450 meters from the beach, It is dedicated to your full enjoyment of San Juan del Sur and the surrounding Pacific Coast paradise. The attention to detail and personal service frees you to focus on your stay, either for business or pleasure.

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. San Juan del Sur is a pleasant place to vacation with local Nicaraguans mixing it up with tourists, some of whom now call the area their home. Travelers are coming to San Juan del Sur from all over the globe including Europeans and Americans. 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. This includes in the case of those visiting off of a cruise ship the plentiful boutiques and restaurants in San Juan del Sur.

Reduced to \$90,000 from \$135,000

<https://discoversjds.com/property/villa-isabella-condo-2bd2ba/>

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/>

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/>

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/>

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/>

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 ☺

DISCOVER
REAL ESTATE
HELPING YOU Discover Real Estate IN NICARAGUA



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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.

