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WHAT'S HAPPENING



Some tourists on motorcycles taking pictures of our new San Juan del Sur sign at sunset!

The Rainy Season started slowly but is now in full swing!

San Juan del Sur is green again thanks to the rains! The beginning of the rainy season is one of my favorite times of the year as the green and the flowers burst forth with an amazing display of color. My favorites are the orange blossoms on the Malinche Tree 😊

However, for 2 nights in a row, we had too much rain and it caused flooding for locals living along the rivers and in low areas. The amazing warm-hearted expats here have come together to help provide relief and supplies enabling them to pull their lives back together again.

Here is a video link from the morning after the second night of intense rain on June 2nd:

https://youtu.be/Vluy_NS2TmI and on my YouTube page I have a video of the lightening the night before!

My cancer continues to shrink little by little and I'm really looking forward to the day when I can say it is gone! I've just scheduled a follow-up visit with the oncologist at the Military Hospital so she can run some tests and evaluate my progress. In the next marketing email, I'll let you know the results of those tests but if you want to see a video as soon as I post it, please follow my YouTube channel. Under the Playlists you'll see all the cancer updates 😊 <https://www.youtube.com/c/DiscoverRealEstateSanJuandelSurNicaragua/playlists>

COVID UPDATES: The USA no longer requires a negative COVID test to enter the USA, whooo hoooo!!!! And Nicaragua will now allow you to enter without a negative PCR test ***IF*** you have been fully vaccinated, if not vaccinated, you need the negative PCR test within 72 hours of entry.

1. Anyone vaccinated does not need a PCR test.
2. "Up to date" equates to two vaccinations unless it's been a J&J or Sputnik Light (only 1 dose required).
3. You'll have to show your card in physical or digital form.
4. Anyone not vaccinated must do a PCR test, even children
5. All vaccines accepted by the WHO are accepted for entry. A combination of vaccines will be accepted.

Want to know where to go for different utilities or emergency services in SJDS? Here is a video I did explaining it all 😊 <https://youtu.be/e1wb7c5AJXQ>

Tip of the Month if living in Nicaragua

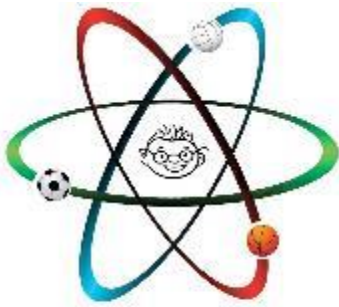
Pest Control!

Flying ants are an issue this time of the year so to keep ants out place a mint tea bag, spray brewed mint tea, or a few drops of mint essential oil in locations where the ants enter. Also, I put a mint tea bag in each cabinet with food in it to deter those pesky critters!

Flies are another problem this time of the year. I use the sticky mouse paper, (Gato de Papel aka paper of cat) and put about 10-15 grains of sugar on the paper to attract the flies. Not sexy but it works!



Here is an awesome new service!!!



SMARTY PANTS

K I D S C L U B

Whether your family are long term residents, or just passing through San Juan del Sur for a few days, Smarty Pants is here to whisk your children away for days of adventure, fun, and learning. As parents ourselves, we were searching for something for our children that didn't quite tick all the boxes. We listened to parents and children and realized there was something greatly needed here. The concept is simple. An easy to enroll, affordable, fun-packed program for kids to come and socialize, as well as giving the parents some "free-time" of their own.

Your children are being home-schooled? No problem. We also offer the space, time, and a professional tutor to oversee them, available to guide them, answer questions, and ensure they are doing their work.

Opening for Summer Camp from July 4th, with the additional tutor-assisted program starting September 5th. We can't wait to welcome you into the Smarty Pants family.

Google Maps: <https://goo.gl/maps/GmSSbGk5wkdUUfkD6> Website: <https://smartypantssjds.wixsite.com/sjds>
<https://smartypantssjds.wixsite.com/sjds>

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.

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/>

New Specialty Medical Office

Plaza San Juan, Las Delicias Barrio, San Juan del Sur

We offer Clinical Laboratory service with all kinds of routine, semi-special, and special exams as well as labor medical checks accredited by MINSA AND MITRAB.

Schedule your appointment with us on WhatsApp +505-8191-8070, or call the office # 505-2562-4042, or on our Facebook page: <https://www.facebook.com/Servicios-de-Especialidades-Medicas-San-Juan-109997491720061/>

Medical Specialty Services San Juan, where your health comes first. San Juan Medical Specialty Services offers consultations with the following specialists:

Pediatrics, Dr Elton Aguirre
Internal Medicine, Dr Villareal/ Dra Somoza
Anesthesiologist and Pain Clinic, Dra Serra
Dr. Ramos gynecologist
Radiology, Dr. Pilot
Psychology, Dr. Cerna
Oriental Medicine, Dr Ruiz
General Medicine, Dr. Veliz
Cardiology, Dr Morales
Urology, Gastroenterology, Dermatology, Orthopedics and Ophthalmology, COMING SOON

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!

Fantastic Shipping Service

For those items you can't live without but that aren't available in Nicaragua!

Fast Pack Shipping is the answer with shipping from Miami to Managua! WhatsApp +1 727 487 9004

Sea Shipping Services: Once a week (departs every Sunday), 14 days after departure from Miami, \$3.50 dollars per pound. Minimum of 10 pounds

Air Shipping Services: Twice a week (Tuesdays & Saturdays), 3 days after departing, \$10.00 per pound. Minimum of 4 pounds

San Juan de Sur delivery fees are: 1- 4 packages \$10.00 dollars, 5-8 packages \$20.00, 9-12 \$30.00 13-16 \$40.00, ask for fees for outer areas of San Juan del sur.

Ask for fees for electronics & other commercial products!

<https://destinationnica.com/shipping-services>

Pats on the back!

I think it is amazing and courageous you are sharing your story and the details of the alternative medicine. So often it is drilled in is to go the other route. You will give hope to many people just by sharing your story. Very inspiring! Cerissa

So glad to hear you are going the natural route, I have learned much about natural effective proven treatments, however when I try to educate and share them, they are often resisted, stating I trust my doctor. So sad, please keep us posted, we are pulling and praying for you. Gene

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/2022/05/16/nicaragua-tourism-statistics-2021-central-bank-of-nicaragua/?fbclid=IwAR2ILAmFcSyyWTC4R6EhjrnmYrC1iA17i37RuRI5cdIRIftADAZNK3X7v0Y>

https://nica-biz.com/2022/06/18/vaccination-card-only-as-nicaragua-eliminates-pcr-test/?fbclid=IwAR1ugTCqTDTfdxBAJggZnR4ikKxmwetT4qGgkPu9_L0VdK4fmNNrukVZg3g

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.

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

Don't feel like leaving the house?

Delivery Mobile has you covered! www.delivery-mobilesjds.com or WhatsApp + 505 7544 1001 or Facebook <https://www.facebook.com/deliverymobilesjds/> everything delivered for a small fee!

We ordered pizza during a downpour, and it arrived on time and HOT! Love this service 😊

We Have Over 300 Listings - Below are only the featured listings for this month!

Go to www.discoversjds.com to see more!

*Type **reduced or bargain** in the keyword box, or whatever you are looking for,*

And quickly find all the properties that match!

Or just give me a good idea of what you are looking for and your budget,

And I'll send you some links to look at 😊

Hot New Listings!!!

Lomas De San Juan, Privileged Neighborhood and View Lot

EXCLUSIVE



Lots 28 B1 & B2. Lomas de San Juan, the Hills of San Juan del Sur, above Bahia del Sol.

Minutes from the center of town, and a short walk to the beach, Lomas de San Juan is a collection of luxury homes and view properties. Lots 28 B1 and B2 are being sold together to expand the space to build, increase one's privacy, and provide flexibility for design.

The property, gently sloped with utilities in place, provides beautiful views of San Juan del Sur town and the bay, receives wonderful morning light, and then is sheltered from the hot afternoon sun. Located at the end of a residential street, the location is a premium for quiet and privacy.

With minimal building restrictions, and an informal association, one is free and flexible to build their dream property.

All in all, an established pocket neighborhood of award-winning luxury view homes, walking distance to the town and beach, but secluded from the noise and dust. A rare and excellent opportunity for a very special property.

For more information on this property, or life in San Juan del Sur, please send us a note!

\$69,000

<https://discoversjds.com/property/lomas-de-san-juan-privileged/>

6,000 Square Foot Interior Beachfront Multi-Use Building

EXCLUSIVE



On the Beachfront Drive in San Juan del Sur — a hotel, restaurant, commercial space, gym, retail, shopping plaza? Or all of the above!

An incredible 6,000 square feet of covered space, plus a 2,250 square feet of roof top terrace. Currently used as a single-family residence with 12 bedrooms, 11 bathrooms, and 3 kitchens, the concrete and steel construction offers an endless variety of uses. Luxury hotel rooms above, air-conditioned restaurant-café below. A professional business center with individual modules. A medical clinic. Or individual businesses on each floor.

One need only look at the interior and imagine the flexibility and possibilities. Priceless in its location, across the street from the beach in San Juan del Sur, at one the most highly foot-trafficked blocks. The land value alone exceeds the value of the entire property. Longevity and return on investment are assured with this rare yet price-accessible property. Newly built within the last few years, quality plumbing and 220 electrical throughout will save thousands in future.

A once in generation opportunity for bold thinkers, creative entrepreneurs, foreign investors, and national businesses alike to own a cornerstone property in the heart of the beachfront in San Juan del Sur.

Pictures cannot express the scale or possibilities. It must be seen in person to imagine the opportunities. This property is only available through Discover Real Estate, San Juan del Sur. For more information or to schedule a private showing, please contact us today.

\$395,000

<https://discoversjds.com/property/6000-sq-ft-interior-beachfront/>

Beautiful View Home, Casa Mariposa, Encanto Nacascolo

EXCLUSIVE



The ultimate in tropical living on a beautiful estate-sized ocean view property. Situated on a double lot of two-thirds acres, 4 individual private sleeping areas are anchored by a central living space and swimming pool. Additional places for rest, meditation and enjoyment include an outdoor kitchen, an ocean view gazebo, and a turret perfect for swinging in a hammock.

A superb compound for shared living or for hosting an award-winning bed and breakfast. Private detached bungalows allow for rental income or division of living spaces for flexible lifestyles. Creative and appropriate architecture include thatched roof breezeways, natural cane ceilings, and abundant use of natural materials throughout. Speaking of natural, solar powered systems will significantly reduce your cost of utilities as well as your carbon footprint!

Ideal for entertaining in multiple spaces – pizza night at the outdoor oven, gather around the poolside bars, host a formal dinner in the central living area. The gardens are a delight for strolling, beautifully landscaped, with places for rest and contemplation.

Located in the quiet, established, and secured neighborhood of Encanto del Sur, Nacascolo beach is a short walk, and the center of San Juan del Sur town is 10 minutes away. Another 10 minutes you will be at the world-famous beaches of Playas Marsella and Maderas.

All in all, a very special opportunity for a creative home that idealizes the vacation lifestyle yet is optimized for everyday living. Families, retirees, and digital nomads will all find that Casa Mariposa can be their best investment for a carefree indoor-outdoor lifestyle.

For more information on this property, or other questions regarding the beach life in San Juan del Sur, please contact us today!

\$395,000

<https://discoversjds.com/property/beautiful-view-home-casa-mariposa/>

A Naturally Stunning Ecological Homesite, Lot 32, Las Fincas!

EXCLUSIVE



Lot 32 of Las Fincas Phase II, a naturally stunning ecological homesite. Nearly an acre of land, with panoramic territorial and mountain views, and hints of the Pacific Ocean.

Perched on the ridgeline for both sunrises and sunsets, nestled in nature, adjacent to protected greenspace, this 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!

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 25 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.

\$34,000

<https://discoversjds.com/property/naturally-stunning-ecological-homesite/>

Panoramic View Estate, 3-Bed House, 8.5 Acres!

EXCLUSIVE



Video link: <https://youtu.be/hjNCEesFMsA>

Situated on 8.5 acres of rolling hillside, this 3-bedroom home with sweeping views of the bays of San Juan del Sur and the Pacific Ocean, offers phenomenal spaces for living and expanding. Away from the noise of town, monkeys, birds, and the call of nature are your neighbors. Enjoy cooler temperatures, gentle breezes, and room to roam.

There are a multitude of options for this expansive parcel with home — Live in the main house while you build a new one. With many ideal locations within the property, build a house, sell a house, and repeat for perpetual income. Subdivide the property into smaller estates and enjoy profits for years to come. Take advantage of the gentle slopes and southwestern exposure to plant the organic farm of your dreams. Or simply move in and enjoy hiking throughout your own private Eden.

The home itself offer 3 bedrooms, 2 bathrooms, air-conditioned spaces, covered terraces, and a swimming pool. Adjacent to the house is a 2-bedroom caretaker's quarter, ideal for live-in assistance or as vacation rental for additional income.

The property, 15 minutes from the center of town, is an arboreal haven with mature trees, rolling hills, open spaces for bungalows, houses or farming, and some of the most amazing views in San Juan del Sur. A large reservoir at the top of the property will assure an apply supply of water year-round.

Priced to sell, an incredible value, it almost as if you are buying the house and getting 8.5 acres for free!

\$384,000 <https://discoversjds.com/property/panoramic-view-estate-3-bed-8-5-acres/>

80 Manzanas, Tree Farm, Five Minutes from Rivas!



80 manzanas, Tree Farm, five minutes from Rivas! This farm is located 5 minutes from Rivas in Las Piedras community. The property has an amazing view of the lake Nicaragua and the two Volcanos (Concepcion y Madera).

Features of the Property

- Paved Road Access
- Ojo de Agua (Only in Rainy Season)
- One Well
- Permission to Cut the Trees

\$10,000 per manzana

<https://discoversjds.com/property/tree-farm-rivas-80-manzanas/>

New Construction Home in Big Sky Ranch In San Juan Del Sur!



New Construction Home in Big Sky Ranch in San Juan Del Sur! The only new construction home in Big Sky Ranch is up for grabs. This charming home was just completed in March 2022.

This two-bedroom, two-bathroom has a deck big enough to make anyone envious. The kitchen is compact with everything needed for simple living. The poured concrete countertops and Granada-style backsplash tile add a stylish touch to the space.

The kitchen island is big enough for two to dine and if more space is needed step out onto the monstrous deck where there is plenty of room for a full-size dining table. The kitchen and living area are both open flowing from one to the other.

This house has several smart-designed build-ins, including the couch, that make the compact space feel bigger than it really is.

The primary bedroom is a perfect size. Pendant lights adorn a platform bed on each side to make the nighttime reading a breeze. The master has an ensuite bath as well.

The home has a second bedroom and bathroom along with a pantry because there is no such thing as too much storage.

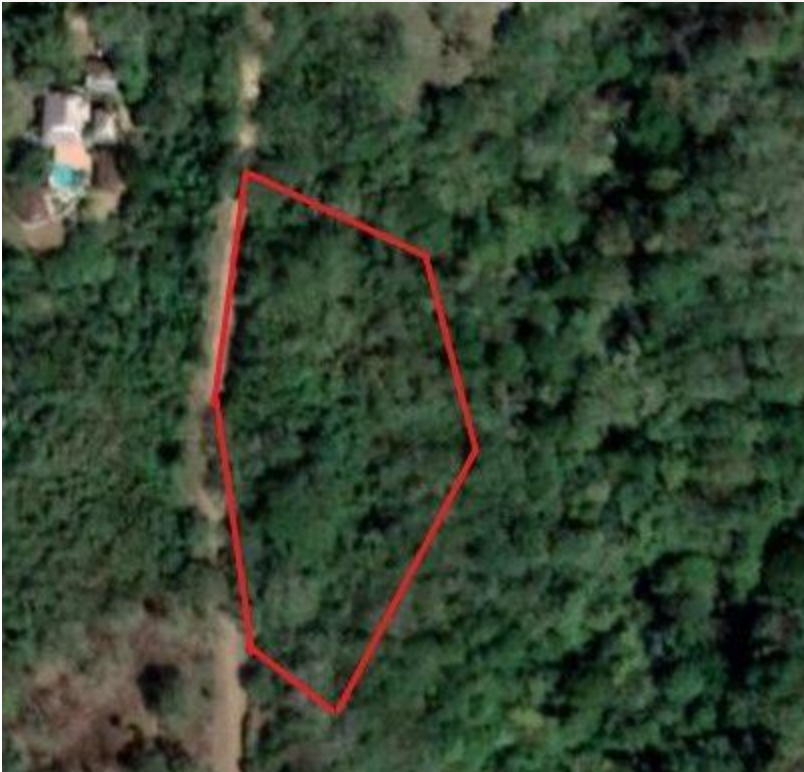
The home is completely off-grid and solar-powered in Big Sky Ranch. The community is over 300 acres, including the stables, neighborhood, and miles of surrounding riding trails. The only equestrian community in southern Nicaragua, Big Sky Ranch is unique. The equestrian center at Big Sky offers riding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

\$219,000

<https://discoversjds.com/property/new-construction-home-big-sky-ranch/>

Eco Estate View Property, 1.5 Acres, Las Fincas De Escamequita

EXCLUSIVE



Lot 28, Las Fincas de Escamequita.

Along the ridgetop, with panoramic views over the valley to the Pacific Ocean, priceless old growth heritage trees shade this 1.5 acre / 6066 m2 property. Located in the San Juan del Sur community of Las Fincas de Escamequita, a connection with nature is encouraged. A mere 15 minutes to the center of town, yet worlds away, birds and monkeys are your neighbors, and the call of nature is your morning alarm.

Surrounded on three sides by protected green spaces, one is assured their privacy. Yet with a strong community a cup of sugar is just a short walk away. Let the kids run in the road, the horses graze your lawn, sway in your hammock and save your worries for another day.

Although nestled in the jungle, the beaches of Hermosa, Yankee, and Pena Rota are just minutes away. When the mood strikes, head into San Juan del Sur town for cultural crafts, fresh tropical fruits, diverse activities, dining and nightlife for all ages.

San Juan del Sur is quickly become an idyllic destination for digital nomads, retirees and families looking for an laid back outdoor lifestyle at accessible prices. For more information on this property or other questions regarding life in Nicaragua, please send us a note!

\$49,000

<https://discoversjds.com/property/eco-estate-view-property-1-5-acres-las-fincas-de-escamequita/>

Oceanview Surf Masterpiece at Playa Remanso in San Juan Del Sur



Oceanview Surf Masterpiece at Playa Remanso in San Juan Del Sur. This Oceanview Surf Masterpiece at Playa Remanso is an incredible opportunity to own one of the most well-designed, immaculately maintained homes in all of [San Juan del Sur](#). Also known as Vista Futura, it's located steps from the Playa Remanso and [Playa Tamarindo](#) beaches and surf breaks.

Featuring well over a quarter acre of ocean view property and boasting arguably the best designed and built home at Playa Remanso, Vista Futura is an Oceanview Surf Masterpiece that captures expansive 270-degree ocean views from Playa Remanso (north) to Playa Tamarindo (south), Hermosa Beach and views down to Costa Rica. The home takes advantage of the off-shore breezes and the indoor/outdoor living style of southwestern Nicaragua and the entire home has custom-built, locally sourced cabinetry and high-end fixtures.

From the paved road entering the well-maintained grounds, the exterior of the home is surrounded by local plants and shrubs, exquisitely appointed and maintained. As well, the entire home is surrounded by exterior coral tile. As you enter the home your breath is taken away by the expansive ocean views and are greeted by a well-appointed, open living concept living, dining kitchen area, and office nook. The vaulted ceiling throughout the open concept area assures air flow for comfortable indoor living. Walking due west through the living area you'll arrive at an enormous ocean view deck and infinity edge pool with its waters gently cascading into the horizon, the perfect setting to entertain guests or just lounge around the pool.

Re-entering the home you'll notice an exquisitely appointed master bedroom and ensuite bathroom on the south end of this Oceanview Surf Masterpiece, complete with its own dedicated access to the ocean view deck and infinity-edge pool. On the north side of the home are the remaining 3 bedrooms, each with a picturesque view of Remanso Beach.

Although this Oceanview Surf Masterpiece is currently an exquisite vacation home, it can easily be turned into an Oceanfront Surf Compound as you're able to purchase additional land and build homes or cabañas on the vacant, oceanfront land that surrounds the home.

This home is being offered unfurnished but with all appliances. More than an acre of additional oceanfront land that surrounds the home is also available.

\$795,000 <https://discoversjds.com/property/oceanview-surf-masterpiece/>

Beautiful Park Setting, 4.5 Acres On Road To Maderas

EXCLUSIVE



Imagine living within your own park grounds, shaded by beautiful trees, conveniently located 5 minutes to Playa Maderas and Playa Marsella. A mostly flat estate sized 4.5 acres, bordered by a seasonal river, dreaming is easy and options abound.

For the person connected to the earth, a modest home with organic gardens to feed oneself and the community. For the water born, a surf shop or beach camp minutes to some of the best waves in Nicaragua. For those who like to host, a very special estate size property to create a village of bungalows for the traveling guest. Or with room to roam, a grand home where nature is your palette and inspiration. A very rare and unique property that is both easy to access and build, yet inspiring and private deep within. With no restrictions on use, one is free to make their tropical dreams come true.

At a very low \$/m2, this property is a high value. With utilities available at the site, your savings are even greater. San Juan del Sur is quickly becoming the destination for those looking for room to grow, express their ideas, and enjoy the outdoor lifestyle. Ask your Broker how they can help you make your ideas fit this property and what you can do to become a part of the community

For more information on this property or any questions about San Juan del Sur, please reach out to us today.

\$89,000

<https://discoversjds.com/property/beautiful-park-setting-4-5-acres/>

Unique & Stylish Jungle Hideaway In Costa Dulce | Sleeps 18



Check out this Unique & Stylish Jungle Hideaway | Sleeps 18, Sustainably designed unique jungle hideaway that welcomes you with a mix of warm bamboo, smooth concrete and gorgeous hardwoods. A stylish turnkey property that comfortably sleeps 18.

Currently operating as an adults only hotel and yoga retreat center it features the following: 1 air conditioned casita with complete kitchen, private bath & terrace, 3 ocean view cabanas with private bath & terrace, 1 cabana with kitchenette, private bath & terrace, and 2 poolside rooms with shared bathroom.

The casita and the cabanas are each furnished with a single day bed on the main floor plus a king bed in bamboo lofts.

Additional features of this must-see property include a raised open air dining area with well-appointed commercial kitchen. Take in 180-degree ocean views from here and also from the hammock balcony and yoga platform above.

Retreat a few steps below to find a sizable saltwater infinity pool with cool water jacuzzi and with thatched roof swim up bar. The encompassing lush landscape makes this the perfect place to relax and sip a cocktail while taking in tranquil sunsets. Conveniently placed next to the bar you'll find a separate bathroom, shower and change room.

Perched on the hillside between Playa Escameca Grande and Playa Yankee this extraordinary sanctuary allows you and your guests to retreat from the modern world and connect with nature. The paths between the cabanas, dining area and the pool are interspersed with herb gardens and fruit trees.

Enjoy various levels of surfing at 3 nearby beaches; 2 of which are within easy walking distance. Secluded coves and tide pools also await just a 3-minute walk away.

Your paradise awaits within the gated community of Costa Dulce just 14 kilometers from everything the colorful town of San Juan del Sur has to offer!

Air Conditioning, Bamboo hammock balcony, Commercial kitchen, Community well, Covered balconies, Door & window screens, Double stainless steel sink, Infinity salt water pool, Jungle view, Outdoor shower, Security cameras, Shaded terrace, Swim up bar, UV protectant windows, Washing machine (2), Water reserve tanks, and Yoga platform

\$595,000 <https://discoversjds.com/property/unique-stylish-jungle-hideaway/>

Brand New House One Block From The Park In San Juan Del Sur



Brand New House One Block From the Park in San Juan del Sur. This Turnkey opportunity recently finished and is located just 3 blocks from SJdS beach. 230 square meters lot, 3 bedrooms, 2 bathrooms, pool and 1 parking lot.

This Turn Key house have High sealings, ceramic floor, porcelana tops at the kitchen, high end mosaics in the bathrooms and outdoor areas, makes this property one of a kind in the Real Estate market, located one block from the central park in San Juan del Sur and 4 block – walking distance straight to the beach. AC in every room for a comfortable life style and modern furniture completes this lovely house.

\$249,000

<https://discoversjds.com/property/brand-new-house-one-block-from-the-park/>

**“Rare” Beachfront house in La Talanguera Area of San Juan del Sur!
Reduced to \$1,400,000 from \$1,675,000!! Check out the video tour of this
fantastic property! <https://youtu.be/A4fNqt67CBE>**

Villa Estrella #1 At La Santa Maria Resort, San Juan Del Sur!



Villa Estrella 1 available at La Santa Maria Resort! – 2-story villa available at the La Santa Maria Resort. This unit have 4 bedrooms and 3.5 baths. Available fully equipped, luxury finishes, open concept kitchen with European style, green areas, parking, electric generator, and a water tank.

It has an additional maid's bedroom and bathroom to provide an optional full-time butler, caretaker, maid or cook.

Enjoy the ocean breeze with this amazing open floor plan which maximizes indoor/outdoor living space, spectacular views of the ocean, private pool, outdoor terrace & lounge area. With panoramic views of San Juan's bay, these villas are the ultimate experience, for a remarkable lifestyle.

\$579,000

<https://discoversjds.com/property/villa-estrella-1-available/>

2 Bedroom Apartment In La Talanguera Building, San Juan Del Sur!



2-bedroom Apartment in La Talanguera Building, San Juan del Sur!

Available 2-bedroom apartment completely furnished. It is located on the 1st floor of the building which gives it an attraction for families composed of seniors, small children, or simply if it is more comfortable not to climb stairs.

The building in La Talanguera has security 24 hours a day, with highly trained people, also provides maintenance service, has a power plant, and all the necessary amenities that will make your dream of living on the beach come true.

It is located a few minutes from the city center, also the hospital, restaurants, shops, market and other without a number of local businesses.

With transferable bank financing option \$170,000

<https://discoversjds.com/property/2-bedroom-apartment-la-talanguera/>

House And Fruit Tree Orchard for Sale In Las Delicias



Large property with a building and fruit tree orchard for sale in **Las Delicias**, conveniently located just 5 minutes from the center of **San Juan del Sur**. This great location has a feeling of being secluded in nature yet has easy access to the amenities of town. The building and surrounding land (4.25 acres).

This slightly elevated property doesn't flood, and the house stays dry in the rain!

Create a mini-golf course in the fruit trees, a driving range hitting uphill, entertainment center for kids, a ropes course, etc. and build your primary residence away from the noise of the street.

The large building is currently set up as a 1-bedroom apartment with a bathroom and a large storage area that has the potential to be converted into additional rooms and bedrooms. It also features an outdoor kitchen and covered patio space. All rooms have air conditioners, functional with a 220 electrical upgrade. Drop ceilings throughout have 5 inches of insulation above. Plenty of parking space is available near the house, with the property featuring frontage on the main road, allowing for convenient access.

The entire 4.25-acre property stretches from the main road to Las Delicias, back up the hill and neighbors the back side of Pelican Eyes at the top, where you will experience valley views. The orchard is planted with over 60 lime and orange trees, as well as lemon, plantain, mandarin, passion fruit, mango, and cocoa.

Behind the house and up the hill a little is a prepared 20 x 30 meter flat spot ready to build a house with amazing valley views. Use the road front building as commercial space or a rental property and build your personal private home above the fruit orchard full of butterflies.

Also included is a 5x4 meter storage closet with a covered patio. This could easily be turned into a caretaker house or rental apartment by adding a bathroom.

City water and sewer connections are available.

Contact us today to find out more about this great property, full of fruit tree orchard farming and development potential!

Reduced to \$244,000 from \$295,000 <https://discoversjds.com/property/casa-en-venta-en-san-juan-del-sur-5/>

Lomas De Miramar No. 8, Incredible View To The Ocean!



Lomas de Miramar No. 8, Incredible View to the Ocean! Spacious house, with 4 bedrooms, 4.5 bathrooms, service area with cellars and room and bathroom, and a gazebo to enjoy the incredible view and the pool.

It is located 5 minutes from the town of San Juan del Sur, at a high point of Miramar Hills that gives you the privilege of an incredible view. This type of house has a very good income record which makes it attractive as an investment.

Owner motivated to sell it and willing to listen to offers and payment terms.

***Pictures of the house with furniture only for illustrative purposes. The house is unfurnished**

\$369,000

<https://discoversjds.com/property/lomas-de-miramar-no-8-incredible/>

Casa Soma Is a Turnkey, Luxury Property In San Juan Del Sur!



Casa Soma in San Juan del Sur is a turnkey, luxury property. Perched on a hill overlooking San Juan del Sur is a hacienda-inspired property. The home built with as many modern touches as is possible.

Completed in 2018, Casa Soma can accommodate 16 guests in 6,000 square feet in the main house. Two guest houses around a lagoon-shaped pool on a lush hillside complete the home. Modern appliances and climate control in an energy-efficient design make it easy to enjoy. Not to mention the tranquil, scenic surroundings.

Each of the four bedrooms in the main house and the guest house have a private entrance and are equipped with full bathrooms. Each bathroom has both hot and cold water. The two superior rooms have panoramic views of the bay and San Juan del Sur.

The lower deck and the upstairs porch are equally large. The ground floor has a ten-person seating area and a ten-person outdoor dining table. Additionally, there are two double hammocks, and a family-size barbecue. The full-size kitchen has a bar area for four, a six-burner gas stove, and all cookware, dinnerware, and appliances included.

The guest house has a well-equipped kitchen with a small fridge, two-burner stove and appliances. A TV comes with a Roku media player for Netflix and other streaming services. The murphy bunk bed in the guest house folds up against the wall to allow for even more space. As well, the bed even has a built-in desk when the bed is folded into the wall.

Every element, from the furniture to the doors and cabinets, is custom-made by local artisans using native hardwoods. This fully furnished property also has a full maintenance and cleaning staff. The only thing missing is you.

Casa Soma is already one of the highest-earning properties on Airbnb. Significantly, this will allow the new owner to immediately access a strong income stream. With annual property taxes under \$200 and a remarkably low cost of living, having your tropical paradise is within your reach.

\$699,500

<https://discoversjds.com/property/casa-soma-san-juan-del-sur/>

Casa Nuevo Amanecer At Pelican Eyes In San Juan Del Sur!



Casa Nuevo Amanecer at Pelican Eyes is a turnkey ocean view home in a gated development set high on a hill overlooking the Port town of San Juan del Sur, Nicaragua. With 1,967 square feet of living space on two levels, both with covered terraces overlooking the picturesque horseshoe bay, this home is one of a few in the immediate San Juan del Sur area that has the convenience of being less than a 10-minute walk to the center of town & the beach, while still being detached from the hustle and bustle that accompany a vibrant tourist town. Upon entering the home, a sense of spaciousness is immediate.

The main level of Casa Nuevo Amanecer at Pelican Eyes is a full floor open plan living area, with majestic bay view's straight ahead. The fully equipped kitchen flows to the dining room, and into the living room with a queen pullout sofa and additional seating. There is also a full bathroom on this level for guests as well as a utility room with a washer and dryer with plenty of storage. The tall cane ceilings, besides looking spectacular, help with cooling and cross ventilation.

The wide staircase brings you down into the huge master bedroom with two queen beds and lots of windows bringing in natural light, as well as a small home office area. The full bathrooms boast double sinks, stone tile floors, solid hardwood vanities, and an open shower with block glass walls. There are his and her wardrobe areas, a safe, as well as a generous owner's lock-off of the room. The Master Bedroom has been planned and designed to convert into 2 bedrooms at a very reasonable cost of approximately \$1,500 USD. The lower level also enjoys expansive ocean views from the balcony, perfect for taking in the sunsets or just enjoying those lazy days in the tropics. Just a quick walk from the home is the 25-meter infinity-edge pool, that you currently have access to being a member of the community.

Casa Nuevo Amanecer at Pelican Eyes won't last long, set up your in-person or virtual showing immediately!

\$189,900 <https://discoversjds.com/property/casa-nuevo-amanecer-pelican-eyes/>

Condo Luna #7 Available At La Santa María Resort



Condo Luna #7 available at La Santa María Resort – 2 bedrooms condo available, living room, formal dining room, open concept kitchen, ocean view balcony, and laundry area.

La Santa Maria Resort is located just minutes from town, near the beach, restaurants, shops, supermarkets, and the central hospital.

The Resort has green areas for picnics, a park, and a field for children's games.

\$259,000

<https://discoversjds.com/property/condo-luna-7-available-la-santa-maria/>

Hierbabuena Restaurant the Only 5 Star Restaurant In San Juan Del Sur EXCLUSIVE



Hierbabuena, a destination restaurant seating 84 people, is one of three restaurants in Nicaragua with a 5 Star rating from Intur and the only one in San Juan del Sur. Hierbabuena is an excellent restaurant, of the highest quality, all ready for you to takeover that caters to the upscale community and La Santa Maria with live music Friday and Saturday nights.

Six straight months as #1 on Trip Advisor!

Hierbabuena opened June 21, 2021, it has been a success from the start and run according to American Standards! The highly trained staff greatly contributes to the success of this super clean restaurant. All menu items are reviewed every month for quality control.

Video tour of the restaurant:

From imported ingredients with a Turkish influence on the Mediterranean style menu with a Nicaraguan twist, you can't go wrong.

The restaurant comes with everything, you only need to take over the lease which is \$1,000 a month. And you can expand into the space next door also if you want to offer dining in the a/c! Also, you can expand with more franchise locations.

[Hierbabuena Marketing Flyer](#)

All employees of Hierbabuena are insured and the current profits average \$6,500 a month and it includes all social media pages.

Owner financing available with 50% down! \$224,000

<https://discoversjds.com/property/hierbabuena-the-five-star-restaurant/>

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/>

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.

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/>

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!

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/>

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.

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/>

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

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

We have many "unofficial or unadvertised" listings ☺

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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.

