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WHAT'S HAPPENING



Motorcycles are Nicaragua's Work Horses!

The Rainy Season started slowly but now it hasn't stopped!

Normally the months of July and August are a little dry season in the middle of the rainy season but not this year! We are on track to have a record setting year for rainfall! Last week my friend, George Knight, who keeps track of the rainfall in SJDS each year told me we already had 53 ¼ inches for the year. This is a lot when we normally get 62-65 inches per year and we have our two wettest months, September and October, ahead of us yet! Since 2006 when he started keeping track, the most he recorded was 78 inches in 2020 and he thinks we could easily get 100 inches this year.

My cancer is once again the same size as it was originally because I had a month with a lot of stress, so.... the little shrinkage grew back. I'm continuing to try new solutions and feel positive I'm going to beat it! My follow up appointment with the Military Hospital and all my tests look good and they are amazed it hasn't grown in 9 months. For the latest video update, under the Playlists, you'll see all the cancer updates 😊

<https://www.youtube.com/c/DiscoverRealEstateSanJuandelSurNicaragua/playlists>

Tip of the Month if living in Nicaragua

Spiders don't like Bounce Dryer Sheets!

Put Bounce Dryer sheets in your cabinets, drawers, under beds, etc., anywhere those creepy crawly critters like to hide! Spiders will avoid them; bonus, everything will smell nice too! 😊

New Helpful Services!

Get Keys Made or Open Your Locked Car

New Service: Key duplication service for all types of conventional locks, motorbikes, and cars. Located 20 meters past San Martin butcher (the one by the gas station) on the right hand, office of San Juan del Sur Property Management.

Also, they have tools to open cars without scratching them and without breaking all the door packaging. If you locked your keys in the car, message them on WhatsApp and they will come help you anywhere in the San Juan del Sur area. WhatsApp +505-8685-0501 Price varies depending on the day, time, and location of the vehicle.



Hard-to-Reach Windows or Dirty Cushions?

Espumas Cleans Everything!

Professional cleaning service for all those hard-to-reach windows, cushions, new construction cleanup, vehicles, mattresses, toilets, etc., anything that needs a deep cleaning!



The image is a promotional catalog for Espumas cleaning services. It features a central image of a smiling woman in a blue and yellow uniform, with other workers in the background. To the right, there are three service categories with corresponding photos and descriptions:

- SERVICIOS DE LIMPIEZA**
 - Limpieza Profunda de Vehiculos**

Este paquete incluye la limpieza tanto del interior como el exterior del vehiculo: techo, piso, puertas, asientos, lavado de carroceria, chasis interno, pasteado y lavado del motor.
 - Limpieza Profunda de Camas y Muebles**

Eliminación de suciedad, manchas visibles y extraibles (Manchas que no se han adherido o modificado el color de la pieza). Eliminación de ácaros, helepates, malos olores, grasa corporal y suciedad no visible.
- Limpieza Profunda de Vidrios**

Shows workers cleaning large glass windows on a building.
- SERVICIOS INDUSTRIALES Y EMPRESARIALES**
 - Conserjería Industrial y Empresarial**

Ponemos a su disposición un equipo de profesionales expertos en conserjería (medio tiempo y tiempo completo) formados en atención al cliente.
 - Desinfección y Sanitización de áreas y ambientes**

El Servicio de Sanitización consiste en Aplicación de Amonio Cuaternario de 5ta generación este producto es de amplio espectro para eliminar virus, bacterias y hongos. Se aplica por medio de pulverización en todas las áreas de casa o empresa (piso, paredes, techo, muebles, baños, etc).

ESPUMAS SALES ventas1@espumas.com.ni

Ing. Marling Avendaño 505- 8100-7452 Tigo +505-8713-8892

Have Hard Water?

Next Generation Soft Water Treatment!

Are you tired of dealing with Hard Water Soap Stains on your Bathroom Fixtures? Lime Scale buildup inside your Pipes and Hot Water Heater due to Hard Water? Would you like to have Better Tasting Tap Water? Would you like to reduce your use of laundry detergents and fabric softeners? Would you like to avoid the high cost and maintenance of salt-based water softeners?

Magnetized soft water treatment systems eliminate the use of salt and makes your water fantastic! These devices, when properly designed and installed, have been shown to provide effective lime scale control as well as many other beneficial changes to our water supply.

Here are some facts using the magnetized soft water device in your house.

Your hair will become softer and more manageable and the water will taste better.

The Shower and Tub are so much easier to keep clean and the laundry is cleaner, brighter, and softer.

Glasses will become brighter and cleaner.

The plants and garden become greener and stronger using the magnetized water.

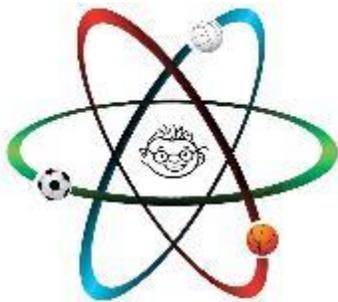
The prices range from \$350-\$550 installed.

Contact Christian via WhatsApp +505-8263-2217 or email chjolem@gmail.com for more information!

COVID UPDATES: The USA no longer requires a negative COVID test to enter the USA, whooo ho!!! 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.

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>

If you own anything in Nicaragua, please do a Last Will and Testament in Nicaragua or your property here as a Last Will and Testament from a foreign country can be difficult and very expensive to enforce. So save your loved ones a ton of trouble and money with a simple inexpensive Last Will and Testament.

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

Pats on the back!

We always enjoy receiving your emails. They always make us think fondly of our years in Nicaragua!

Continued good luck with your cancer treatment and progress.

Hugs, Brian & Joe

I've been thinking of you as you had said that you are dealing with a cancer diagnosis.

My thought and prayers are with you, and I hope that you are doing well.

I also hope that the rains have settled down, I heard that the rain was very bad this year!

Warm Regards, Carmen

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/2022/07/11/day-of-the-revolution-19th-of-july-statutory-holiday-history/?fbclid=IwAR191MFpr6gSjXCVOZqgXHWZ4V_IKsFBjqcCzBR4zh1UTg7ci0WSM_wyB0&fs=e&s=cl

https://nica-biz.com/2022/07/12/nicaraguas-rain-check-the-dog-days-of-summer/?fbclid=IwAR0Zxm0uZB88yAv5FUUpWdZEWcfxrwTsm000jgSmfcN-8d2cfMd_siN3bkJE&fs=e&s=cl

https://nica-biz.com/2022/07/26/four-star-hotel-in-rivas-nicaragua-hotel-gran-victoria/?fbclid=IwAR3_QTVPg4BDCzsMA1F8IICCG49zYP50qYo7_rXANMp3MJ4zpfpUYTTmc&fs=e&s=cl

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-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.discoverslds.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!!!

New Construction 2-Bed Loft Home, Brisas Del Pacifico EXCLUSIVE



Sunrise to sunset, panoramic views, indoor outdoor living, floor to ceiling windows, minutes to the center of San Juan del Sur – these are the calling cards of this new construction home in Brisas del Pacifico, San Juan del Sur.

A spectacular home for daily residential living, or a high-demand property as a vacation rental. Enjoy the best of both worlds. Chill while soaking in the pool, host a barbeque party, seamless entertaining from the patio to the living area. Keep an eye on the ebb and flow of boats in the bay and never lose sight of the guests from the open concept kitchen.

A daily reminder of your tropical life in San Juan del Sur and the iconic Statue of Christ is framed by floor to ceiling windows. A contemporary loft in concept, the master suite occupies the entire second floor and provides breath taking views from sunrise to sunset. The second bedroom suite on the main floor, generous in size, allows for flexible living spaces as office space or sleeping space, accommodating both comfortable living or the vacation life.

The home is served by paved streets, 5 minutes to the center of town, and is watched over by a gated entrance. High enough on the hill for breathtaking views, but not too high as it is still walkable to town. Stay connected, digital access is available over the air or by fiber optics.

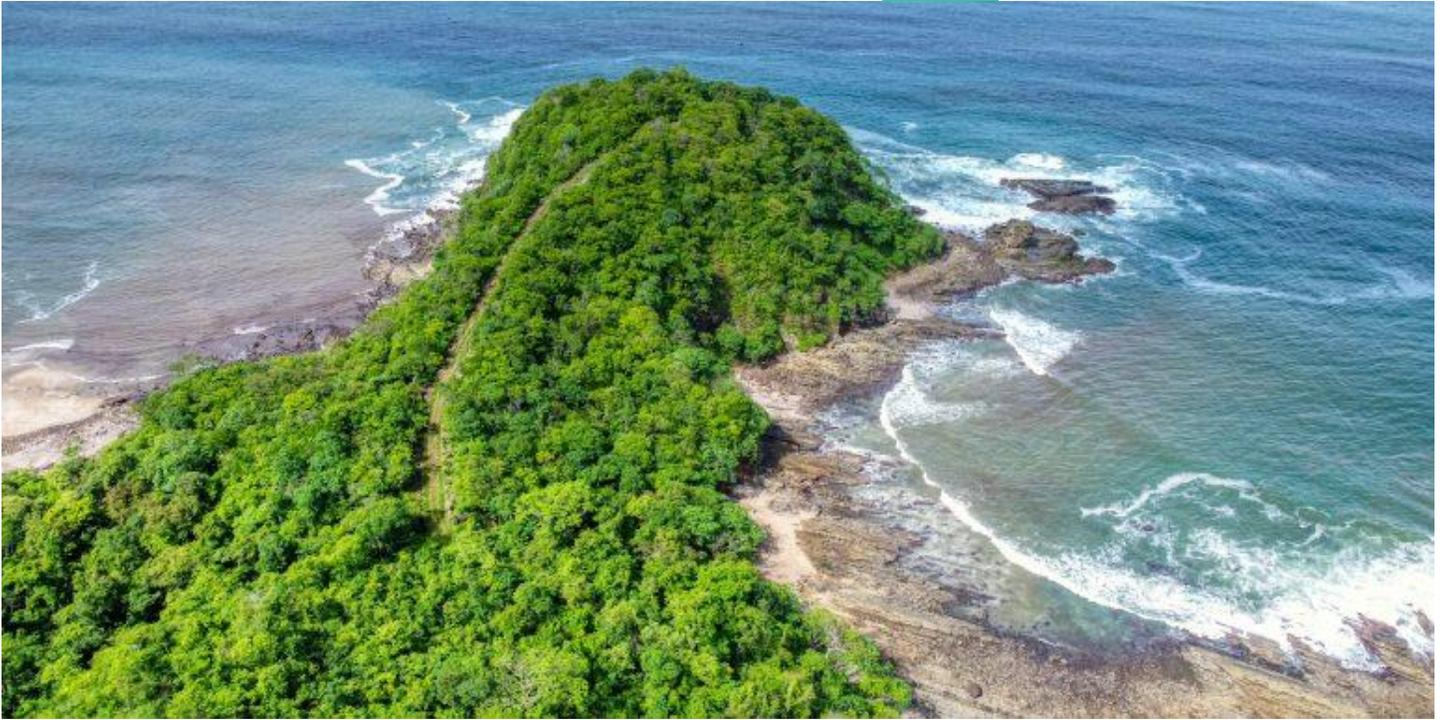
All in all, a culmination of wants and desires in a newly constructed home that would be ideal for everyday living or vacationing, or both!

Contact us today to preview this home in person or with additional questions. Come see why Brisas del Pacifico is the ideal location for a new life in San Juan del Sur!

Priced to Sell as it needs some finishing work to make it spectacular!!! **\$239,000**

<https://discoversjds.com/property/sunrise-to-sunset-new-construction/>

10+ Acres Oceanfront, San Juan Del Sur EXCLUSIVE



Peña Peninsula, located on the south side of Paradise Bay. 10+ acres Oceanfront, San Juan del Sur! A world-class oceanfront property, once in a generation opportunity. A premium tropical destination, with secluded beaches and panoramic Pacific views.

10.45 acres (6 manzanas) of spectacular beachfront, ocean view, and hillside property, a mere 10 minutes from the center of international San Juan del Sur, Nicaragua. Encompassing an entire peninsula, rising to the heights beyond, inspiring views are in all directions. With no restrictions for use, one is free to create an exclusive estate, subdivide and resale into large beachfront lots, or create a luxury residential community. Highest and best use would be a luxury resort, or hybrid resort with residential properties. This is an exclusive and preminent property with incredible potential.

Adjacent to a prestigious future development, Peña Peninsula at Paradise has direct, private, and secured access to the center of town. Setting Peña Peninsula apart is that it encompasses the entire promontory, surrounded by ocean and views, and it is rooted in the hills. In addition to the high points, the property also features a serene, protected, and sandy beaches.

One can imagine a variety of premium sites – Multiple million-dollar homesites on the point, more million-dollar beachfront sites below, and a dozen sites terracing up the hill. All would offer panoramic views from Costa Rica in the south, to the beaches of Tola in the north, most with direct beach access.

Peña Peninsula at Paradise stands apart for its location – equidistant from airports Managua Nicaragua or Liberia Costa Rica, and 1 hour to the Costa Esmeralda airport, with dozens of daily flights available from North America, Europe and Latin America. San Juan del Sur is a well-established destination with transportation providers and options in place. The proximity to the center of town is an easy ten minutes, yet it feels worlds away. All tourist facilities and residential services are immediately available.

San Juan del Sur is the international tourist, sunbird, digital nomad, and affluent National location in Nicaragua. It is now yearning for a sophisticated upscale destination to draw visitors and investors from nearby Costa Rica and around the world. Upscale restaurants and services already support the growing high-end demographic. There are no other properties on the south coast of Nicaragua that can compare in price, size, accessibility, or potential use.

Indeed, properties and opportunities like this are rare anywhere. For more information, please contact us today.

\$2,300,000 <https://discoversjds.com/property/10-acres-oceanfront-san-juan-del-sur/>

Playa Yankee, Panoramic Ocean View, Lot 57, San Juan Del Sur!

EXCLUSIVE



Sweeping Pacific Ocean views, forever sunsets, privacy, and nestled in the jungle. This defines Lot 57 in the community Vista del Mar at Playa Yankee.

Imagine living where the ocean is visible from every room of the house. A shaded terrace with a hammock to swing in the breeze. An infinity pool where the waterfall meets the Pacific, surrounded by the landscape of palms and tropical plants. At night, the soothing sounds of crickets and wind rustling the trees underneath a very starry sky. A private neighborhood with its own beach access a short walk away, where one's creativity of design with modern and traditional homes alike are appreciated. Greet your neighbors of wild birds and monkeys, a dream property in an outdoor lifestyle location.

When you wake from your dreams, the international beach town of San Juan del Sur is just a short drive away. With restaurants and entertainment for all ages and tastes, and activities for all interests as well. San Juan del Sur is quickly become the go-to destination for the fresh air lifestyle, the number of international schools, the low cost of living, and easy access to two international airports.

With a flat upper level to the property, road access from two sides, and utilities already in place, the construction of your paradise home will easily be realized. Within the gated community of Vista del Mar, one will benefit from the security and maintenance of the entire development.

All in all, priced well below average, Lot 57 at Paradise Bay is a wonder opportunity to put your roots in Nicaragua with a permanent or vacation home. For more information on this property, or living in Nicaragua, please reach out to us today!

\$45,000

<https://discoversjds.com/property/playa-yankee-panoramic-ocean-view-lot-57-san-juan-del-sur/>

Playa Yankee – Oceanview – 3 Bedroom Home!



In the quiet community of Vista del Mar, on the shores of Playa Yankee, south of San Juan del Sur, one will find this well maintained, move-in ready, ocean view home. A three-bedroom house, with two bathrooms and open concept living area, living is easy, familiar, and comfortable. With the master suite on one end of the house, and the secondary bedrooms on the other, friends and family will enjoy time together in the spaces between.

Thoughtful additions including covered porches, alfresco dining area, solar windows, and sunshades throughout, will keep the home cool and pleasant in all seasons. For the hottest days, air conditioning is available in all the rooms. Even the covered garage will keep your car shaded and dry.

Nestled in a jungle setting, with uninterrupted views of the Pacific Ocean, one will enjoy the sounds of birds and monkeys in the trees, the rustle of wind through the palms, and the tranquility of a hammock in the shade. Friendly neighbors are close but not too close, and a short walk away to borrow a cup of sugar. Fresh air and space are your most intimate friends.

Situated on a 2/3 acre lot, there is plenty of room to expand. Grow your own organic vegetables, raise a peep of chickens, set the little ones free to roam the property. Within the community are miles of beautiful hiking trails and roads, and direct access to the beach. Will a morning surf and swim be a part of the future?

All in all, a very comfortable home to settle into, to enjoy the pleasures of indoor-outdoor living, and decompress from an active day with the ever-changing sunsets.

For more information on this property or living in San Juan del Sur, Nicaragua, please contact us today!

\$234,000

<https://discoversjds.com/property/playa-yankee-oceanview-3-bedroom-home/>

Coastal View Beach Lot in Playa Remanso, San Juan Del Sur! EXCLUSIVE



Coastal view beach lot 27 located in a gated development at **Playa Remanso**, just south of San Juan del Sur. This rectangular shaped lot is 902.55 m², and is the perfect place to build your dream vacation home. Its panoramic views of the **Pacific Ocean** will take your breath away! The property already has a private well, water testing results, soil study, electrical connections and renderings or house plans to give you an idea of what's possible!

This land is ready for you to start building ***your dream home in paradise.***

Playa Remanso is one of the most popular surf beaches in the area. It is an excellent place for beginners to learn and practice, and pros to show off their skills. Residences in this area have great rental potential for surf vacationers looking for a place close to the beach.

Contact us today to find out more about this coastal view beach lot!

\$75,000

<https://discoversjds.com/property/coastal-view-beach-lot-in-playa-remanso/>

Playa Yankee, Triple Ocean View Lot, Near One Acre



Playa Yankee triple ocean view Lots 40, 42, 44-B, three contiguous lots in the community of Vista del Mar, San Juan del Sur offering nearly an acre of privacy, and spectacular ocean and territorial views.

Sunrise to sunset, panoramic 270 degrees of beautiful ocean views from this spectacular near-acre property. Located on top of the hill, a short walk to the beach, and a short drive to San Juan del Sur 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 just south of San Juan del Sur, Vista del Mar at Playa Yankee, on the southwest coast of Nicaragua, is a stone's throw from Costa Rica, and part of the bi-national coastal highway system which is in development. A quiet community is also host to outdoor and surf enthusiasts. 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 no nothing left but to do but imagine, build, and live the beachside tropical life!

Well priced to attract your attention and a quick sale. We think that when you see this lot in person, as well as the beautiful beach and forest of Playa Yankee, 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 Vista del Mar and living the life in Nicaragua.

\$84,000

<https://discoversjds.com/property/playa-yankee-triple-ocean-view-lot/>

Casa Harley – Contemporary Coastal Home – Paradise Bay!



This wonderful property is located in Paradise Bay, an exclusive secure and gated development in San Juan del Sur.

Paradise Bay is a premier luxury community overlooking the beautiful Pacific shoreline. The upscale residential community offers the utmost privacy and has paved internal roads.

In this home, you will enjoy Nicaragua's pristine beauty with superior modern amenities.

Walking video tour:

As a resident of the Paradise Bay community, you will have the convenience of being 1/2 mile south from the town of San Juan del Sur, while enjoying the tranquility of being far enough from the noise and nightlife.

This home provides a rare opportunity to own a distinctive ocean view home in a truly stunning setting.

Built in 2021, this elegant home can accommodate up to 12 guests with 5 bedrooms and 4 baths plus 2 half baths. Two of the bedroom accommodations have their own private access. Plus, the home features a 2-car garage with additional parking for up to 5 additional vehicles. No detail was spared in this stunning coastal style home including granite countertops, premium fixtures and imported luxury vinyl plank flooring throughout and a gourmet kitchen with crisp white cabinetry, glass tile backsplash, and island with a huge sink. This property contains over 4,400 square feet of space designed for sophisticated living.

This home is light and bright with an expansive open floorplan that features unobstructed views of the Pacific Ocean. The kitchen combines the living room, dining room and family room with open access to the pool terrace. The retractable glass doors also create a free-flowing indoor-outdoor living space – perfect for relaxing either inside or outside while enjoying the views of the ocean, creating the perfect layout for entertaining.

From the moment you drive up, this impressive home will captivate you, from the clean lines and modern façade to the welcoming sights and the sounds of the waves crashing against the mountain. As you enter the front door, you are greeted with the gorgeous scenic view. This amazing ocean view house has 3 bedrooms and 2½ bath on level one plus a guest suite and studio on level two with a separate entrance. The home's stone parameter walls and security gates provide maximum privacy.

\$849,000 <https://discoversjds.com/property/casa-harley-contemporary-paradise-bay/>

Rancho Papayal Lots, near TreeCasa, San Juan Del Sur!



Rancho Papayal Lots are located just 2 miles from San Juan del Sur around 3.8 kilometers off the main highway (Chocolata Road). All roadways are crowned and drained. Rancho Papayal is one of the few developments that was first developed and then offered for sale. We are confident you will want to be a part of Rancho Papayal once you take a closer look. Lots 38, Lot 65 and Lot 66 are available at Rancho Papayal.

Lot 38 – 2,099 m2 – Price \$39,000

Lot 65 – 2,642 m2 – Price \$49,000

Lot 66 – 2,350 m2 – Price \$52,000

San Juan del Sur is the most important touristic place in Nicaragua. There are a lot activities to do in town like surfing, sailing, fishing, kayaking, whale watching, horseback riding, yoga classes and long walks on beautiful sandy beaches are just a few of the activities that are available in town and the surrounding bays. The bay of San Juan del Sur is home to one of the most visited towns by surfers. Its urban center has a complete and diversified tourist offer.

The infrastructure of the city of San Juan del Sur has changed in the last years. The number of foreigners who visit and decide to buy a property to turn it into their homes, a hotel or a hostel has increased significantly. Also, tourism has brought economical development in the city. The municipal government has made improvements in public areas.

\$39,000 - \$52,000

<https://discoversjds.com/property/rancho-papayal-lots-near-san-juan/>

Las Palmas – Big Ocean View Lot South Side of Town!



Las Palmas is your chance of buying the last big commercial lot right in town!

At over 6 acres this lot boasts stunning views over the Bay of San Juan del sur and the brand new 4 million dollar Cruise Ship Terminal which will have prime shopping and restaurant spaces.

Las Palmas comes with private access roads and has plenty of potential and space for a Hotel or Condominiums.

Walking distance to the beach and town center, easy buildable area, and no HOA fees means that this is a prime lot which won't be on the market for long.

\$1,200,000

<https://discoversjds.com/property/las-palmas-big-ocean-view-lot/>

Paradise Bay Panoramic Ocean Views Lot 11

EXCLUSIVE



Sweeping Pacific Ocean views, forever sunsets, 5 minutes to the center of San Juan del Sur. This defines Lot 11 in the community of Paradise Bay.

Imagine living where the ocean is visible from every room of the house. A shaded terrace with a hammock to swing in the breeze. An infinity pool where the waterfall meets the Pacific. A landscape full of palms and tropical plants. At night, the soothing sounds of crickets and wind rustling the trees underneath a very starry sky. A private neighborhood with its own beach access a short walk away. A community that supports one's creativity of design with modern and traditional homes alike.

When you wake from your dreams, the international beach town of San Juan del Sur is just a 5 minute drive. With restaurants and entertainment for all ages and tastes, and activities for all interests as well. San Juan del Sur is quickly become the go-to destination for the fresh air lifestyle, the number of international schools, the low cost of living, and easy access to two international airports.

All in all, priced well below average, Lot 11 at Paradise Bay is a wonder opportunity to put your roots in Nicaragua with a permanent or vacation home. For more information on this property, or living in Nicaragua, please reach out to us today!

\$49,950

<https://discoversjds.com/property/pacific-ocean-views-lot-11/>

Rustic Jungle Home On 1.7 Acres Playa Majagual, San Juan Del Sur



Rustic Jungle Home on 1.7 Acres consisting of 1000 square feet this rustic two bedroom, two bathroom home presents the opportunity of owning the serene San Juan del Sur lifestyle. This 1.7 acre property is perfect for buyers who enjoy indoor/outdoor living and appreciate the beach and nature.

The primary level of the house features an enclosed L-shaped kitchen with attached 3-piece bathroom, outdoor dining and living room plus 1 bedroom. The second bedroom and additional 3-piece bathroom are on the upper level.

Above the existing home on the upper section of the lot there is a nearly flat 1 acre expanse. From here there is an ocean view. This area is currently being used to produce food but there is ample space to build one or more additional homes and add a swimming pool.

This homestead is situated on the western border of the Balcones de Majagual eco community. On the Eastern border of the property is Ubuntu agrihood development. On the northern side of the lot is a small cluster of rustic homes owned by expats from around the world who have been living here on and off for over a decade. While most of the residents in the community do not reside here year round there are established caretaker families in place who have been caring for the homes for many years.

Owning this home gives you easy access to 3 beautiful beaches. A 12-minute stroll from the property takes you to Playa Matilda and Playa Majagual where sun, sand and tranquility await. Around the cove – a couple more minutes walk from here – you will find Playa Maderas, which offers one of the most consistent surf waves in all of Nicaragua.

The commute to San Juan del Sur takes just 25 minutes.

This casa has great bones and presents a wonderful retreat from the modern world. Move in as is or make some improvements for added comfort. With plenty of room to roam and grow this abode is a great place to raise a family.

\$235,000

<https://discoversjds.com/property/rustic-jungle-home-1-7-acres/>

Beachfront Hotel, Unobstructed Views, Premium Location!



The only oceanfront hotel with direct unobstructed access to the beach. This fixer property is for the do-er, the grand-planner, the imaginative. Everything is in place to turn the page to the 21st century. Easily reimagined as a boutique hotel, or the only beach front hostel, or get creative with an apartment conversion to fit the growing long-term demographic. The front lobby and veranda are destined for the trendy see and be seen crowd.

The most visible, highly trafficked, and desirable location in San Juan del Sur on the main drive, in front of the beach volleyball courts. Every day is a spectacle of activities enjoyed from the veranda – sport events, concerts, shoppers, beachgoers. Utilize the visibility for exposure, offer seasonal goods or equipment rentals, generate premium revenue for ocean view suites. A rare street to street lot offers secured parking for up to 7 cars in back. Expand on the vacant parking lot to add more rooms, or offer private parking or staging during events, or build the town's only storage facility in the vacant space. In front, diversify one's income with the best people-watching café in the daytime, and an elegant cocktail bar in the evenings. There are so many possibilities!

Currently providing 9 bedrooms, 7 bathrooms, and a modern kitchen for food services and staff. As cosmetic fixer, an imaginative person has the opportunity to turn the property into the hottest hotel in town. Throw open the front doors, set the tables and chairs, and watch the guests walk in.

All in all, the rarest of opportunities on location alone to observe, imagine and transform this pink pelican into a town treasure!

For more information on this property, to arrange a private tour, or to talk to one of San Juan del Sur's most experienced Brokers, please contact us today.

\$695,000

<https://discoversjds.com/property/beachfront-hotel-unobstructed-views/>

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/>

**“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>

Nica Sail and Surf The Catamaran Sailing Trips



Nica Sail and Surf The Catamaran was founded in 2011, NSS, has maintained a reputation for quality, safety, excellence, and trustworthiness. We strive to provide our employees with the best working environment and customers with the best possible sailing experience. Our sailing crew consists of 2 local Nicaraguans who have been with us since day one.

Video of a trip:

As lots of you know, Nica Sail aka Nica Sail and Surf has been a staple of San Juan del Sur since Zach and Brandon started it in 2011. The time has come to pass the torch to a new owner. Its seen the ups, and downs and has always proven to emerge on the side of favor.

Nica Sail and Surf has been run like a family, and the seller will vet potential buyers to ensure their core values align. The business has shown sustainability, community involvement and profitability since its inception. The ownership experience will provide the new owner with life lasting memories.

What's a better job than taking people sailing every day? Structured around absentee ownership lends the ability for the owner to come and go at leisure. The catamaran "Must B Crazy" is registered and legally titled in Nicaragua. That alone is worth tons of time, money and energy.

The buyer of Nica Sail and Surf will be in a position from day one to capitalize on operations. If one were to import a boat they'd be looking at a 60% tax and 2 years minimum worth of red tape prior to operations. Not to mention the connections which are already established with mechanics and parts vendors, who understand the intricacies of the boat.

Seller is willing to remain available for a transitional period in order to bring the new owner up to speed. Owner is selling in order to pursue other business ventures. Potential buyers will be required to show proof of funds prior to access of any sort of financial reports, negotiations, or proprietary data.

No trades, seller prefers crypto currency but will also accept payment in USD. This will make a great company for anyone who wants to see a genuine ROI, own a mobile asset AND live the dream of every person sitting in a cubicle right now.

Don't delay, Nica Sail and Surf The Catamaran has built a solid reputation that would take 10 years to replicate.

Reduced to \$239,000 <https://discoversjds.com/property/nica-sail-and-surf-the-catamaran-sailing-trips/>

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

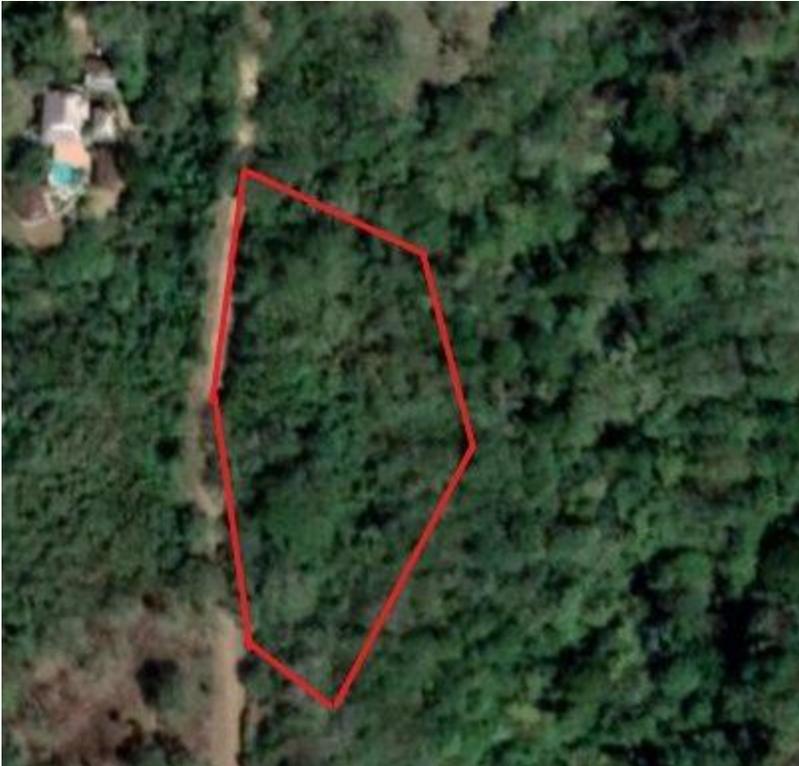
- Paved Road Access
- Ojo de Agua (Only in Rainy Season)
- One Well
- Permission to Cut the Trees

\$10,000 per manzana

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

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/>

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/>

House And Fruit Tree Orchard for Sale In Las Delicias



Motivated Seller!!!

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/>

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/>

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/>

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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Stay Safe & Healthy!

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

