



Natalie Sullivan

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WHAT'S HAPPENING



Sunset Progression – Going, Going, Gone!

Photos Curiosity of Paul Werbicky

All the rain clouds make for some beautiful sunsets!

September and October are normally the two wettest months of the rainy season and the most scenic for sunsets! We are on track to have a record setting year of rainfall! George Knight, who keeps track of the rainfall in SJDS each year told me we have 66 inches for the year so far. We normally only get 62-65 inches per year and we have about 45 days left of the two wettest months, September and October, plus we still get some rains in November and December! Since 2006 the most he recorded was 78 inches in 2020 and he thinks we could easily get 100 inches this year.

If saving money is your goal and you rent a vehicle privately from a local who doesn't have full coverage insurance on the vehicle, you can lose big time in numerous ways! Financially paying for repairs or lost days of your valuable vacation dealing with a broken-down/crashed vehicle! I suggest renting from the major companies who have newer vehicles, that won't give you problems, and insurance. If you choose to rent from a private person, make sure they have full coverage insurance (not just liability) that hasn't expired, inspect the vehicle thoroughly, photograph any damages it has, and pray nothing serious happens that ruins your valuable vacation time!

My cancer is still the same size, but it continues to lighten in color, feel softer, etc., as if it is slowly turning back into normal fatty breast tissue. I've gone back on the Essiac Tea and I've added in Oxygen drops, Castro Oil packs with a heating pad, and several other things. **I'm going to beat it!** Also, I'm extremely grateful for the fantastic health changes my vegan diet has done for me! I'm now down 26 pounds, my skin looks great for almost 57, and I have great energy! For the latest video update, under the Playlists, you'll see all the cancer updates ☺ <https://www.youtube.com/c/DiscoverRealEstateSanJuandelSurNicaragua/playlists>

New Real Estate & Leasing Licensing Regulations

This month a new law was passed requiring all Brokers, Agents, and Property Management/Leasing Agents in Nicaragua to be licensed and regulated within the year. We are excited for this!

It is our hope that it will weed out the bad apples in the business, add new layers of protection and transparency for both Buyers and Sellers, and standardize the transaction process. Also, as a buyer/seller/renter, it is important for you to **only work with licensed agents**. I have already met with our attorney to get my Broker's licensing process started!

One of the many new requirements is that the Brokers will need to verify the authority of the owner to sell their property and has all the required documents before we can list it; you would be surprised how often someone is missing a crucial piece of documentation! For both Buyers and Sellers, verifying the ownership documents in advance will save potential delays and disappointments when a property is in contract to sell.

Therefore, for all existing and future listings, Discover Real Estate will be required to have on file copies of the following: Escritura, Plot map, Power of Attorney (if one is needed), and Proof of property taxes being paid.

If you currently have a listing with Discover, you can look forward to a personal note asking for these documents or you can just send them to us know 😊. If you are an owner of property in Nicaragua, we recommend that you verify the whereabouts of your documents.

Vaping is now ILLEGAL IN NICARAGUA

Do not bring anything related to vaping into the country!

You can't take vapors in or out of the country or use them here, they will be confiscated! Here is a link to the announcement making vaping illegal in Nicaragua: https://nica-biz.com/2022/09/13/vapors-customs-in-nicaragua-will-seize-e-cigarettes/?fbclid=IwAROPufHnI4k0ts_2wWjFHA2N87l-BdWCv6mRPsVKeS-LFrVBkaJbu_v_wCA

We now have Pickleball in San Juan del Sur

Located in La Talanguera

One court now with room to expand and it is so much fun! Ricardo and I have played several times and here is a link to a video of our first time: <https://youtu.be/k6Hf8TKiNiM> \$11.50 for the court for an hour and they have rackets and balls you can use. Here is a link to their Facebook page.

<https://www.facebook.com/pickleballsanjuandelsur/videos/799688684508876> Reservations +505 8257 8256

Need a Massage?

New Therapist in San Juan del Sur

Having cancer, I know the importance of massage to keep the body working properly and *Massimo De Angelis*, an Italian who lived and worked in Canada, is amazing! Keeping the lymph system flowing smoothly is super important and he is by far the best massage therapist I've tried here. Check out his bio on Linked in: <https://ca.linkedin.com/in/massimo-de-angelis-b4634327> email him at: massimodeangelis@outlook.com or message/call him on WhatsApp: +505 8821 2248

Explanation of different types of developments

[And the services they offer – a common question from clients so here is an explanation!](#)

Most gated developments with a shared pool, gym, and common area maintenance have higher HOA (Homeowners Association) fees usually around \$250-\$450 a month depending on the development's amenities. However usually in this type of development you don't need your own caretaker which can cost you \$250-\$350 a month as all the exterior maintenance, gardening, etc., is covered under the HOA. Also, in these types of developments more security is provided by the HOA.

Developments with only a gated entrance and no community amenities usually have annual HOA fees of \$600-\$1,400 per year. The guard is only at the gate providing very limited security. In most of these types, you may want to have a caretaker either full time or part time that can cost between \$150-\$350 depending on hours worked, what they do for you, and if they live on site or not.

Lots or houses outside of a gated development will typically require a full-time caretaker for security. We rarely have violent crimes here, but it is a poor country, so crimes of opportunity are very common. If your house is unattended and someone can easily drive a truck up to it and remove your possessions, it may or may not happen.

And security cameras are always a good idea in every situation. Our office has installed them for several clients, we'll be happy to get you a quote also.

Financial Warnings for IRAs and Retirement Plans

[A letter below from a trusted source](#)

Who would have dreamed there would be a shortage of baby formula or the inability to find cars, trucks and other products made with semi-conductors. I don't think it comes as a surprise when I say I feel there is a big risk to IRA's and retirement plans. It's the biggest risk I've seen in a number of years.

There is a world of alternative investments available to you through your IRA or retirement plan. Just make sure you've evaluated the risks before making your choices.

Let me give you some examples of the kinds of things you can do. You can have your precious metals held in a secure vault in a neutral country, like Switzerland, own real estate on the beach in Nicaragua, or invest in something green like a teak reforestation project in Panama.

The Rewards you gain when you "Liberate Your IRA" are significant. We can help you reduce your risk in these perilous times.

I started taking IRA's and retirement plans offshore in 1994 to help my clients protect their accounts and to give them greater flexibility in their investment choices. You'd be hard pressed to find someone with more experience than Sovereign International Pension Services.

Why Invest in Real Estate?

Many people choose to open a Self-Directed IRA Account (SDIRA) in pursuit of greater investment freedom. Instead of being limited to plan investments, assets in a self-directed IRA can be invested in almost any investment the account holder wishes—including real estate, start-up companies, or even gold.

I urge you to take action while you can. As always, I'd be happy to answer any questions you may have.

"Liberate Your IRA"

Larry C. Grossman

7143 State Road 54, Ste. 147, New Port Richey, FL 34653, 727-286-6237, 727-286-6238, 877-733-6815,
lgrossman@offshoreira.com

Airlines Returning

American Airlines & Spirit Airlines both returning on November 30, 2022

Below are the links to the announcements by both airlines but....I'll believe it when it happens! However this time looks more hopeful than previous rumors of them returning!

<https://www.laprensani.com/2022/08/19/economia/3032439-american-airlines-confirma-su-retorno-el-30-de-noviembre-a-nicaragua-esta-es-la-fecha-de-venta-de-los-boletos?fbclid=IwAR2PPODsX6k3jxBNOVrmSlxDGofawTe-665u6quBDG8b88BznDOTne95RHU>

<https://nica-biz.com/2022/08/27/spirit-airlines-managua-flights-will-resume-in-november/?fbclid=IwAR0bmyICBFKVYCY23iwClpOpGp9l6x2001706j87k ISH0QjcTO1fqX946U>

Tips of the Month if living in Nicaragua

Borax and sugar water to kill ants!

Mix ½ cup sugar with 1 ½ tablespoons of Borax and 1 ½ cups of warm water together until dissolved. You can soak cotton balls and leave them where the ants travel or I use a dropper and put drops of the liquid into cracks, wholes, on paths, or wherever the ants are. They drink the solution and DIE!!!! ☺

White Vinegar Cleans Almost Everything!

If you are experiencing mold issues due to all the rain, leave a fan running 24/7 and clean with white vinegar, don't worry the smell evaporates quickly. You can find different ratios of water and vinegar online depending on what you are cleaning but it is the cheapest and most effective cleaner for almost everything especially mold!

New Helpful Services!

Need help with your pool?

Jose Espinoza used to work at Guacalito so he knows how to take care of a pool! Jose offers all types of pool services from the occasional deep cleaning to weekly vacuuming, daily cleaning, or equipment repairs and replacement. Contact him via WhatsApp +505-8199-3510.

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 meat store (the one by the gas station) on the right-hand side, in the 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 collage of four promotional photos for 'espumas' cleaning services. The top-left photo shows a woman in a blue and yellow uniform standing in front of a blue cleaning machine, with the text 'espumas INNOVACIÓN Y CALIDAD CATÁLOGO DE SERVICIOS' overlaid. The top-right photo shows workers cleaning a large window with the title 'Limpieza Profunda de Vidrios'. The bottom-left photo shows workers cleaning a car interior with the title 'Limpieza Profunda de Vehículos'. The bottom-right photo shows workers cleaning a mattress with the title 'Limpieza Profunda de Camas y Muebles'. To the right of the bottom-left photo is a section titled 'SERVICIOS INDUSTRIALES Y EMPRESARIALES' which includes 'Conserjería Industrial y Empresarial' and 'Desinfección y Sanitización de áreas y ambientes'.

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, 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!



Has a great new location at Palms Restaurant, north end of town close to the river. 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.

Website: <https://smartypantssjds.wixsite.com/sjds>

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/>

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/2022/09/01/nicaraguan-cordoba-oro-turns-36-this-sunday/?fbclid=IwAR24KCz7HQYnzzlW3o6_ppl8UtVuoP6TqzrgyNOgAU6jXr3ff2R5izWM3WY

<https://nica-biz.com/2022/09/11/nicaraguas-independence-from-spain/?fbclid=IwAR3nbi0E04e5DTkrS-nGQe5ITP5G6Ti8qMnDGdnd7zKmrDr4l1b02TYmsGQ>

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/deliverymobilesjs/> everything delivered for a small fee!

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

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.

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
& Reduced Listings!!!**

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!

Reduced to \$374,900 from \$395,000

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

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



Repainted!!!! 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 Airbnb the bedrooms!

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/>

Rancho Papayal 1.2 Acres, Peaceful Ocean and Forest Views

EXCLUSIVE



A spectacular 1.25 acres, with beautiful ocean and territorial views, double lot Lots 73 and 74 at Rancho Papayal are located a short drive north of San Juan del Sur, less than five minutes to the luxury resort of Tree Casa, and minutes to Playas Maderas, Marsella and Nacascolo.

Right outside the property, miles of hiking and horseback trails are maintained, the indoor-outdoor lifestyle is embraced. Gently sloped for easy access and build, utilities in place. A tranquil tropical life. This defines living the good life at Rancho Papayal.

Imagine a place where birds and monkeys are the neighbors. Endless sunsets are admired from the sway of a hammock. A property so large there is room for a house, a cottage, and a garden. As a double lot, supplement your income with additional casitas, ranchos, bungalows, short- and long-term rentals, and more.

An established neighborhood of homes that are close enough for a cup of sugar, but far enough for individual privacy. Combined Lots 73 and 74 at Rancho Papayal offer spacious living, and the freedom to choose your lifestyle.

With both shade and views, Lots 73 and 74 is an arboreal property for your dream home. Priced below average for a quicker sale, this is a unique opportunity to build your future vacation, retirement, permanent or investment home.

\$58,000

<https://discoversjds.com/property/rancho-papayal-1-2-acres-peaceful-ocean/>

Casa Lazy Days And Cabañas, San Juan Del Sur! EXCLUSIVE



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

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

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

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

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

Total living area: 3200 sft, 1 Main house with 2 bedrooms (6 persons), 3 Bungalow studios with kitchen (6 persons), 1 Bungalow studio no kitchen (2 persons), Total bedrooms: 6 (up to 14 persons). Features: Solar, swimming pool, storage, restaurant/bar, all new appliances and fixtures, effectively new construction.

\$335,000 Reduced from \$350,000

<https://discoversjds.com/property/casa-lazy-days-and-cabanas/>

New Modern Home, 4.5 Acre Eco Estate, Las Fincas In Escamequita!

EXCLUSIVE



The Haciendas at Las Fincas, in Escamequita San Juan del Sur.

Modern design meets ecological living, encompassing two estates of 4.75 acres on a seasonal riverfront property. Birds and monkeys are your wake-up call, grazing horses are your neighbors. A superb property featuring old growth trees, areas for pasture, a shaded riverbed, and endless hiking trails. Space, privacy, and nature reign supreme.

The recently completed beautiful two-bedroom home features thoughtful details, custom design, and premium finishes crafted from natural local materials. Move-in ready, there is little to do but add your personal touches, throw open the windows and doors, and enjoy indoor/outdoor. Even on the hottest days one will find a cooling breeze beneath the canopy of trees or refresh with a swim in the pool. Situated on one of the two lots, there is room to add another house and expand the estate. Ideas and options are endless — a peaceful vacation home, a family compound, a unique bed and breakfast, multiple cabanas, an organic farm... if you can dream it, this property is your palette.

Come and go as you please in comfort and security — an attractive caretaker's house with groundskeeper will help you keep everything in order. Let the kids run free or stroll down the road to borrow a cup of sugar from the friendly neighbors. Spacious, peaceful, natural living at its best. Seemingly nestled in the green jungle, the beaches of Yankee, Hermosa and Remanso are just minutes away.

San Juan del Sur is quickly becoming a destination for retirees, families, digital nomads, and others looking to slow down and reconnect with themselves and the outdoors. Just a short drive to the center of town, one can enjoy diverse cultural and sporting activities, fine and affordable dining, and nightlife for all ages and interests.

To learn more about this property or life in Nicaragua, please send us a note!

\$399,000

<https://discoversjds.com/property/new-modern-home-4-5-acre-eco-estate/>

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/>

Fire Sale! Las Fincas Escamequita Lot 20, Over 2.5 Acres

EXCLUSIVE



FIRE SALE, the LOWEST \$/m2 available.

Lot 20 Las Fincas de Escamequita in Phase 1 ecological homesites. Over 2.5 acres of land, with panoramic territorial views and hints of the Pacific Ocean. Lots of space to design your off-grid relocation home or retirement home! Lots of space for organic gardens, maybe a few animals, etc., whatever your heart desires.

Nestled in nature, this gently sloped property extends beyond its line as it is adjacent to preserved greenbelts where birds and monkeys live free. The sounds of nature are your morning wake up call. With room to roam, build your dream in a sylvan and arboreal setting. Privacy and respect for all things are paramount in Las Fincas de Escamequita. Careful consideration has been made to maintain the environment and the spaces between.

Lot 20 Las Fincas is located 3 minutes to the entrance of family-friendly Playa Hermosa, 10 minutes to the surf beach of Playa Yankee, and 15 minutes to the center of San Juan del Sur. Here you are free to roam and reconnect with nature, a place for your children can explore nature and grow up in a healthy environment.

Contact us today for more information on Lot 20 Las Fincas for easy map points, plat maps, directions and more information on this and other homesites in Las Fincas.

\$39,000 Reduced from \$45,000

<https://discoversjds.com/property/lot-20-las-fincas-de-escamequita/>

Reduced!!! 'Not Just Hair – A Lifestyle' – In San Juan Del Sur'



'Not Just Hair – A Lifestyle' – In San Juan del Sur'

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 upstyling 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.

Huge Reduction to \$20,000 from \$55,000

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

Lot C3 In Marsella Development With Views Of Marsella & Maderas



Great view lot on the point between Playas Marsella & Maderas with views both north and south. Build your dream house or surf hostel on this incredible lot of 1,507.53 sq. meters with absolutely stunning views of the rock formations off the coast of each playa.

Marsella Development is located 20 minutes north of San Juan del Sur in a development without HOA fees and a community well you pay for your water usage. Electric is at the property line; everything is ready for you to build. The property line is at the red truck behind the house in one of the photos.

Now is the time to buy this lot in a quickly developing area and build your dream.

\$99,940 Reduced from \$130,000

<https://discoversjds.com/property/lot-c3-marsella-development-views-marsella-maderas/>

The Largest Beachfront Property in All Of Tola, Playa Icacal



This is the LARGEST beachfront property in all of Tola, Playa Icacal is the southern portion of a larger beach area known as Brito. This 24.8 acre parcel consists of prime virgin land with access to miles of undeveloped beach. There is a large portion of the property that is a gentle sloping hillside, which overlooks the Pacific and beach below. From here there are panoramic views of the Pacific to both the South and North. The beach is one of the most secluded along the southern coastline and as such remains quite private.

Plus, more land is available from the neighbors who are also willing to selling.

This property is in between the main tourist development areas of Tola and San Juan del Sur and thus offers great opportunity for both residential and commercial development. The nearby, and well-known, developments consist of Guacalito de La Isla, Hacienda Iguana and Rancho Santana.

\$429,000

<https://discoversjds.com/property/this-is-the-largest-beachfront-of-tola/>

Stunning Beachfront House with Investment Potential In La Talanguera



This stunning beachfront house, with great investment potential, is for sale in the **La Talanguera** area of **San Juan del Sur**. It was previously rented as a hostel for US\$2,500 per month before the crisis and under contract to sell for \$830,000 but the sale fell through and then the renter left. It is currently being rented once again by hostel from Managua which is not for sale but the house is. The walk-through video below shows a lot of equipment from the hostel that is not included in the sale. Only the building and some furniture is included.

This home has great open spaces and plenty of shady palm trees in the front protecting you from the hot afternoon sun. You'll love lounging in a hammock beside the pool and watching the boat traffic in the bay. The 575 m² beachfront house is built on a 2,350 m² lot. The main house originally had 5 bedrooms and 3 bathrooms but the current renters have "roughed" in 3 more bedrooms plus there are 2 bedrooms in the previous caretaker's residence. 10 Bedrooms total, most have their own bathroom.

The ground floor hosts fabulous bright open spaces, and the second floor has an amazing beach view patio space. At the back of the property is a caretaker residence, that has been modified and turned into 2 additional hotel rooms.

In the yard you'll find a refinished ocean view pool and numerous locations for hammocks. Ample gated parking is available for 4+ vehicles. The price includes some of the furniture and appliances including the generator. It is an excellent property, with unlimited potential to make your Nicaraguan investment dreams come true.

The property is located beside the previous walking bridge that connected La Talanguera to the main part of town. The bridge is no longer there, however in the rainy season when the river is flowing, there is a small boat that ferries people from side to side and during the dry season you can just walk to town on the sand.

Contact us now to schedule a visit to this beachfront house in paradise.

\$589,000 Reduced from \$850,000

<https://discoversjds.com/property/la-casa-de-sus-sueos-frente-a-la-playa/>

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



Casa Soma in San Juan del Sur is a turnkey, luxury property being sold as a successful rental business with an average **income of \$6,100 a month!!!** Their Facebook page has 17,000 followers and their Airbnb page has over 100 positive reviews. **Owner Financing is Available!**

Casa Soma is perched on a hill overlooking San Juan del Sur in the development of Colinas de Miramar and is a hacienda-inspired rental property. This home is built with as many modern touches as is possible.

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

Two bedrooms in the main house and 2 the guest houses 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.

Each 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.

\$595,00 Reduced from \$699,500

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

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!!!

\$215,400 Reduced from \$239,000

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

10+ Acres Oceanfront Point Land, 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 preeminent 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/>

Please subscribe to our YouTube Channel for the latest videos of San Juan del Sur and our listings!

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

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