



Natalie Sullivan

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WHAT'S HAPPENING



The Rainy Season should be over, but it is still going strong!

However, all the rain clouds make for some beautiful sunsets!

We had an amazing amount of rain this year so far with a total of **100.2 inches as of Nov. 14** when we normally only get 62-65 inches per year and we have about 45 days left to the end of the year. Normally the rains are pretty much over by the end of October, but we are still continuing to get a lot of rain!

Families continue to move here to escape and enjoy the freedom of Nicaragua! They are bringing with them new businesses, services, etc., it is amazing to see how this little fishing village with a surfing and drinking habit is changing into a family destination! I LOVE IT!!!

I recently did a video explaining the process of how to buy property in Nicaragua, enjoy!

<https://youtu.be/fy8IK1LUEUY>

Who knew getting cancer would turn out to be a good thing and I would look this good at 57! People constantly tell me how amazing I look now, like a picture of glowing health thanks to my new diet and a few products I've been taking to help remove the cancer. I've been on them for almost a year and lots of people have asked me to share with what I'm doing to have glowing skin, hard long natural nails, thicker hair, and down 26 pounds. If you want to look and feel amazing too, here are links to the products I'm taking so you can order them for yourself 😊

Liquid Collagen, I use the TRIM version as it also helps you to lose weight but all their products are amazing:
<https://nataliesullivan.shiftingretail.com/>

TRS to detox your whole body of metals, parasites, fungus, etc. Your body just works so much better when it is toxin free! <https://nataliesullivan.coseva.com/>

Cancer update: it is still the same size so my ultrasound tech feels like I've killed the cancer but I want the lump gone! For the latest cancer video update, go to the Playlists, you'll see all the cancer updates 😊
<https://www.youtube.com/c/DiscoverRealEstateSanJuandelSurNicaragua/playlists>

Looking for an online job so you can relocate to Nicaragua?

Here are a few links to some sources to consider!

<https://www.facebook.com/reel/807977697285734?fs=e&s=TleQ9V>

<https://www.facebook.com/reel/486555016677249?fs=e&s=m>

<https://www.facebook.com/reel/609583874133239?fs=e&s=m>

<https://www.facebook.com/reel/448080797466104?fs=e&s=m>

<https://www.facebook.com/malleniser/videos/406249408161067/?extid=reels>

<https://www.acx.com/help/about-acx/200484860> - reading to produce audio books

[Help support deaf people](#)

[Visit Restaurante Nicafe](#)

Located at Kilometer 131 on the main road about 2 kilometers before San Juan del Sur. Every time Ricardo and I visit there, we are impressed with the delicious food and great service. The plant shop across the street is also part of it so you can buy a few plants or pots while enjoying a great meal. And they are expanding the garden in the back for more seating and a great event location! The Bean Burger I had last time was amazing! 505-8240-5553 nicafe.coffeeshop@gmail.com <https://www.facebook.com/RestauranteNicafe>



Tip of the Month if living in Nicaragua

Ground coffee removes odors!

Stinky car or closet? Putting a bowl of ground coffee in it will absorb the odors instead of chemical laden sprays to only mask the odor. A box of baking soda also does the same thing, but I prefer to smell coffee!

Rental Vehicles

Follow up to the last newsletter!

In September I made some comments about renting vehicles from private individuals and gave some suggestions however another client shared his experience that I want to share with you too:

"I did rent a car from a major company here. The insurance is quite expensive and also does not provide full coverage in most categories. I think the safer way is to hire a driver. As a passenger, the liability is the car driver's and car owner's: the captain and owner of the ship. As a renter, if someone in the other car is injured, they can sue you and without full coverage, it can be expensive. I am sure you know foreigners are a target for such claims."

My comment in September that prompted the above response which is really good advice: 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!

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=IwAR0PufHnI4k0ts_2wWjFHA2N87l-BdWCv6mRPsVKeS-LFrVBkaJbu_v_wCA

Have Hard Water?

Next Generation Soft Water Treatment!

We've helped Christian install water softening systems with a few of our clients and they are so happy! At only \$350-\$550 it is super affordable and hassle free plus you'll save money on the amount of laundry detergent, fabric softener, shampoo, dish soap, etc., that you use each month!

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.

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

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

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/2022/11/08/no-date-for-cruise-ships-returning-to-nicaragua/?fbclid=IwAR0fjvyhT2_rhDt3atTUQj1az22HVGrCdfBKBfy4KeeqJYL-IJBwWO8g4E

<https://nica-biz.com/2022/11/03/cosiguina-volcano-geothermal-area/>

<https://nica-biz.com/2022/11/11/can-i-drive-in-nicaragua-with-a-foreign-license/>

<https://nica-biz.com/2022/09/23/nicaraguan-import-and-export-guide/>

<https://nica-biz.com/2022/11/06/first-mormon-temple-in-nicaragua-groundbreaking/>

New Real Estate & Leasing Licensing Regulations

September 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!

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

Want a pool boy?

New pool service available!

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 images for 'Espumas' cleaning services. The top-left image shows a woman in a blue and yellow uniform standing in front of a white wall with the 'espumas' logo and the text 'CATÁLOGO DE SERVICIOS'. The top-right image shows workers cleaning a large window with a ladder, with the text 'Limpieza Profunda de Vidrios'. The bottom-left image shows workers cleaning a car's interior, with the text 'SERVICIOS DE LIMPIEZA' and 'Limpieza Profunda de Vehículos'. The bottom-right image shows workers cleaning a mattress, with the text 'Limpieza Profunda de Camas y Muebles'.

espumas
INNOVACIÓN Y CALIDAD
CATÁLOGO DE SERVICIOS

SERVICIOS DE LIMPIEZA
Limpieza Profunda de Vehículos
Este paquete incluye la limpieza tanto del interior como el exterior del vehículo: techo, piso, puertas, ventanillas, lavado de carrocería, chasis interno, parachoques y lavado del motor.

Limpieza Profunda de Camas y Muebles
Eliminación de suciedad, manchas visibles y extraíbles (Manchas que no se han adherido o modificado el color de la pieza). Eliminación de ácaros, heces, malos olores, grasa corporal y suciedad no visible.

Limpieza Profunda de Vidrios

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 Anoxico 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

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.

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/>

Want supplies before you arrive or to restock?

Melissa will get you stocked!

Let Melissa's Kitchen stock YOUR kitchen or just keep you in stock!

As an 18-year resident of Nicaragua and the owner of Passionate About Tours (culinary shopping tours to Managua), she is uniquely qualified to handle all your shopping needs and know where to find all the hard-to-find items that you and your kitchen desire.

Contact her to discuss shopping options at mmcvaugh791@gmail.com, on her Facebook page Passionate About Tours, or on WhatsApp at +505-8726-7089.

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

Don't feel like leaving the house?

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

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

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

A Few Hot New Listings & Reduced Listings!!!

**We have over 300 active (not already sold) listings on our website:
www.discoversjds.com**

Pelican Eyes Ocean View Villa, 2 Bedroom, Private!

EXCLUSIVE



Rare ocean view, stand-alone, single-level villa in Pelican Eyes Community and Resort, with no shared walls, and very private. The ultimate tropical vacation home, move-in ready, perfect for year-round living, or a bed and breakfast with sunsets every day. A dream home of traditional architecture and classic details.

Spacious living, indoors and out, with 2 bedrooms and bathrooms, including one that can be locked off with exterior entry to use an Airbnb rental or private guest room. With generously sized bedrooms, replace a king bed with two double beds to comfortably accommodate even more friends and family.

The open concept living area is conducive to an everyday holiday lifestyle, easy entertaining, and comfortable day to day living. Keep the conversation flowing with guests while whipping up a meal on the granite counters in the open kitchen. Breakfast is easy with the adjacent custom table. Take the fun outside, and barbecue with an eye on the beach bay.

What an enviable view! There is a reason one visits or moves to the tropics, and that is the sunsets. West facing for the best sunsets in San Juan del Sur, the view is equally impressive at night with the twinkle of the town's lights.

As part of the internationally known Pelican Eyes Resort development, one lives in a secure community overlooking town and the bay, steps away from outdoor activities and exciting nightlife. For many, Pelican Eyes holds memories for years, making it an ideal place to return to and always in demand. Within the community are private swimming pools, common gathering areas, and meandering landscaped paths for morning strolls.

Nominal dues of \$330 per month provides a lifestyle free from exterior maintenance and yard work, plus provide security and access to the private community swimming pools.

Truly turn-key and move in ready, furnished and accessorized, in excellent condition. Start a new life for oneself today, or immediately make a return on your investment as a popular vacation rental. Just unpack your bags and start the life in Nicaragua!

For more information on Casa Verde in Pelican Eyes Resort or living in San Juan del Sur, please contact us today!

\$234,000

<https://discoversjds.com/property/pelican-eyes-ocean-view-villa-2-bedroom/>

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/>

Casa Oceano On The Bluff In Playa Remanso

EXCLUSIVE



Exclusive oceanfront listing, Casa Oceano on lot 28 in Punta Diamante, Playa Remanso!

A privileged location, above a surfer's beach, in an international town — Casa Oceano, situated on Diamond Point, features panoramic ocean views, stretching from the Guanacaste Peninsula of Costa Rica to the adjacent community of Playa Remanso. A mere 20 minutes from the center of San Juan del Sur, enjoy your own slideshow of sunsets year-round. Exclusive beachfront and on the bluff, your views will never be interrupted. Just a few steps down the neighborhood road to a secluded private beach. Or in the other direction, walk to the famous surf, sunset and party beach of Remanso.

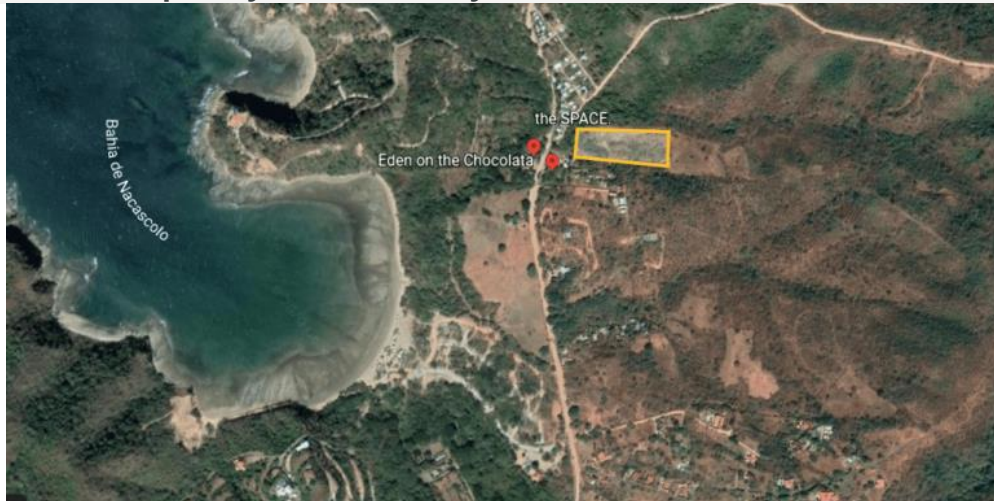
Walls of windows and two floors of verandas will always draw your attention to the expanse of the Pacific. When you want to escape the sun, retreat to the inner courtyard and swimming pool. Swing open the doors, catch the cooling breezes, and indoor-outdoor living will be yours. After the sun sets, turn your gaze inward and look at the opportunity that awaits you. With significant utilitarian improvements in place, the home is awaiting your refining touches. Expand with hints of mid-century-modern architecture, imagine the potential of creating a stylish interior worthy of the cover of a travel magazine.

Located in the popular gated community of Playa Remanso, one feels a further sense of ease upon entering Casa Oceano. Past the grand portcullis and curtain walls, designed in the theme of Colonial homes in Granada, one will find a safe-room for your important belongings. Redundant systems of water and electricity are thoughtfully installed. When away for an extended period of time, find comfort in the tactile security system and residential quarters for an on-site caretaker.

All in all, an exceptional opportunity to own an ocean front property with all the essentials in place to create an extraordinary home. **\$494,000 Reduced from \$594,000** <https://discoversjds.com/property/casa-oceano-on-the-bluff-in-playa-remanso/>

3.5 Acre View Property, Near Playa Maderas, No Restrictions!

EXCLUSIVE



This is it!, 3.5 acres of gently sloped property with territorial views, easy access off the Chocolate road, and only a few minutes to Playa Maderas, San Juan del Sur, and other north beaches. With no restrictions on land use, the options are endless.

An expansive canvas to create your dream home, homestead a local business, practice your green thumb. Imagine a property anchored by the principle residence, complimented by additional living spaces. A boutique bed and breakfast, a surf camp, an organic farm, a grand private estate.

Just off the main road to the north beaches, and a few minutes from the international resort of Tree Casa, one is also just a few minutes to the entertainment, dining, and activities of San Juan del Sur town.

With utilities close at hand, one only need put their dreams to paper and begin living the tropical life.

For more information on this property, or life in Nicaragua, please contact us today!

Only \$45,000 <https://discoversjds.com/property/3-5-acre-view-property-near/>

Southwestern Style Ranch House Perfect For Horse Lovers



HUGE house or horse ranch or commercial property!

This Southwestern Style Ranch can come with 20 manzanas or 34 acres of completely fenced-in property for \$254,000. The owner will consider self-financing for qualified individuals.

Enjoy the shade trees, perfect for several hammocks, right beside the pool area on this large property. Live outside of town away from the hustle and bustle but close enough to make it convenient. This huge house with 3,328 sq. feet has multiple uses for commercial, residential, or mixed use.

Features: 200' of road frontage, Brand new roof, New pool with a rock waterfall feature and built-in table with seating, 2 living rooms, Huge 3 car + garage or workshop with 220 service, New on-demand gas hot water, New pump for well, Reflective glass on the windows so people can't see in and security bars on all windows, Dishwasher, 3 bedrooms, 2.5 baths – 2 shower head Jacuzzi bath in the master bedroom, Pantry, Laundry room, Freezer/storage room, Large walk-in closet in master bedroom, Patio with landscaping, Amazing luxurious whirlpool tub with two shower heads in the master bathroom, and Barn with 2 extra large horse stalls with built-in water troughs and multiple locking rooms for feed and tack.

Enjoy all this space for yourself or start a bed & breakfast, dude ranch, or small farm for fruits and vegetables.

The back half of the house has a flat concrete roof which can be turned into a 2nd floor patio or build an additional floor and more bedrooms. This house also has locking interior doors making it possible to rent out one of the bedrooms or turn part of it into a commercial space and live in the rest. The usage possibilities are endless considering the commercial value of the road frontage.

Location!

This is located only 10 minutes from all the amenities and Beach of San Juan Del Sur and 20 minutes from the city of Rivas. Current owner has an arrangement with several delivery trucks to stop at her house on their way into San Juan del Sur.

Reduced to \$175,000 from \$254,000

<https://discoversjds.com/property/lujoso-rancho-cerca-de-san-juan-del-sur/>

Two Houses + Two Lots + One Price = Move In Ready!



Nestled in the forest, 5 minutes from the center of San Juan del Sur, in the community of Camino del Sol, two houses on two parcels, both fully furnished and move in ready. At this value, it two for the price of one!

Casa Descanso is a home of traditional (but newer) style, with 2-bedrooms, 2-bathrooms, granite countertops and beautifully finished.

Casa Blanca is an architecturally modern home with 2-bedrooms, 1-bathroom, an expansive terrace, and also tastefully finished.

The neighborhood of Camino del Sur is anchored by a community club house and swimming pool. Both homes have all the modern conveniences of air conditioning, hot water, plus a huge storage bodega. High speed internet is provided by point to point.

Deeded separately but sold together for their highest use. Close enough to borrow a cup of sugar, but far enough apart for privacy. Situated on a half-acre where monkeys and birds are your nearest neighbors, there is room to roam, grow a garden, and let the pets run free. The location is a premium, minutes from the activities of San Juan del Sur, yet peacefully surrounded by nature. Slightly elevated from the beaches, one will enjoy cooler mountain air and a peaceful environment.

Both properties are turn-key and ready to open as guest houses or rentals. Or live in one house while the income from the other pays the low expenses! Rent both while away, one when you there, keep one or the other for friends and family, or set up a digital nomad or community living compound. Options abound for both short- and long-term use!

All in all, two very well-priced, move-in ready homes with a diversity of uses. For a private showing of these homes or more information on life in San Juan del Sur, Nicaragua, please contact us today!

\$239,000

<https://discoversjds.com/property/two-houses-two-lots-one-price-move/>

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/>

Casa Kawama Beachfront Home on Playa Marsella



Casa Kawama Beachfront Home at Playa Marsella, what a location on the Pacific Ocean in Nicaragua!!!! Casa Kawama is right on the beach at Playa Marsella on a double lot with plenty of room for additional construction/expansion. Enjoy the sounds of the waves crashing, walks on the sand, and sunsets all year.

This fully furnished 3 bedroom house at Playa Marsella has an infinity pool, hammocks, A/C, secure parking, hot water, internet and a generator if the power goes out.

Located 15-20 minutes north of San Juan del Sur right on the sand at Playa Marsella, one of the most picturesque beaches in SJDS.

This home is a great location to entertain guests. With a fully appointed kitchen as well as a covered gas BBQ and outdoor sink. Fun meals at the breakfast bar or move outside to watch the waves. Seating for 8 outside at the dining table and lounge area.

Two restaurants are right on the beach and a few more within walking distance, you don't have to go very far to find a good meal. The home is also perfectly situated for surfing, just 5 minutes to Playa Maderas, one of the best surf breaks in the area.

The property has 42 meters of beach frontage, nothing will ever block your view. A large outdoor area perfect for hanging out and taking advantage of all the beauty nature has to offer.

The layout has a separate private master bedroom suite with patio and two guest bedrooms with a shared bathroom. Perimeter wall plus a detached garage and live-in caretaker's residence.

Fully furnished with air-conditioned rooms, Wi-fi, and a backup generator. Relax in the hammocks or lounge under the gazebo next to the recently refinished infinity edge pool. Outdoor shower and half bath make entertaining friends and family easy and fun. Plus, the pool side bar area and BBQ grill. The kitchen features a serving window onto the ocean view patio.

\$550,000

<https://discoversjds.com/property/casa-kawama-beachfront-home/>

Casa Guayacan Is A Delightfully Private, Mediterranean-Style Villa



Casa Guayacan is a delightfully private, Mediterranean-style villa set on approximately 2 acres and conveniently located a short, ten-minute drive south on a clean, safe, paved road from the hip, friendly beach-town of San Juan del Sur, Nicaragua. Built among lush, tropical gardens perched high on a hill, above the jungle, the one-bedroom air-conditioned villa enjoys magnificent panoramic valley and ocean views stretching out over 100 km along Nicaragua's stunning "Emerald Coastline." The hidden cave and waterfall cascading into the pool beckons you to cool off in the 30-foot-long infinity-like swimming pool with a swim up bar.

The Casa Guayacan includes a dressing room, master bathroom with large outdoor garden shower, fully equipped kitchen with granite counter tops, and a large lounge area with two queen sized futon beds. Enjoy a romantic dinner for two on the outdoor covered patio adjacent to a custom-built waterfall and take in the world-famous Pacific Ocean overlooking the private pool and terrace. Or you can eat indoors at the kitchen bar area.

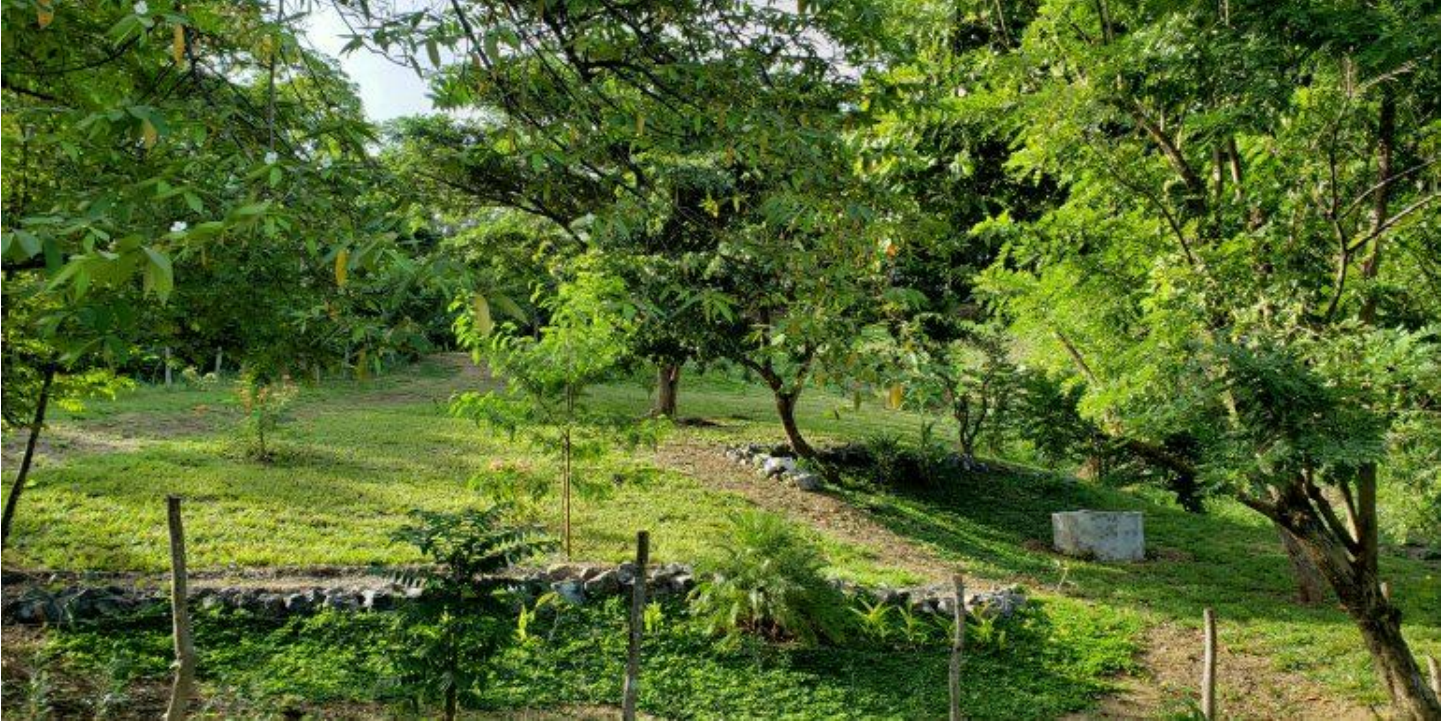
Nicaragua's number one beach, the 2 km-long cream-colored sandy beach of Playa Hermosa is a short 10-minute drive down the hill where you will find surfing lessons, swimming, or lots of hammocks under rustic ranchos to chill out in, snooze, read or just relax. The beach restaurant serves great food, and the cocktail bar is always open!

Ask for more details today on Casa Guayacan, the perfect vacation rental property or retirement property.

\$260,000

<https://discoversjds.com/property/casa-guayacan-delightfully-private/>

Multi-Use Land for Home or Business – San Juan Del Sur!



MULTI-USE LAND FOR HOME OR BUSINESS IN SAN JUAN DEL SUR

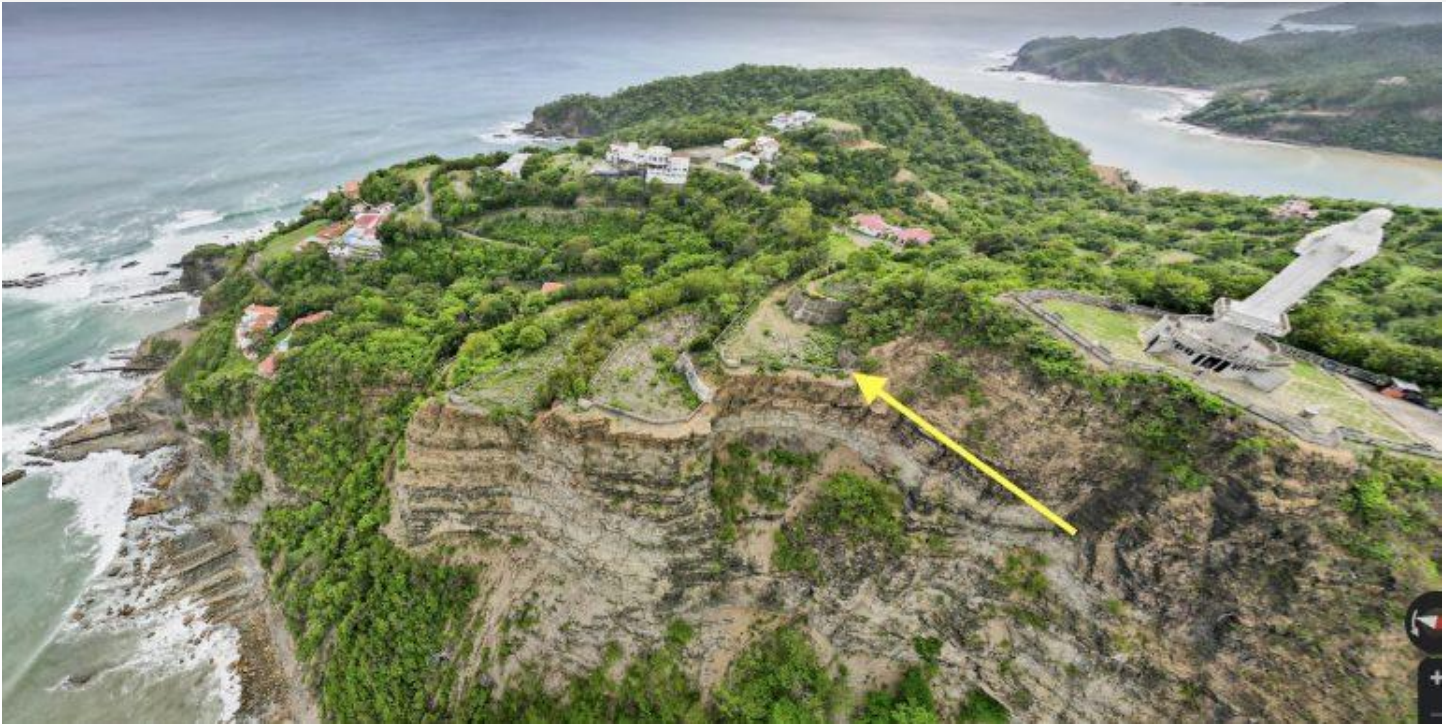
This large piece of land has a great location on the main road into San Juan del Sur. Perfect for a home or commercial venture. Large enough to get creative and a beautiful location to grow fruit trees and hardwoods. The lot has electricity and water plus low annual ownership costs, no HOA fees!

Owner has structural engineering license from Florida and has been designing homes to US standards for 22 yrs. Owner is willing to work with buyers to design your dream home or commercial project.

\$75,000

<https://discoversjds.com/property/multi-use-land-home-business/>

Clifftop Panoramic View Lot In Pacific Marlin SJDS



Clifftop Panoramic View Lot in Pacific Marlin...

MAJESTIC LOT OVERLOOKING SAN JUAN DEL SUR WITH VIEWS OF COSTA RICA ON THE HORIZON

This is a stunning lot at an excellent price. Now at a reduced price, this ocean view parcel is good for investment or could be the perfect spot for your dream home. This oceanfront clifftop lot looks out over the town of San Juan del Sur and also has views south all the way to Costa Rica. Located in the Pacific Marlin project with paved roads, power, and electricity. The neighborhood has some of the prettiest and most valuable homes on the market, plus a well-functioning home owners association. This land is just below the iconic statue overlooking San Juan del Sur and is visible from town.

\$239,000

<https://discoversjds.com/property/clifftop-panoramic-view-lot/>

Pastoral Near Acre with New Casita Near Playa Maderas!



New small home on a beautiful level pasture, minutes to Playa Maderas. What can you do with a near-acre, a new construction casita, and no restrictions? Anything you want!

Don't let the modest exterior surprise you, the home is internet-connected, air conditioned, private water well, and fully equipped for everyday living. Situated on a half-manzana parcel (0.87 acres), surrounded by a hundred acres of pasture and farmland, an easy drive to the center of San Juan del Sur or Playas Maderas and Marsella. Newly built, never lived in, fully furnished and ready to rent or reside.

With a consummate rocking chair front porch, pass the days happily or plan for the bright future in the shelter of the shade. An excellent writer's studio, with the soft sounds of the breeze, the lowing of cattle, the whinny of horses. Train your focus on the mountain view or the task at hand, free from outside interruption. Where green grows fast, plant the tropical garden of your dreams. Fertile fields will yield crops for oneself and to share. Recently planted with fruit trees, it will just be a season before one reaps their rewards. Reside in the casita while you imagine the home you always wanted in the country. Within horseback distance to the beach, blaze new trails, wander amongst friendly but far neighbors.

Great things come in small packages and what a great starter home this is on a grand parcel. Indeed, a blank slate to step away from the world, or a move-in ready small home for one's new beginnings. Downsize and live big!

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

Only \$99,000

<https://discoversjds.com/property/pastoral-near-acre-new-casita-house/>

Stunning 4-Bedroom-Beach Home Right On Playa Marsella!



This stunning 4-Bedroom-Beach Home is a perfect vacation or rental income home. A beautiful Spanish Colonial style two-story four-bedroom home with a large open living area. Plenty of space for entertaining family and friends. Large open modern kitchen with polished concrete countertops.

The third and four bedrooms are on the main floor and share a bathroom. The upper floor has two main bedroom suites with private bathrooms and walkouts to the large full-length balcony and sitting area with stunning views of ocean waves and a large stretch of beach while providing shade for protection from the hot afternoon sun.

Lots of windows and exterior doors bring in plenty of light and ocean breezes. A beautiful fully landscaped lot gives a jungle oasis feel around the patio and pool area.

A large open-air entertainment area gives views of the pool and the beach area. Enjoy sitting out in the evenings enjoying the cool ocean breeze while letting the roar of the waves put you to sleep.

The fully landscaped lot is enclosed and has a large entry gate leading to the parking area. There is also a cuidador casita by the main gate as well as the water storage tank.

\$449,000 Reduced from \$490,000

<https://discoversjds.com/property/stunning-4-bebroom-beach-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/>

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/>

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/>

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 – 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/>

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>

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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