



Natalie Sullivan

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WHAT'S HAPPENING



The Rainy Season is finally over, but at least we had lots of rainbows this year 😊

Photo courtesy of Angela Theriac

Happy Hanukkah and Merry Christmas from San Juan del Sur!

I hope everyone had a wonderful Christmas Holiday and my heart goes out to all of you dealing with cancelled flights or changed plans due to the bad weather!

We had our annual Christmas Eve Turkey Dinner at Discover Real Estate for 40 friends, clients, and family! I made a massive 26-pound turkey with stuffing and gravy and everyone brought appetizers, side dishes, or deserts to share!

I'll never buy such a big turkey again as I almost caught the kitchen on fire when juice splashed out of the pan as I was removing the heavy turkey from the oven! Instantly the inside of the oven became a massive ball of fire that singed the fur on my Santa Hat! Luckily, I didn't panic as I put the turkey on the island, shut the gas off, and closed the oven door so the fire quickly burned itself out! My guardian angel was working overtime for me Christmas Eve, thank you Jesus! I simply changed my Santa hat for a Santa headband, had a glass of wine to calm my nerves, and the party went on! 😊

Thank you, Chantel, for the live Christmas music and we had a fun gift exchange with lots of laughs and stealing of presents!

And for the first time ever, all three of Ricardo's children were with us on Christmas Eve! We feel truly blessed to be able to share our house with friends, clients and family over the holiday season and we are both grateful for the fantastic year we had!



We had an amazing amount of rain this year with a total of **106 inches as of Dec. 14th**, and we've had more rain since! Normally we only get 62-65 inches per year, but I think the rains are finally over as it hasn't rained in 4 days. Eric Howard gave me the following explanation of this rainy season: It's called a triple La Niña season; back-to-back-to-back years of La Niña. This decreases the pressure system making it easier for storm systems to arrive and settle over the area. The last time this happened was over a hundred years ago!

They have landed!!!! I'm so excited to announce that **Spirit and American Airlines have both resumed service to Managua, Nicaragua**, we have already seen an increase in tourism! Here is a link with more details:

https://nica-biz.com/2022/12/04/american-airlines-and-spirit-return-to-managua/?fbclid=IwAR1t_R0_J0RqKsGF0oRxZqaLeujOqPdMTF5VOyA1DKZlashJff1YOGczlLw

If you have enjoyed our services, share the love by clicking this link and giving us a nice review 😊

<https://g.page/r/Cfe0oRlo7uiPEB0/review>

VOSH eye clinics will be returning to San Juan del Sur in 2023! This is such a huge help to all the locals in need of eye exams and glasses who couldn't afford them otherwise! Here is more information on this mission trip:

https://nica-biz.com/2022/12/13/vosh-eye-clinic-mission-returns-to-san-juan-del-sur/?fbclid=IwAR3eS7KHCGcy9vZjtJG1gQlvQZYK8zzTroryl_Gcl2nBCoM5V2mc3wdvnE&mibextid=Zxz2cZ

Someone posted a detailed explanation of how to do a border run on Facebook. I shared it under the news/videos tab on my website so you can easily find it for reference if needed. <https://discoversids.com/wp-content/uploads/2022/12/How-to-Do-a-Boarder-Crossing.pdf>

Why Nicaragua should be your next holiday, this is a great article about Nicaragua!

<https://boldtraveller.ca/travel-inspiration/why-nicaragua-should-be-your-next-holiday-destination/?fbclid=IwAR3FqQNBjYJMEwWKY9IBv1ObHzoFAJjpq9Yb62ZyO3QjqvkvkDEtxhYvI4>

Edible plants of Nicaragua:

<file:///C:/Users/Natalie/AppData/Local/Microsoft/Windows/INetCache/Content.Outlook/71F76BFL/INBIO-2009-Plantas-Comestibles-de-CA.pdf>

Cancer update: it is still the same size so after a year of having it, I'm taking a little break over the holidays to enjoy life some and praying for a Christmas Miracle! In January I'll keep throwing natural cures at it until I find my magic bullet! For the latest cancer video update, go to the Playlists on my YouTube Channel, you'll see all the cancer updates 😊 <https://www.youtube.com/c/DiscoverRealEstateSanJuandelSurNicaragua/playlists>

Who knew getting cancer would turn out to be a good thing and I would look and feel 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. 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/>

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

Here are a few 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

Tip of the Month if living in Nicaragua

Creepy Crawly Killers!

Cats kill scorpions and all creepy crawly critters here! I've been here 17 years and have never been stung by a scorpion thanks to my three cats! Sure, cat hair is my daily accessory, but I'll take it any day over getting stung by a scorpion!

Pats on the back for me 🥰

Natalie - You're definitely a stable in this town. Your positive and loving attitude is contagious. You make life look so beautiful here in San Juan and make beautiful videos that make San Juan look like a beautiful place to move to. Thanks for your commitment to this town and its future growth. Cheers and keep the positive videos coming. Greg

Have Hard Water?

Next Generation Soft Water Treatment!

Glowing review from a client: Hi Natalie. The water softener/filter that you mentioned in your most recent newsletter works so well! I'm really happy with what was installed at my house by Ricardo and his team. It's made a world of difference to the quality of my water. Thanks so much!....Kathleen

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!

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

<https://youtu.be/fy8IK1LUEUY>

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/2022/11/19/aguinaldo-or-thirteenth-month-christmas-bonus/?fbclid=IwAR2vte4Tjp1lnat8pa_9Fi1yeCt8m-OzOHvvvWa8vqxNH-2qnHG5c0SC64w

https://nica-biz.com/2022/11/11/can-i-drive-in-nicaragua-with-a-foreign-license/?fbclid=IwAR0QGp_yX7McS6l2r7YQNFAWMOSEZvAOBNacZ_ZNIHNryCZBPDHMF8QMB-Q

<https://nica-biz.com/2022/11/24/holidays-and-fireworks-tis-the-season-in-nicaragua/?fbclid=IwAR3YwgeNYIXfgBnq6Jrnc8uSG6xnq32LeWLTpRXW64pkJBtB-UYq3dYOemQ>

<https://nica-biz.com/online-appointment-registration-immigration-nicaragua/?mibextid=Zxz2cZ>

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.

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 next to a cleaning machine, with the text 'espumas INNOVACIÓN Y CALIDAD CATÁLOGO DE SERVICIOS'. The top-right image shows two workers cleaning a large window, with the text 'Limpieza Profunda de Vidrios'. The bottom-left image shows two workers cleaning a car interior, with the text 'SERVICIOS DE LIMPIEZA Limpieza Profunda de Vehículos'. The bottom-right image shows two workers cleaning a kitchen, with the text 'SERVICIOS INDUSTRIALES Y EMPRESARIALES Conserjería Industrial y Empresarial Desinfección y Sanitización de áreas y ambientes'.

ESPUMAS SALES ventas1@espumas.com.ni

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

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/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 😊

A Few Hot New Listings & Reduced Listings!!!

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

Cozy Cottage, Community Camino Del Sol, San Juan Del Sur

EXCLUSIVE



Nestled in the hills of San Juan del Sur, cooler breezes and shady trees, a move-in ready, two-bedroom, two-bathroom cottage with community swimming pool. Minutes from beaches and the center of town yet secluded in the quiet and neighborly community of Camino del Sur. Live where monkeys swing from trees, and a borrowed cup of sugar is only steps away.

An easy to maintain home, with direct access to the pool — one of the longest pools in San Juan del Sur! Enjoy meals al fresco under your private gazebo, and special occasions in the club house.

Casa Linda is comfortable for both personal living, and popular for long-term rentals. An ideal investment for snowbirds, small families, digital nomads, and vacationers alike!

An incredible opportunity at a hard-to-find price point, the best of all worlds – mountain air, proximity to beaches, quiet roads. Let the little ones run free in a neighborhood where everyone knows your name, take long walks with your furry friend, soak in nature at its finest, morning swims in the pool, retire to the comfort of your own home.

Only \$129,000!

<https://discoversjds.com/property/cozy-cottage-community-camino-del-sol-san-juan-del-sur/>

Lot 10 Montemar, 5 Minutes' Walk To Beach, In Town!

EXCLUSIVE



Lot 10 Montemar, 5 min Walk to Beach, Town. Fast track your investment and comfortable life in Nicaragua, have your home completed in a matter of months, and settle into an established community without the worries of doing it all on your own.

Lot 10 in Residential Montemar, a planned community, steps to the beach, and just minutes to the center of San Juan del Sur. The best parcel in the community, at the end of the street, with both upper and lower access points.

Ready to build with approved exterior designs, one is free to customize their interiors from 1 to 3 bedrooms. You are in control of your dream cottage in one the most convenient locations in San Juan del Sur! Exterior rendering in the photo gallery is for illustrative purposes, but the design and plans are available if you choose.

Montemar's location is ideal for vacation or full time living. Walk to the beach or town, restaurants and services next door in Talanguera Plaza, a private community swimming pool and guarded entry are a few features.

A completed home will have pleasant territorial and possible bay views, set high on the street for privacy and solitude. With the option to build 1 to 3 bedrooms, one can take advantage of the superior location and build according to their needs and budget.

Although Lot 10 is the best parcel in the community, it is priced below value for a quick sale. For more information on this property, or living in Nicaragua, please contact us at the below today. (Michael Griffin)

Only \$19,000 – our most affordable, almost in town, lot!!

<https://discoversjds.com/property/lot-10-montemar-5-minutes-walk-to-beach-in-town/>

Encanto Del Sur Lot A1, A13, Plus a Corporation!

EXCLUSIVE



Jump start your life in Nicaragua!

FIRE SALE. Lots A1 & A13, sold together, with corporation in place for easy transfer of ownership. The lowest priced \$/m2 in the Montecito division of Encanto de Sur, home of TreeCasa Resort. Beautifully wooded properties, level or gentle slope, easy to build, and priced to sell above all else — 50 % below Encanto del Sur's average price per square meter.

Prime real estate, at more than an acre combined, resell for profit, hold for a positive return on the investment, or start building your dream homes today! One corner lot, one nestled in the woods, both with utilities in place. Personal residence on one property, vacation rental on the other, family or friends nearby. Options and opportunities are there. In all cases, monkeys, deer and mother nature are your nearest neighbors!

Just a few minutes to San Juan del Sur town, less than 10 minutes to several beaches, within the beautiful and natural Encanto del Sur development featuring miles of hiking trails, horseback riding, nature views, and exclusive access to TreeCasa Resort and future clubhouse facilities.

This will be the one and only lowest priced opportunity to buy in Montecito of Encanto del Sur. And a fantastic opportunity for a beautiful life in San Juan del Sur

Motivated Seller, responsive, papers in order and ready to go. Get a jump start on your residency, as it is available to buy as a corporation or fee simple!

For more information on this lot, Encanto del Sur, or life in San Juan del Sur, please contact us below.

\$44,000

<https://discoversjds.com/property/encanto-lot-a1-a13-plus-suv-plus/>

Reduced! House And Fruit Tree Orchard For Sale In Las Delicias



Reduced price now includes EVERYTHING – the truck, quad, boat, fishing equipment, furniture, etc.

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

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

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

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

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

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

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

City water and sewer connections are available.

Reduced to \$199,400 for EVERYTHING!!! <https://discoversjds.com/property/casa-en-venta-en-san-juan-del-sur-5/>

Development Lot Above The Port Area In San Juan Del Sur



6.25 acre (25,292 m²) prime development lot for sale, or personal paradise lot, located just above the new Port project in San Juan del Sur. This land is full of potential, featuring beautiful views looking at the bay and back at the town. It can be subdivided into many lots with stunning ocean views or use the space to build condos or a hotel or build your dream home and keep it all to yourself.

There is already a road around the back side to the top of the property.

Here is your opportunity to build a hotel or condo project wrapping around the hill and stepping up the sides to the highest point on the top. Endless possibilities for this land on the south end of town but you can still easily walk to all the amenities San Juan del Sur has to offer.

Contact us today to find out more about this great development lot.

\$1,200,000

<https://discoversjds.com/property/development-lot-above-the-port-area/>

Surf House Near Playa Yankee In San Juan Del Sur



This Surf house near Playa Yankee is the piece of paradise you have been looking for. Imagine waking up, grabbing your board, and walking 10 minutes to some of the best surf south of the town of San Juan Del Sur. This Surf house near Playa Yankee offers all that plus more. The upstairs is a complete simple living style home. There are two bedrooms and a shared bathroom. Each of the bedrooms has a small but private balcony.

A tile floor throughout the upstairs makes for easy living and cleaning. A large bar-height island offers seating for 5 with a view of the ocean. There is plenty of storage in the kitchen. There is a cozy living area and sofa with views of the kitchen and out towards to deck. Downstairs is a partially finished third bedroom and second bathroom. There is plenty of room to add additional bedrooms downstairs. These rooms would be perfect for rentals or just to create more space for friends and family.

This house is a short walk downhill to Playa Yankee and a short drive to various other beaches south of the town of San Juan del Sur. There is a world-class surf break on Playa Yankee. This wave is a unique wedge creating some of the best barrels in the San Juan del Sur area. There are over 300 plus days a year of off-shore winds here, allowing you to surf year-round! This wave is rarely crowded, which is a huge plus.

In nearby Escamequita, there are a few dining options, including crowd favorite Rancho Tere. The locally owned restaurant has many menu options and a Friday Pizza night that shouldn't be missed. The main town of San Juan del Sur is 25 minutes north by car.

This surf house near Playa Yankee is the perfect vacation home, investment property, or full-time residence.

\$129,000

<https://discoversjds.com/property/surf-house-near-playa-yankee-san-juan/>

Casa Amarilla In Colinas De Miramar – San Juan Del Sur!



WALKING DISTANCE TO THE BEACH AND TOWN! Casa Amarilla inn Colinas de Miramar – San Juan del Sur. This 3 bedroom 2.5 bath home sits on a hill overlooking the bay of San Juan del Sur. A short walk to the beach and to shops & restaurants in town. Fully furnished with a beautiful outdoor area and private swimming pool. Amazing sunsets year round plus views of the iconic statue overlooking the ocean. This is a turnkey option for people who want to move to Nicaragua or to use as a vacation rental. Easy living down by the beach! This home is close to more beaches only 15 minutes away. World class surf breaks and beautiful nature are all around. A sustainable build with Earth sack foundation and sturdy construction, plus greywater system that sustains mago, banana, and citrus trees in the garden.

\$319,000

<https://discoversjds.com/property/casa-amarilla-colinas-de-miramar/>

Brand New Home In Las Delicias – Villas De San Juan!



Brand new home in Las Delicias – Villas de San Juan in Las Delicias. This house is perfect- Great and conveniently located close to town in a quiet neighborhood.

Villas de San Juan it's a currently one of the neighborhood with most construction happening during 2022 with great diversity in design of homes, with low monthly HOA fees currently quoted at \$20.00 per month, this will be your dream come true. Easy access with mostly paved roads.

For more information on this lovely 3 bedroom 2 bath modern home, please contact me via whatsapp text or email to schedule your viewing.

Only \$185,000

<https://discoversjds.com/property/brand-new-two-history-house-villas/>

Modern Spacious Home In Villas De San Juan, SJDS



Modern Spacious Home with 3 beds and 2 baths for Sale very close to Town. Completely move in ready house. The home is equipped with pool, large grassy yard, covered out-door area and easy road access.

The indoor areas are perfectly decorated with excellent quality tiles, countertop and cabinetry. Set up with all the appliances and indoor furniture needed to ensure an easy transition into life in Nicaragua. Set up as a modern spacious home with an indoor look and feel of a first world home, it's an ideal and very comfortable home.

Designed to take advantage of outdoor living style in Nicaragua. This home will be easy to enjoy the Tropical climate and weather we all love. This home is perfectly set up to enjoy the outdoor living space and patio. Set up to chill outside, enjoy the pool and entertain friends, this place is ideal for hosting BBQ's and friends. Equipped with one of the best outdoor kitchen set-ups, this place is perfect for those who enjoy their busy social lives.

Just about the best location, since it is conveniently located close to town. It is in a quiet area tucked away at the end of the neighborhood road. Great for kids to enjoy playing outside safely. Yes, you can easily walk into town without any large hills to hike. You can also call a taxi cause it's so close to town. The neighborhood is delightfully located close to the only big box grocery store in town named "Pali". The largest Butcher chain store is also within walking distance, named "San Martin". However, even closer, you have a local corner store that carries many of the items needed on a daily basis. It is located almost right across the street from the entrance to the neighborhood.

The neighborhood is quite affordable with low monthly HOA fees currently quoted at USD \$20 a month. Villas de San Juan del Sur. It is currently one of the neighborhoods with most construction happening during 2022. We are delighted to see a great diversity in designs of the homes in close proximity to town. No other gated community provides such affordable HOA fees, freedom to design homes and proximity to town.

Only \$229,000

<https://discoversjds.com/property/modern-spacious-home-san-juan-del-sur/>

Reduced!!! 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.

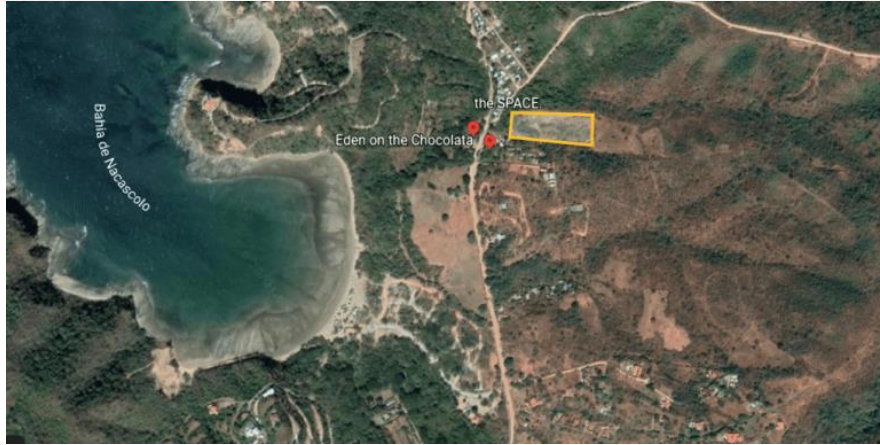
Located in the popular gated community of Playa Remanso, one feels a further sense of ease upon entering Casa Oceano. Past the grand portcullis and curtain walls, designed in the theme of Colonial homes in Granada, one will find a safe-room for your important belongings. Redundant systems of water and 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/>

Reduced to \$175,000!!!

Southwestern Style Ranch House Perfect For Horse Lovers



HUGE house or horse ranch or commercial property or.....endless possibilities!!!

This Southwestern Style Ranch comes with 20 manzanas or 34 acres of completely fenced in property for \$175,000.

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's 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're 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/>

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/>

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/>

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/>

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/>

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

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