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WHAT'S HAPPENING



The Beautiful Horseshoe Shaped Bay of San Juan del Sur 😊

2022 Summary

I hope everyone, regardless of your beliefs, faith, religion, etc., had a wonderful Holiday Season and Happy New Year! San Juan del Sur is a melting pot with people from all over the world therefore the holidays are always interesting sharing our different cultures and traditions with each other. Here is just a short email welcoming in the New Year!

We had a record year with the sale of 13 houses, 11 lots, and 1 business. 8 of those sales being split commissions with other real estate agencies for whom we are so grateful.

Buyers, Sellers, other Brokers.... Thank You, Thank You, Thank You everyone for doing business with us! We really appreciate all our clients and other agencies doing business with us. 😊

And traveling to Nicaragua is now easier!!! Spirit, American Airlines, and United **HAVE ALL RESUMED FLIGHTS INTO MANAGUA!!!!** Wooooo Hoooo!!!!

Below are links to all the monthly updates I sent out during 2022; I missed a few months because I was busy and wasn't overly pushing myself during my cancer recovery which is still the same size after 13 months. I'll keep throwing natural alternatives at it until I find my magic bullet that KILLS it! It's a good thing God has granted me with a lot of patience, I was hoping to have cured it faster but as long as it isn't growing, I'm WINNING!!!

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And finally for 2022, here are three hot listings that I can't believe haven't sold yet! Each listing has a walk-through video tour if you click the website link for the listing.

All three of these properties are **ideal B&B's or Airbnb Rental Investment Properties** of which we have a shortage of right now. Many of the Airbnb properties formerly used for vacation rentals, are now rented long term so.....if you have been considering buying a vacation rental property, now is a great time!!!!

Amazing Ocean View House In Cala Azul – San Juan Del Sur! EXCLUSIVE



This Amazing Ocean View House in Cala Azul in San Juan del Sur is ready for you to move in! Recently remodeled and move in ready!

Cala Azul is the best landscaped development in San Juan del Sur and it is just north of the Nacascolo Bay, only 8 minutes to town depending on the current condition of the dirt road. Within the development all the roads are paved, and the utilities are underground. They also have massive water storage tanks so you never need to worry about being out of water!

The Cala Azul house has 3 large bedrooms, one could maybe even be split into two or used as an in-law suite by installing a convenience kitchen. The living room is spacious and stylish with an accent tile wall and bamboo ceiling plus a niche for a desk or to display your favorite collection. The spacious kitchen now has an island for even room to spread out while cooking and the black wall behind the wall shelves is a great accent.

Also included is a pool with lots of jets and a shelf for relaxing on and lots of space for sunbathing. The one car plus garage gives you plenty of parking space plus secure storage space.

Inquire today for more information about the move in ready Cala Azul house.

Plus the development of Cala Azul continues to add improvements! They are currently working on a boardwalk with an oceanfront swimming pool and boutique hotel! Cala Azul is a beautiful place to live or vacation in!

\$350,000

<https://discoversjds.com/property/amazing-ocean-view-house-cala-azul/>

Beautiful Ocean View Home, Casa Mariposa, Owner-Financing Available! EXCLUSIVE



The ultimate in tropical living on a beautiful estate-sized ocean view property, perfect for extended families, bed and breakfast, vacation living. Very private, a double lot of two-thirds acres, and 4 individual sleeping areas are anchored by a central living space and swimming pool. Stroll through the beautifully landscaped grounds to points of rest, meditation, and enjoyment. A second outdoor kitchen serves as private guest kitchen or entertaining, an ocean view gazebo for taking in sunsets, and a turret perfect for swinging in a hammock. Pictures alone cannot encompass this grand property, it must be experienced in person.

A superb compound for shared living or to host an award-winning luxury bed and breakfast. Private detached bungalows and bedrooms allow for rental income or division of living spaces for flexible lifestyles. Tropical architecture includes thatched roof breezeways, natural cane ceilings, and abundant use of natural materials throughout. Speaking of natural, solar powered systems will significantly reduce the cost of utilities as well as one's 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. The community of Encanto del Sur features miles of hiking and horseback trails, and is home to the luxurious Tree Casa Resort.

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 the carefree indoor-outdoor life in Nicaragua.

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

\$374,900 – Negotiable!!!

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

Casa Carmella, Spacious Living In This Huge House In Los Miradores



If you like big rooms with lots of wide open spaces, this is the house for you!!!!

Casa Carmella is a 5 bedroom house offering impressive, spacious living. Located in the **Los Miradores** development, just north of **San Juan del Sur**, this amazing show place is meant to impress! The gated development features internal paved roads, and lovely views.

Casa Carmella, This 560 m² (6,000 ft²) house sits on a 1,800 m² (19,300 ft²) lot, has 2 master suites plus a studio which can be locked off from the main house. The studio contains another bedroom and full bath plus a small kitchen. Cool off in the 9,000 gallon pool while enjoying the attention to detail landscaping and tranquility of being just outside of San Juan del Sur. The construction of this house is superior, featuring a Coventeck insulated roof and Spanish tile to keep the house cool even during the hottest days. The retaining wall around the property makes it easy to secure.

The home is strategically located in Los Miradores Development which has one of the best HOA associations and yearly fees of only U\$650. It is a good bargain in the area. The house connects to city water and with its 4 water tanks and 1 cistern you'll never need to worry about not having water.

[Contact us](#) now for more information or to schedule a visit to see Casa Carmella.

\$350,000 Reduced from \$650,000

<https://discoversjds.com/property/casa-carmella-spacious-living/>

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