



**Natalie Sullivan**

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## WHAT'S HAPPENING



If you are tired of the wind blowing over and breaking your potted plants, we can build you permanent planters like the white one above! 😊

### ***Welcome to the Windy Season!***

The winds started with a ferocity that we haven't seen for a few years. Over the years, the strong winds kept blowing over my palm trees and breaking the expensive pots so.....Ricardo's guys built a permanent planter on each side of the new patio roof. I'm super happy especially since it looks more sophisticated than just pots and less expensive than continually replacing expensive pots large enough for a palm tree 😊

They have landed and tourism has picked up!!!! I'm so excited to announce that **Spirit, United, and American Airlines have all resumed service to Managua, Nicaragua.** I love the convenience of flying into Managua versus doing the border crossing and flying from Costa Rica.

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>

Cancer update: I took a few weeks “a little off, not crazy off” my cancer diet over the holidays and I’m happy to report that it was still the same size in the ultrasound mid-January. Now I’m on two new all natural therapies and it feels smaller! I’ll get another ultrasound in a week or two so hopefully I’ll have some really good news to share soon!

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>

Looking for an online job so you can relocate to Nicaragua or just make some extra \$\$\$?

Here are a few NEW sources to consider!

[https://joshuamayo.com/side-hustle-database/?fbclid=IwAR1K3WZ7il7J\\_xgnYyKk-DUYDKjgQnz2Iz3ZtBDDFjMRS8NbiiVabx\\_NQ4A&mibextid=Zxz2cZ](https://joshuamayo.com/side-hustle-database/?fbclid=IwAR1K3WZ7il7J_xgnYyKk-DUYDKjgQnz2Iz3ZtBDDFjMRS8NbiiVabx_NQ4A&mibextid=Zxz2cZ)

<https://www.facebook.com/reel/6399447940068714?fs=e&s=TleQ9V&mibextid=0NULKw>

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

Top 10 Cities Where The RICH Are BUYING REAL-ESTATE Right Now

San Juan del Sur, Nicaragua is #4

Check out this video and I’m so proud that San Juan del Sur is #4 😊

<https://www.youtube.com/watch?v=qVHP8v7KpE>

### Microloans

An inexpensive way to give a Nicaraguan a boost!

Want to give back to the community but not sure how to do it? Consider providing small microloans via the link below to qualified and deserving Nicaraguans trying to start or improve their businesses. These small loans can be as little as \$200 which is not much to most foreigners, but it could mean the world of difference to a Nicaraguan struggling to improve or start their business!

[https://www.kiva.org/lend/2505546?name=caitlin1949&utm\\_campaign=social\\_share\\_borrower\\_profile&utm\\_medium=referral&utm\\_source=mobile\\_ios](https://www.kiva.org/lend/2505546?name=caitlin1949&utm_campaign=social_share_borrower_profile&utm_medium=referral&utm_source=mobile_ios)

### Annual Property Tax Time

Pay before March 30th and receive a 10% discount

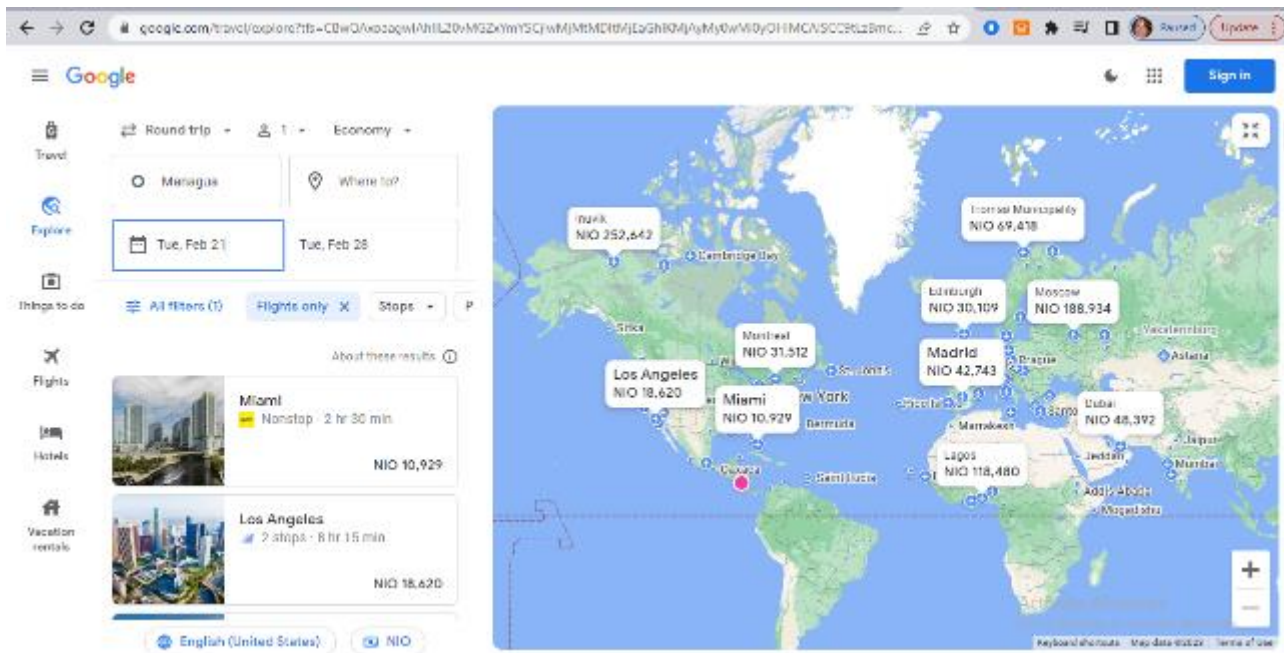
Once again it is that time of the year to pay your annual property taxes and our office can help you! For \$75 we will go to the Alcaldia, get your tax bill, receive your money, pay your bill, and send you the paid property tax receipt.

## Tip of the Month if living in Nicaragua

### How to Save \$\$\$\$ on Flights!

Go to <https://www.google.com/travel/flights> Type in the city you want to depart from, your travel dates, and hit search, don't put in a destination city! A map like below will pop up showing flights out of your city to various destinations and the prices. Move your mouse over different city names to see the prices or click on the bubble to see more details about the flight. Zoom in to see all the various flights to a region or area of your choice.

Super easy and a great way to find bargains! The prices below are in Cordoba so for 10,929 Cordoba or \$295 US dollars I can fly to Miami or Las Angeles for 18,620 Cordoba or \$504 US dollars or Madrid for \$1,155 US



### Pats on the back for me ☺

Thru all the crap emails that arrive, I smile inside when I receive yours.

Thru all the doom, gloom, and misery, you darling Natalie, are a pleasure to hear from. Even a laugh out loud about your Santa hat, just darling.

I would truly love to meet you and become friends, maybe one day, very soon, when this reign of terror on our world has been distinguished, forever, with God's grace, I will travel to that beautiful country you love.

Until then, keep sending me your sunshine, it truly lifts my spirits.

All my best Nat, Joyce

At Discover Real Estate we get clients walking in daily looking for rentals! So....If you want Discover Real Estate to manage your property please email us at [propertymanagement@discoversjds.com](mailto:propertymanagement@discoversjds.com) or if you want us to help rent your property please email us at [rentals@discoversjds.com](mailto:rentals@discoversjds.com), we'll be happy to help you.

## 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/nicaraguan-bank-accounts-switch-to-iban-format/>

<https://nica-biz.com/nicaragua-entry-requirements-immigration-2023/>

<https://nica-biz.com/online-application-for-entry-to-nicaragua-clarification/>

<https://nica-biz.com/minimum-wage-talks-progressing/>

<https://nica-biz.com/tax-increase-on-alcohol-and-tobacco-january-1st-2023/>

<https://nica-biz.com/nicaragua-and-mexico-air-transport-agreement/>

## **Edible plants of Nicaragua:**

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

## 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.

## 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](mailto: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>



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

ESPUMAS SALES [ventas1@espumas.com.ni](mailto: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](mailto: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](http://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 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](http://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](http://www.discoversjds.com)**

## Town Central Bargain Commercial Or Development Property

EXCLUSIVE



Town Central Bargain Commercial or Development Property.... Excellent opportunity at a bargain price for an in-town property. Commercial or residential, premium location, high-visibility, easy access.

Currently used a well-rated hostel, with 4 plus bedrooms and a large center courtyard. Set your imagination free to continue, improve, or start anew. In-town properties of this size are rare, and at this price almost any business or project is a great investment. Optional ideas for this space include the current hostel, refurbish for a small hotel, reorganize for a restaurant or other public space. Or the highest and best use would be to tear down and replace with a new structure of apartments or condos. The options and ideas are endless!

[" Take a Virtual Tour Here "](#)

Situated on an important street of town, less than one block to the Park Central and church, steps to groceries and other services, and only 3 blocks to the beach. San Juan del Sur is a diverse community that continues to attract visitors and new residents. Rarely does a property of this size become available, and never in memory has it been priced to sell.

The current hostel furniture, sheets, pillows, appliances, etc., are also available for sale separately.

For more information on this in-town bargain with tons of potential, or with other questions about life in Nicaragua, please contact us below! (Michael Griffin)

**\$149,000**

<https://discoversjds.com/property/town-central-bargain-commercial/>



# Ocean View New Construction 2-Bed Loft Home, Brisas Del Pacifico

EXCLUSIVE



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

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

Video of property:

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

## **- . CLICK HERE FOR A VIRTUAL TOUR . -**

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

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

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

Video of the walk to town from the house:

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

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



## Rancho Santa Marta On 87 Manzanas

EXCLUSIVE



The absolutely stunning view right in the middle of the two volcanoes from the front patio of Rancho Santa Marta is unlike anything you have ever seen before. Sunsets light up the sides of the volcanoes for a magical sunset experience.

Rancho Santa Marta is located 8.4 kilometers from the border with Costa Rica on the Pan American highway. The owner of the property had plans to develop it with a golf course and selling off lots for houses and a small hotel along the road, but he returned to Italy for business reasons.

The main house is 5 bedrooms and 5.5 bathrooms designed and decorated with an Italian flair as the owner is from Venice. You can see one unique feature after another designed by this wonderful Italian designer. The chandeliers are massive and unique with a rustic feel made from black metal. The furnishings, many of which make the house as they are imported from Italy, are negotiable.

Rancho Santa Marta already sold off several lots to others who have also built houses on their properties but there are numerous other gorgeous view locations you could sell off or keep all for yourself. You can start the vegetable, pork, and beef farm again or leave the land natural. You could build the much needed golf course, only 25 minutes from San Juan del Sur, a town itching for its own golf course! Imagine using a driving range with an amazing view of the volcanos of Ometepe!

The possibilities are truly endless with Rancho Santa Marta! There is an office building along the main road which could house a number of different businesses or a small private school. Or turn the office into a home and sell it off.

**\$1,350,000 Reduced from \$1,600,000! Only \$15,517 per manzana plus an amazing house and several other buildings! Endless Possibilities!!!**

<https://discoversjds.com/property/rancho-santa-marta-on-87-manzanas/>

## Luxury Off-Grid Jungle Oasis In San Juan Del Sur, Nicaragua!



This luxury off-grid jungle oasis in San Juan del Sur, is exceptional. Casa Luna Azul is a one-of-a-kind private property set on almost 2 acres. A unique turn-key experience for those looking for an off-grid, eco, and exotic lifestyle without compromise.

The multi-unit compound features a 3 bedroom, 3 bath main house, a charming Casita, and a staff room/garden/storage building. The parking for the property is covered to accommodate four vehicles plus motorcycles and supports the solar system for the property.

The main floor features an expansive living room and kitchen designed for entertaining. Custom built-in wrap-around couches and large windows frame the territorial vistas with views all the way to the Pacific Ocean and Costa Rican Coastline. The open-plan layout has ample room for dining with a large kitchen island.

Stepping through the floor-to-ceiling doors from the kitchen and living room is a split-level natural stone terrace with built-in seating. Oversize windows slide back for an indoor/outdoor experience, perfect for entertaining or relaxing while enjoying the views, nature, sunsets, and stars. A pizza oven and grills are built into the terrace.

The first floor has two bedrooms, each with en-suite bathrooms. The first-floor Master bedroom has a large walk-in closet and an additional storage room. The second bedroom has a built-in closet. Head upstairs via the artistically designed bamboo timber staircase to the second floor and enter an expansive yoga studio with head-on-views, vaulted Rancho roof, and beams. It is a flexible space with enough area for another bedroom, art studio, or application. The upstairs has a Master-size bedroom and an additional bathroom.

The guest casita has a vaulted ceiling, a simple kitchen, a shower, and an outdoor patio. Set on almost 2 acres with terraced vegetable gardens, fruit trees, landscaping, ample parking, and room for additional structures/expansion to bring your dreams to life.

Located in the Las Fincas de Escamequita eco-community, all the lots are an acre plus and nature-rich. Casa Luna Azul is 25 minutes south of the town of San Juan Del Sur and 3 minutes away from the town of Escamequita.

**\$499,000** <https://discoversjds.com/property/luxury-off-grid-jungle-oasis-san-juan/>

## Country House In Bosques Del Mar, San Juan Del Sur!



Country House in Bosques del Mar in San Juan del Sur has a superior charm. Some spend their lives dreaming of having one. Living near the forest, feeling the fresh air. Having monkeys as neighbors and listening to the birds sing in the morning. These are some of the many advantages of living in the countryside. For many, these houses are synonymous with tranquility, relaxation, harmony, and peace.

This incredible property sits on a 1,100 square meter lot. The design and orientation of the house were designed to maximize the area. The home fits in perfectly with the environment that surrounds it.

Inside the single-story home, you will find an open-concept kitchen. It flows into the formal dining room and living room.

The fully equipped kitchen comes with custom cabinets and a central island. This is an ideal space for sharing the most important conversations of the day while preparing food, doing homework with the children, or preparing delicious cookies for the whole family! One of the great advantages of the kitchen is that it has enough storage space for everything you need. And the refrigerator is also spacious.

The living room has a panoramic view of the backyard and the pool.

In front of the house, there is a small terrace, with a green and small garden that gives it freshness. On the left side of the entrance is the car park covered by a leafy tree. This allows your vehicle to be protected from the sun.

In the backyard is the rest and recreation area. It includes a covered terrace with armchairs with direct access to the pool and an outdoor shower. Lounge in the sun chair, read or simply to enjoy the sun.

The house also has an exterior storage cellar. Another bonus of this property is that it still has more space either to add an addition, or to make a larger garden.

These properties are very attractive in the rental market and real estate market. This means they are quite profitable whether renting or reselling them.

Bosques del Mar is a gated development with security. It also enjoys access to Playa Marsella, which is a short 10 minutes' drive from San Juan del Sur. The development has forests, trails for walking and running, and many trees. The beach access has a private parking area and rancho. Enjoy the ocean with just a short, 500-meter walk from this lovely country house.

**\$205,000** <https://discoversjds.com/property/country-house-bosques-del-mar-san/>



## Newly Built Commercial Space, La Chicolata Road!



Newly built Commercial Space, built with high quality materials. Located 100 meters walk from the turn off to Maderas beach, on the Chicolata Road in San Juan del Sur.

Perfect for your ideal dream project! IE: A supermarket or whatever you can dream of.

The Space:

- Main commercial space 160 square meters (6-meter-high ceiling)
- Total of the land 4,662.47 square meters
- Two bathrooms in the commercial space.
- Two fully equipped rooms behind the building (so you can live on site).
- Property is fully fenced and secured with a huge amount of storage space.

For more information, please contact us.

**\$300,000**

<https://discoversjds.com/property/newly-built-commercial-space-la-chicolata-road/>



## Circle House, Near Surf Ranch, San Juan Del Sur!



Circle House, Near Surf Ranch, San Juan del Sur. This two Bedrooms and one bathroom Circle house is located in El Valle 4 kilometers from town, with detached bodega/laundry room, set on almost an acre (3525m<sup>2</sup>) of usable fenced land.

Very productive/dependable well water. Electrical grid connected plus solar backup power. Very low operational costs.

Dozens of existing fruit trees (lemon, plantain, banana, etc.) plus many coco palms.

ZERO HOA fees.

### **AVAILABLE FINANCING**

Viewings available with 24-hour advance notice. For more information, please contact us!

**\$112,000**

<https://discoversjds.com/property/circle-house-near-surf-ranch/>

## 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/>

## 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/>



**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.

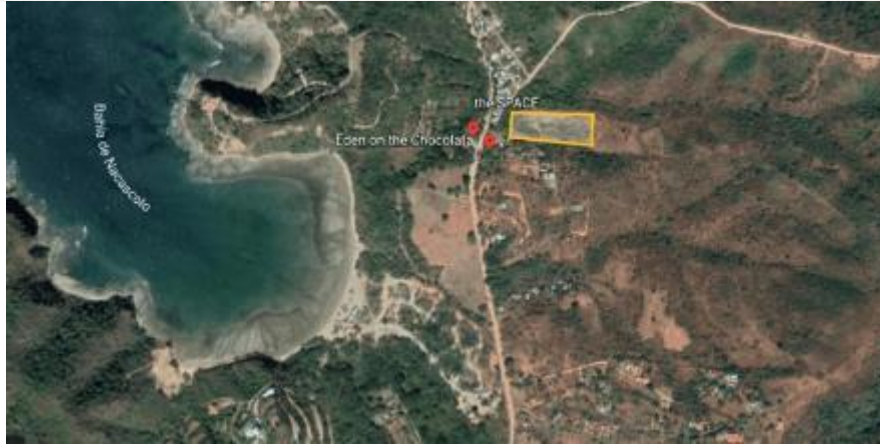
All in all, an exceptional opportunity to own an ocean front property with all the essentials in place to create an extraordinary home.

**\$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 Chocolata 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/>

## 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 m<sup>2</sup>, 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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