



Natalie Sullivan

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WHAT'S HAPPENING



The new owners of Auric Clothing Store made me these wonderful T-shirts with my Slogan!

Soon to be available for purchase too! 😊

Nicaragua no longer requires a negative PCR test or proof of being vaccinated to enter Nicaragua!!! Visiting just got easier and people are buying properties!

Thanks to, healnavigator.com, my cancer shrank 43% in one month and it continues to shrink! Looking forward to the day when I can say it is gone!! Here is a video explaining what I'm doing and a little about Heal Navigator: <https://youtu.be/f0sU8NdDs1A> If you or anyone you love has cancer, I highly suggest Heal Navigator so you can avoid chemo, radiation, and surgery!

Also, I finally found SUPER AFFORDABLE, mostly organic, supplements that have really boosted my nutrition levels without breaking the bank. Message me if you want to know more about what I'm buying and what is making me look even younger than before!

Coastal Highway

Last month I announced that the Coastal Highway was under construction again and they are moving fast! We'll have construction traffic for a long time but what a game changer for us once it is done! Now is the time to buy that property you've had your eye on before prices increase once the road is done 😊

Best Ways to Ship Items to Nicaragua

Marathana for Boxes and Nicabox for regular mail!

Marathana is the best company to use for delivery of packages. \$2.50 -\$3.50 a pound depending on how much you are shipping and if you ship via boat or plane. And I've had no problems getting all of my vitamins, CBD Oil, etc., through customs. WhatsApp +1 (786) 210-5846 Xochi in Florida so you can set up your account and get shipping instructions.

Nicabox /TransExpress is best for regular mail as they also charge per pound but at much higher rates. Your mail will get delivered to a PO Box in Florida and then forwarded to their office in Managua. Call 505-2222-2270 to set up your Nicabox account and get a Florida mailing address.

For both places you can pick it up yourself, have it delivered, or have one of the shopping services that go to Managua weekly get it for you.

Need something big delivered or hauled away?

My husband, Ricardo, has a 5 ton 4x4 delivery truck!

Here is a video of his truck that is available for hire along with workers if you need it. He can haul anything or clean an empty lot and haul away the debris. <https://youtu.be/s1Gdg8hfZfg> WhatsApp Ricardo at +505-7665-7407 for a quote.

Website Improvements

Now you can save your favorites!

On the bar under the photos and price, click on the “*Add to Favorites” button to add any properties you have previewed and want to keep in your “Favorites” folder 😊 Please let me know if there are any other features you would like added to our website to make your browsing experience even better.

Tip of the Month if living in Nicaragua

If you owe property taxes, get them paid!

The Alcaldia, local government, is more reluctant to give big discounts on penalties (penalties are way bigger than the actual tax) and I heard a rumor they may start legal claims on tax delinquent properties. Our office can help you get caught up for a small fee of \$75. Email my assistant, Fernando at admin@discoversjds.com for more information on this service.

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 a 20-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, or on WhatsApp at +505-8726-7089.

Do you want a higher occupancy rate for your rental in SJDS?

Discover has clients looking for rentals!

At Discover Real Estate we get clients walking in daily looking for rentals and we would love to help book rentals for you! Please email us at propertymanagement@discoversjds.com or rentals@discoversjds.com, we'll be happy to help you rent and/or manage your property.

Looking for super cool bathroom sinks or decorative pieces of stone?

Fran Sua on Ometepe Island is your answer!



Nica-Biz

A great 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:

[Nicaraguan Córdoba to US Dollar Slip Rate will be 0% in 2024 • Nica-Biz](#)

[Updated Entry Requirements Nicaragua - August 2023 • Nica-Biz](#)

Pats on the Back 😊

Natalie

I am so happy to hear your tumor is shrinking!!! I and my church have been praying for you..

Marcie Williams

Hi Natalie,

I just saw your video on YouTube. I can see the excitement in your smile and demeanor that the cancer has shrunk so much. Congratulations on your hard work and soon you will be free of cancer.

I was intrigued with the fact that you have switched back to a vegan diet which apparently has been one of the fundamental reasons for your great success lately in fighting the disease. I've got a friend who became a vegan several years ago and is currently writing a book on diet, exercise and various lifestyle alterations to significantly increase one's lifespan. Mainly due to my interest in nutrition and longevity I want to continue to follow your progress and some of the healing techniques you are using. We all need to learn how to stay as healthy as possible.

Also I suspect you are a very successful real estate broker as well since you go the extra mile in providing service for your clients. I remember quite awhile ago you offered to travel to Managua to pick up prospective clients at the airport and bring them to SJDS to look at properties. Not many agents would bother to provide that level of assistance.

John

Hi Natalie

That's fantastic and amazing news. I will fly in mid of August. I am so happy not to have this PCR troubles.

But the best of the best news is, - that your cancer shrank so much. Great. I am so happy for you.

I never read newsletters. Your newsletter is the only one I read. You have so helpful news. I really enjoy it. Thank you very much sending it to me.

Sunny Greetings from Florida, Karin

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.

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

Don't feel like leaving the house?

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

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

Do you know who to call in an emergency?

Be prepared with these numbers!

🚒 List of Emergency Numbers in Nicaragua 🚒

128 = Medical Emergency (Cruz Roja -Red Cross)
*911 = Emergencies Against Fires or Disasters
118 / 126 = Police
115 / 120 = Firefighter Emergencies & Direction General
113 = FREE Information Service
121 = Enitel Electricity
125 = General Private Electricity
127 = Enacal Water
128 = Ambulance
132 = MINSA (COVID information)

More important numbers that come in handy.

Energy: DISNORTE - DISSUR - 2248-6841
Earthquake / Volcano Emergency - 2249-2761
Airport - 2233 1539
International Airport - 2276-9180 - 2233-1621
National Police 22733751
National Emergency Military Defense - 2277-3822, 2270-9714
Medical Examiner Institute - 2268-6149 , 2268-6150 , 2268-6153
Fire Station Office= 22281079 , 22281080
Hospital Vivian Pellas 505-2255-6900
Hospital Military 505-8543-8090, 505-2264-7570
Hospital San Juan del Sur 505-2568-2320

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

Stunning Ocean Views, Beautiful Move-In Ready 3+Bedroom

EXCLUSIVE



Stunning ocean views, spacious interiors, and a private pool make this 3+ bedroom home in Los Miradores the perfect place to relax and unwind. The ultimate for family or vacation, rich in natural materials, refined with elegance and style, fully updated systems for a beautiful, move in ready, tropical home of one's dreams.

Located just 10 minutes to the center of San Juan del Sur, and a few minutes to Nacascolo Bay, Beaches Maderas and Marsella, this home offers breathtaking views of the Pacific Ocean, with superior quality and design. The living room and dining room are open concept to the covered poolside patio, with vaulted ceilings and large windows that let in plenty of natural light. The kitchen is fully equipped with stainless steel appliances and granite countertops.

An ideal floorplan for family, entertaining, or vacation, the second floor has two ensuite bedrooms, and a loft/living area that can easily be converted to a fourth bedroom. The main floor has a 3rd bedroom with private bath that is ideal for an office, guest room, or cozy family room.

The oversized yard is beautifully maintained with a variety of plants and trees, features a private pool and covered patio, and plenty of easy parking. With a tremendous amount of space, one will potentially enjoy their own private organic gardens, home grown fresh eggs, or even room for an additional guest house.

Los Miradores is an established neighborhood of quality homes with paved streets. This home is perfect for families, couples, investors or anyone who wants to enjoy the beauty of San Juan del Sur. It is close to all the amenities of town, but it is also secluded enough to offer peace and quiet.

This property has a sense of serenity and comfort that cannot be found elsewhere, and one will immediately feel at ease in this home. We do not expect it to be available for long. For a private showing appointment or additional questions about this house or life in San Juan del Sur Nicaragua, please contact us today.

Features: 3+ bedrooms - 3 bathrooms - Private pool - Ocean and Bay Views - Covered patios - New plumbing and electric.

Exclusive Listing by Michael Griffin, Discover Real Estate, San Juan del Sur, Nicaragua.

\$369,000

[Stunning Ocean Views, Beautiful Move-in Ready 3+bedroom \(discoversjds.com\)](https://discoversjds.com)

Peaceful, Private, Ocean View Lot, San Juan Del Sur!

EXCLUSIVE



Peaceful, Private, Ocean View Lot, San Juan del Sur! Nestled in the jungle at the end of a community road in San Juan del Sur, this ocean view lot offers the ultimate in tranquility and privacy. This beautiful level and gently sloped property is located in the development of Congo Hills, just 10 minutes south of the town of San Juan del Sur. The lot offers stunning views of the jungle, nearby Playa Remanso, and forever sunsets. There are no restrictions on what you can build on the lot, so you can let your imagination run as wild as the birds and the monkeys in the trees.

Although your neighbors are a short walk away, one will appreciate the exclusive outlooks and room to roam. San Juan del Sur town is also minutes away, but it feels worlds apart. Truly, an escape from the hustle and bustle of everyday life, but close enough to be convenient to one's daily needs and amenities!

This lot is the perfect place to build your dream home. Whether you're looking for a simple beach house or a luxurious estate, this lot has the potential to be whatever you want it to be.

Very private properties with this spectacular view are rare, and we do not expect it to last long. Add this to your short list of properties to see, and you will understand why. For more information or a private showing please contact Michael Griffin of Discover Real Estate today!

\$34,000

[Peaceful, Private, Ocean View Lot, San Juan del Sur! \(discoversjds.com\)](http://discoversjds.com)

Amazing Ocean Views Lots- Remanso Beach- Sa Juan Del Sur! **EXCLUSIVE**



Amazing Ocean Views from these stunning lots 19 & 13 in Altos de Punta Diamante, Playa Remanso, San Juan del Sur. Hear the waves crash every morning from your dream lots. within easy walking distance to a small sandy beach. These lots ensure non-obstructed views and sounds of the ocean for the rest of your life.

Lot 19 \$150,000.00 – 893 m2

Lot 13 \$200,000.00 – 902 m2

Price for both Lots \$300,000.00

Playa Remanso has become extremely popular in the last 12 months as various ex-pat families have purchased homes, acquired long-term rentals, and begun construction on new homes. The family-friendly area has one of the most popular surf beaches in the greater San Juan del Sur area. With waves for both beginners and experts, it's a great location for surfers.

Playa Remanso is located less than 15 minutes from the heart of town in San Juan del Sur. The rapidly growing beachside community has excellent amenities like restaurants, bars, retail, lively nightlife, and great activities.

Although the town can be lively, peace and tranquility are abundant at Playa Remanso. Enjoy watching waves and sunsets from your ocean view lot. Walk down to the beach to surf.

Playa Remanso is a growing beachside community with property owners who continue to build and improve neighboring properties. As an added bonus, the area is only 36 km from the Costa Rican Border! Amazing Ocean Views at Playa Remanso await you!

\$150,000 & \$200,000 or \$300,000 for both!

[Amazing Ocean Views Lots- Remanso Beach- Sa Juan del Sur! \(discoversjds.com\)](http://discoversjds.com)

6.3 – Las Escadas Condo – Rental Investment -Place To Retire And Live



6.3 – Las Escadas Condo – Rental Investment -Place to Retire and Live in a very quiet neighborhood and close proximity to beautiful beaches of Maderas & Playa Hermosa, strategically located 5 min from the town of San Juan del Sur.

And right beside a Pickle Ball Complex under construction!!

FEAUTERES

- Two Bedroom, one bathroom – Fully furnished turnkey – View of pool
- A/C & Hot Water (Brand new Ac installed)
- Wi-fi
- Parking Area
- Shared pool & BBQ area
- Backup Water Tank
- Laundry Facilities
- Access to Las Escadas Sports Club 🏸🏊🏠🏓 (work In progress)
- Great Location.

Contact us today for more information.

\$135,000

[6.3 - Las Escadas Condo - Rental Investment -Place to Retire and Live \(discoversjds.com\)](https://discoversjds.com)

Large Home On 118 Acre Farm With Volcano Views



Owner will co-develop with the right partner this large 118 acre farm for sale on the main paved highway, just outside of **San Juan del Sur**. Featuring beautiful views of Volcán Concepcion on Isla Ometepe, the property with a 4 bedroom house has unlimited potential.

The property has several acres of precious hardwoods, including oak trees. A creek runs throughout, and you'll find an abundance of lush vegetation, pastures, fruits trees, and howler monkeys. An artician well provides water to 3 large cement tanks – it never lacks water!

The spacious house features 4 bedrooms and 4 bathrooms, 2 kitchens, and ample living and storage areas. There is potential to add a second floor to the house, for extra rooms or a yoga deck, and of course, plenary of space to construct additional dwellings.

This is a great property for developing a restaurant, hotel, or raising horses, cattle or agriculture.

The owner will also consider subdividing the land, and/or partnering with an investor with interests in subdividing part or all of the property.

Contact us today about purchasing this beautiful 118 acre farm, and for more information about co-development opportunities!

\$900,000

[Large Home on 118 Acre Farm with Volcano Views \(discoversjds.com\)](https://discoversjds.com)

Comfortable Studio In Las Escadas #5.2, Rental Investment -Live Or Retire!



Comfortable Studio in Las Escadas #5.2, Rental Investment -Live or Retire! Las Escadas studio for sale located just 1.5 km on the main road out of San Juan del Sur. This is a great location to escape the busyness of town, yet still within a convenient distance to its amenities.

The studio, located on the First floor of the building, has a well-equipped kitchen with modern appliances including a stove/oven, large fridge, microwave, coffee maker, and blender. The dining and living area opens up to the bed area, with bedside lighting, an abundance of closet space, and a large TV. Although small, this studio apartment is surprisingly spacious. Outside the door, is a small patio area surrounded by gardens.

As a resident of the up and coming Las Escadas development, you'll enjoy access to lots of amenities, including the large salt water (better for you and the environment!) community pool, surrounded with plenty of deck space and seating options. There is also a rancho with a BBQ grill and seating, as well as laundry facilities.

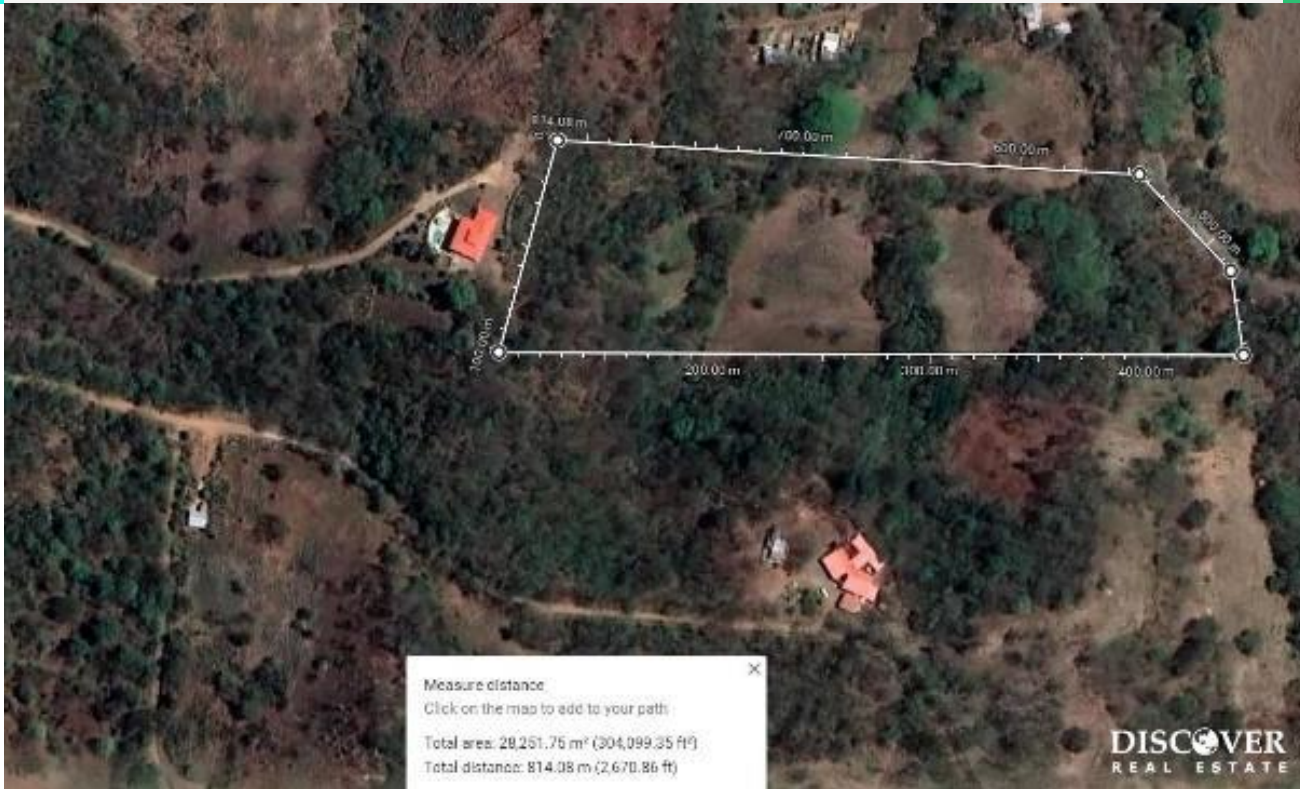
Contact us today to find out more about short- and long-term rental options for this lovely Las Escadas studio.

\$75,000

[Comfortable Studio in Las Escadas #5.2, Rental Investment -Live or Retire! \(discoversjds.com\)](http://discoversjds.com)

7 Acre View Homesite, Minutes To San Juan Del Sur Town!

EXCLUSIVE



7 Acre View Homesite, Minutes to San Juan del Sur Town! This 7-acre view property in San Juan del Sur is the perfect place to escape the hustle and bustle of city life yet be minutes to the excitement of San Juan del Sur. Nestled in the lush jungle, the property offers stunning views of the surrounding mountains, as well as level pastures and ancient trees.

The property is currently undeveloped, giving you the freedom to build your dream home or create a sustainable off-grid retreat. There is plenty of space for a variety of structures, including a main house, guesthouses, a pool, and even a yoga studio. Green thumb? Very fertile soil will produce an organic garden of dreams. Prefer to be a little more connected? Power is at the property for an easy construction.

Dreaming a little bigger? Subdivide into "smaller" two-acre parcels, build a home, sell, and rebuild. Your own micro community of tropical estates.

The property is also home to all the varieties of wildlife you can imagine in Nicaragua — including monkeys, sloths, and a bird watchers delight. You can spend your days exploring the woods, cultivating your garden, or simply swinging in a hammock with a good book.

Just a short drive from San Juan del Sur along paved roads, but it feels like a world away. Playas Hermosa and Remanso are just minutes away as well. This is the perfect place to find peace and tranquility in the heart of nature, within a 10-minute drive to town!

Features: 7 acres of land – Stunning views – Undeveloped land with endless possibilities – Both gentle slope and flat areas – Lush jungle setting – Variety of wildlife – Short drive to San Juan del Sur – Power at street – Paved roads to lot – No restrictions for use

Unrestricted land at the price, this close to town and beaches is a rarity and we do not expect this to last long. For more information on this property or life in San Juan del Sur, Nicaragua, contact Michael Griffin at Discover Real Estate today!

\$75,000

[7 Acre View Homesite, Minutes to San Juan del Sur Town! \(discoversjds.com\)](https://discoversjds.com)

Casa Veranera, Beach House, Steps To Surf, Superior Location!

EXCLUSIVE



Casa Veranera, Beach House, Steps to Surf, Superior Location! Casa Veranera is a beautifully appointed home located across the street from the beach, in San Juan del Sur, Nicaragua. A perfect get-away for large families or groups of friends looking for a beautiful private home within close proximity to the restaurants and nightlife in town. Ideally configured for a bed and breakfast, personally occupy one of the suites and host guests in the others. Or, the home has a great history, always popular as a whole-house rental. Use your design prowess and style to bring the home to the next level with luxurious suites and create an upscale property that is in high demand in the area.

As furnished, the home sleeps up to 14 guests in 4+ bedrooms and 4.5 bathrooms. All bedrooms have air conditioning and private attached bathrooms. One could easily double the number of rooms with an upstairs addition or create a roof top deck with panoramic ocean views. The potential return on investment is excellent.

Casa Veranera is very well located, steps to the beach, walking distance to town, with shuttle and bus stops in front. Whether you and your guests arrive by foot or auto, amenities are close at hand. San Juan del Sur is a popular destination for surfing, swimming, and sunbathing, and there are numerous other activities available in the area, such as hiking, biking, and horseback riding. The location of the property is a premium!

Casa Veranera has a number of amenities that make it the perfect vacation home, including: A private pool - Numerous outdoor sitting areas - A fully equipped kitchen - Fully furnished - Linens and towels - Wi-Fi, fiberoptic, over the air, or 4g - Private parking - Air conditioning in every bedroom

A property at this location, with these amenities, and so much potential at this price is very rare. We do not expect the home to be the market long. For a private showing, or more questions, contact Michael Griffin of Discover Real Estate today!

\$349,000

[Casa Veranera, Beach House, Steps to Surf, Superior Location! \(discoversjds.com\)](http://discoversjds.com)

Charming House In Residencial Montemar, San Juan Del Sur!



Charming House in Residencial Montemar, San Juan del Sur! property is conveniently located just a short 5-minute drive from the center of San Juan del Sur. It sits on a cobbled road that leads to Talanguera and is only a 600-meter walk away from the beach.

The house has recently been completely renovated, offering a modern and updated living space. It features three bedrooms, all equipped with air conditioning and ceiling fans for added comfort. The open terrace, accessible from both the living room and the main bedroom, provides beautiful views of the surrounding mountains. Additionally, a utility room with a newly attached roof is available for your convenience.

The house is designed to maximize natural light with sliding PVC doors that can be opened to let in the cool breeze. All appliances in the house are brand new, including the air conditioning, refrigerator, stove, washing machine, and dryer. With hot water and a water pump, you can enjoy a comfortable and convenient lifestyle.

Outside, there is a solid Coyote wood shower, perfect for rinsing off after a day at the beach. Plenty of parking space is available in the neighborhood, with room for up to 20 vehicles. The community pool is shared among only three homes, ensuring a peaceful and private experience.

For added security, a caretaker/guard lives in the small security.

\$165,000

[Charming House in Residencial Montemar, San Juan del Sur! \(discoversjds.com\)](https://discoversjds.com)

Casa Vista Del Mar In Lomas De San Juan, SJDS!



Casa Vista del Mar in Lomas de San Juan, SJDS is an impressive and luxurious two-story house located near the city of San Juan del Sur. Right in the prestigious gated community of Lomas de San Juan

The home offers an impressive 180-degree view of the Pacific Ocean, the bay, and the town of San Juan del Sur from the terrace. Outside the tempered glass railings so as not to obstruct the view.

The ground level of this residence offers a seamless flow. You are welcomed in from the private parking area with ample space for two to three vehicles into a spacious and contemporary kitchen.

The three bedrooms located on the second floor are a perfect combination of comfort and functionality. All rooms have air conditioning, ceiling fans, and their own private bathroom. The view from the terrace of the main room is dreamy! Here you can have a coffee every morning or read a book in the afternoon. Enjoy the open view of the beautiful sunset or just relax to admire the scenery.

Beautifully designed and thoughtfully built with blended elements such as tiles, Nicaraguan hardwood work, built-ins, spacious bathrooms, and expansive ocean views from every corner, in a living space where you'll have plenty of room to relax and enjoy majestic sunsets every day. This house is a fabulous combination of design with completely modern conveniences.

Casa Vista del Mar has a privileged location in a secure and upscale community overlooking San Juan del Sur, with views of the surrounding mountains and dense tropical forests; The property benefits from cool ocean and mountain breezes during the day and night, as well as stunning panoramic views of the Pacific Ocean, approximately a 15-minute walk to the beach and only a 10-minute drive to town. Close to the magical beaches of San Juan del Sur. Nacascolo, Marsella, and Majagual with easy access from the property.

It would make a very successful rental and would be ideal as a holiday home or permanent residence. Although it is in a community, the lush natural surroundings offer complete peace and privacy.

Additionally, the house has bedrooms for the driver and service personnel and a laundry outside the property.

\$525,000

[Casa Vista Del Mar In Lomas de San Juan, SJDS! \(discoversjds.com\)](http://discoversjds.com)

Casa Blanca A Brand New House At Bosques Del Mar!



Casa Blanca a Brand New 4 Bedroom House At Bosques Del Mar offers an excellent opportunity to invest in a property that combines modern features, security, and natural beauty. With its four bedrooms and two and a half bathrooms, this single-level home provides ample space for families or individuals looking for a comfortable living environment.

The grand driveway and parking area can accommodate up to three vehicles, adding convenience for residents and guests. The covered porch leads to a spacious living room, creating a welcoming atmosphere. The open kitchen is a highlight of the house, featuring custom wood cabinets, a breakfast bar, and an abundance of natural light from the multiple windows and sliding glass doors.

The bedrooms are thoughtfully located on either side of the property and share bathrooms, providing privacy and convenience for family members or guests. Each bedroom has air conditioning and a custom closet. The half bathroom is conveniently situated next to the laundry area, which is ready for the installation of connections. Additionally, there is an exterior laundry room for clothes and mops, adding functionality to the home.

Located in the gated development of Bosques del Mar, residents can enjoy tranquility, security, and easy access to the beautiful Playa Marsella beach. With just a 10-minute drive to the vibrant city of San Juan del Sur, residents can experience the best of both worlds – a peaceful retreat and the excitement of city life.

The development offers 24-hour security staff and a controlled access gate, ensuring the safety and peace of mind of residents. The emphasis on privacy creates a serene atmosphere, making it an ideal place for families, retirees, or anyone seeking an escape from the busy city.

One of the standout features of Casa Blanca de Bosques del Mar is the ample natural light that fills the house. The wide entrance to the roof terrace not only provides stunning views but also allows plenty of sunlight to brighten the interior. The spacious patio offers endless possibilities for customization, whether it's adding a pool, outdoor barbecue area, or a cozy lounge space.

Finding affordable real estate in San Juan del Sur can be challenging, especially for new constructions that provide easy access to city amenities. Whether you're looking for a retirement or vacation home, a rental property, or an investment opportunity, Casa Blanca de Bosques del Mar offers a rare chance to secure a modern and comfortable home in a desirable location. Don't miss out on this opportunity to own a piece of paradise.

\$219,000

[Casa Blanca a Brand New House At Bosques Del Mar! \(discoversjds.com\)](https://discoversjds.com)

Beachfront – 2 Bedroom Condo 3N – San Juan Del Sur!



Beachfront – 2 bedroom Condo 3N – San Juan del Sur! Where in the world can you find a move-in ready beachfront condo for under \$150,000? San Juan del Sur! This amazingly well located 2 bedroom, 2 bathroom beachfront condo is located in the heart of San Juan del Sur, Nicaragua. The condo is perfectly situated on the beach road, just steps from the sand and the surf. It is also within walking distance of all of the town's best restaurants, bars, and shops.

The condo itself is spacious and beautifully appointed. The living room features a large sliding glass door that opens to a private balcony with stunning views of the ocean. The kitchen is fully equipped for all your culinary needs. There are two bedrooms, each with its own private bathroom. As an added bonus, the second bedroom can be locked apart from the main bedroom and living area, allowing individual rental income as a vacation unit. The home is fully furnished and move-in ready.

This condo is the perfect place to relax and enjoy all that San Juan del Sur has to offer. Whether you are looking for a romantic getaway, a family vacation, or a place to call home, this condo is sure to meet your needs.

Perfectly comfortable as a primary residence, or always in demand as a vacation rental, the year-round use makes for a solid investment. For a reasonable monthly HOA fee of \$250 USD, you get the upkeep of the common areas, infrastructure, and round-the-clock security at the building's main entrance. The front desk can also act as your property manager to meet and greet your guests or coordinate housekeeping.

Take advantage of the town's diverse offerings right at your doorstep – delectable dining, retail therapy, lively bars, and a sandy beach, all amidst an eclectic mix of locals and ex-pats. Whether you envision it as your remote working haven, abode, or vacation rental property, this Oceanview Beachfront Apartment promises an exceptional location and stunning elevated ocean view.

A beachfront condominium at this price is very rare and we do not expect it to last long. For a private showing, or more information about living in San Juan del Sur, Nicaragua, please contact Michael Griffin at Discover Real Estate today!

\$135,000

[Beachfront - 2 bedroom Condo 3N - San Juan del Sur! \(discoversjds.com\)](https://discoversjds.com)

Casa Carolina – Over Looking San Juan Del Sur Bay!



Casa Carolina – Over looking San Juan del Sur Bay!. Welcome to a stunning 4-Bedroom House, offers a unique blend of luxury, comfort, and panoramic coastal vistas that will take your breath away. Step into a spacious and beautifully designed interior that seamlessly blends modern aesthetics with a touch of local charm. The open concept living area boasts ample natural light, high ceilings, and elegant finishes, creating an inviting ambiance for relaxation and entertainment.

The highlight of this magnificent property is its expansive terrace, where you'll experience the true essence of coastal living. Sip your morning coffee or unwind with a glass of wine as you soak in the mesmerizing views of the bay and watch vibrant sunsets paint the sky in hues of orange and pink.

The master suite is a private sanctuary of tranquility, featuring a generous space, a walk-in closet, and an en-suite bathroom. Three additional well-appointed bedrooms offer comfort and privacy for family members or guests.

Outside, a lush garden in front of the house, providing a serene escape for outdoor activities and relaxation. Take a dip in the sparkling infinity pool, perfect for cooling off on warm Nicaraguan afternoons, or enjoy a barbecue with friends and loved ones in the covered outdoor dining area.

Located just a short distance from the vibrant town of San Juan del Sur, you'll have easy access to a hospital, schools, its charming restaurants, shops, and stunning beaches. Whether you're seeking tranquility or adventure, this exceptional property offers it all.

\$399,000

[Casa Carolina - Overlooking San Juan del Sur Bay! \(discoversjds.com\)](https://discoversjds.com)

Modern Two Bedrooms Home In Las Delicias, San Juan Del Sur!



Modern Two Bedrooms Home in Las Delicias, San Juan del Sur! Welcome to this brand new modern furnished house, that blends sleek contemporary design with practical functionality. As you step through the front door, you'll be greeted by a bright and airy open plan living space, where the living room, dining area, and kitchen flow seamlessly together.

The living room features a comfortable hard wood sofa and modern wooden chairs centered around a state-of-the-art flat screen TV. The dining area boasts a gorgeous wood dining table. The kitchen has custom cabinets and drawers made of local sourced hardwoods. There is plenty of counter space for meal preparation. The house also features an office space perfect for working from home.

There are two spacious bedrooms and 2 full modern bathrooms each with windows and good light. The covered porch is a great place to wind down at the end of the day. The yard is planted with palm trees and has well maintained grass. There is also an outdoor grill area and a large bodega.

Only \$159,000!!

[Modern Two Bedrooms Home in Las Delicias, San Juan del Sur! \(discoversjds.com\)](http://discoversjds.com)

Beachfront Land For Sale Located In Playa Remanso – San Juan Del Sur!



Beachfront Land for Sale located in Playa Remanso.

Initial Price: USD 250.00 m2

We are open to reasonable fact-based negotiations regarding price.

Benefits acquired when buying this property: Construction permits for Hotel Resorts.

Why is this property unique?

-It is the only beachfront property for sale in this area.

-Located in a commercial area around restaurants, surf shops and small hotels.

Total of smaller Lots: 5,972.27 m2

Mangrove Area: 2,952.50 m2

Total lot size: 8,924.77m2

Lot 1 (246.59 m2)

Lot 2 (1,118.01m2)

Lot 3 (1,124.24 m2)

Lot 4 (1,140.61 m2)

Lot 5 (1,230.00 m2)

Lot 6 (420.40 m2)

Lot 7 (442.00 m2)

Lot 14 (250.42 m2)

Do not miss the opportunity to buy all the land and develop the project of your dreams. This property is unique due to its strategic location just minutes from downtown.

\$250.00 per sq. meter - open to negotiations

[Beachfront Land for Sale located in Playa Remanso - San Juan del Sur! \(discoversjds.com\)](https://discoversjds.com)

Casa Volcan – Beautiful Home In Laguna De Apoyo Nicaragua!



Casa Volcan – Beautiful Home In Laguna De Apoyo Nicaragua! Casa Volcan is a lush paradise of mature forest trees and well-manicured grounds. On the ridge overlooking Laguna de Apoyo the views are nothing short of breathtaking from both inside the home and from the outdoor spaces. The house was recently constructed and is an absolutely adorable 2-bedroom cottage with a second story balcony to further enjoy the stunning views of Laguna de Apoyo and beyond to the majestic Lake Cocibola. The home has plenty of storage, secured parking, municipal water, grid connected electricity and internet.

On the outskirts of the small town of San Juan del Oriente, you will enjoy total peace and solitude and yet the house is close to local shopping for your day to day needs and both the colonial town of Granada and Masaya are less than a half an hour away.

Laguna de Apoyo is Nicaragua's largest volcanic crater lake that was formed 23,000 years ago after a huge volcanic explosion left a large crater which interrupted the underground water table. Today, the lake is 180 meters deep and four kilometers in diameter. Its clear water is always warm and averages a warm 28 degrees celsius. The surrounding basin and hillside are replete with gorgeous flora and fauna including traveling bands of monkeys and close to 300 species of exotic birds.

Granada, Nicaragua is a city that was founded in 1524, as such is one of the oldest in the country and Central America. Drawn by year-round warm weather, colonial-era architecture and the freshwater Lake Nicaragua, travelers from around the world flock to Granada to enjoy the quaint city, first class restaurants, and vibrant culture.

\$199,000

[Casa Volcan - Beautiful Home In Laguna De Apoyo Nicaragua! \(discoversjds.com\)](http://discoversjds.com)

Casa Maple, Las Delicias Neighborhood, San Juan Del Sur!



Casa Maple is a 2 bedroom/2 bathroom modern house with all the amenities in place to add your finishing touches!

Hidden in a quiet off-road neighborhood of Las Delicias, this property is only 5 minutes from San Juan del Sur and close to the Beaches like Playa Remanso, Playa Peña Rota and Playa Hermosa.

The neighborhood preserved many mature trees surrounding the houses, and along the maintained road.

This property features a 2-bedroom house built in 2019, that is ready for your finishing touches. The lot is 374 sq meters and includes a septic tank and 1,200 liter water tank with pump for increased water pressure.

The property is fully fenced and is surrounded by a quiet and friendly neighborhood.

There is no Home-Owner Association fees as the property is not part of a gated community.

Casa Maple is a 2 bedroom / 2-bathroom home that is 85-90% complete. The open layout includes modern touches including accent walls, beautiful floating wooden stairs and both a terrace and balcony!

One of two bathrooms is fully functional and includes beautiful tile work, while the second bathroom has toilet but need to be finished. The house is fully set up for a/c and hot water to be installed.

Are you looking to a great deal that needs personalized finishing details?! Come see the beauty and style of Casa Maple.

Reduced to \$58,000 from \$80,000

[Casa Maple, Las Delicias Neighborhood, San Juan del Sur! \(discoversjds.com\)](http://discoversjds.com)

Remanso Ocean View Beach House – San Juan Del Sur!

EXCLUSIVE



Remanso Ocean View Beach House – San Juan del Sur! – Grab your swimsuit and be on the beach in less time than it takes to put on your sunscreen – A great 3+ bedroom home, in the community of Playa Remanso, with beautiful views of the surf and sunsets.

Private water well drilled March 2022, no need to pay HOA fees!

A 30 second walk to the sand, and a quick drive to the town of San Juan del Sur, Playa Remanso is one of the most popular surf and swimming beaches in Nicaragua. A close-knit community, anchored by a variety of family-friendly beachfront bars and restaurants, one can spend the week without ever needing a car or leaving the neighborhood. Plan for a picnic on the beach, sandcastles to your heart's content, retreat to your home where you can enjoy forever sunsets from your expansive front porch.

Inside the home, one will appreciate the open floor plan with a division of private spaces, all on the same level. A large principal bedroom toward the front of the home with two bedrooms on the back, and a family room and open concept kitchen in the middle. Quiet and cool breakfasts will be enjoyed on the back porch, with yoga or socializing on the front porch.

Additional flex-spaces include potential caretaker or nanny quarters, storage, or extra bedrooms. As a vacation rental, a seasonal retreat, or a full-time family home, the property is ideal for many uses. Recently updated in a few areas, the home is ready for one to add their personal touches and personality.

San Juan del Sur is quickly becoming the go-to destination for families, digital nomads, investors, and those looking for space and fresh air. Several international schools are within a short drive, and all of the dining and entertainment options are right on Remanso beach or a few minutes to town.

We expect that a home this close to the beach at this price will not last long. Please contact us for a showing or more information today! (Michael Griffin)

\$370,000 <https://discoversjds.com/property/remanso-ocean-view-beach-house-san-juan-del-sur/>

Jungle Cool, Beach Near, Steps To Pool

EXCLUSIVE



Jungle Cool, Beach Near, Steps to Pool – A rare opportunity at a very accessible price in the close-knit community of Camino del Sol, minutes to the beaches of San Juan del Sur, yet in the cooler hillside jungle. Located on the outer circle of the development for extra privacy, the property is perched on a crest for panoramic views, to capture the breezes, and gently sloped for easy building.

Camino del Sol is a tranquil residential resort community nestled in the foothills above the seaside village of San Juan del Sur, Nicaragua. The community offers a variety of amenities, including a 29-meter lap pool, shaded child play area, covered poolside yoga terrace, lazy hammocks, and endless walking trails.

The properties at Camino del Sol blend in with the natural surroundings with views of the lush mountains of Nicaragua. An easily accessible lot offers the perfect opportunity to build your dream home or vacation rental. The community is located just minutes from the beach and all the amenities of San Juan del Sur, making it the perfect place to call home.

Contact us today to learn more about Camino del Sol and to schedule a tour. (Michael Griffin)

\$24,000

<https://discoversjds.com/property/jungle-cool-beach-near-steps-pool/>

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.

For more information on Casa Linda in Camino del Sol, the life in San Juan del Sur, or buying a home in Nicaragua, please contact us today! (Michael Griffin)

\$199,400

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

Turnkey Home In Big Sky Ranch In San Juan Del Sur!



Turnkey Home in Big Sky Ranch in San Juan Del Sur! Look no further than this piece of paradise. This newly constructed home was completed in January 2023. It sits on almost an acre of land and has views over the valley with a sliver of ocean in sight.

With five bedrooms and two bathrooms, this home has plenty of space for either a large family or someone needing a dedicated office or two for those work-from-home situations.

This home greets you with a graciously sized living room and kitchen area. The island is massive, with built-in bookcases tucked at either end of it. The island looks out over the open-concept room. There are glass doors across the front of the house, all slide entirely open to bring the outside in and make the room feel even more extensive. Aside from the stunning size of the room, the height of the wood-paneled ceilings give the room an even grander feel. There are windows all along the southwest side of the house letting in a tremendous amount of natural light.

Each of the five bedrooms is of average size with large windows to let in the light. The bathrooms both have floating vanities and walk-in tile showers. Outside, walk in a lush yard or lounge by the pool, taking in the views. Farther down in the yard is a small garden with a peak-a-boo ocean view.

The house is in the premier gated community of Big Sky Ranch. It is an off-grid solar-friendly community with approximately 46 lots thoughtfully placed on rolling hills. Big Sky Ranch is unique because it is the only equestrian community in southern Nicaragua. Being a horse owner is not a requirement to live here but a perk. The community is over 300 acres.

In addition, neighborhood amenities include well-maintained roads, two gated entrances, and a private well. Big Sky Ranch is located only a couple of kilometers from the community of Escamequita. Escamequita has a few dining options, including local crowd favorite Rancho Tere and is home to Big Sky Stables, where you can rent horses for guided rides or board your own.

Playa Yankee is the closest beach at a 10-minute drive. This beautiful beach is home to an epic surf break well known to both locals and tourists. Additionally, there are half a dozen other Beaches within a 20-minute drive and the town of San Juan del Sur is only 25 minutes by car. San Juan del Sur is an amenity rich town with tons of options for dining, shopping, and activities.

\$399,000 <https://discoversjds.com/property/turnkey-home-big-sky-ranch/>

Priceless Beachfront Malecon Property, San Juan Del Sur!

EXCLUSIVE



Priceless Beachfront Malecon Property, San Juan del Sur! Unobstructed beachfront, a priceless location, an oversized street to street lot, beautiful ocean view, currently operated as a highly rated hostel. One of the most visible and popular locations in all of Nicaragua. By address and size alone, a once in a generation property with timeless value.

As is, the property features 1278 m2 (one-third acre) of land, 13 bedrooms with private bathrooms, a caretaker's house, garage, and a restaurant. All of that aside, the true value is in the land.

From the back of the property, walk two blocks to the central church park, three blocks to the central market, and be within walking distance to the stores and services of town. From the front door, step out to the Riviera of San Juan del Sur beach and bay, benefit from the forthcoming Malecon (boardwalk) improvements, and enjoy the free exposure to thousands of tourists annually.

The highly rated hostel is ready to assume, but the highest and best use would be a mixed commercial development. This property is so large, the options are limitless. Imagine what San Juan del Sur needs – a retail plaza anchored by a fashionable restaurant or café, with retail and commercial on the interior, condo or townhomes in back and an upscale ocean view hotel. Take advantage of the prime real estate exposure to provide services and retail at the front, and professional services at back. Although it is at one of the busiest locations in San Juan del Sur, the interior is beautifully shaded by large trees, and the backside is a quiet residential street.

Without comparison, this is clearly below value, a tremendously large parcel, a very rare opportunity, and the most desirable location.

Note that the furnishings and finishes of the hostel business are available separately.

One must see in person to understand the extraordinarily large size of the parcel. Once this property is sold, it is unlikely there will be anything similar for years to come. Please contact us today to begin your next successful venture!

Contact us for more information. (Michael Griffin)

\$529,000 <https://discoversjds.com/property/priceless-beachfront-malecon-property-san-juan-del-sur/>

In Town View Lot, No Restriction!.....EXCLUSIVE



In Town View Lot, No Restriction, Spectacular in-town, bay view lot, gently sloped, bargain priced. Start dreaming now. With ocean views from the peninsula to the statue of Christ. A premium property, on a quiet street, high enough on the hill for phenomenal views, but low enough for an easy walk.

A superb location for a row of townhomes, a new location for a multi-service building, mid-range hotel, or highest and best use would be a collection of moderate priced apartments which would have million-dollar views. Easy access to the beachfront, Malecon, and markets, the location is destined for 5-star reviews. There are no building restrictions on this property, so design a dream, build an investment, watch the future grow.

Take advantage of the growing demographic coming to San Juan del Sur – Mid-range and well-heeled visitors looking for more than rustic or budget hotels. An ideal location for all suite apartments or condos, modern efficiency lofts, a multi-unit BnB, or a terraced hotel with priceless views.

There are no other in-town properties of this size, with these qualities, at this “sell-it-now” price. Once someone discovers this value, we expect it will sell quickly. For more information or to see this property in person, contact us today! (Michael Griffin)

\$95,000

<https://discoversjds.com/property/town-view-lot-no-restriction/>

Escaleras Home High On The Hills East Of San Juan Del Sur

EXCLUSIVE



Motivated Seller!!! The Panoramic views from **repainted** Escaleras Home is in the perfect setting – High on the hills east of San Juan del Sur, yet only a 5-minute drive from the center of town! This spacious 3-bedroom 3.5-bathroom home has jaw dropping, panoramic views of the Pacific Ocean and San Juan del Sur Valley.

As you enter the property grounds, you can either park and enter the home through the garage of the 2-story home, park at the back and walk directly to the covered terrace and ocean view pool or enter through a side door that leads into a large living area that flows into the kitchen and dining area creating a fabulous open space design. Every inch of the first floor has a view – kitchen, dining and living areas! The kitchen has a breakfast bar that also opens up to the dining area, and the living area opens up to the outside veranda where you can enjoy the gentle breezes overlooking the pool and dramatic ocean view.

Heading to the second story, the first door you see leads to the master bedroom. This room is quite possibly one of the largest Master bedrooms in San Juan del Sur, and the walk-in closet and bathroom are both quite spacious. From the master bedroom & the balcony off the master bedroom, the view is simply spectacular.

The second set of doors will bring you to a second and third bedroom which also have ensuite bathrooms and a private patio that provides a great space for cross breeze. One of the bedrooms has a galley kitchen and the other has a small convenience kitchen. The home was designed so that the 2nd and 3rd bedrooms have their own dedicated access from the exterior of the home, and their own dedicated patio & deck – this home could be run as a quaint B & B! Or you can remodel the upper patio by enclosing it, or part of it, and creating a second living area or playroom for your children and/or adding 2 or 3 more bedrooms to this space. Super easy to connect the two existing bedrooms to the rest of the house.

Reduced AGAIN TO \$324,000 from \$394,000 - <https://discoversjds.com/property/escaleras-home/>

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

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

If you don't see what you are looking for on our website, please email us!

sold@discoversjds.com or WhatsApp +505-8803-2037

We have many "unofficial or unadvertised" listings ☺



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