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WHAT'S HAPPENING



Photo by Dario Martin

Nighttime view of San Juan del Sur from Pacific Marlin!! 😊

FANTASTIC NEWS!!! Nicaragua no longer requires a negative PCR test or proof of being vaccinated to enter Nicaragua!!! Woooo hooooo, time for you to visit!

Thanks to, healnavigator.com, my cancer shrank 43% in one month!!! And it has been 2 weeks since my last ultrasound and it feels smaller since the ultrasound!!! I'm super anxious to see how much it shrank this month when I get another ultrasound in two weeks 😊 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 feel soaking nightly in Epsom Salts, Baking Soda, Castor Oil, and various other healthy anticancer components in the bathtub Ricardo installed is also helping! He found a great supplier for tubs in Managua that are affordable if you would also like a bathtub installed. His guys can convert your massive Nicaraguan shower into a tub/shower. 😊



Every month I get an ultrasound from Dr. Lopez right here in SJDS which is only 800 cords/\$22 USD, super affordable. Please reach out to him if you would like anything checked and he speaks English too! +505-5880-2793

And even more great news: The Coastal Highway is under construction again! There is lots of heavy equipment south of SJDS in Ostional, they have prepared a big staging lot on the road past Surf Ranch, and surveyors have been on the Chocolata Road marking it. Super excited for this improvement and can't wait until it is finished!

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

Looking for Curtains or Blinds for your Windows and Doors?

Here is a good company to consider using!

Persianas Decorativas SA

persianasdecorativas.com.ni

[Rotonda El Gueguense 150 mts al sur, MANAGUA, Managua, +505 2266 7236](#)



Tired of getting lost in Nicaragua?

Install the [Waze app on your cell phone!](#)

Waze is the best way to navigate all of Nicaragua and most of the world! Just type in where you want to go, and Waze will get you there and tell you where the police or accidents are if other Waze users have reported them! Also, if you are looking for a hotel close to you, type in hotel and all the hotels close to you will be listed. Or type in any type of restaurant you are looking for and a list of them will be displayed! I love Waze!!!

Tip of the Month if living in Nicaragua

It is the rainy season, the humidity is high. To keep mold from taking over your house, frequently run a fan to circulate the air and open closet doors to get some air circulating inside them too. Check your black clothes for mold as you can see mold on black the easiest. Also using DampRid in a closet with moisture issues is a great solution too!

At Discover Real Estate we get clients walking in daily looking for rentals! So....If you want Discover Real Estate to help promote it for rentals or manage it, please email us at propertymanagement@discoversids.com or rentals@discoversids.com, we'll be happy to help you.

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:

[Pickleball San Juan del Sur – 1st Anniversary 30, July 2023 • Nica-Biz](#)

[Nicaragua Says “Adios” to COVID 19 Entry Restrictions • Nica-Biz](#)

[Yellow Fever - Requirements for Entry to Nicaragua • Nica-Biz](#)

[Canada will Apostille Documents starting in January 2024 • Nica-Biz](#)

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://discoversids.com/category/monthly-updates/>

Want supplies before you arrive or to restock?

Melissa will get you stocked!

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

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

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

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

Don't feel like leaving the house?

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

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

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,

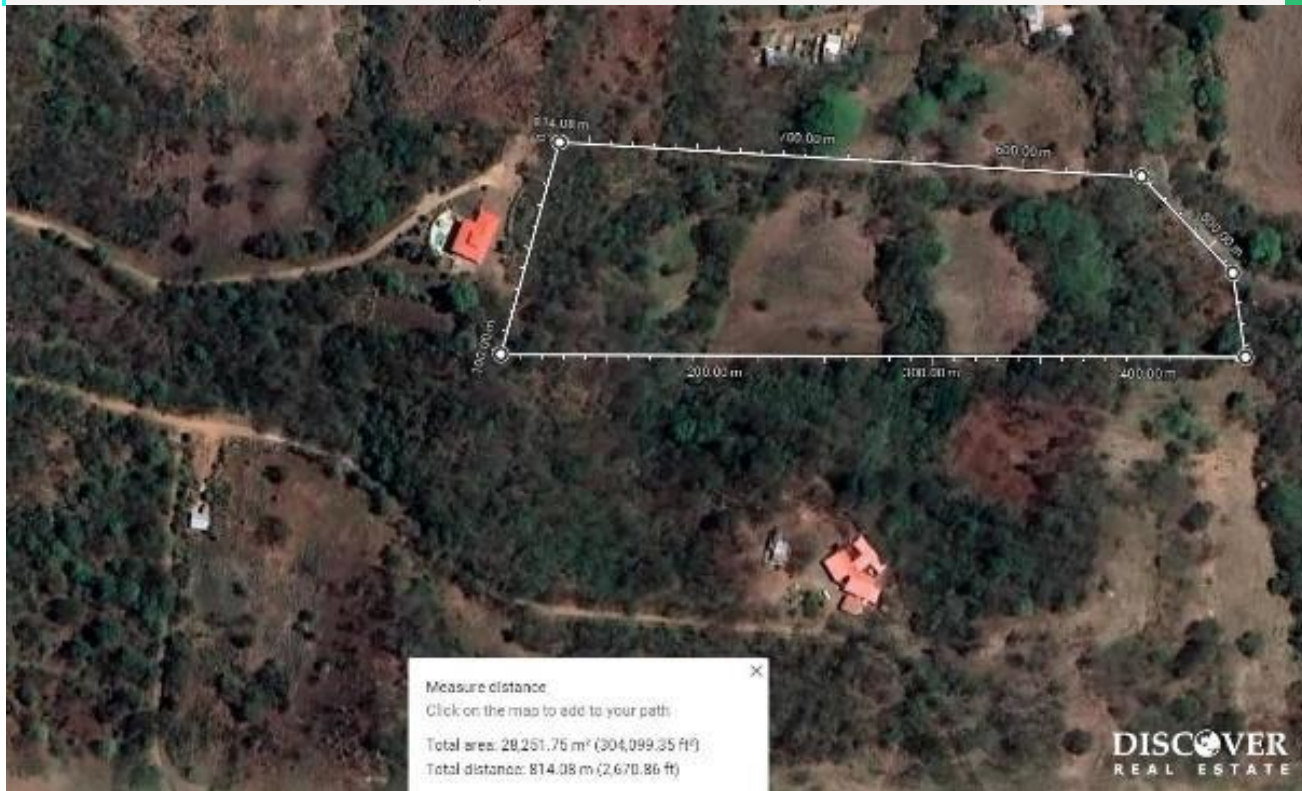
And I'll send you some links to look at 😊

A Few Hot New Listings & Reduced Listings!!!

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

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)

Casa Cha Cha Cha, Enjoy The Best View Of San Juan Del Sur!



Casa Cha Cha Cha, Enjoy the best view of San Juan del Sur, This boutique hotel located in San Juan Del Sur, a small, vibrant, fishing and surfing village nestled snugly along the pacific coast of Nicaragua.

This Property sits atop a hill overlooking the gorgeous, crystal-blue waters of the San Juan Del Sur Bay, offering views of the ocean, beach and village. The twinkling lights of SJDS at night are amazing from this location.

Casa Cha Cha Cha is the perfect, beautifully intimate accommodation alternative to the traditional hotel in San Juan Del Sur.

Casa Cha Cha Cha can become your personal residence or continue running it as a business to generate a healthy income.

Located in Brisas del Pacifico above and to the south east of the port area.

\$650,000

[Enjoy the Best View of San Juan del Sur, Casa Cha Cha Cha \(discoversjds.com\)](http://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)

Casa Iguana Morada In Pelican Eyes San Juan Del Sur!

EXCLUSIVE



Casa Iguana Morada in the residential section of Pelican Eyes in San Juan del Sur!

This fantastic 2-bedroom 3 bathroom house is perfect to live in full time or use as a rental income property. The residential section of Pelican Eyes is mostly a family place full of families with children living here full time and enjoying the schools that cater toward foreign children.

Walking tour of the house:

The guest bedroom is large and can easily be split into two rooms if desired. Also, the master bedroom has lots of privacy as it is set off by itself and is on the edge of a common area so no other houses will ever be built close to it. And the patio beside the master bedroom is big enough for a small pool or you can join the pool club if you want to use the lap pool which was part of the previous development but is now privately owned.

Another benefit is the futon in the large living room and a full bathroom off the kitchen which makes entertaining guests convenient or more valuable as a rental property as this house can easily sleep 8 by utilizing the futon in the living room.

Casa Iguana Morada can be accessed from the shared parking above or below the house. And walking into town from it is no problem but depending on your level of activity, you may want to take a taxi to get home, especially if you are carrying groceries.

Please contact us today for more information about Casa Iguana Morada!

\$244,000 <https://discoversjds.com/property/casa-iguana-morada-pelican-eyes/>

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/>

Casa Cooper – 8,000 Ft² Of Luxury In Pelican Eyes

EXCLUSIVE



Casa Cooper in the residential section of Pelican Eyes gives you not one but two houses; live in one and rent one or rent them both! Also the owner is willing to offer owner financing with a significant down payment and a really good credit rating!

Only \$646.03 per m² or \$60 per ft² for the stunning Casa Cooper villa in the **Pelican Eyes** development, located in **San Juan del Sur**. Literally, view paradise FROM paradise. You could not build this massive house for this asking price.

The villa consists of 2 individual units, containing a total of 4 bedrooms, 2 futons that convert into queen size beds, 2 living areas, 2 kitchens, 6 bathrooms, 3 outdoor showers, and 2 private swimming pools. This means it has the potential to be operated as a large single family unit, live in one unit and rent the other, or as a rental property comprising 2 separate but connected villas.

Vista Paraiso “A View of Paradise” (sleeps up to 10)

This luxurious villa has 3 bedrooms with a private Jacuzzi plunge pool next to the master bedroom that overlooks the peaceful valley of a working ranch. The lower entry level of the home contains three comfortable and private bedrooms. Each of these three bedrooms has a its own patio/balcony overlooking the Pacific Ocean and San Juan del Sur. All bedrooms have ensuite bathrooms with double hand painted sinks, ample closet space, TV's, a small refrigerator and small food prep spaces for coffee pots, etc. The two master suites each have a king size bed and the other bedroom has two queen size beds. Also located below the stairs into the bedrooms are several storage closets for tools and a large laundry area/break room.

The upper level of Vista Paraiso contains the large kitchen with a huge gas range and oven. The indoor eating space has a breakfast bar and a dining room table and there is a gas BBQ grill on the patio along with additional space for outdoor dining. The comfortable living room includes a flat screen television, iP TV with 500 channels, and seating for eight, including a futon that can be converted into a queen size bed. An additional full size bathroom is located off the kitchen for easy

access from the kitchen and anyone sleeping on the futon. Next to the comfortable living area is a private storage area which has a stackable washer and dryer and plenty of space to lock off your personal possessions. There is also a large covered patio with sunshades off the living room area with fantastic views of the Pacific Ocean, San Juan del Sur, and the valley to the north.

Casita Romantica (sleeps up to 4)

The master suite is located on the upper level of the home. It is a spacious room with a king size bed and private shaded patio exclusive to the room, ensuite bathroom with a walk-in hot water shower, double vanity with hand painted sinks from local artisans, and plenty of storage and hanging space, including lock-off closets for the owners personal possessions.

The lower level is in front of a private pool with views across the Palermo Valley. The pool area has lounging deck chairs and hammocks under a small thatch roofed rancho. Inside is a fully equipped kitchen, a gas range and oven, and indoor eating space. The attached comfortable lounge space includes a flat screen TV, iP TV with 500 channels, and seating for 6. The full bathroom on the lower level makes using the large queen sized futon a convenient space for extra people or easy access from the pool or kitchen.

Built from the material adobe, Casa Cooper is a cool and comfortable space, even during the heat of midday. Elevated above the town of San Juan del Sur, the casa benefits from nearly constant cooling breezes. The villa contains many modern amenities, such as air conditioning, WIFI, hot water, 500 channel iP TV, a backup generator, and 24 hour security.

Casa Cooper has been equipped with the latest technology for energy efficient operation including Sense monitors that will shut off the air-conditioning if a door or window has been open for more than 5 minutes, exterior photocell security lights that have an extremely low cost to operate, computerized Pentair Variable Speed pool pumps, automatic pool chlorinates, and a propane backup generator with an automatic 4 second delay. This house is equipped with the best of the best for efficient operation.

Although Casa Cooper is located within Pelican Eyes, it is a separate property from the resort, with deeded access and their own utilities. The monthly HOA is \$330.

There is also onsite bodega for laundry services stocked with extras of everything and many tools that are all included in the sale. Currently, the bargain villa is generating in excess of \$40,000 per year in rental income. The average monthly costs to run it as a rental is \$3,000 and if you live in it yourself around \$1,500.

Reduced Again to \$480,000!!! - This is now a serious bargain!

<https://discoversjds.com/property/pelican-eyes-villa/>

Stunning Ocean View, Encanto Dreams, San Juan Del Sur! EXCLUSIVE



Stunning Ocean View, Encanto Dreams, San Juan del Sur! A spectacular panoramic ocean view property, located in the gated community of Encanto del Sur, just a short 5 minutes from the town of San Juan del Sur. The lot is 1,017 square meters (10,764 square feet) with stunning views of the Pacific Ocean, Nacascolo Bay, and the statue of Christ.

Located in a quiet, peaceful area of the community, it is just steps to the luxury resort of Tree Casa. Three beaches are within a short distance, and all the activities and restaurants are minutes away.

The most prized lot within the Suenos division of Encanto del Sur, situated at the peak of a gentle hill to maximize views and provide for easy construction. The street-to-street property allows for the house design of your dreams.

Enjoy the tropical outdoor life of Encanto del Sur, with miles of biking, hiking, and horseback trails. Live in modern comfort yet be surrounded by nature. Grazing horses, swinging monkeys, singing birds are all your neighbors. One will appreciate the ever-improving infrastructure, the paved main road, and utilities with electric, water, and fiber optic in place. Encanto del Sur is the premier and most desirable community in San Juan del Sur.

San Juan del Sur is a rapidly growing beach town, with a diverse population. A selection of international schools are minutes nearby, and there are endless community activities to participate in.

This is the perfect lot for building your dream home in the most desirable area. The views are simply breathtaking, and the location is ideal. Contact us today to schedule a viewing!

\$59,000

<https://discoversjds.com/property/stunning-ocean-view-encanto-dreams-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/>

Great Location – Commercial Property – San Juan Del Sur!



Great Location – Commercial Property – San Juan del Sur! with a strategic advantage, Being just one block away from the Central Market and two block from the Central Park can be highly advantageous for attracting potential customers, Where you can set up any business you want, which can lead to higher customer engagement and sales.

Having the ability to set up any business you want in such a location opens up a range of possibilities. You can tailor your business to cater to the needs and preferences of the market, whether it's a restaurant, café, retail store, boutique, or any other type of establishment. The convenience of being close to the central market can attract a steady flow of potential customers who visit the market for their shopping needs.

Financing available directly with owners! For more information, Contact us!

\$144,000

<https://discoversjds.com/property/great-location-commercial-property/>

42 Acres Ocean View, Road To Maderas, San Juan Del Sur!



42 Acres Ocean View, Road to Maderas, San Juan del Sur! A spectacular 42-acre ocean view property, halfway between the town of San Juan del Sur and the popular surfing beach of Playa Maderas. Major road frontage offers a variety of development options, while the upper elevation affords ocean views to the south at Nacascolo Bay and to the west to Beaches Maderas and Marsella. The property provides an opportunity for a mixed-use development, eco/boutique resort, or a series of luxury homes. Las Brisas, as it is called, offers a variety of mature trees and lush tropical vegetation, much of which can be easily incorporated into any style of development.

A property of this size, this close to town, at this price is exceedingly rare. Whether one is ready to build their dream, or buy and hold for future investments, it is a premium opportunity in a highly convenient location.

San Juan del Sur is rapidly becoming one of Central America's most popular destinations, with international schools for families, a strong eco-minded community, and those seeking some of the best surfing in the world. Contact us today to learn more about investing in Nicaragua or with questions regarding this extraordinary opportunity.

The property is available with the fully-contiguous 42 acres for \$349,000, but the seller is also willing to provide partial, 5-acre lots for \$89,000. (Michael Griffin)

\$349,000

<https://discoversjds.com/property/42-acres-ocean-view-road-maderas/>

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/>

25 Acre Ocean View Lot For Sale Overlooking Playa Marsella

EXCLUSIVE



This 25 acre ocean view lot (14.5 manzanas) is located just 400 meters north of the Chocolata turn-off to go to **Playas Marsella, Maderas, and Majagual**. The lot has sweeping views of the surrounding hillside as well as multiple bay views (predominately Playa Marsella). Only a five minute drive to the area beaches, or a quick 10-15 drive to **San Juan del Sur**.

This great location and large size gives the property unlimited investment potential! Build your dream house and develop the surrounding land into a farm, or subdivide and create a development. The opportunities are endless!

Only \$5,960 per acre makes this an amazing investment!

Contact us today to view this 25 acre ocean view lot!

\$149,000 Reduced from \$210,000!

<https://discoversjds.com/property/25-acre-ocean-view-lot/>

Ocean View Home Walking Distance To Playa Yankee



Casa Blanca is an Ocean View home walking distance to Playa Yankee.

Casa Blanca is a three-bedroom, two-bath home. Entering the front door of the home you are greeted by an open concept living room, dining room, and kitchen. The room is spacious with big windows letting in lots of light. Doing dishes is never a chore here when you can look out and see the Pacific Ocean.

The primary bedroom is large with an ocean view and unsuited bathroom. One of the secondary bedrooms also has an ocean view. All of the bedrooms have ample closet space and there is a hall closet as well. Off the kitchen is a full-size laundry room that also serves as extra storage space. Heading out the back door you are greeted by the grassed backyard with views of the ocean and four inviting rocking chairs. Down the stairs is the pool and cabana.

The property is generously flanked by a variety of fruit trees including limes, grapefruit, and more. A small caretaker house complete with a kitchen can also be found on the property. This could be used as a fourth bedroom and third bathroom if needed. There is a private well on site and the home is hooked up to the community water system too.

Casa Blanca comes furnished with everything you need to move right in. The lot is approximately 25 minutes south of San Juan Del Sur, located in the gated community of Vista Del Mar. The community has a private water system, gated entry with 24/7 security, and more. There is direct access through the neighborhood to Playa Yankee.

Playa Yankee is more than half-mile long, making it the perfect place to walk, run, or shell hunt at low tide. This beach is known for having its fair share of sand dollars and other shells. Playa Yankee is popular with surfers and fishers alike. There are waves on this beach daily at both the southern and northern ends of the beach.

This ocean view home walking distance to Playa Yankee would make a great family home, vacation retreat, or rental property.

Property Features

Electricity Connection, – Mountain View, Oceanview, Parking, Property with Surf, Refrigerator, Reserve Tank Well/Cistern, Storage, Valley View, Walking Distance to Ocean, Walking Distance to Surf, Water Connection, Well/Cistern

Reduced to \$199,000!!! <https://discoversjds.com/property/ocean-view-home-walking-distance-to-playa-yankee/>

Move – In Ready Villa In Playa Marsella San Juan Del Sur!



Move – in Ready Villa in Playa Marsella San Juan Del Sur! This Villa is looking for a new owner, and it could be you. This 2 bedroom 2 bathroom home is located just inside the gated community of Bosques del Mar. The quaint home has everything you need for a soft landing in Nicaragua. The house is open-concept with a living room, kitchen, and dining room. The high ceiling and large windows make the home feel larger than it is. The blue tiled kitchen backsplash and painted blue accent wall give the house a fun and fresh personality.

The bedrooms are ample in size. One bedroom has a custom-built queen bunk bed with a third pull-out queen trundle on the bottom, meaning this room can sleep six if needed. There is a built-in closet in this room and an ensuite bathroom. The master bedroom has a king-sized bed. There is a built-in closet for storage and an ensuite bathroom.

One thing this house does not lack is storage options. There is a walk-in laundry and storage room, oversized linen closet, pantry, and under-counter storage around the kitchen. Another thoughtful feature of the home is the custom-built desk. This makes working from home easy.

Outside you will find an extended covered patio where you can enjoy the outside from the comfort of shade. There is a pull-up bar if you desire to get your workout along with a weight set, a treadmill, and more. After your workout, jump in your private pool. The pool has a shallow splash deck perfect for lounging or pulling up a chair and sitting on the large patio surrounding the pool.

This Move-in Ready Marsella Villa has eye-catching lush landscaping with actual grass. Other outdoor features include an extra water tank with an automatic pump, a lockable bodega for tool storage, and a paved driveway.

The gated community of Bosques del Mar gives you direct access to the beach. Playa Marsella is just out the back door and there is a designated private social area in front of the beach for owners. There are several other beaches that are just a short drive away too.

Bosques Del Mar has 24-hour gated entrance and well-kept roads. This home is located in the Villa section of the community. There are slated to be additional villas built with an additional shared pool too.

The thriving town of San Juan Del Sur is only a short 15-minute drive from the Villas De Marsella in Bosques Del Mar.

\$199,000 <https://discoversjds.com/property/move-in-ready-marsella-villa/>

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>

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