



**Natalie Sullivan**

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## WHAT'S HAPPENING



Progress on the new Coastal Highway. See the link to a video below 😊

October 1<sup>st</sup> my father passed away and I want to thank everyone who sent me condolences, you truly warmed my heart. It has taken some time, but life feels like it is somewhat returning to a new normal. Also, my stress level has greatly reduced, and the cancer is shrinking again, wooo hoooo, after growing from the stress of my father's passing.

And keeping with my commitment to my mom, I'll be in the states Nov. 20 – Dec. 5<sup>th</sup>, this will be the first time I'll be home for Thanksgiving in over 20 years! Thank you to all my clients who have purchased properties from me this year, so I have the funds to visit my mom every 4-6 weeks! Showing houses and making sales doesn't stress me out, it makes me very very happy!

Coastal Highway – new video of the road south of town

Check out the major progress on the new coastal road south of San Juan del Sur in this video, I was blown away when I went for a drive on November 16<sup>th</sup>. The progress is amazing! <https://youtu.be/Gvyiii7W4L0>

I really expect San Juan del Sur to boom thanks to this road. I can easily see SJDS becoming a commercial hub for all the surrounding communities as Tola will now have very easy access to SJDS and we'll have easy access to their **golf courses** and resorts!

This is an excellent time to buy property before the prices go up! No country is perfect so why not live in a very affordable country with warm weather year-round and wonderful happy friendly Nicaraguans with vine ripened delicious fruits and vegetables.

Here is a link to the announcement of the road which will give access to 27 beaches, some of which were inaccessible before: [The Coastal Highway to be built in Nicaragua will cross the Pacific Coast \(jpmas.com.ni\)](http://jpmas.com.ni)

### Your Mental Health is Important

[Mandi helped me with the passing of my father!](#)

Mandi McDowell, MAC, LMHC is accepting new counseling clients in San Juan Del Sur. If you are hurt, struggling, feeling stuck, and looking for hope, she is passionate about walking alongside you and finding solutions. She works with all ages and deals with a variety of issues including depression, anxiety, PTSD, grief, divorce, etc. Contact her at [mandi.mcdowell@bhcarroll.edu](mailto:mandi.mcdowell@bhcarroll.edu) for more information. WhatsApp +505 8737-9328

### US Embassy

[Please follow the links or call the numbers below for consular assistance.](#)

Contact [the U.S. Embassy in Managua](#), located at Km 5 ½ C. Sur Managua, Nicaragua, by calling +505-2252-7104, 7:15 a.m. to 4:30 p.m., Monday through Thursday, and 7:15 a.m. to 2:00 p.m. Fridays. The American Citizen Services unit is also available by email during regular business hours at [ACSManagua@state.gov](mailto:ACSManagua@state.gov). For after-hours emergencies, call +505-2252-7171 and ask for the Embassy Duty Officer.

### Need Something Notarized?

[International Notary Service](#)

[International Online Notarization in 3 Easy Steps | Fast & Secure Service \(floridadocument.com\)](#)

[Florida Document Specialists: Legal Document Preparation Services](#)

### Pickleball

[More courts in San Juan del Sur in Las Escadas](#)

Pickleball is really exploding here, we now have several courts in San Juan del Sur. Check out the courts at Las Escadas Condos and we have several condos available in Las Escadas for you to use personally or as great investments! <https://youtu.be/3XVbyzuWOLc>

## Need Vehicle Repairs, Rentals, Purchases, or Sales

### One Stop Auto Shop has you covered!

We can assist you in English and Spanish and we have multiple mechanics on staff. We also offer electrical and air-conditioning services too with state-of-the-art OBD2 computer diagnostics. Other services include roadside assistance (limited hours), high quality batteries from Interstate up to 3 years limited warranty, multiple options for oil changes such as mineral, blended, and synthetic. We also offer oil specifically for motors with turbos.

We accept most debit and credit cards, long and short-term vehicle storage, importation assistance for hard-to-find parts and accessories, and a free 26-point vehicle inspection with an oil change or other service.

Our experts will assist you in finding the right vehicle for your individual needs. We will explain everything you need to know before your purchase to help avoid issues in the future. Is the price fair, are parts available, overall condition of the vehicle, etc.?

We take the hassle out of selling a vehicle as well. We find the buyers, handle the test drives and any repairs needed to sell the vehicle. We currently have a fantastic 2005 Automatic 4x4 Toyota 4Runner for three days or longer rentals. If you are interested in having us rent out your vehicle, we are looking to expand our inventory. Whatever your vehicular needs are we're here to help.

## Need something big delivered or hauled away or need a lot cleared and the debris removed?

My husband, Ricardo, has a 5-ton dual wheel 4x4 work truck!

## DISCOVER THE POWER DE ISUZU 4X4

Do you need to transport materials efficiently and safely? Our tough Isuzu 4x4 truck is the perfect choice. With the capacity to load up to 5 tons of materials, this vehicle is undoubtedly the ideal solution for your transportation needs.

- ✓ 4x4 Power: Overcome any terrain with ease.
- ✓ Durable Construction: Designed to withstand the demands of daily work.
- ✓ Efficiency and Reliability: Trust us to take your materials to any part of the country

**CONTACT US**  +505 7665 7407  consorciovargas.com



### Tip of the Month if living in Nicaragua

#### [Trouble with cats or dogs peeing where you don't want them to?](#)

Because cats and dogs first sniff before peeing or laying down, just sprinkle some black pepper where you don't want animals peeing or sleeping and the problem will be solved!

### Nica-Biz

A great source of information about Nicaragua!!!

Kelvin Marshall, formerly the editor/owner of Del Sur News, has website featuring lots of information about Nicaragua. Here are some links to interesting articles he posted this month:

[Spirit Airlines Adds Two Additional Weekly Flights • Nica-Biz Spirit Airlines Adds Two Additional Weekly Flights](#)

– I'm super excited about these two new flights!

[Nicaragua and China Team Up on Projects • Nica-Biz](#) – New International Airport!

[Happy Birthday San Juan del Sur • Nica-Biz](#)

[Latest YTD Results show US \\$3.4 Billion in Remittances • Nica-Biz](#)

### Pats on the Back 😊

Hi Natalie

Thanks for getting back to me as I was blaming myself somewhat for how things ended up.

You are a great realtor and the willingness to coordinate and work with all parties is a testament to that.

I'll be sure to let you know when I return to San Juan.

Thanks again Anthony

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Thank You Natalie beautiful October News Letter, so informative and very well presented!! May God be with you and bring you many Blessings -

Warm Regards, Magda

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Aloha Natalie, You have your fathers' intense eyes and working spirit. His passing will be missed but I'm sure his spirit lives on through you.

Take care, Mitchel

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](mailto:mmcvaugh791@gmail.com), or on WhatsApp at +505-8726-7089.

Do you want a higher occupancy rate for your rental property 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](mailto:propertymanagement@discoversjds.com) or [rentals@discoversjds.com](mailto:rentals@discoversjds.com), we'll be happy to help you rent and/or manage your property.

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](http://www.delivery-mobilesjds.com) or WhatsApp + 505 7544 1001 or Facebook <https://www.facebook.com/deliverymobilesjds/> everything delivered for a small fee!

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

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](http://www.discoversjds.com) to see more!**

*Search our website or give me a good idea of what you are looking for and your budget, I'll gladly send you recommendations to consider 😊*

**A Few Hot New Listings & Reduced Listings!!!**

**We have over 300 active (not already sold) listings on our website:**

**[www.discoversjds.com](http://www.discoversjds.com)**



## Commercial Property – Cabañas Del Sur-San Juan Del Sur!

EXCLUSIVE



Commercial Property – Cabañas del Sur-San Juan del Sur! in a prime location if you are looking for a profitable investment opportunity?

Look no further than this amazing property in the heart of San Juan del Sur, Nicaragua's most popular beach town. This property features 5 acres of land or 20,216 sq. meters or 2.87 manzanas near the new coastal highway with a significant amount of road frontage on the main road. Currently it has 7 rental cabins, with lots of space to add more, and one rancho that could be converted into a restaurant.

Improve the rental cabins, add more rental cabins, or totally revamp Cabanas del Sur into your own dream. Perfect location for a Miniature Golf Course, sports complex, bowling alley, drive-in movie-theater, apartment complex, office buildings, mixed use property with commercial spaces on the first floor and condos above, etc.

Cabanas del Sur is on the other side of the river from Pali and the perfect area for commercial development with ease of access to all San Juan del Sur has to offer. Whether you want to enjoy the surf, the nightlife, or nature, you will find it all here. This is a rare opportunity to own a piece of paradise this large within the main part of town. Don't miss this chance to make your dreams or development ideas come true!

A simple berm or retaining wall will keep the river from occasionally overflowing its banks into this property.

Contact us today for more information, a plot map, etc., for Cabanas del Sur, your opportunity to make your own mark on San Juan del Sur.

**\$1,698,150**

[Commercial Property - Cabañas del Sur-San Juan del Sur! \(discoversjds.com\)](http://discoversjds.com)

## Tierra Libre Teak Wood House – San Juan Del Sur!

EXCLUSIVE



Tierra Libre Teak Wood House – San Juan del Sur, is a dream property for anyone who wants to be far removed from town but still have a small community, only 13 houses on 6.25 manzanas or 10.87 acres, around them of like-minded people. Share in the community garden spaces, fruit trees, and enjoy the beauty of all the houses being made from Teak Wood which is resistant to bugs!

Video Tour:

Another huge benefit is buying this property qualifies you for residency as you'll be a shareholder in the community with amazing mountain views.

The 928 sq. foot Tierra Libre Teak Wood House on a 510 sq. meter lot, features 2 bedrooms, 1 bathroom, spacious living area, and a detached storage shed. The house is 50% completed and should be fully complete by the end of February 2024.

Tierra Libre Teak Wood House comes with sinks, toilets, ceiling fans, and tile floors, all you need to add is A/C if you want it, appliances, furniture, and your linens, and other kitchen items.

Also new houses of the same model are currently selling for \$134,000 so you instantly save 26% and you'll have a new house ready to occupy 50% faster than buying an empty lot and starting from scratch.

Also you can connect to the electric grid or install solar panels for an extra fee.

Please inquire today for more information on Tierra Libre Teak Wood House!

**\$99,400**

[Tierra Libre Teak Wood House - San Juan del Sur! \(discoversjds.com\)](https://discoversjds.com)



## Villas De Palermo Oceanview Home Is The Pinnacle Of Serene!



Villas de Palermo Oceanview Home is the pinnacle of serene! coastal living. This 1,200 sq ft sanctuary, specifically designed to accommodate both full-time and vacation living, offers an excellent option for those looking to be close to the town of San Juan del Sur and nearby beaches.

Upon entering, you're welcomed by a tranquility permeating through its spacious, sun-drenched interiors.

The heart of the Villas de Palermo Oceanview Home is undoubtedly the double-height living area, articulated with subtle sophistication, leading to a functional, sleek kitchen where modern appliances and chic design inspire culinary creativity. The home features two large bedrooms, each with ensuite bathrooms, walk-in closets, and ocean views. However, the true essence of this villa is its harmony with the outdoors: an ocean view balcony off the principal bedroom on the second level and a covered patio accessed via the downstairs living area. Both offer spellbinding views of the Pacific Ocean and the town of San Juan del Sur.

Beyond the confines of this retreat, the vibrant life of San Juan del Sur beckons. Yet, residents may find the resort's exclusive amenities— from gourmet dining experiences to the tranquil poolside under swaying palms—too enticing to leave. Villas de Palermo has become a popular community for families who live full-time due to the proximity to town, schools, and the convenience of paved roads & 24/7 gated security. These factors make the property a great option for short & long-term rentals, whether for families, digital nomads, or retirees.

This unit has a proven rental track record and comes fully furnished and move-in ready!

This property isn't just a home; it's a lifestyle choice. For individuals seeking a blend of privacy, community vibes, and a canvas of natural beauty, the Villas de Palermo Oceanview Home is your chance to claim a piece of paradise. Here, every day resonates with luxury, comfort, and nature.

HOA fees for Villas de Palermo are \$360 USD per month.

**\$128,500**

[Villas de Palermo Oceanview Home is The Pinnacle of Serene! \(discoversjds.com\)](https://discoversjds.com)

## Vista Del Oro – Ocean View Lots For Sale In El Oro



Vista del Oro is an ocean view, hillside development in the **El Oro** community, just 5 km outside of **San Juan del Sur**. The ready to build lots will have access to utilities, with water coming from the community well on the development, and underground electricity. The entrance to the property features an ornate security gate, and decoratively paved internal roads. The hillside locations gives all lots pristine ocean and valley views, while the gentle slope makes building easy. Enjoy some of the best sunset views year-round, as you look out to the bay of San Juan del Sur, and Nacascolo Bay.

Variety of lots available between 540 m<sup>2</sup> and 650 m<sup>2</sup>, ranging in price from \$22,000 to \$42,000. And here are two lots side by side for \$75,000 that have already been excavated and flattened ready for you to build including some freshly planted palm trees that will grow rapidly in the fertile soil.

[Contact us](#) today to find out detailed information about the lots for sale in Vista del Oro.

**\$75,000 for two lots already excavated and planted with trees!**

[Vista del Oro - Ocean View Lots for Sale in El Oro \(discoversjds.com\)](http://discoversjds.com)

## Casa Los Sueños At La Talanguera Neighborhood!



Casa Los Sueños At La Talanguera Neighborhood! Casa Los Sueños offers a complete and comfortable living experience in a central location. With its spacious layout, amenities, and convenient location, it is an ideal home for those looking for a spacious and well-equipped property in a desirable area.

Its combination of comfort, convenience, and size sets it apart from other homes in the area. Whether for a large family or for hosting guests, Casa Los Sueños offers ample space, privacy, and a range of amenities for a comfortable and enjoyable living experience. The pool area is perfect for enjoying the sunny weather, and the recreation area provides a space for entertaining or playing games. The large and well-equipped kitchen is perfect for preparing meals and entertaining guests. The living room, kitchen, and dining room offer ample space for comfortable living.

The terraces provide a place to relax and enjoy the surrounding views. The house's location on the coastal road gives it a privileged position, with easy access to nearby amenities and attractions. The caretaker's house and ample parking ensure convenience and security for residents and their vehicles. The perimeter walls provide added safety and privacy. The intelligent layout of the house combines comfort and functionality, with most of the living spaces located on the first floor. The Master room, located on the second floor, offers additional space and includes its own office.

Casa Los Sueños is conveniently located just a 10-minute drive from the town, making it easy to access shopping, dining, and entertainment options. The proximity to the hospital and schools adds further convenience for residents.

**\$450,000**

[Casa Los Sueños At La Talanguera Neighborhood! \(discoversjds.com\)](http://discoversjds.com)



## Elementos Del Sur, A Luxurious Home – San Juan Del Sur!



Elementos del Sur, A Luxurious Home – San Juan del Sur! Whether you're looking for a luxurious vacation home or a lucrative investment opportunity, Elementos del Sur in San Juan del Sur, Nicaragua is the perfect choice. This private luxury villa offers over 10,000 square feet of living space spread across 4 buildings, providing ample room for guests and a comfortable living experience.

The main house features 4 bedrooms and 4.5 bathrooms, each equipped with air conditioning and dressing rooms. The fully equipped kitchen and wraparound patios with handcrafted furniture and hammocks provide a stunning space for relaxation and entertainment. Additionally, the large outdoor pool and built-in barbecue grill offer the perfect setting for outdoor gatherings.

For additional accommodation options, the property includes two independent casitas. The first casita offers 2 bedrooms and 1 bathroom, along with a private patio and air conditioning units in each bedroom. The second casita features 1 bedroom, 1 bathroom, a private entrance, and air conditioning, making it an ideal studio for guests.

Furthermore, the property includes a caretaker's house with 2 bedrooms, 1 bathroom, a fully equipped kitchen, and a spacious living room. This house can easily be converted into a guest casita, adding to the property's versatility. Other amenities of Elementos del Sur include laundry facilities with multiple washers and dryers, an oversized private garage with gardening tools and equipment included, and perimeter walls for added security. The property also features security cameras and ample parking space for multiple vehicles.

Elementos del Sur is being sold fully furnished with beautiful, handcrafted furniture, matching modern accessories, and high-quality homewares. This ensures that the villa is ready for immediate occupancy or rental purposes.

Speaking of rental opportunities, Elementos del Sur has a solid history of short and long-term rentals, making it an excellent investment opportunity. Whether you choose to rent out the entire property or individual units, you can expect a steady income from this highly sought-after vacation destination. In addition to its luxurious amenities and rental potential, Elementos del Sur offers a convenient location in the established neighborhood of La Talanguera. It is just steps away from the beach and a short walk from the city, where you can find restaurants, shops, and other attractions in San Juan del Sur.

**\$650,000**

[Elementos del Sur, A Luxurious Home - San Juan del Sur! \(discoversjds.com\)](https://discoversjds.com)



## Double Lot, Half Price Ocean, Mountain View, San Juan Del Sur!

EXCLUSIVE



Double Lot, Half Price Ocean, Mountain View, San Juan del Sur! Two adjacent lots for nearly an acre of gently sloped, ocean and mountain views. Build on one, reserve the other for an organic garden of your dreams. Or utilize both to live in one and create an income producing property on the other.

Villas Oro is a quiet and peaceful community with only 20 lots in the cooler foothills. The neighborhood of large properties is located just a short drive from the town of San Juan del Sur, but it feels like a world away. Enjoy long hikes down quiet country roads, or let the little ones run free to explore the surrounding nature.

This site is perfect for anyone looking to build their dream home in a beautiful location. With a gentle slope, and water and electric in the street, it is ready to build and perfect for a variety of home designs. With no restrictions, one is free to build an estate sized home or a cozy bungalow. The views from the lot are simply unmatched. You can wake up to the sound of the birds and monkeys in the trees, enjoy forever sunsets, and fall asleep to the sound of the crickets chirping.

These lots are also a great investment opportunity. A property of this size, with utilities in place, with views. at this price is exceeding rare in San Juan del Sur.

If you are looking for a beautiful and unique property in San Juan del Sur, then this is the lot for you. For more information on this ocean view lot in Villas el Oro, or questions about life and real estate in San Juan del Sur, contact Michael Griffin of Discover Real Estate today to schedule a viewing.

**\$45,000**

[Double Lot, Half Price Ocean, Mountain View, San Juan del Sur! \(discoversjds.com\)](http://discoversjds.com)



## Panoramic Ocean View Pacific Marlin – San Juan Del Sur!

EXCLUSIVE



Panoramic Ocean View Pacific Marlin – San Juan del Sur! this stunning ocean view lot is in the exclusive neighborhood of Pacific Marlin, offering breathtaking vistas of the Pacific Ocean and San Juan del Sur Bay. With nearly a half-acre of land, this property is the perfect place to build your dream home or luxury vacation rental.

Video Tour of Property:

Imagine waking up each morning to the sound of waves crashing on the shore or the sight of the sun setting over the Pacific Ocean in the evenings. This could be your reality with this spectacular ocean view property in Pacific Marlin.

Very private with unobstructed views, the passing whales, diving birds and troops of monkeys will be your daily entertainment. Pacific Marlin is a gated community with 24/7 security and paved roads, overlooking the town of San Juan del Sur.

This lot is located just a short drive from the town of San Juan del Sur, where you can find a variety of restaurants, shops, and nightlife. You are also close to other popular tourist destinations in the neighborhood, such as the Nacascolo Bay resort and the Christ of the Misericordia statue.

With expansive views of the Pacific Ocean and the town of San Juan del Sur, this lot is sure to impress. Near-ocean front properties with panoramic views are rare. Add this property to your must-see list and understand how it stands above the rest.

For more information on this Pacific Marlin property, life in San Juan del Sur or Nicaragua, contact Michael Griffin of Discover Real Estate today!

**\$197,000**

[Panoramic Ocean View Pacific Marlin - San Juan del Sur! \(discoversjds.com\)](http://discoversjds.com)

## Casa Fantasia – Pelican Eyes Ocean View Top Of Hill

EXCLUSIVE



Casa Fantasia – Pelican Eyes Ocean View Top of Hill, Casa Fantasia is an tropical ocean view dream come true in San Juan del Sur, Nicaragua – This spacious, beautiful and move in ready home offers panoramic views from its hilltop perch in the exclusive Pelican Eyes community. With its open floor plan, abundant natural light, and rich natural finishes, this home is the perfect place to relax and enjoy the indoor-outdoor lifestyle.

The main level of the home features a open concept living and dining area with soaring ceilings and walls of windows that open to the expansive terrace. The terrace is the perfect place to entertain guests or simply enjoy the breathtaking views. The fully equipped kitchen is complete with all that is needed for a gourmet dinner party or a quiet night for one.

In the cool and comfortable lower level, one will find an oversize principal suite, complete with private full bathroom and an additional large outdoor ocean view terrace. With the generous size of the home, there is room for six people to sleep comfortably – four in the queen beds in the principal suite, and two on the sofa bed in the living room.

Although located on the top of the hill, there are minimal steps from the parking space to the home. The street-end location ensures privacy and tranquility. Coming home to Casa Fantasia is like living a dream vacation every day!

Pelican Eyes is a gated community with 24/7 security, beautifully landscaped areas and endless paths for exploring. Overlooking the entirety of San Juan del Sur's Bay, it is just a short jaunt down the hill to the beach bay and an variety of restaurants, shops and activities. For years, the community of Pelican Eyes has been providing the fondest of experiences to the those who live in and visit San Juan del Sur.

Wonderful for full or part time living, the home also makes an excellent vacation rental investment for the outstanding finishes, enduring reputation, and proximity to town. This home is the perfect choice for those who are looking for a spacious, luxurious, and highly maintained home in a prime location.

Homes in Pelican Eyes do not stay available for long. To learn more about this ocean view home or life in Nicaragua, schedule a viewing today with Michael Griffin and experience the best that San Juan del Sur has to offer!

**\$239,000**

[Casa Fantasia - Pelican Eyes Ocean View Top of Hill \(discoversjds.com\)](https://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 3<sup>rd</sup> 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)



## Quiet Luxury New Ocean View Home – San Juan Del Sur!



Quiet Luxury New Ocean View Home – San Juan del Sur! The epitome of quiet luxury, this ocean view villa is located in Pacific Marlin, the most coveted neighborhood of San Juan Del Sur. Design and built by Elena Denning of Luxe Nica, this is a rare opportunity to own a brand-new luxury designed turnkey home in Nicaragua. The property boasts privacy with a private gated entry to the long tree lined driveway tucked away from the road. It is clear from the moment you walk through the front door that every detail was thoughtfully considered, and the unparalleled finishes and details separate this villa from all others in San Juan Del Sur. Tropical landscaping and trees surround the property. The eco-friendly villa was designed with the tropical weather elements constructed with the highest in quality materials for minimal maintenance including a mineral based stucco to all exterior walls, pvc roof, solid block and steel walls throughout, multiple air flow options to allow for optimal breezes to flow throughout the house plus overhangs and roofed terraces for plenty of shade.

The driveway includes custom-sized pavers allowing up to 5 vehicles, perfect for entertaining. As you walk into the home you are welcomed with a breathtaking view of Nacascolo Bay and the infinity pool. The main living areas of the first floor include a chef's kitchen, formal dining and a living room with a large L shaped sofa to lounge and take in the magnificent views. Off the main living spaces of the first floor include a private office, bedroom with ensuite bathroom, laundry room, half bathroom, outdoor shower, pool terrace lounge area with custom cut stone, a sun lounge area and BBQ.

The refined elegance of the home continues as you make your way to the second floor. The stairway to the second floor is one of the many architectural features of the home and is made up of custom-made wood stairs with inset wall stair lights, custom designed handrail, and a grand window with a built-in planter. The primary suite has million-dollar views of the bay and ocean and in the distance, you can see the famous Guacalito rock formation. The master suite includes an open layout walk in closet with a grand principal spa like bathroom including imported Italian calcatta porcelain tile, ceaserstone quartz with a double sink vanity, water closet, private outdoor shower, indoor shower with 2 large rain shower heads, body sprayer, built in bench and a large free-standing bathtub perfect for enjoy a sunset after a massage. There are 2 additional bedrooms on the second floor, one with bunk beds and an office and the other with its own private terrace. Both second floor bedrooms have incredible views of the famous Cristo de la Misericordia. They are the perfect combination for a family with children or for out-of-town guests that would like to have their own private spaces. Completing the outdoor spaces on the second floor is a covered terrace area that is accessible from the second and first floor making it easily accessible for entertainment or for private use just off the master suite.

Additional features and amenities of the home include: electric driveway gate, imported Italian tile throughout, anti-slip tile for all exterior areas, back-up propane generator, custom colored paved driveway, energy efficient pvc roof, imported custom colored stucco, security cameras, top of the line black aluminum sliding glass doors, accordion screen in the living room to enjoy unobstructed views, custom designed and built furniture throughout, imported textiles, imported area rugs, imported lights, garden lights, dishwasher, in wall built in microwave, garbage disposal, garbage cabinet, refrigerator with filtered ice and water dispenser, 2 Rinnai in lined gas water heaters, reverse osmosis water filter system for drinking water, water pump with an in-ground cistern tank, backlit mirror in bathroom #1, backlit niches, built in gas BBQ, in ground propane cistern tank, whole house surge protector, custom colored diamond brite color, smart tv in the living room, wall outlets ready for tv units in the principal and second bedrooms, second floor linen closet and a separate owner's closet, solid block (steel and concrete) construction, handmade milled wood accent panels, slatted wood ceiling in second bedroom terrace, commissioned art pieces designed specifically for the spaces. Custom colored tint on all handmade wood furniture, custom wood kitchen and wood doors. Imported Smart Appliances including stove/oven, microwave, dishwasher, garbage disposal, Samsung refrigerator with filtered water and ice, imported quartz in the kitchen and bathrooms, hidden drainage, imported furniture, imported mattresses, California king mattress in the principal bedroom, imported faucets, custom imported curtains and woven blinds, and solar security cameras. The house is ready to install your choice of backup generator or solar energy. Designed spaces for reconfiguration of rooms to accommodate owners' specific needs. Large grass areas for yoga, pets and/or play areas for children.

The list of incredibly thoughtful finishes continues, and this property is a must see for qualified Buyers. All in all, a rare opportunity for a no-compromises luxury ocean view home in San Juan del Sur, Nicaragua. For more information or a private tour of this home, contact Michael Griffin of Discover Real Estate today.

**\$869,000** [Quiet Luxury New Ocean View Home - San Juan del Sur! \(discoversjds.com\)](https://discoversjds.com)

## Timber & Bamboo Palapa Palace At Playa Marsella



A diamond in the rough is definitely the best way to describe this property! With endless possibilities, this property can be restored or converted into the property of your dreams beach front on Playa Marsella!

Timber & bamboo Palapa Palace at Playa Marsella known as the "Aussie Hut". Two stories with six bedrooms and three bathrooms.

Perfect for investors looking for beachfront access. Home could be turned into a hostel or guest house, already set up with bar and bbq in common area at the front. Perfect for chilling out at sunset.

Massive beachfront lots are hard to find especially ones that are grandfathered in regarding the set back requirements from the high tide line! This is an excellent opportunity to get as close to the ocean as possible!

AMAZING BEACHFRONT OPPORTUNITY FOR BUSINESS OR PLEASURE

**\$364,000**

[Timber & bamboo Palapa Palace at Playa Marsella \(discoversjds.com\)](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)

## 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)



## 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/>

## 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/>



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

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[sold@discoversjds.com](mailto:sold@discoversjds.com) or WhatsApp +505-8803-2037

We have many "unofficial or unadvertised" listings ☺



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