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WHAT'S HAPPENING



Ricardo & I Wishing You a Prosperous and Happy New Year! 🥰

2023 wasn't my best year with the passing of my father and the cancer yoyoing on me a few times but it is under control and shrinking again. I'll get another ultrasound in the middle of January to confirm this. However, the best thing in 2023 was marrying Ricardo March 17th after being together for 8 years. He continues to be my biggest supporter on this cancer journey and my rock!

And keeping my commitment to my mom to visit her about every 6 weeks, I made it home for 2 weeks over Thanksgiving and I'm planning on visiting her January 23rd for her birthday, weather permitting! I don't feel like getting stuck in Pennsylvania during a snowstorm!

Please keep buying properties from me, making money lowers my stress levels which is super important!
Having money in the bank lowers my stress levels so please buy properties from Discover Real Estate and help keep my stress down! Stress is what made it grow 70% when my dad was in the ICU for 12 days before he passed.

Coastal Highway – SJDS will have access to Golf Courses!

The Coastal Highway continues to progress, but I think they slowed down a little over the holidays, I'll do another video update on it next month. If you missed the last update, here is a link to the video November 16th: <https://youtu.be/Gvyiii7W4LO>

With the new road, we'll be able to reach the Tola area, and their GOLF COURSES, in roughly 30 minutes! If you're a golfer, you can buy in SJDS knowing you'll soon have easier access to golf courses and now is a great time to buy before prices start going up as I really expect San Juan del Sur to boom thanks to this road.

Need something big delivered or hauled away or a land cleared and the debris removed?

My husband, Ricardo, has a 5-ton dual wheel 4x4 work truck! Contact him via WhatsApp +505-7665-7407

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



Residency Questions?

[Here is a brief explanation of the different types.](#)

NICARAGUAN RESIDENCY. Any foreigner who wishes to live in Nicaragua and establish their legal domicile in the country must apply for a resident status.

CATEGORIES: The current Immigration Law classifies residents as temporary and permanent, and also establishes subcategories. Temporary residents are sub-classified into 11 categories and permanent residents into 8 sub-categories. The following 4 sub-categories being the most commonly applied for:

1. BUSINESSPERSON: Temporary residence is granted for 1 year for people who have a business in Nicaragua. All applicable corporate documents and licenses must be presented in the application process. Once authorized, a "guarantee deposit" must be paid, which is equivalent to the cost of a one-way plane ticket to the applicant's country of origin, for which applicant must present two quotes of which the immigration authorities will assess the amount to deposit.

2. INVESTOR: Permanent residence is granted for 5 years for people who have invested in Nicaragua more than US\$ 30,000.00 in a business that is already operating. The status of investor is granted by the Ministry of Development, Industry and Commerce (MIFIC by its acronym in Spanish). This investor certification before MIFIC must be processed prior to applying for residence before the immigration authorities.

3. PENSIONER: Permanent residence is granted for 5 years for people over 45 years of age who receive pensions from public or private institutions abroad for a minimum monthly amount of US\$ 1,000.00 and will continue to receive the pension for at least 5 years.

4. RENTIST: Permanent residence is granted for 5 years for people over 45 years of age who earn income abroad for a minimum monthly amount of US\$ 1,250.00 and will continue to receive that income for at least 5 years.

For more information and all the requirements for each category, please contact my favorite attorneys at Corrales & Associates! [Corrales & Associates | Business Attorneys in Nicaragua \(corralesyasociados.com\)](#)

Visa Gift Cards

[Don't work in Nicaragua!](#)

I've had two different Visa Gift Cards over the past year that I tried using in Nicaragua, they work just like a credit card in the USA until the balance is gone but they won't work in Nicaragua. I thought it was a really cool idea to travel with Visa gift cards, so you don't have to worry about your regular Visa credit card number getting hacked but...they won't work here. Luckily, I was able to use them in the USA when I was visiting.

Looking for AA meetings in Nicaragua?

[MEETINGS – Nicaragua Alcoholics Anonymous \(nicaraguaaa.com\)](#)

They can help you get sober or stay sober!

Want to bring your pets to Nicaragua?

[Door to door pet transfer!](#)

Professionals who know all the ins and outs of relocating your pets!



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 for more information. WhatsApp +505 8737-9328

Tip of the Month if living in Nicaragua

[How to live in town with all the noise?](#)

Replace your windows with sound reducing ones! Last year Ricardo replaced our bedroom windows with sound reducing ones, a double pane of extra thick glass with a sound reducing film between them. Trust me, it has made a WORLD OF DIFFERENCE in our sleep quality, especially during holidays when it is super noisy. If you want Ricardo to replace some, or all, of your windows with sound reducing ones, please send him a message on WhatsApp +505-7665-7407

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:

[Immigration now under Ministry of the Interior • Nica-Biz](#)

[Nicaragua's Tourist Institute; "One Million Visitors in 2023" • Nica-Biz](#)

[US \\$ to Córdoba Official Exchange Rate Fixed for 2024 • Nica-Biz](#)

Pats on the Back 😊

I really respect your open mind on expressing your emotions on your father... He must have been a wonderful man.... As you are a wonderful person too....

I certainly, appreciate your help and time today and honesty in the future.

God bless you, William

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. 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](#)

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.

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.

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. Contact Lee at +505-8225-0557

Want supplies before you arrive or to restock?

[Melissa will get you stocked!](#)

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

As a 20-year resident of Nicaragua and the owner of Passionate About Tours (culinary shopping tours to Managua), she is uniquely qualified to handle all your shopping needs and know where to find all the hard-to-find items that you and your kitchen desire.

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

Do you want a higher occupancy rate for your rental 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 or 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 or WhatsApp + 505 7544 1001 or Facebook <https://www.facebook.com/deliverymobilesjds/> everything delivered for a small fee!

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

Do you know who to call in an emergency?

Be prepared with these numbers!

🚒 List of Emergency Numbers in Nicaragua 🚒

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

More important numbers that come in handy.

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

We Have Over 300 Listings - Below are only the featured listings for this month!

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

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.discoverjds.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 m² and 650 m², 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.

\$50,000 for two excavated and improved lots!

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

Looking for a massive house with all the amenities such as a wine room, a theater room, and an exercise room? Check out this showstopper in Malibu, Pacific Marlin! <https://youtu.be/cn72PHwldK0>

Spectacular Ocean And Bay View – Paradise Bay R2

EXCLUSIVE



Spectacular Ocean and Bay View – Paradise Bay R2

Unparalleled Ocean and Bay View Paradise Awaits

Embrace the pinnacle of coastal living in this captivating 1,301 m2 (0.32 acres) vacant hilltop lot in the exclusive Paradise Bay development of San Juan del Sur, Nicaragua. This extraordinary property unveils breathtaking panoramic vistas of the glistening Pacific Ocean and the vibrant bay, promising a lifestyle of tranquility and endless coastal charm.

A Canvas for Your Dream Home

Amidst a landscape of unparalleled natural beauty, this expansive lot presents an unparalleled opportunity to construct your dream home, condominium, hotel or other investment property. The hillside terrain allows for a variety of architectural designs, from modern minimalist residences to traditional hacienda-style villas. Imagine swaying in the hammock to the mesmerizing sunsets over the ocean and unwinding in the evening as the sun paints the sky with hues of orange, pink, and purple.

A Sanctuary of Peace and Privacy

Paradise Bay offers a sanctuary of peace and privacy, nestled within a secure gated community that ensures the utmost comfort and safety for residents. 24-hour security, well-maintained infrastructure, and a serene ambiance create an ideal setting for tranquil living. Private beach accesses are also exclusive to Paradise Bay.

A Haven for Outdoor Enthusiasts

San Juan del Sur is a paradise for outdoor enthusiasts, boasting an abundance of pristine beaches and a diverse array of activities. Whether you're seeking the thrill of surfing, the serenity of fishing, the exhilaration of hiking, or the tranquility of horseback riding, the opportunities for adventure are endless.

Seize this extraordinary opportunity to build your dream home in this slice of paradise and embark on a life of unparalleled coastal living. Contact Michael Griffin of Discover Real Estate for more information or a private showing.

\$49,000 [Spectacular Ocean and Bay View - Paradise Bay R2 \(discoversjds.com\)](https://discoversjds.com)

Paradise Ocean And Bay View Property R1 EXCLUSIVE LISTING



Paradise Ocean and Bay View Property R1

Embrace a Life of Panoramic Splendor: Paradise Bay Lot R1 with Breathtaking Ocean and Bay Views in San Juan del Sur, Nicaragua

Unveil Your Dream Home Oasis - Imagine awakening to the sight of crashing waves and the gentle caress of the ocean breeze, all while basking in the mesmerizing panorama of the Pacific Ocean and the vibrant San Juan del Sur Bay. This extraordinary property, poised atop the captivating hillcrest of San Juan del Sur, Nicaragua, presents an unparalleled opportunity to craft your dream home, condominium or hotel amidst a sanctuary of natural beauty and tranquility.

Immerse Yourself in Panoramic Vistas - An extraordinary 1484 square meters, this exceptional property boasts a prime location, offering unobstructed views of the Pacific's azure expanse and the picturesque San Juan del Sur Bay. From your private haven, witness the sun's golden descent as it paints the sky in hues of amber and crimson, each day a mesmerizing spectacle to behold.

A Canvas for Your Architectural Vision - The sloping terrain of this double lot with multiple points of access provides ample space and versatility to bring your architectural vision to life. Envision a modern masterpiece seamlessly blending into the surrounding natural beauty, or perhaps a traditional hacienda-style villa, echoing the vibrant spirit of Nicaragua. The possibilities are endless, limited only by your imagination.

Serene Enclave Amidst a Thriving Community - Nestled within the secure gated community of Paradise Bay, this spectacular ocean view lot offers the perfect balance of tranquility and convenience. Enjoy the peace of mind that comes with 24-hour security and well-maintained infrastructure including water and electric, while still being just minutes from the vibrant town of San Juan del Sur, renowned for its rich culture, warm hospitality, and abundance of recreational activities.

A Rare Opportunity to Own a Piece of Paradise - Rare is the opportunity to acquire a piece of paradise where you can craft a lifestyle of endless possibilities. Whether you envision a serene retreat, a luxurious vacation home, or a rental property with exceptional investment potential, this property promises to exceed your expectations.

Seize the Moment and Create Your Dream Oasis - Embark on a journey to create your dream oasis in the heart of San Juan del Sur. Contact Michael Griffin of Discover Real Estate today to schedule a viewing and realize the limitless potential that awaits you.

\$54,000 [Paradise Ocean and Bay View Property R1 \(discoversjds.com\)](https://discoversjds.com)

Spanish Hacienda Estate In San Juan Del Sur, Nicaragua!



Spanish Hacienda Estate in San Juan del Sur, Nicaragua! **Embrace Culture and Architecture in Los Robles**, Nestled amidst the lush greenery of Las Haciendas de Escaemequita, just a short drive from the vibrant town of San Juan del Sur, Nicaragua, lies Los Robles, a captivating Spanish Hacienda estate that embodies elegance, privacy, and tranquility. Spanning five acres of pristine land, this remarkable property offers an unparalleled lifestyle, seamlessly blending comfortable amenities with the rustic charm of traditional Spanish architecture.

A Haven of Spanish Charm - The heart of Los Robles is a stunning five-bedroom, five-bathroom hacienda-style residence, showcasing the finest craftsmanship and attention to detail. Ornate terracotta tiles adorn the expansive house, an understated entrance that unveils an enchanting home of comfortable living. Inside, soaring ceilings, linteled doorways, and handcrafted wooden accents create an ambiance of timeless elegance.

Spacious Interiors for Traditional Living - The sprawling interior of Los Robles provides ample space for both relaxation and entertainment. Five spacious bedrooms, each with its en suite bathroom, offer tranquil retreats, while the expansive living areas seamlessly blend indoor and outdoor living, anchored by the courtyard fountain. A traditional and oversized kitchen will be the heart of the home and invites culinary creativity. Cozy spaces, both indoors and out, offer a quiet escape for reading or reflection.

An Oasis of Serenity - Step outside and discover an oasis of serenity, where the gentle sounds of nature harmonize with the refreshing tropical breeze. A wrap around covered patio provides a tranquil retreat for alfresco dining or lounging. The surrounding five acres of land offer endless opportunities for exploration, with rolling gardens, trees, and room to road and enjoy that adds to the property's natural beauty.

Exterior Workshops and Casita for Added Convenience - Los Robles is not just a home; it's a self-sustaining estate. Exterior workshops provide ample space for pursuing hobbies or tinkering with projects, while a separate casita offers additional living accommodations for guests or staff.

Unparalleled Privacy in a Serene Setting - The property's seclusion ensures unparalleled privacy, surrounded by a lush tropical landscape and adjacent to a 450-acre nature reserve. Embrace the tranquility of nature while enjoying the convenience of being close to San Juan del Sur's vibrant attractions.

Los Robles: Your Enclave of Tranquility and Tradition - Los Robles is an exceptional property that embodies the essence of living in Nicaragua. Its captivating architecture, spacious interiors, and serene surroundings provide an unparalleled retreat, perfect for those seeking a lifestyle of tranquility, elegance, and connection with nature. Contact Michael Griffin of Discover Real Estate today to discover your dream estate in Los Robles.

\$429,000 [Spanish Hacienda Estate in San Juan del Sur, Nicaragua! \(discoversjds.com\)](https://discoversjds.com)

19 Acres Of Ocean And Territorial Views, San Juan Del Sur! **EXCLUSIVE**



19 Acres of Ocean and Territorial Views, San Juan del Sur! Unparalleled Tranquility Awaits: 19 Acres of Lush Jungle Paradise Escape the ordinary in San Juan del Sur and immerse yourself in an extraordinary realm of nature's wonders from ocean views to rolling pastures. Nestled amidst verdant farm fields, this 19-acre hilltop oasis offers a sanctuary of serenity, where lush tropical foliage and vibrant wildlife create an ambiance of unparalleled beauty. Your future estate, a shared community, a working farm, an eco-retreat. It all begins with this land and a dream.

A Tapestry of Natural Splendor - Step into a world where towering trees form a verdant canopy, casting dappled sunlight upon a carpet of emerald undergrowth. The air hums with the symphony of exotic birds, while mischievous monkeys swing playfully from the branches, adding a touch of whimsical charm to your surroundings.

Breathtaking Panoramas Await - From your mountain crest vantage point amidst the jungle's embrace, let your gaze wander from the fertile fields in the forefront towards the vast expanse of the Pacific Ocean in the western distance. The continental divide stands sentinel on the eastern horizon, its face cloaked in a sea of vegetation, completing the breathtaking panoramas.

A Haven of Harmony - Located just a short ten-minute drive from the vibrant town of San Juan del Sur, this secluded retreat offers the perfect balance between tranquility and convenience. Enjoy the privacy of your private jungle paradise while having the bustling town within easy reach for all your daily needs.

Explore Untamed Beauty - Topographic maps guide you through this enchanting wilderness, revealing hidden trails and breathtaking viewpoints. Embark on invigorating hikes, immersing yourself in the symphony of nature's sounds and the vibrant tapestry of flora and fauna, while you dream of your future home and homesites.

A Realm of Endless Possibilities - Whether you seek a tranquil escape from the hustle and bustle of urban life, a haven for eco-conscious living, or an unparalleled opportunity for eco-tourism, this extraordinary property offers a wealth of possibilities. With more than enough room for a variety of uses, one may create a grand mountain top estate, subdivide and create their own eco-community, or imagine a natural paradise offering outdoor focused activities.

Live in Harmony with Nature - Imagine waking up to the chorus of exotic birdsong, the gentle rustle of leaves, and the invigorating scent of the jungle air. Embrace the tranquility of your private oasis, where nature's wonders surround you in every direction.

Seize this Rare Opportunity - Opportunities to own such a magnificent piece of paradise are few and far between. Seize this rare chance to immerse yourself in the wonders of nature and create a life of unparalleled serenity and adventure.

Contact Michael Griffin of Discover Real Estate today to arrange a private viewing and experience the magic of this extraordinary jungle retreat.

\$394,000

[19 Acres of Ocean and Territorial Views, San Juan del Sur! \(discoversjds.com\)](http://discoversjds.com)

New Home, Ocean View, Encanto Del Sur, San Juan Del Sur!



New Home, Ocean View, Encanto del Sur, San Juan del Sur! This stunning 3-bedroom ocean view home is nestled in the prestigious gated community of Encanto del Sur, just minutes from the vibrant town of San Juan del Sur, Nicaragua. Indulge in the epitome of luxury living with a private pool, breathtaking ocean vistas, and modern amenities that cater to your every desire.

Unparalleled Ocean and Jungle Views - As you step onto the spacious veranda, you'll be greeted by panoramic views of the forest and the Pacific Ocean, stretching out before you like an endless expanse of green and blue. The gentle sounds of the breezes in the trees, and the cooing of birds will transport you to a state of pure tranquility, while the mesmerizing sunsets will paint the sky with hues of gold, orange, and purple, creating a spectacle that will never cease to amaze.

A Luxurious Retreat - Step inside and discover an interior that exudes elegance and sophistication. The open concept living area seamlessly blends indoor and outdoor living, connecting the interior space with the expansive patio and pool deck. High ceilings and oversized windows flood the home with natural light, creating a bright and airy atmosphere.

The gourmet kitchen is a chef's dream, equipped with top-of-the-line stainless steel appliances, natural stone countertops, and ample storage space. Whether you're preparing a gourmet meal for friends and family or enjoying a casual breakfast, this kitchen will inspire your culinary creativity.

Three Tranquil Bedrooms - Retreat to one of three luxuriously appointed bedrooms, each designed to provide a haven of peace and relaxation. The master suite boasts an en suite bathroom with a walk-in shower, perfect for indulging in a spa-like experience. The two additional bedrooms and bathrooms ensure comfort and convenience for all.

Outdoor Oasis - Step outside and immerse yourself in your private oasis. The sparkling pool invites you to take a refreshing dip, while the surrounding deck provides ample space for lounging and soaking up the sun. Enjoy alfresco dining with friends and family on the expansive patio, or simply relax and unwind while surrounded by the lush tropical landscaping.

Encanto del Sur: A Community of Paradise - Encanto del Sur is a gated community that offers residents a tranquil and secure environment. Enjoy 24/7 security, well-maintained roads, and access to a range of amenities, all anchored by the luxury resort and restaurant of Tree Casa. The community's proximity to San Juan del Sur provides easy access to the town's vibrant restaurants, shops, and activities, while the surrounding beaches offer endless opportunities for surfing, swimming, and exploring the natural beauty of Nicaragua's Pacific coast.

Contact Michael Griffin today to schedule a viewing and discover your dream home in paradise.

\$349,000 [New Home, Ocean View, Encanto del Sur, San Juan del Sur! \(discoversjds.com\)](https://discoversjds.com)

Casa Del Mar Beach Front House, Playa Marsella, San Juan Del Sur!



Casa del Mar Beach Front House, Playa Marsella, San Juan del Sur! Sitting on the soft white sands of the best-kept secret beach of Playa Marsella in San Juan del Sur is the exclusive and luxurious La Casa del Mar. With seven bedrooms and seven and a half bathrooms, a private pool, a patio, and the most beautiful terraces in Nicaragua, this is a beautiful space to enjoy beach life. The house is divided into three buildings, in the first the rooms are beautifully decorated with exquisite furniture and offer stunning views of the sea. The spacious private bathrooms feature high-end fixtures and luxury amenities.

The second is the modern kitchen fully equipped with top-of-the-line appliances, perfect for cooking lovers. The large dining room offers ample space to entertain guests and the barbecue area is ideal for cooking and dining alfresco. And the third building is the comfortable lounge, located next to the pool, it is the perfect place to relax after a day at the beach. You can relax on the plush sofas and enjoy your favorite movies or TV shows on the flat-screen TV.

The highlight of La Casa del Mar is its private pool area, complete with comfortable poolside loungers. You can take a refreshing swim in the pool or relax with a drink while enjoying the stunning ocean views. Additionally, the property features a spacious and elevated furnished terrace that offers panoramic views in all directions, including towards the beach. Apart from the main house, there is an independent casita that comprises two bedrooms and two bathrooms. Currently, this casita is used to accommodate service personnel or caretakers of the property.

The property itself boasts a variety of fruit trees, particularly citrus, adding to its natural beauty. Furthermore, the purchase of the property includes an undeveloped land of 700 square meters in Bosques del Mar, which allows for future construction possibilities. Moreover, this additional land ensures direct access to the property through Bosques from the sea. Lastly, as part of the ownership, residents have the privilege of using the owners' Beach Club, which is conveniently located on the Marsella beach of Bosques del Mar, merely 50 meters away from the main house.

If you are looking for the perfect vacation home and investment property, La Casa del Mar is the ideal choice. With high demand for luxury vacation rentals in the area, La Casa del Mar has the potential to generate a generous return on investment. Its luxurious amenities, stunning views, and unbeatable location make it a highly sought-after destination for travelers.

Don't miss the opportunity to own a piece of paradise in Nicaragua.

\$1,600,000 [Casa del Mar Beach Front House, Playa Marsella, San Juan del Sur! \(discoversjds.com\)](https://discoversjds.com)

Casa Sol Y Luna – Just South Of San Juan Del Sur!



Casa Sol y Luna South of San Juan del Sur! **Ocean View Retreat on Nearly 2 Acres.** Escape to your own private paradise with this stunning 3-bedroom, 2-bathroom home boasting panoramic ocean views and situated on almost 2 acres of lush land. Located just a 15-minute drive from the vibrant town of San Juan Del Sur, this property offers the perfect blend of tranquility and accessibility.

- **Breathtaking Views:** Wake up to the jungle sounds, views of the ocean and enjoy breathtaking sunsets from the comfort of your own home.
- **Spacious living:** Step inside to discover a well-designed floor plan that seamlessly blends style and comfort. The living spaces with extra high ceilings are bathed in natural light, creating an inviting atmosphere. The kitchen is a chef's delight, boasting modern appliances and plenty of counter space. The house features 3 bedrooms and 2 bathrooms, providing ample space for relaxation and entertainment.
- **Outdoor Paradise:** The property extends beyond the house, providing a generous canvas for outdoor living. Enjoy al fresco dining on the patio while savoring the ocean breeze or take a dip in the pool or a leisurely stroll through the lush grounds. With almost 2 acres of land, there's room for your own garden oasis, potential for growing food, or even expansion for additional units. The possibilities are endless with such a vast and versatile space.
- **Convertible Garage:** The expansive garage offers versatility, presenting an opportunity for conversion into additional living space, office or a unique entertainment area.
- No HOA fees, connected to the National grid, water delivered by the water truck upon request.
- **Proximity to San Juan Del Sur:** A mere 15-minute drive on a paved road brings you to the vibrant town of San Juan Del Sur with access to amenities like schools, hospital and stores and of course also known for its lively atmosphere, restaurants, and cultural events .
- **Beach Enthusiasts' Dream:** Explore nearby beaches like Playa Hermosa, just minutes away, offering pristine sands and world-class surf.

Endless Possibilities: Whether you envision cultivating your own garden, expanding the living space, or developing additional units, this property provides a canvas for your dream lifestyle.

Additional info: No HOA fees, the house is connected to the National electricity grid, water is delivered by the regional water truck upon request for a fee.

Don't miss the chance to own a piece of paradise where the ocean meets the land. Schedule your private viewing today and embark on a journey to coastal living at its finest.

\$649,000 [Casa Sol y Luna - Just South of San Juan del Sur! \(discoversjds.com\)](https://discoversjds.com)

Casa Colibri & Dream Oceanview Villa – Only Steps From SJDS!



Casa Colibri & Dream Oceanview Villa – Only Steps From SJDS! Enjoy a stunning ocean view from every inch of Casa Colibri, in a designed space. Note that Casa Colibri is sold fully furnished, and as a turn-key villa.

About The Location: Paradise Bay is a prime gated community overlooking the Pacific Ocean and located only 3 minute drive to the historic seaside village of San Juan del Sur. You could also walk to town within 15-20 minutes. Roads are paved until the top of the development security gate, and then properly maintained year-round. There are already a number of excellent homes built at Paradise Bay, and all pleasantly spaced out due to wider lots.

About The Property: Casa Colibri is a 3-bedroom with additional guest studio villa overlooking the Pacific Ocean. You'll enjoy seeing the shades of blue from each room of the house. Each bedroom features a private bathroom, precious wood furniture, and a private balcony.

Leave your car at the guest parking and walk the stairs up, passing the additional guest studio; or drive through the main driveway up to the entrance of Casa Colibri. You'll love the ocean view from the terrace, or while sipping a cocktail in the swimming pool. An outdoor BBQ, bodega and shower are available as well. Step inside the house, and immediately you are greeted with a modern double story windows facing the Pacific Ocean. This abundance of light makes the entire home glow- and the sunset magical!

Downstairs is a space with the kitchen to your right as you enter, with an additional storage room. You won't get tired of the beautiful ocean views while cooking in the fully equipped kitchen. Quartz countertops, stainless steel appliances and gas stove are just some of the amenities within this kitchen. The living room is oriented to appreciate the breathtaking views, opening toward the terrace.

Find the first bedroom downstairs, with private access to the terrace, and an Italian shower overlooking the gardens.

Note that each bedroom and private bathroom are generously sized, and features: Wide Italian Shower (overlooking different side of the gardens), WC and sink, Hot Water & AC, Precious wooden furniture with built-ins for clothing + storage, Balcony or access to terrace, Ocean views, Fully fenced 1,992 square meter property.

Have you checked the staircase? This piece of art will lead you upstairs, where you'll find the two other bedrooms. The second bedroom has the same layout as the downstairs bedroom; except with a better ocean view! While the master bedroom has a glass wall that overlooks the downstairs and allows for an airy and bright aura. Enjoy your coffee and whale watching from the balconies off either bedroom!

Casa Colibri Amenities: PVC Windows with mosquito nets, Quartz Countertops in Kitchen & Bathrooms, Wooden Doors, Staircase and Built-ins, 2 Cistern Water Tanks, Extra Storage behind Kitchen, Extra Storage room outside, Additional In-Law Studio, Main Driveway + Guest Parking

About The Rentals And Investment Opportunity: Casa Colibri is the perfect property for an individual, couple, or family, looking to spend a few weeks to a couple months per year in San Juan del Sur, Nicaragua, while generating additional rental income the rest of the year!

Casa Colibri has a strong Airbnb rental history over the past years, due to its prime location, views, and amenities. The 3 bedroom house usually rents for \$180-230 per night + Airbnb fees.

\$595,000

[Casa Colibri & Dream Oceanview Villa - Only Steps From SJDS! \(discoversjds.com\)](https://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)

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 \(discoversjds.com\)](http://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)

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/>

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

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

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

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

We have many "unofficial or unadvertised" listings ☺



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