



**Natalie Sullivan**

Real Estate Agent  
San Juan del Sur

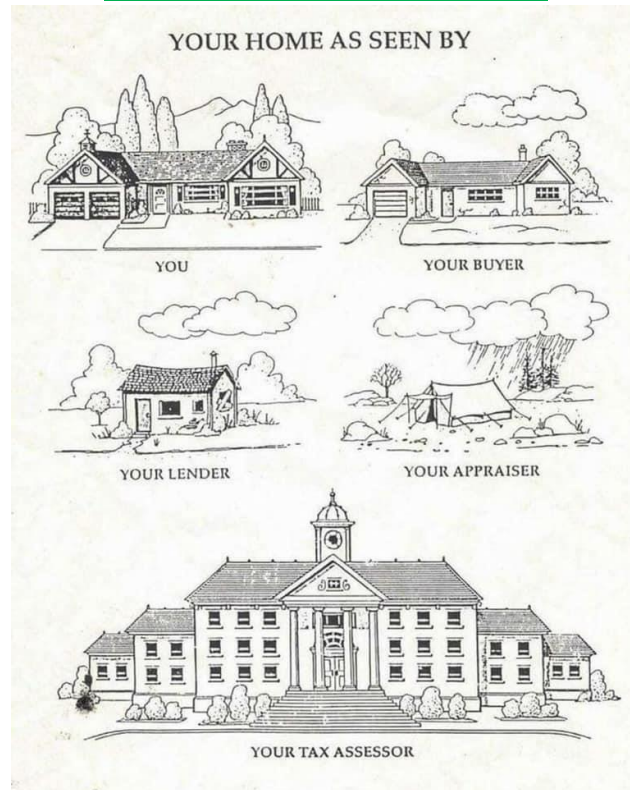
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## WHAT'S HAPPENING



*Tax Time Again! We can help you pay your property taxes or HOA fees.  
Please email [admin@discoversjds.com](mailto:admin@discoversjds.com) for help with this.*

2024 has started out with a bang and I'm praying it continues that way! Please keep me busy showing properties, that is what I love doing!

I met with a Japanese doctor in Managua who cured the cancer a friend had and I'm very hopeful he'll cure me too. For the past month, I've been brewing a liter of fresh tea each day made from tree leaves and bark that he prescribed. I'll get another ultrasound soon and I'm praying it is shrinking as the last ultrasound didn't show any shrinkage but at least it didn't grow either so... I'm still winning!!!

**Please keep buying properties from me;** 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 the cancer grow 70% when my dad was in the ICU for 12 days before he passed October 1<sup>st</sup>, 2023.

It is property tax time again. If you want help paying your property taxes, please contact my assistant, Fernando [admin@discoversjds.com](mailto:admin@discoversjds.com) and we'll be happy to help you!

## **Tambran International School – Great New for Families!**

### **A new school at TreeCasa**

I just attended an event to promote the new school opening beside TreeCasa Resort and this school is going to be AMAZING, I was thoroughly impressed! Below are some highlights of the school and a few “renderings” of the “proposed build”.

Tambran School currently has children in grades kindergarten through grade 2. From August 2023 to June 2025, they will operate from a temporary space on the beautiful grounds of TreeCasa, offering K-2 for this academic year (until June 2024) and adding grade 3 in August 2024. Concurrently, they will be actively engaged in designing and constructing their new campus. The second stage commences in September 2025, as they move to their new campus in El Encanto, close to TreeCasa. For the 2025 – 2026 school year, they will open enrollment for PreKinder and Kinder, along with Grades one through eight.

By the school year 2026 -2027, enrollment will open for grades nine and ten, and subsequently, each academic year will see the addition of higher high school grades until we have our first seniors in the year 2029.

They believe that critical thinking is paramount to fostering intellectual growth and preparing students for a dynamic world. By instilling critical thinking skills, students are empowered to analyze information, question assumptions, and engage in thoughtful problem-solving. This approach transcends rote memorization, encouraging a deeper understanding of subjects and the ability to navigate complexities.

Their expansive campus, on track to open in August 2025, is intentionally designed to enhance how students learn. The school philosophy is woven into the design of spaces featuring an early learning center, primary school, middle school, high school, science labs, art studios, music rooms, wellness center, a gymnasium, and amphitheater.

Current fees are \$330 per month plus the mandatory \$160 monthly for nutritious meals.

For more information or to inquire about enrollment, please contact [admissions@tambraninternationalschool.com](mailto:admissions@tambraninternationalschool.com)

To apply for a teaching position including housing, please contact [hiring@tambraninternationalschool.com](mailto:hiring@tambraninternationalschool.com)  
Website coming soon.



## Coastal Highway – Huge Progress!

The Coastal Highway south of SJDS is moving forward rapidly and I'm super impressed with the progress! Here is a new video I did on Feb. 4<sup>th</sup>: <https://youtu.be/cjEdIJCFVRg>. Here is a link to the video November 16<sup>th</sup> if you want to compare the progress: <https://youtu.be/Gvyiii7W4L0>

The construction of the road north of town has resumed progress; just past the entrance to Bosque del Mar, they have started the road that will take it to Playa Marsella and from Marsella to Playa Maderas and further north. I'll do a new video of this area next month.

## Need something big delivered or hauled away or 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](http://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.

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

Looking for reasons to visit Nicaragua?

[14 Little Things to Love About Nicaragua - Hidden Nicaragua](#)

Tip of the Month if living in Nicaragua

[How to handle moisture and odors!](#)

Put charcoal in your closets, drawers, cabinets, etc., it absorbs moisture, odors, and is inexpensive!

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:

[Coastal Highway Border Crossing with Costa Rica • Nica-Biz](#)

[Minimum Wage 2024 Consensus Reached: 10.1% Increase • Nica-Biz](#)

[Certification of Environmental Permits from AG's Office • Nica-Biz](#)

[Record Remittances Flowed Into Nicaragua in 2023 • Nica-Biz](#)

[Nicaragua Tourism Income Up by 24% in 2023 • Nica-Biz](#)

Pats on the Back 😊

Hi Natalie, Happy New Year. I pray this year will give you peace. Last year seemed to be a tough one for you and so many.

Shaun and I are back in Winnipeg, Manitoba ca. I am doing the leg work once again for our next (and hopefully last) trip, to search 🗺️ for that final resting place. When we came to visit San Juan Del Sur Nov/Dec 2022, you provided us with much insight and assistance. You have kept in touch and I'd like to thank you.

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](#)

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 or a nice catered meal?

[Melissa will get you stocked/fed!](#)

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 and other cities), 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. She also is an amazing cook!

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)**

## 6.2 – Las Escadas – First Floor 2 Bedroom Condo In A Convenient Location



We have multiple condos in Las Escadas with reduced prices for sale, many with owner financing. We have studios, 1-bedroom, and 2-bedroom condos ranging in price from \$70,000-\$140,000 and all of them are great rentals.

Las Escadas is easy to access from town and they have just installed Pickleball courts and a snack bar. Please email me at [Natalie.sullivan@discoversjds.com](mailto:Natalie.sullivan@discoversjds.com) for prices and availability depending on which condo you want.

**\*\* Highly Reduced Lots for Sale in Brisas del Pacifico, check out this video!!! \*\***

**<https://youtu.be/ONBqYtMPwN0>**

## Developer's Dream, Pacific Marlin Hilltop, 4 Acres

EXCLUSIVE



Developer's Dream, Pacific Marlin Hilltop, 4 acres - Imagine waking up to panoramic ocean views, the whisper of tropical breezes, the chatter of monkeys and birds in the treetops, the town of San Juan del Sur below. This isn't a fantasy; it's your reality with this exceptional collection of five lots, totaling a sprawling 15,493 square meters (nearly 4 acres), perched atop the prestigious Pacific Marlin development in San Juan del Sur, Nicaragua.

Unleash your vision:

- Developers, this is your dream canvas: Build a luxurious resort, a charming community of affordable homes, or a secluded private estate – the possibilities are endless.
- Discerning homebuyers: Craft your ultimate tropical sanctuary, basking in unrivaled 360-degree views that encompass the majestic Pacific Ocean, picturesque Nacascolo Bay, the vibrant town of San Juan del Sur, and beyond.

This prime parcel offers:

- Panoramic vistas that will leave you breathless, from sunrise over the ocean to starlit nights shimmering with city lights.
- Gentle slopes and easy build plateaus, perfect for development, ensuring every vantage point captures the breathtaking scenery.
- Steps away from the iconic Statue of Christ, a beloved San Juan del Sur landmark.
- Existing water and electricity connections, ready to jumpstart your project.
- Top-notch security within the gated Pacific Marlin community for complete peace of mind.
- Easy access via paved roads, just minutes from the town's vibrant offerings.
- Unparalleled serenity: escape the hustle and bustle yet remain close to all the action.
- A rare opportunity: own a piece of one of San Juan del Sur's most coveted and prestigious neighborhoods.

Beyond the practical, this property awakens the soul:

- Picture hosting unforgettable gatherings on expansive terraces, the panoramic views providing the ultimate backdrop.
- Imagine lazy afternoons lounging by a private pool, lulled by the gentle rhythm of the waves.
- Envision tranquil nights spent stargazing from your balcony, the twinkling city lights mirroring the constellations above.

Pacific Marlin Lots N10, N11, N12, N12A, N22

**\$1,490,000** [Discover San Juan Del Sur Real Estate Nicaragua - Your Dream Property Awaits \(discoversjds.com\)](https://discoversjds.com)



# Immerse Yourself In Paradise, Luxury At Pacific Marlin

EXCLUSIVE



## Immerse Yourself in Paradise, Luxury at Pacific Marlin

An enviable piece of Nicaraguan paradise with magnificent ocean views, a 6-bedroom, 6.5-bathroom masterpiece in the exclusive community of Pacific Marlin, San Juan del Sur. Nestled amidst lush greenery with panoramic ocean vistas and breathtaking views of Nacascolo Bay, this move-in ready haven is your gateway to unparalleled luxury, family memories, and endless entertainment.

Unwind in spacious splendor: 3,900 square feet of meticulously crafted living space effortlessly blends indoor and outdoor living.

With 6 bedrooms, there is space and privacy for all — The upper floor features 3 ensuite bedrooms, anchored by a central family room and a grand view patio. The main floor offers a guest suite with a private attached bathroom. Off the kitchen is a service area with an additional private bedroom with bathroom, perfect for staff, housekeeper, or nanny. Finally, detached from the main house is a caretaker's apartment with a garage below.

Entertain on the expansive terrace where infinity pool and ocean views create an unforgettable backdrop. Thoughtfully designed living spaces allow the soiree to flow from indoors to out. Serve drinks from the kitchen bar, mingle seamlessly from the living room to the shaded poolside patio, with multiple seating areas the conversations will continue into the starlit night. No need for a reminder of the glorious sunsets from every corner of the house, the party will pause only to watch the last golden rays set across the expansive Pacific.

Unleash your inner chef: A gourmet kitchen, equipped with top-of-the-line appliances, inspires culinary creativity. On the patio, a built-in asador is a griller's dream.

Embrace the ultimate escape: Soak up the sun on the expansive double lot, with ample space to add your own personal touch — The lower vacant land allows for an additional guest house for income or guests, create a hobby house or garden, or a small field for pups and kids to run free.

Beyond the walls, exclusive Pacific Marlin awaits — Relax with the security and amenities of this gated community, endless trails lead to hidden beaches, walk to kayaking or paddle board in Nacascolo Bay. A few minutes in every direction, explore the pristine beaches, world-class surfing, and vibrant local culture of San Juan del Sur, just minutes away.

For more information or to schedule a private viewing, please contact Michael Griffin of Discover Real Estate today!

**\$799,000** [Discover San Juan Del Sur Real Estate Nicaragua - Your Dream Property Awaits \(discoversjds.com\)](https://discoversjds.com)

# Private Oasis In Casa Pochote, Pelican Eyes!

EXCLUSIVE



**Private Oasis in Casa Pochote, Pelican Eyes!** A vibrant paradise in San Juan del Sur with Casa Pochote, a beautiful 2-story, 2-bedroom sanctuary nestled amidst the lush Nicaraguan jungle. This 1900 sq ft haven offers the ultimate blend of privacy and convenience, making it an exceptional investment opportunity and your own personal escape to tranquility. Seemingly worlds away, but only a 5-minute walk to the center of town.

**Unleash your inner explorer:** *Fee simple ownership:* Unlike condominiums, Casa Pochote grants you complete ownership of the land and your slice of paradise. No association fees, just the freedom to personalize your own tropical haven (pool and staff fee optional).

*Direct municipal water and electricity:* Enjoy the peace of mind that comes with reliable utilities, ensuring a comfortable and hassle-free daily life.

*Nestled in the heart of the jungle:* Wake up to the symphony of exotic birds and the playful chatter of monkeys. Your yard is a thriving natural wonderland, offering unparalleled serenity and a true escape from the ordinary.

*A quick stroll to town:* Stay connected to the vibrant energy of San Juan del Sur. Within a 5-minute walk, you'll find yourself immersed in the town's shops, restaurants, and bustling nightlife.

**Indulge in the finer things:** *Private oasis:* Unwind on the expansive front porch, swaying in the gentle breeze on hammocks, or relaxing in the shade on rocking chairs. This is your own private sanctuary to soak in the beauty of your surroundings.

*Resort-style amenities:* Enjoy direct access to the Pelican Eyes Resort's sparkling swimming pool with a monthly fee, adding a touch of luxury and convenience to your tropical escape. Outside of your property, a full-time staff keeps the community grounds clean and accessible.

*Immaculately maintained:* By the original owner, Casa Pochote has been well cared for, ensuring a move-in ready haven that is ready for your own personal touches.

*Tropical paradise:* Lush greenery surrounds you, creating a picture-perfect setting for relaxation and rejuvenation. Imagine waking up to the sound of ocean waves and the vibrant symphony of the jungle.

Contact Michael Griffin of Discover Real Estate today and schedule your private viewing of this one-of-a-kind paradise!

**\$164,000** [Discover San Juan Del Sur Real Estate Nicaragua - Your Dream Property Awaits](https://discover.sjds.com)  
([discover.sjds.com](https://discover.sjds.com))

## Marbello Lots 4 And 11, San Juan Del Sur, Nicaragua

Exclusive



Marbello Lots 4 and 11 are large Oceanview lots high above the town of San Juan del Sur. They are perfect for your dream home with plenty of space for a massive garden or more rental casitas!! These high-altitude lots have incredible panoramic views of the Pacific coastline overlooking the town of San Juan del Sur, Nicaragua and it are conveniently located in a development with all paved roads for easy access into the town of San Juan del Sur.

Water and electricity are already available, and the lots are mostly level making them ready for you to construct your dream home. Level lots keep your construction costs down, saving you a lot of money.

Marbello Lots 4 and 11 have endless possibilities with great ocean views of the bay of San Juan del Sur.

These Ocean View Lots have low HOA fees of \$400 per year keeps maintenance affordable. Build your dream home on this hilltop lot where you'll hang your hammock and watch the sun set on the Pacific Ocean.

**San Juan del Sur** is a municipality and coastal town on the Pacific Ocean in the Rivas department in southwest Nicaragua. It is located 140 kilometers, south of Managua. San Juan del Sur is popular among surfers and is a vacation spot for many Nicaraguan families and foreign tourists. San Juan del Sur is a pleasant place to vacation with local Nicaraguans mixing it up with tourists, some of whom now call the area their home. Travelers are coming to San Juan del Sur from all over the globe including Europeans and Americans. It is possible for cruise ships that have missed scheduled port call to dock and offload in the area. This influx of tourism feeds many of the intrinsic tourist dependent businesses in San Juan. This includes in the case of those visiting off of a cruise ship the plentiful boutiques and restaurants in San Juan del Sur.

Ask for more details today on Marbello Lots 4 and 11 so you can build your dream house or rental property.

**\$60,000 for Lot 11 and \$65,000 for Lot 4**

[Discover San Juan Del Sur Real Estate Nicaragua - Your Dream Property Awaits \(discoversjds.com\)](http://discoversjds.com)



## Ocean View, Beautiful Move-In Ready 3+Bedroom!

EXCLUSIVE



### Ocean View, Beautiful Move-in Ready 3+bedroom!

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.

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

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

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.

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

**\$349,000** [Discover San Juan Del Sur Real Estate Nicaragua - Your Dream Property Awaits \(discoversjds.com\)](https://discoversjds.com)



## Beachfront Corner In Town – San Juan Del Sur!

EXCLUSIVE



### Beachfront Corner In Town – San Juan del Sur!

This exceptionally large commercial property is located on the beachfront road in the heart of San Juan del Sur, Nicaragua, one of the most popular tourist destinations in Central America. With its prime location on a busy street corner with access from three sides, unobstructed ocean views from potential upper floors, and an oversized 760 m2 (8181 sft) lot size, this property offers endless possibilities for development.

The property currently hosts a private residence and hostel. However, the true value lies in the potential for commercial development. Imagine a mixed-use development with a high-caliber restaurant or café on the beachfront, residential or hotel units in the middle and above, with professional services or infrastructure support in back. From the potential second floor and above one would have panoramic ocean bay views. The options are limitless.

In town properties come and go, but beachfront corner lots are rare and enduring in value. Whether one buys to hold, uses the existing residence during planning, or begins their project immediately, the long-term outlook is priceless and full of potential.

The property also benefits from its convenient location within walking distance of all of San Juan del Sur's great restaurants, retail, and activities. Central Park and the main market are just a few blocks away, and the beach is right out the front door!

This property is a rare opportunity to own a large piece of paradise in one of Nicaragua's most visible and popular tourist destinations. Don't miss out on this incredible investment opportunity. Contact Michael Griffin today to schedule a showing.

**\$290,000** [Discover San Juan Del Sur Real Estate Nicaragua - Your Dream Property Awaits \(discoversjds.com\)](https://discoversjds.com)

## Vacation Villa With Rental Management And Income



This lovely 2 story vacation villa in **Bahia del Sol**, just a 10 minute walk to **San Juan del Sur**, is a stress free investment.

Owned within a Panamanian corporation which should help you qualify for residency! Choose to live in it full time, or take advantage of it's proven rental potential, with on site management to handle any maintenance and rentals.



What it can look like if remodeled:

On the main floor you'll find a spacious, well-equipped kitchen with a large stove and full size refrigerator. The remainder of the floor features an open plan living and dining area, with wrap around corner lounge seating, and a TV. Large sliding glass doors open up to an outdoor seating area that overlooks the community pool. There is a half bathroom for guests on this floor.

The second floor boasts 3 air-conditioned bedrooms, and 2 full bathrooms. The master bedroom has a king size bed, ensuite bathroom with double sinks, and private balcony to relax and enjoy the view. The second bedroom has 2 single-sized beds, and the third has a queen size bed. These 2 bedrooms share a full bathroom.

The villa also features a locked storage space with washer and dryer to keep personal items year-round. As a resident of Bahia del Sol, enjoy access to the community pools, as well as other onsite amenities. HOA fees are currently \$350 a month.

**Reduced to \$169,000 from \$279,000** [Discover San Juan Del Sur Real Estate Nicaragua - Your Dream Property Awaits \(discoversjds.com\)](http://discoversjds.com)



## Marbello Lot 9 San Juan Del Sur, Nicaragua

Exclusive



Marbello Lot 9 is a large Oceanview lot high above the town of San Juan del Sur. It is perfect for your dream home with plenty of space for a massive garden or more rental casitas!! This high-altitude lot has incredible panoramic views of the Pacific coastline overlooking the town of San Juan del Sur, Nicaragua and it is conveniently located in a development with all paved roads for easy access into the town of San Juan del Sur.

Water and electricity are already available, and the lot is mostly level making it ready for you to construct your dream home. Level lots keep your construction costs down, saving you a lot of money.

Marbello Lot 9 has endless possibilities and from the 2nd floor you'll have great ocean views of the bay of San Juan del Sur. With 5,276 square meters of property, you'll have plenty of space to do whatever you want!

This Ocean View Lot has low HOA fees of \$400 per year keeps maintenance affordable. Build your dream home on this hilltop lot where you'll hang your hammock and watch the sun set on the Pacific Ocean.

**San Juan del Sur** is a municipality and coastal town on the Pacific Ocean in the Rivas department in southwest Nicaragua. It is located 140 kilometers south of Managua. San Juan del Sur is popular among surfers and is a vacation spot for many Nicaraguan families and foreign tourists. San Juan del Sur is a pleasant place to vacation with local Nicaraguans mixing it up with tourists, some of whom now call the area their home. Travelers are coming to San Juan del Sur from all over the globe including Europeans and Americans. It is possible for cruise ships that have missed scheduled port call to dock and offload in the area. This influx of tourism feeds many of the intrinsic tourist dependent businesses in San Juan. This includes in the case of those visiting off of a cruise ship the plentiful boutiques and restaurants in San Juan del Sur.

Ask for more details today on Marbello Lot 9 so you can build your dream house or rental property.

**\$125,000** [Discover San Juan Del Sur Real Estate Nicaragua - Your Dream Property Awaits \(discoversjds.com\)](https://discoversjds.com)

## Oceanview Luxury Awaits In Lomas De Palermo



### Oceanview Luxury Awaits in Lomas de Palermo

Escape to your own private oasis in the heart of San Juan del Sur's prestigious Lomas de Palermo community. This stunning Mediterranean-inspired estate boasts breathtaking ocean views, exquisite design, and unparalleled amenities, crafting the perfect setting for family living, lavish entertainment, or a lucrative investment opportunity.

Step inside and be captivated by soaring ceilings, expansive open-plan living areas, and an abundance of natural light. The gourmet chef's kitchen is a culinary dream, featuring luxurious quartz countertops and top-of-the-line appliances. Three generously sized en-suite bedrooms in the main house, plus a guest suite and apartment, offer ultimate comfort, privacy, and flexibility.

Unwind by the shimmering infinity pool, soaking in the panoramic ocean vistas. Enjoy al fresco dining on the expansive terrace, perfect for entertaining under the Nicaraguan stars.

Beyond the impeccable design, this home offers the ultimate in convenience. Underground utilities and paved roads ensure a seamless living experience. Enjoy the proximity to town for vibrant nightlife and essential services, while the beach beckons just minutes away.

This exquisite estate is not just a home, it's a lifestyle. Whether you envision raising a family in paradise, hosting unforgettable gatherings, or generating income through vacation rentals, this exceptional property promises a life of luxury and endless possibilities.

Contact us today to schedule a viewing and experience this piece of paradise for yourself.

**\$495,000** [Discover San Juan Del Sur Real Estate Nicaragua - Your Dream Property Awaits \(discoversjds.com\)](https://discoversjds.com)



## Unparalleled Elegance: Villa Artista In Pacific Marlin



### Unparalleled Elegance: Villa Artista in Pacific Marlin

Step into a world of artistic brilliance and unparalleled elegance at Villa Artista, a bespoke ocean view residence redefining luxury living in the serene, gated community of Pacific Marlin, San Juan del Sur.

**This architectural gem, meticulously crafted in 2020, caters to the most discerning tastes. The main house offers multiple sanctuaries of comfort:**

- Three ensuite bedrooms, each graced with king-size beds and custom-built cabinetry by Masaya & Co.
- A chef's dream kitchen adorned with high-end appliances and custom cabinetry
- Open living area seamlessly merging with the outdoors through expansive accordion glass doors
- Four full and two half bathrooms, ensuring convenience for all
- Air conditioning in every room for ultimate comfort

**Beyond the main house, discover additional features:** A self-contained apartment above the carport, ideal for guests or rental income – A sparkling pool with a 40ft swim lane and a glow-in-the-dark tile edge, perfect for relaxation or exercise – An oversized gazebo with custom convertible tables, perfect for al fresco dining, reading, or working remotely – High-quality finishes throughout, including Italian-imported porcelain tiles, on-demand water heaters, and a robust water filtration system – Villa Artista is not just a home, it's a statement. A statement of artistic and architectural brilliance, waiting for those who seek to invest in a lifestyle of luxury in Nicaragua.

This fully furnished haven is move-in ready, offering the perfect blend of indoor elegance and outdoor allure. Contact us today to schedule a viewing and experience the magic of Villa Artista for yourself.

For more information and a private showing, please contact Michael Griffin of Discover Real Estate today!

**\$749,000** [Discover San Juan Del Sur Real Estate Nicaragua - Your Dream Property Awaits \(discoversjds.com\)](https://discoversjds.com)

## Villa Loma – An Oceanview Estate In San Juan Del Sur!



Villa Loma – An Oceanview Estate in San Juan Del Sur! is located on a prime hill with 180-degree views of the water. This unique property sits on almost 6 acres. It can be a private family home or a boutique hotel and hospitality business.

Visitors enter the property through a grand gate near the road, signaling that what is behind the gate is spectacular. The property is split between several structures, giving a resort-style vibe to the property.

The main building contains two bedrooms, one bathroom, and a kitchen. The covered patio off of this building is large enough to lounge on and take in the stunning sunset views. There is enough room for an outdoor dining table here as well.

You will find a free-standing primary bedroom suite down a set of stairs and across a flagstone patio. There is a canopy bed, a large bathroom with dual sinks, and a walk-in shower. Outside there is a giant circular soak tub. The bamboo ceiling, view, and private patio with a hammock complete this masterpiece of a room.

Down another set of stairs, find an outdoor lounge area and grotto-style pool surrounded by lush landscaping. In this area are two connecting bedrooms, each with a queen-size bed. A shared bathroom and laundry storage area are also in this section of the property.

Aside from the main building structures, you will find a large parking area with a partially solid concrete base big enough for a half-court basketball court or pickleball court. An additional parking area is located above the house as well.

Stroll down a winding brick pathway and find a yoga Shala for your own private practice or big enough to hold a group of 10-12. Another winding brick pathway leads to a restaurant space that was constructed in 2021. This covered space has enough space to hold tables and chairs for 20 as well as a bar area. There is a complete kitchen, also, with plenty of food prep space. The view from the restaurant is stunning. You can see the ocean and all the way to the Christ statue overlooking the bay of San Juan del Sur.

Villa Loma is located about a mile from the main paved road. Playa Hermosa is the closest beach. It is less than 10 minutes by car. Playa Hermosa is a long, wide sandy beach that is rarely crowded. Additionally, there is ample parking and an on-site restaurant. There are several other beaches located within a 20-minute drive of the property.

This property is only located about 20 minutes south of the town of San Juan del Sur. San Juan Del Sur offers all the dining options one could ever need, including Tuani's, El Timon, The Beach House, and more. Along with dining, there are shopping and entertainment options.

With almost 6 acres of land, the possibilities are endless for Villa Loma, an Oceanview Estate. A retreat center, boutique hotel, or single-family home are all possibilities on this one-of-a-kind property.

**\$650,000 Reduced from \$849,000**

[Discover San Juan Del Sur Real Estate Nicaragua - Your Dream Property Awaits \(discoversjds.com\)](https://discoversjds.com)

## Carefree Paradise Awaits: Beachfront Condo 502A



### Carefree Paradise Awaits: Beachfront Condo 502A

Immerse yourself in the vibrant energy and breathtaking beauty of San Juan del Sur at this stunning 2-bedroom condo in the sought-after La Talanguera Condominiums.

#### Unwind in Luxury:

- **Prime beachfront location:** Steps away from the golden sands of San Juan del Sur beach.
- **Ocean views:** Captivating vistas of the Pacific Ocean from your private balcony.
- **Two spacious bedrooms:** Comfortably sleeps 4 guests, perfect for families or couples.
- **Two full bathrooms:** Providing convenience and privacy.
- **Fully equipped kitchen:** Prepare delicious meals with ease.
- **Relaxing pool:** Take a dip and cool off after a day exploring.

#### Experience the Best of San Juan del Sur:

- **Walkable location:** Minutes from the vibrant town center, with its charming shops, delicious restaurants, and lively nightlife.
- **Explore the surroundings:** Discover hidden coves, surf world-class waves, or embark on exciting adventures.
- **Unwind and reconnect:** Immerse yourself in the laid-back atmosphere and embrace the tropical lifestyle.

#### This turn-key condo is ideal for:

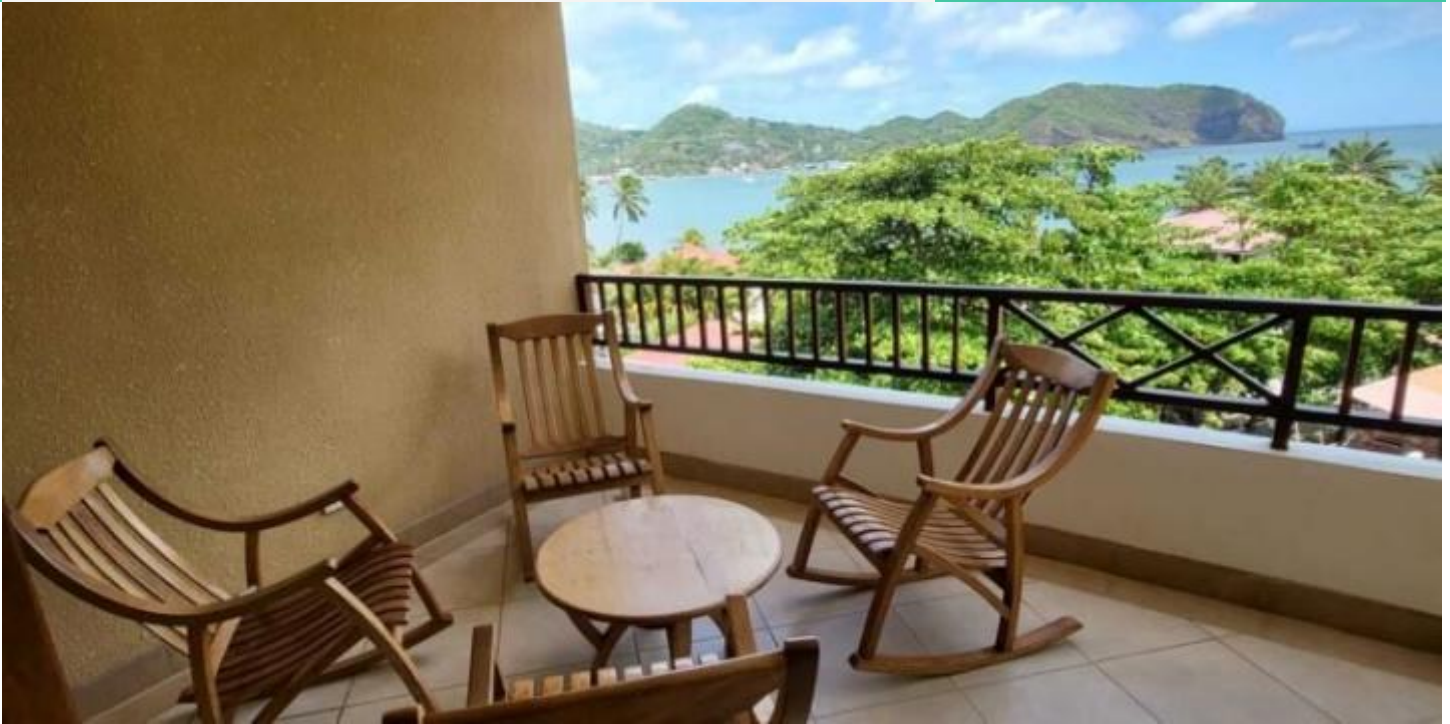
- **Vacation rentals:** Generate income and share your slice of paradise with others.
- **Second home:** Escape the ordinary and create lasting memories in this tropical haven.
- **Full-time living:** Embrace the beach life and enjoy endless sunshine and stunning scenery.

**Additional features:** Secure gated community, On-site parking, Lush tropical landscaping, Community generator, Community water reserves, Fully funded well-managed HOA

**\$250,000** [Discover San Juan Del Sur Real Estate Nicaragua - Your Dream Property Awaits \(discoversjds.com\)](https://discoversjds.com)



## Dream View Home: Beachfront Condo 402A



### Dream View Home: Beachfront Condo 402A

Live the dream in this luxurious 2-bedroom, 2-bathroom beachfront condo at La Talanguera Condominiums in San Juan del Sur, Nicaragua!

#### Unbeatable Location:

- Steps away from the world-renowned sandy beach of San Juan del Sur
- Located at the foot of the Statue of Christ, in the heart of tranquil La Talanguera neighborhood — close to shops, restaurants, and nightlife, but far enough for peace and quiet. Tranquil Escape: Nestled in a secure community, this condo provides the perfect blend of relaxation and security.

#### Indulge in Comfort and Style:

- Spacious and modern living area with stunning ocean views
- Two comfortable bedrooms, each with its own en-suite bathroom
- Fully equipped kitchen for preparing delicious meals
- Private balcony, perfect for relaxing and soaking up the sun

#### Relax and Enjoy:

- Take a dip in the beachside sparkling pool or unwind by the BBQ area
- Gated community with 24-hour security for peace of mind

This beautiful unit offers the perfect blend of luxury and comfort, ideal for full-time living, vacation getaways, or a lucrative investment property.

**Additional features:** Size: 128 m2 (1388 sq ft), Pool, BBQ area, and club house, Fully gated community, security Community generator and water reserves, Elevator access

**\$230,000** [Discover San Juan Del Sur Real Estate Nicaragua - Your Dream Property Awaits \(discoversjds.com\)](#)



## Side By Side Corner Lots Available In Bosque Del Mar



### Owner Financing Available!!!

Side by Side Corner Lot #42 has 571m2 and Lot #41 has 573m2 – Buy both for a nice sized building plot! Also there are 3 more lots close by available from the same owner. All priced at \$22,000 each or buy all 5 and get a discount! Lots 50 & 51 are side-by-side and basically across the street from lots 41 & 42 and lot #8 which is on the same street but closer to the road to the private beach access lot for Bosque del Mar owners/renters.

Video of the lots:

Besides the flat (and shaded) building site, all utilities are already available as well. The property also offers private access to Playa Marsella along with a beachfront community center with shaded ranchos, lounging areas, BBQ grills with water, outdoor shower and bathrooms for a fun family day at the beach (a short five-minute walk from the lot). Bosques del Mar is only a five minutes' drive to Playa Maderas, and a 10-15 minute drive from San Juan del Sur.

**San Juan del Sur** is a municipality and coastal town on the Pacific ocean in the Rivas department in southwest Nicaragua. It is located 140 kilometers, south of Managua. San Juan del Sur is popular among surfers and is a vacation spot for many Nicaraguan families and foreign tourists. San Juan del Sur is a pleasant place to vacation with local Nicaraguans mixing it up with tourists, some of whom now call the area their home. Travelers are coming to San Juan del Sur from all over the globe including Europeans and Americans .

Bosque del Mar is the only development with a dedicated beach access lot exclusively for owner and/or renters in the Bosque del Mar development. Ask us today for more details about these Side by Side Corner Lots!

**Only \$22,000 Each!!!** [Discover San Juan Del Sur Real Estate Nicaragua - Your Dream Property Awaits \(discoversjds.com\)](http://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.

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

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

## 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)



# 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)

## 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)



## 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)



## 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 lounger 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)

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

We have many "unofficial or unadvertised" listings ☺



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Stay Safe & Healthy!

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