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WHAT'S HAPPENING



A very red sunset taken from Discover's front patio.

The cancer feels like it is finally shrinking again but I won't get another ultrasound until the end of next week. Here is my latest video update on it and what I'm doing: <https://youtu.be/pYZH-vm9MkA>

The best cancer therapy for me is being stress free with lots of money in the bank so..... PLEASE help me achieve that goal by keeping me busy selling properties which doesn't stress me out, it is what I love to do! 😊

We've been doing a lot of work on our website recently; I hope you enjoy all the changes and new features. Check it out at www.discoversjds.com

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

On my return flight from my last trip home to visit my mom I sat beside a guy who was traveling with a few friends to go Duck Hunting in Nicaragua with Trek International Outfitters which offers lots of trips to various countries. I was super happy to see they have some trips to Nicaragua 😊 Trek is from Jacksonville Beach, FL 1-800-654-9915 [Nicaragua Duck and Dove Adventure - Trek International \(treksafaris.com\)](https://www.treksafaris.com)

And I heard a rumor that some classes of residency cards can be renewed now in Rivas instead of going to Managua. I don't think all residency types can be renewed there but some can.

Mortgages in Nicaragua?

[Offered by Caye International Bank](#)

Mortgages in Nicaragua come with high interest rates and have been very difficult for foreigners to obtain from the banks here however, Caye International Bank is now offering mortgages in Nicaragua. They will finance up to 50% loan to value with 11% interest. [Home | Caye International Bank \(cayebank.bz\)](https://www.cayebank.bz)

Coastal Highway – Huge Progress Going North!

The Coastal Highway north of SJDS is moving forward rapidly and I'm super impressed with the progress! Here is a new video from last week: <https://youtu.be/hCiFHBX6jv4> Previous videos of the progress south can be found on our YouTube channel: <https://www.youtube.com/c/DiscoverRealEstateSanJuandelSurNicaragua>

Need Construction, Remodeling, or Material Transportation?

[My husband, Ricardo Vargas, is a builder with a 5-ton dual wheel 4x4 work truck](#)

Here is a video explaining their services: <https://youtu.be/bV8BjABs7oQ>

[! Contact him via WhatsApp +505-7665-7407](#)

Nicaragua is the perfect place to raise your family! Tambran International School – Great News for Families!

[A new school at TreeCasa](#)

Two months ago, I 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

To apply for a teaching position including housing, please contact hiring@tambraninternationalschool.com
Website coming soon.



Tip of the Month if living in Nicaragua Avoid Police with Waze!

Download the Waze App and use it while traveling around Nicaragua even if you know where you are going because people report where the police are hanging out. This app has saved me many times from passing a very slow truck on a solid line when I could see that police were up ahead, thank you Waze!

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:

[Shows and Events in Nicaragua Require New Approval • Nica-Biz](#)

[Health Map of Nicaragua • Nica-Biz](#)

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

Pats on the Back 😊

Hi Natalie Thank you for showing me around the house listings in San Juan del Sur. Please accept this small token (a \$50 gift certificate to Amazon) as a gift of appreciation. Thanks Harvey

Oh Natalie, I hope that your new doctor gives you the stuff you need to get healthy!! Thanks for the continued great communication 🤝 Paul

I am praying with you and for you. I was down there in December and again a couple weeks ago with my daughter. I need a couple stocks to hit or crypto to explode and that will open the door to make a buy.

Always enjoy getting your emails. Thank you. Be well....John

Aloha Natalie, Thank you for the update regarding your health, yeah! And thank you for looking out and reminding for annual payment stuff. Fortunately, Mr. Fernando already taken care of my obligations....Mitchel

[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, 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: [Discover Videos & News \(discoversjds.com\)](https://www.discoversjds.com)

For 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!

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

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

<https://youtu.be/ONBqYtMPwN0>

Condo 5.4 In Las Escadas, San Juan Del Sur!

EXCLUSIVE



Condo 5.4 in Las Escadas, San Juan del Sur!

This is a 2 bed 1 bath condo on the second floor. **Las Escadas** is a development at the entrance to **San Juan del Sur**, offering comfortable, open floor plan apartments and great amenities. Conveniently located just 2 km from the center of town, this is an ideal space for someone looking to escape the business of town, yet still be within proximity to all the amenities.

These condos are very popular rentals especially now that they have Pickleball Courts too!

And another bonus is the taxis hang out right across the street so you can easily get a taxi to take you into town or Rivas.

\$95,000

[Condo 5.4 in Las Escadas, San Juan del Sur \(discoversjds.com\)](https://discoversjds.com)

Paradise Bay Panoramic Ocean View Lot 19

EXCLUSIVE



Paradise Bay Panoramic Ocean View Lot 19

Paradise Bay offers a unique blend of natural beauty and convenience, making it an ideal location for those seeking a luxurious living experience. Situated along the picturesque Pacific shoreline, residents are treated to breathtaking panoramic views that showcase the splendor of the surrounding landscape.

The community's prime location, just 1/2 mile south of San Juan del Sur, provides easy access to urban amenities while still maintaining a sense of seclusion and tranquility. Residents can enjoy the convenience of nearby services, entertainment options, and essential facilities without sacrificing the privacy and serenity that Paradise Bay has to offer.

As an exclusive and luxury community, Paradise Bay presents a rare opportunity for individuals to own ocean view property in one of the most stunning natural settings. The combination of privacy, convenience, and aesthetic appeal makes it an attractive prospect for those who appreciate the finer things in life.

With the opportunity to purchase a large lot and build a dream home, Paradise Bay offers the chance to create a personalized sanctuary in this exceptional location. Whether you're looking to retire in style, invest in a prestigious property, or simply indulge in the beauty of nature, Paradise Bay provides the perfect backdrop for a high-end living experience. Don't miss out on this rare opportunity to be a part of this exclusive community and make your dreams a reality today.

\$100,000 [Paradise Bay Panoramic Ocean View Lot 19 \(discoversjds.com\)](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://www.discoverrealestate.com)
([discoversjds.com](https://www.discoverrealestate.com))

Casa Congos A New Construction House In El Encanto Del Sur!



Casa Congos a New Construction House in El Encanto del Sur! - This charming and cozy newly built house offers a perfect balance between tranquility and comfort. Located just 10 minutes from town, this property features lush landscaping filled with tropical plants and fruit trees, which attract monkeys and birds to create a serene atmosphere.

This property not only offers a tranquil setting but also provides easy access to the amenities of the nearby Tree Casa Resort, located just 600 meters away. Residents can enjoy free unlimited access to the resort facilities, adding additional luxury to their lifestyle.

Casa Congos is a turnkey, fully furnished home, featuring 3 carefully positioned bedrooms with access to the pool and garden, providing a seamless indoor-outdoor living experience.

The bedrooms are spacious and have large windows that let in plenty of natural light. The bathrooms are also well-appointed with high-end fixtures and finishes. The third bedroom is a separate guest suite for privacy and comfort and has its terrace. Ample interior storage closets and a laundry area conveniently located at the rear of the home ensure practicality and organization within the home.

The open concept living room features high ceilings with wooden ceilings and large windows, allowing plenty of natural light to enter the space.

The modern kitchen is equipped with appliances, a breakfast bar and plenty of storage space is perfect for entertaining guests.

The living room opens onto a large, covered terrace with furniture and a great view of the pool. There is a large patio perfect for entertaining or simply relaxing in the sun. This space is a blank canvas to create a lush garden with varieties of plants and trees, creating an oasis of peace and privacy.

The property also includes a private, secure entrance and parking for many vehicles. With high-speed Internet and maintenance services included, residents can enjoy a hassle-free living experience in this beautiful home.

Whether you're looking for a quiet retreat or a convenient location close to town, this charming and cozy home offers the best of both worlds. Don't miss the opportunity to acquire this impressive property in paradise. Contact us today to schedule a showing and make this the home of your dreams.

The flower beds are ready to use, making them a perfect space for any gardening enthusiast.

Overall, this house offers a unique opportunity to customize and create the perfect living space for you and your family. With its high-quality construction and beautiful surroundings, it truly is a special place to call home.

\$239,000 [Casa Congos a New Construction House in El Encanto del Sur! \(discoversjds.com\)](https://discoversjds.com)

Stairway To Paradise, San Juan Del Sur, Nicaragua!



Stairway to Paradise, San Juan del Sur, ¡Nicaragua! This beautiful home is located in Paradise Bay. It is a 2 bedroom plus a bunk room overlooking the Bay and town of San Juan Del Sur. A quick ten-minute walk to town! If you don't need the bunk room, you can convert it to an office space.

No need for a gym membership with this house, the stairs will force you to stay in shape! Live right above the town but in nature with howler monkeys in the trees to the left and cows down and below to the left. A little chunk of nature but super close to all the amenities of San Juan del Sur.

It is in a gated community with security and all paved roads. The home is positioned on two lots, with a private pool, flat yard space perfect for children, overlooking lush hills that are always full of monkeys and beautiful exotic birds.

All the windows in the home have screens to create incredible wind flow and blinds to block the sun during certain times of day.

- HOA is \$1,150 per year
- Paradise Bay Water
-

\$279,000 Reduced from \$300,000

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

Beautiful 5BD/4BA Ocean View Property In A Safe Community!



Beautiful 5BD/4BA ocean view property in a safe community only five minutes from the San Juan del Sur center. With almost 5000 square feet of living space on just under a $\frac{3}{4}$ acre lot, there is plenty of privacy and room to enjoy with both family and friends.

Located in the mature Los Miradores development, this community is behind a single gated entrance leading to a paved street which all properties share. The entrance is staffed at night, and all must pass this single gate for both entry and exit.

The property is divided amongst three structures:

- The main house.
- An "immediately adjacent" building with guest quarters, laundry room, spacious garage, and a large separate storage room.
- And lastly, a caretaker casita which is located at the far lower end of the property.

The main house features amazing, panoramic views and incredible sunsets, all the while enjoying the cool hill-top breeze location. This 3BD/2BA home is truly an entertainer's delight. The open-air designed home showcases an immense covered patio area, which wraps around a gorgeous 45,000 gallon swimming pool (complete with multiple built-in bar/seating areas). All of the bedrooms and bathrooms are enclosed, and each room offers A/C. This home is the perfect choice if you want total privacy while enjoying the close proximity to town or the several beautiful area beaches nearby. Also, due to the lot size, there is PLENTY of room to add-on additional bedrooms or bathrooms if desired.

The adjacent Guest Quarters structure offers private 1BD/1BA lodging with kitchenette and laundry room, and a spacious attached garage with a large separate storage/back-up generator room.

And finally, the Caretaker casita (1BD/1BA), which is located at the far end of the large rectangle shaped lot. This is normally accessed by its own entrance from the street and is not visible from the living areas of the main house.

Miscellaneous Details, Annual HOA Fee is \$913, Water is supplied by city utility (Enacal) with back-up tank on site, Just under $\frac{3}{4}$ acre, 26,276 sq. ft., 2442 m², 3488 v²

\$525,000 [Beautiful 5BD/4BA ocean view property in a safe community \(discoversjds.com\)](http://discoversjds.com)

Comfortable 3BD/4BA Ocean View Home With Infinity Pool – Playa Maderas!



Comfortable 3BD/4BA ocean view home with infinity pool – Playa Maderas. With almost 4000 square feet of living space on a ¼ acre+ lot (1091m² or 1558v²), there is both plenty of privacy and room to expand.

The house is divided between 2 levels and can either be used as a 3-bedroom home or 2 separate apartments. Each floor boasts: a massive master bedroom with a substantial full ensuite, open kitchen, living/dining areas, and a second full bathroom.

The upper-level features three spectacular terraces. Access to the L-shaped north/west facing balcony is from the master bedroom. A south facing terrace (with hammock hooks) is off of the living room. The third is a fantastic west facing terrace which is front and center with access from the kitchen / dining area. All have fantastic sunset views! This floor has the potential to be easily configured to accommodate a second bedroom.

The lower-level features a gorgeous west-facing infinity pool and patio with access from either the living area or master bedroom. The surrounding patio area has both seating and hammock hooks. This level also has a spacious second bedroom with private access to the second full bathroom. This same bathroom also has tempered, frosted glass doors for access from the main living area. A dedicated utility room containing all pool equipment is strategically placed underneath the patio to eliminate noise.

The generous lot features numerous fruit trees. Mango, plantain, banana, orange, pear (Nicaraguan) sapling, giant lemon (sapling), avocado (sapling). Also growing is sugar cane, calala (passion fruit), pitahaya (dragon fruit), granadilla, ginger, turmeric, hibiscus flowers, yuca, chili peppers, oregano (national), basil, tomatoes and an assortment of melons and squashes. Numerous medicinal plants as well.

Unique to this property is the fact that it **offers both electrical grid and solar off-grid power!** The solar system is housed in a secured outdoor utility room at the back of the house. This is separate from a larger laundry/utility room (see photos).

Potable well water is pumped into the community from high ground from a secured source and onto each lot. The septic systems maintenance is up to date.

Annual HOA fee: \$630

\$349,000 [Comfortable 3BD/4BA Ocean View Home with Infinity Pool \(discoversjds.com\)](https://discoversjds.com)

Condo 5.2 In Las Escadas, San Juan Del Sur!



Condo 5.2 In Las Escadas, San Juan Del Sur!

This is Studio condo on the first floor. **Las Escadas** is a development at the entrance to **San Juan del Sur**, offering comfortable, open floor plan apartments and great amenities. Conveniently located just 2 km from the center of town, this is an ideal space for someone looking to escape the busyness of town, yet still be within a close proximity to the amenities San Juan del Sur has to offer. This also gives the development's apartments great rental potential.

Las Escadas is a very popular rental community, especially now that they have Pickleball courts to enjoy.

And the taxi hangout right across the street so it is super easy to get a ride into San Juan del Sur or Rivas.

\$75,000

[Condo 5.2 In Las Escadas, San Juan Del Sur! \(discoversjds.com\)](https://discoversjds.com)

6.3 Las Escadas Condo – San Juan Del Sur!



6.3 Las Escadas Condo – San Juan del Sur! is a great rental Investment or a place to Retire and Live in a very quiet neighborhood.

Close proximity to beautiful beaches of Maderas & Playa Hermosa, strategically located 5 min from the town of San Juan del Sur.

FEATURES:

- Two Bedroom, One bathroom – Fully furnished turn-key – 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
- Great Location
- Pickleball courts

Contact us today for more information.

HOA FEES: \$100 a month – Size 63 M2

\$119,000

[6.3 Las Escadas Condo - San Juan del Sur! \(discoversjds.com\)](http://discoversjds.com)

Casa Santa Rita A Luxurious 3-Story Retreat With Million-Dollar Views



Casa Santa Rita a Luxurious 3-Story Retreat With Million-Dollar Views!

Casa Santa Rita is a newly completed 3-story house that has 3 bedrooms and 3 bathrooms. Located in a safe, quiet, and protected community less than 1 kilometer from San Juan del Sur. The million-dollar view says it all.

On the first level is a covered garage with an electronic entrance, a laundry area, and a cellar. It's a blank canvas space to further improve this area.

The second level houses the central area of the house, first of all, the kitchen is flooded with natural light with modern and stainless-steel appliances, and custom-made storage furniture that complements the space. In addition to having a spacious breakfast bar, there is also a beautiful wooden formal dining room.

Next to the kitchen is the living room, which features large windows that offer breathtaking views of the ocean and surrounding mountains. The living room is tastefully decorated with comfortable furniture and a TV entertainment unit.

As you step onto the covered terrace from the second level, you'll be greeted by a stunning sight that will take your breath away. With comfortable furniture inviting you to relax after a refreshing dip in the infinity pool, you'll find yourself mesmerized by the boundless beauty of the ocean and its surroundings. From this vantage point, you'll have uninterrupted views of the town below, allowing you to witness everything that unfolds in its vibrant streets. The tempered glass railings not only provide security but also ensure that nothing obstructs your view, offering a seamless connection to the breathtaking scenery surrounding you.

On this level, you'll find two inviting rooms that grant access to the terrace. One of these rooms boasts the convenience of a private bathroom, offering a personal retreat within the home. The second room, while sharing a bathroom, still provides comfortable accommodation and easy access to the terrace, ensuring that every guest enjoys the benefits of outdoor relaxation and stunning views.

The main room is located going up from the living room to the third level. The decor in the room is modern and inviting, with neutral tones that create a calm and soothing atmosphere. The furniture is sleek and stylish, adding to the overall sense of luxury. The room is also equipped with all the necessary amenities. The ensuite bathroom is luxurious and spacious, featuring a separate shower with a glass-enclosed shower, and dual sinks. You'll feel like you're in a five-star hotel every time you step foot in this room.

First Level: Covered garage with electronic entrance, laundry area, Cellar, Potential for further improvement

Second Level: Central area featuring a kitchen flooded with natural light, Modern stainless steel appliances, Custom-made storage furniture, Spacious breakfast bar, Beautiful wooden formal dining room, Living room with stunning views of the bay and town, Ceiling fans and central air conditioning for comfort, Access to the covered terrace with furniture and an infinity pool, Tempered glass railings for security and unobstructed views, Two bedrooms with terrace access and shared or private bathrooms

Third Level: Main bedroom with floor-to-ceiling glass windows, Private terrace with breathtaking views, Large custom closet Bathroom with scenic views

\$550,000 [Casa Santa Rita a Luxurious 3-Story Retreat With Million-Dollar \(discoversjds.com\)](https://discoversjds.com)

House For Sale In Las Delicias, San Juan Del Sur!



House For Sale in Las Delicias, San Juan del Sur, Casa Luna.

Renovated recently and been renting through Airbnb and various sites. Located in Las Delicias very near to Pizzería Luna, just where the paved road turns to dirt on the road to Remanso. It's a great location -only 7-minute drive to San Juan or to Remanso.

It's a quiet neighborhood. The lot is cozy, and the house was completely redone about a year ago and shows quite well. It has 6 bedrooms and 5 bathrooms and could be a nice money generator or could be a nice family home. There is a spacious living room area off the first couple bedrooms. The kitchen is spacious and has a look through bar with 3 seats and the dining area has a couple tables and seating for 8 more. There is a fire pit with lounge seating and a nice garden area with a small mini golf in the middle as well as a small rooftop terrazzo for catching some sun or a nice breeze. it's also gated with a small area for parking a car or several motos.

Sale includes the website of the house.

\$139,000 [House For Sale in Las Delicias, San Juan del Sur. \(discoversjds.com\)](https://discoversjds.com)

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



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 surfing.

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)

Condo E1 At Guacalito De La Isla!



CONDO E1 AT GUACALITO DE LA ISLA!

LUXURY OCEANFRONT LIVING AT GUACALITO DE LA ISLA

Condo E1, nestled along Nicaragua's stunning Emerald Coast. This resale unit 3-bedroom, 3-bathroom unit at Las Terrazas offers the epitome of elegance and comfort.

Features & Amenities:

- Private pool with panoramic views of Playa Manzanillo
- Fully equipped kitchen
- Air conditioning & Wi-Fi throughout
- Service room & laundry facilities

Resort Lifestyle: Indulge in world-class amenities including an 18-hole golf course, surf shop, beachfront restaurant with pool, Yoga deck, and tennis court. Whether you're seeking relaxation or adventure, Guacalito de la Isla offers it all.

Perfect for Families & Friends: Ideal for families, couples, or groups of friends seeking a serene summertime escape. Enjoy breathtaking views, a comfortable environment, and unforgettable experiences.

Escape the hustle and bustle and immerse yourself in the tranquility of Guacalito de la Isla. Don't miss this opportunity to own a piece of paradise!

\$350,000 [Condo E1 at Guacalito de la Isla! \(discoversjds.com\)](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)

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 \$300,000 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](https://www.whatsapp.com/business/profile/50588032037)

We have many "unofficial or unadvertised" listings ☺



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Stay Safe & Healthy!

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