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## WHAT'S HAPPENING

I have a new marketing program because Outlook stopped working with gmail so.... I'm still trying to master this new program and I'm frustrated but I promise to master it by next month! Sorry, no photos this issue 😞

Tijuana was a success! I went to 2 different cancer clinics in the 3.5 weeks I was there, and the cancer shrank 21%!! Here is a video explaining a little of it and about a special therapy I received and the home program I'm on now: <https://youtu.be/Ex3yvKP69QQ> There are several videos on my YouTube Channel about Tijuana and the clinics if you want more information!

I was pleasantly surprised by Tijuana; it was extremely nice and modern; I highly recommend both clinics. If you want more information, please let me refer you so I receive credit for future procedures.

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 and having money in the bank which makes me ohhhh so happy and stress free! 😊

Rain! Nicaragua was dumped on this past month with lots of rain from a few storms! So far San Juan del Sur has received 103.5" of rain this year according to George Knight. This is way above the normal amount we usually receive. And we received approximately 20" of that during an 8 day period so there was a lot of flooding, some little landslides, and fallen trees.

And I've started a new video series, "Walking Tours of the Streets of San Juan del Sur." Here is the first video in the series: <https://youtu.be/HFWQqezb7v8> Subscribe to my YouTube Channel so you can see more walking tours and other videos as I post them: [\(5\) discover real estate san juan del sur - YouTube](#)

Wan't to avoid the long immigration lines at the airport when you arrive to Managua?  
[Try the VIP Service!](#)

The airport in Managua has a VIP service so you can avoid the long line in immigration. They will greet you as you depart the airplane and take you to the VIP lounge where you can relax and enjoy some refreshments as they take your passport to get stamped and collect your checked luggage. For more information call 505-2276-9300 or 505-2233-1640 ext 2399 or 2227 or email [salonvip@eaai.com.ni](mailto:salonvip@eaai.com.ni) or their website: [VIP Lounge – Empresa Administradora de Aeropuertos Nacionales e Internacionales](#) Make reservations at least 6 hours in advance.

Need help moving?

[Freight forwarding and relocation service!](#)

Eka Service Solutions is a leading logistics operator specializing in providing services such as outsourcing freight forwarding operations, international moving relocations, commercial cargo handling, and courier of small packages. Plaza la Talanguera Mod 3 A, 505-2662 4305, [info@ekaservicesolutions.com](mailto:info@ekaservicesolutions.com) or their [website: ekaservicesolutions.com](http://www.ekaservicesolutions.com)

Coastal Highway

The rains have slowed them down a little but they still made a lot of progress. Here is a video of the progress going north. At the rate they are working, I expect them to be finished in this area within 8-12 months. <https://youtu.be/1Vh327XX8oo>

Tip of the Month if living in Nicaragua

**Mold**

To prevent mold in your house during the rainy season: Leave a ceiling fan or oscillating fan running, the circulation of air helps prevent mold growth. Also put DampRid in your vehicle to keep it from molding.

Nica-Biz

**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:

[New Telecommunications Law Approved by Lawmakers • Nica-Biz](#)

Pats on the Back 😊

Prayed for you Natalie. You are an amazing woman. Keep fighting. Love you.

Ray

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Nelson and I are hoping and praying for you. I am sure you will get a good treatment in Tijuana.

God Bless you! Martha and Nelson

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My prayers 🙏 are with you. Cancer won't be a problem for you in God's name. Keep Fighting!

Wilnelia

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**[We Have Over 300 Listings - Below are only the featured listings for this month!](#)**

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

*Search our website or give me a good idea of what you are looking for, how you intend to use it, and your maximum budget,*

*I'll gladly send you recommendations under budget to consider 😊*

## **Fire Sale!**

### **Multiple Ocean View Lot above Playa Marsella and Maderas**

Multiple Ocean View Lot has views to Playa Marsella and Maderas and is very well located on the hill above Machette Market and The Frisbee Golf Course. NO HOA FEES!!!

This large 3,013.56 sq. meter lot gives you more than enough space to build your home and grow your own fruits and vegetables or build several rental casitas as there are views even from the lower portion of the lot.

Multiple Ocean View Lot is also super close to the new Coastal Highway so getting into, or out of, San Juan del Sur will be a breeze! And it is close to several restaurants in the area including the popular Machette which is currently expanding and adding a swimming pool.

Located just a short distance from all the northern beaches, you can't go wrong with Multiple Ocean View especially if you are a surfer. The surf of Maderas will be right at your fingertips.

The lot is 58 meters by 52 meters, almost a perfect square, with multiple spots you can build your dream house on or multiple rental casitas. The best view is from the northwest corner.

Water is available from the developer, or you can drill your own well. There are several lots accessed from the road to this lot which is the last lot on the left side of the road which guarantees you more privacy.

**Reduced to \$65,000 from \$95,000!**

Multiple Ocean View Lot has views to Playa Marsella and Maderas

## **75 Acres of Mountain Forest in San Juan del Sur EXCLUSIVE**

Unparalleled Natural Beauty: 75 Acres of Virgin Forest in San Juan del Sur

Discover a pristine haven, a 75-acre (43-manzana) masterpiece of nature, nestled in the highest hills above the vibrant coastal town of San Juan del Sur. This pristine wilderness, a testament to nature's splendor, offers a unique opportunity to own a truly remarkable piece of Nicaragua.

A Treasure Trove of Nature - Recent meticulous inventory conducted by INAFOR, Nicaragua's esteemed forestry department, has revealed a remarkable 447 precious hardwood trees, approximately 25 years old, representing an impressive 18 distinct species. This verdant expanse is a sanctuary for diverse wildlife, including playful monkeys, vibrant toucans, and serene sloths.

Your Ideal Retreat - Whether you envision a private estate, a sustainable ecolodge, a thriving organic farm, or a green-minded community, this extraordinary property offers limitless possibilities. The expansive land provides ample space for your dreams to flourish, while the stunning panoramic vistas and serene ambiance create an idyllic setting for relaxation and rejuvenation.

Key Features: Prime Location: Situated on the west-facing hillsides of La Cuesta and El Oro, just a few miles east of San Juan del Sur, Unmatched Views: Breathtaking panoramic vistas of San Juan del Sur and the Pacific Ocean, Natural Abundance: Lush, virgin forest teeming with diverse flora and fauna, Valuable Hardwood Trees: 447 precious hardwood trees, a valuable asset for the future, Convenient Access: Municipal road access and available electricity nearby..

Flexible Ownership Options: This expansive estate can be acquired in its entirety or divided into three distinct parcels:

Entire Estates: 74 acres, \$369,000 - Parcel 1: 17 acres, \$89,000 - Parcel 2: 16 acres, 79,900 - Parcel 3: 42 acres, 199,950

This exceptional property represents a rare investment opportunity, combining natural beauty, ecological significance, and strategic location. Don't miss your chance to own a piece of paradise and contribute to the preservation of Nicaragua's natural heritage.

Contact Michael Griffin of Discover Real Estate to schedule a private tour and explore the endless possibilities of this extraordinary 75-acre estate.

**\$369,000**

### 75 Acres of Mountain Forest in San Juan del Sur

## **Ocean View Lot 47 in Paradise Bay – San Juan de Sur! EXCLUSIVE**

Ocean View Lot 47 in Paradise Bay – San Juan de Sur! Overlooking the majestic Pacific shoreline, Paradise Bay is a one-of-a-kind luxury community located 5 minutes drive from town.

Water and power accessibility are already in place, which adds to the feasibility of development on the site. These utilities are crucial for any construction project and enhance the overall appeal and convenience of the property.

This lot presents a rare 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. Embark on a journey to create your dream oasis in the heart of San Juan del Sur.

Contact us – Discover Real Estate – today to schedule a viewing and realize the limitless potential that awaits you.

**Reduced to \$54,000 from \$59,000!!**

[Ocean View Lot 47 in Paradise Bay - San Juan de Sur!](#)

## **Beautiful Hacienda in Ometepe Island EXCLUSIVE**

Beautiful Hacienda in Ometepe. This stunning 2-acre hacienda is located on the beautiful island of Ometepe, Nicaragua. The move-in ready property features a 3-bedroom main house, plus a caretaker's house, plus a bodega and covered parking, as well as a variety of fruit trees and plants. The main house is spacious and well-appointed, with a large living room, dining room, and kitchen. The master bedroom has its own private bathroom, and the other two bedrooms share a bathroom. The caretaker's house is a one bedroom, one bathroom home that is perfect for guests or staff. Keep tropical cool in the swimming pool, host soirees on the patio and outdoor cooking area. Significant new improvements throughout the entire property, from landscaping to utility infrastructure, will provide easy living for years to come. The turnkey home comes fully furnished and includes a Lexus Land Cruiser.

Outside of the large, covered veranda, the sprawling and manicured grounds invite one to set their creativity free. Wander amongst the old growth trees and palms, imagine private guest bungalows, an organic orchard, a family compound, or whatever fits your dreams. The two acres are fully irrigated to remain lush in all seasons.

The property is located in a quiet and secluded area but is still close to all the amenities that Ometepe has to offer. Within walking distance is downtown and the ferry, where there are several restaurants, bars, and shops. Ometepe is not just a destination, it is a lifestyle. The island is also home to a number of tourist attractions, including the Maderas Volcano National Park, the Charco Verde Nature Reserve, fishing, agriculture, miles of beaches, and endless hiking trails to explore.

This hacienda is the perfect place to relax and enjoy the peace and quiet of nature. It is also a great investment for anyone looking to own a piece of paradise in Nicaragua, without the high cost of the coastal communities. This property is perfect for anyone looking to turn a new leaf or relaxing getaway in the tropics. It is also an ideal investment for those looking to rent out the property to tourists, retirement, or simply to quietly enjoy life.

Homes of this caliber and excellent condition are a rarity on Ometepe. For more information or to schedule a showing, contact Michael Griffin of Discover today!

**Reduced to \$275,000 from \$299,000!!!**

## Remanso Ocean View Beach House – San Juan del Sur!

Remanso Ocean View Beach House – San Juan del Sur! – Grab your swimsuit and be on the beach in less time than it takes to put on your sunscreen – A great 3+ bedroom home, in the community of Playa Remanso, with beautiful views of the surf and sunsets.

Private water well drilled March 2022, no need to pay HOA fees!

A 30 second walk to the sand, and a quick drive to the town of San Juan del Sur, Playa Remanso is one of the most popular surf and swimming beaches in Nicaragua. A close-knit community, anchored by a variety of family-friendly beachfront bars and restaurants, one can spend the week without ever needing a car or leaving the neighborhood. Plan for a picnic on the beach, sandcastles to your heart's content, retreat to your home where you can enjoy forever sunsets from your expansive front porch.

Inside the home, one will appreciate the open floor plan with a division of private spaces, all on the same level. A large principal bedroom toward the front of the home with two bedrooms on the back, and a family room and open concept kitchen in the middle. Quiet and cool breakfasts will be enjoyed on the back porch, with yoga or socializing on the front porch.

Additional flex-spaces include potential caretaker or nanny quarters, storage, or extra bedrooms. As a vacation rental, a seasonal retreat, or a full time family home, the property is ideal for many uses. Recently updated in a few areas, the home is ready for one to add their personal touches and personality.

San Juan del Sur is quickly becoming the go-to destination for families, digital nomads, investors, and those looking for space and fresh air. Several international schools are within a short drive, and all of the dining and entertainment options are right on Remanso beach or a few minutes to town.

We expect that a home this close to the beach at this price will not last long. Please contact us for a showing or more information today! (Michael Griffin)

**Reduced to \$295,000 from \$370,000!!!**

[Discover San Juan Del Sur Real Estate Nicaragua - Your Dream Property Awaits](#)

## Prime Beachside Property in the Heart of San Juan del Sur – Endless Investment Potential

Prime Beachside Property in the Heart of San Juan del Sur – Endless Investment Potential

Discover this prime real estate opportunity in the heart of San Juan del Sur, perfectly situated just steps away from the beach. This versatile property is ideally located right in the center of town, offering endless possibilities for housing, business, or investment.

Ideal for a commercial space in a bustling tourist destination, or an income-generating rental property, this house provides the perfect canvas. The proximity to the beach allows for the ultimate coastal living experience, with restaurants, shops, and local attractions all within walking distance.

The property itself features a spacious layout with ample potential for renovation or expansion, making it a blank slate for those with creative vision. Imagine transforming it into a chic beachfront retreat, a boutique business, or a multi-unit rental property that takes full advantage of its prime location.

With its unbeatable location in one of Nicaragua's most popular coastal towns, this property is a rare find. San Juan del Sur is known for its vibrant culture, lively expat community, and stunning natural beauty, making it a highly sought-after destination for tourists, retirees, and investors alike.

Whether you're looking to settle down, start a business, or make a smart real estate investment, this property offers the perfect opportunity to do so in one of Nicaragua's premier beach towns. Don't miss your chance to own a piece of paradise in San Juan del Sur.

Contact us today to learn more or schedule a viewing!

**\$325,000**

[Prime Beachside Property in the Heart of San Juan del Sur](#)

## Lot 24 Arriba Verde, El Carrizal San Juan del Sur **EXCLUSIVE**

Lot 24 Arriba Verde is in the natural development of El Carrizal, on the edge just outside of Las Fincas. A Premium .65 acre lot, surrounded on 3 sides by a permanent nature reserve. Beyond your border, enjoy endless acres of beauty and privacy, without the cost and maintenance of a large lot.

Lo 24 Arriba Verde is an easily accessible rolling property, with valley and ocean peek-a-views. Western exposure for daily dreamy sunsets. Sheltered from the hot winds of the dry season, and elevated in the hills for a comfortable temperature year round. With paved roads to the community entrance, the vibrant activities of San Juan del Sur are only minutes away. Tranquility to think, space roam, possibilities to dream. A unique opportunity for a spectacular property at an accessible price.

Only 5 minutes to Playa Hermosa to the north or Playa Yankee to the south.

Inquire today for more details on Lot 24 Arriba Verde where your possibilities are endless! With just a 10 minute drive to access the vibrant expat town of San Juan del Sur, Nicaragua you'll have numerous amenities at your fingertips. Enjoy connecting with other foreigners or locals or stay as isolated as you want which is totally possible with Lot 24 Arriba Verde.

The town of San Juan del Sur makes living here easy and enjoyable. Our restaurants have international flavors from numerous residents of various countries who now call San Juan del Sur home.

**Reduced to \$29,400!!!!**

[Discover San Juan Del Sur Real Estate Nicaragua - Your Dream Property Awaits](#)

***The next two listings are across the new coastal highway from each other!***

## Road to Remanso, Commercial/Residential Land **EXCLUSIVE**

This exceptional 5,115 m2 (1.25 acre) vacant parcel presents an unparalleled investment opportunity on the burgeoning Coastal Highway. Strategically located just 5 minutes from the paradise of Playa Remanso and 10 minutes from the vibrant center of San Juan del Sur, this prime land is ideal for a wide range of commercial and mixed-use developments.

### Key Features:

- **Prime Location:** Situated on the Coastal Highway, ensuring high visibility and easy access.
- **No Restrictions:** Perfect for commercial, retail, services, and mixed-use developments.
- **Ideal Topography:** Flat and easily buildable land, minimizing development costs and time.
- **Essential Utilities:** Water, electricity, and sewer connections are already in place.
- **Dual Access:** Convenient access from two sides, maximizing flexibility and potential.

**Imagine the Possibilities:** **Resort and Spa:** Create a luxurious retreat offering world-class amenities. **Commercial Center:** Develop a thriving shopping and entertainment hub. **Residential Community:** Build a prestigious residential enclave with easy access. **Mixed-Use Development:** Combine commercial, residential, and recreational elements. **Storage Facility:** From household items to boats and trucks, storage is in short supply. **Retail:** Be the first retail between all south beaches and the center of town. **Restaurant:** An excellent location for a roadside restaurant and inn.

Don't miss this rare chance to own a prime piece of Nicaraguan paradise. Contact Michael Griffin of Discover Real Estate today to learn more about this extraordinary property and to discuss your development vision.

Note: This property is part of a larger parcel that will be subdivided at closing. Final measurements are subject to the surveyor's confirmation

**\$69,000** [Road to Remanso, Commercial/Residential Land](#)



***Across the new coastal highway from the previous listing!***

## **Prime Development Land, Remanso, on the New Coastal Highway** **EXCLUSIVE**

Discover an exceptional opportunity to build your dream project on this expansive 3249 m2 vacant parcel. Strategically located on the new Coastal Highway, this prime land offers easy access and high visibility.

### **Key Features:**

- **Prime Location:** Situated just 5 minutes from the beautiful Playa Remanso and a convenient 10-minute drive to the vibrant center of San Juan del Sur.
- **Versatile Development Potential:** Ideal for a wide range of commercial and mixed-use developments, including retail centers, restaurants, hotels, or residential complexes.
- **Easy Access:** Benefit from access from three sides, ensuring optimal traffic flow and visibility.
- **Flat Topography:** The flat terrain simplifies construction and minimizes development costs.
- **Essential Utilities:** Water, electricity, and sewer services are readily available on-site.

Don't miss this rare chance to own a piece of paradise and create a thriving development in one of Nicaragua's most sought-after coastal destinations.

Contact Michael Griffin of Discover Real Estate today to schedule a viewing and explore the endless possibilities of this incredible property.

**\$59,000** [Prime Development Land, Remanso, on the New Coastal Highway.](#)

## **Ocean View Mahogany House in San Juan del Sur** **EXCLUSIVE**

Enjoy the massive wide open living room/dining room area of this house which is perfect for hosting large groups of people. There are also 4 massive bedrooms on the main level and 5 bathrooms plus a very large kitchen. Behind the house is a gated driveway large enough for 3 vehicles and with a covered spot for one vehicle. Also on the back side is an elevated backup water tank and there is a cistern below the house close to the street level. Never worry about running out of water in this house!

The lower level of the house contains a large storage room with a bathroom, a small storage area, a one-bedroom apartment that could easily be converted into two bedrooms plus another bedroom and bathroom. The lower level could easily be remodeled and rented out separately as it has its own entrance from the street or you can incorporate it into whatever business you decide to run from the main living area.

The central location of the Mahogany House makes it ideal for any usage plans. Being two blocks from the beach means it is in a slightly quieter area and you don't have all the beachfront activities right in front of you but they are within a super easy walk!

The possibilities of the Mahogany House are endless! No HOA fees and no restrictions means you can do just about anything you want including adding a roof top ocean viewing platform if you want more of an ocean view than what is available from the front patio.

Please contact us today for more information on this amazing Mahogany House!

**\$550,000** [Ocean View Mahogany House in San Juan del Sur \(discoversjds.com\)](#)

## **12 Acres Ocean View, Peaceful Hills!** **EXCLUSIVE**

12 Acres Ocean View, Peaceful Hills!

High in the foothills of San Juan del Sur, a breathtaking property of 12 acres (7 manzanas), offering panoramic ocean and valley views, fertile fields, babbling brooks, breezy temperatures, and a peaceful life nestled in nature.

Chattering monkeys and lowing cattle are your nearest neighbors. Abundant avifauna and grazing equine are your companions.

Serene sunrises and endless sunsets are your forever friends.

Diverse topography allows for creative uses. Choose the open fields for your home site and level garden space, the gentle slopes for arboreal produce, the remainder for natural vegetation.

A property with no restrictions, no homeowner's association, one is free to do as they please. A grand estate, a working ranch, an organic plantation, an eco-adventure retreat. If desired, further subdivide into one- or two-acre parcels, and create a community of other homes and estates.

A scenic 20-minute drive from the vibrant center of San Juan del Sur, and even closer to the area's beaches, yet one is feels worlds away. Detached from the worries of the grid, this is an excellent opportunity for solar and water independence.

We have priced this spectacular property to sell. We are sure you won't find a comparable 10 acres for this value anywhere. For more information or to schedule a visit, please contact Michael Griffin today!

**ONLY \$49,000 – SUPER BARGAIN FOR 12 ACRES!!!** [12 Acres Ocean View, Peaceful Hills! \(discoversjds.com\)](https://discoversjds.com)

## **Casa Portobello a Beachfront Home – Renovation Opportunity!**

Casa Portobello a Beachfront Home – Renovation Opportunity!

This prime beachfront property, situated in the desirable La Talanguera neighborhood. Is offered with an expansive 460 square meter lot and a two-story house that is ready for renovation. Ideally located just minutes from the vibrant town of San Juan del Sur, this property effortlessly combines the convenience of urban access with the serenity of coastal living.

Two-Story Home with Flexible Layout

The home is designed with two bedrooms on each floor, providing flexible options for various living arrangements or potential rental income. Each floor can easily be redesigned to enhance its functionality and aesthetic appeal, allowing for modern upgrades and personal touches. This layout makes the property an excellent canvas for those seeking to create a luxurious coastal retreat or a high-end vacation rental.

Separate Building with Staff Quarters

Additionally, a separate building on the property has been provided, featuring two staff rooms. This space ensures privacy and convenience for live-in staff or guests. Alternatively, it could be repurposed as an extra guest suite or used for storage, depending on the owner's preferences.

Exclusive Location Close to Town

The property is nestled in the prestigious La Talanguera neighborhood, which places it just a short distance from the heart of San Juan del Sur. This prime location allows for easy access to local shops, restaurants, and entertainment, while still offering the peace and privacy associated with beachfront living.

In conclusion, with its vast potential for renovation and customization, this property stands as an outstanding investment opportunity for those looking to craft their dream home or develop a high-end vacation rental in one of Nicaragua's most sought-after coastal destinations.

**\$580,000** [Casa Portobello a Beachfront Home – Renovation Opportunity! \(discoversjds.com\)](https://discoversjds.com)

## **Only 4 Lots Remain!, Remanso Hills View!**

Only 4 Lots Remain!, Remanso Hills View

Less than 10 minutes to San Juan del Sur, and 5 minutes to the surf and sun paradise of Remanso Beach, only 4 of 19 parcels remain! Available individually or all together, ideal for homes and businesses. With the road-front lots, capture the beach-bound traffic with a market, restaurant, or beach and surf supply.

Higher on the hill, with sweeping views, enjoy beautifully spacious residential lots nestled in nature. With no homeowners association nor land use restrictions, set your imagination free. Rustic traditional homes, tiny homes, or modern construction – build your dream, big or small. It all works here! Take your choice of the best



parcels today while you plan your life in nature for the future. For more information, contact Michael Griffin of Discover today!

**\$7,890** [Only 4 Lots Remain!, Remanso Hills View \(discoversjds.com\)](#)

## **Unique Opportunity in the Exclusive Big Sky Community in Escamequita**

**Unique opportunity** in the exclusive Big Sky community in Escamequita. This beautiful equestrian estate is available for sale – Equestrian Turnkey Homestead in Nicaragua.

Ready to Move in and Ride!

Escamequita, Big Sky Ranch, Nicaragua

Lot Size: 10,208 m<sup>2</sup> (2.5 acres)

Main House: 243 m<sup>2</sup> interior / 190 m<sup>2</sup> exterior

Casita: 80 m<sup>2</sup> interior / 20 m<sup>2</sup> exterior

Pool: 50 m<sup>2</sup>

Stables: 2 stalls (power and water connected)

### **Key Features:**

- Newly finished 3-bedroom home with a 2-bedroom casita – **sold fully furnished**
- Off-grid solar system, back up generator and private water source
- Beautiful teak floors, high ceilings, and fully furnished
- Expansive outdoor living spaces with a large covered pool deck
- Surrounded by lush forest with complete privacy, perched above the Escamequita River
- Steps from Big Sky Stables and close to nearby beaches and the town of San Juan del Sur with direct access to the Costanera
- Ideal for equestrian enthusiasts and homesteaders, with 2-stall stable, chicken coop, and fruit trees started.

Contact us for more information at Discover San Juan del Sur!

**\$795,000** [Unique Opportunity in the Exclusive Big Sky Community \(discoversjds.com\)](#)

## **Build Ready El Oro Paradise, San Juan del Sur **EXCLUSIVE****

Build Ready El Oro Paradise, San Juan del Sur

Build your dream home on this spacious 1975 square meter lot in the tranquil community of El Oro. This prime parcel offers stunning potential ocean views once the trees are cleared, and is ready to be developed with complete architectural plans, building permits, topographical surveys, and detailed construction pricing.

An idyllic setting surrounded by lush greenery and abundant wildlife. Imagine waking up to the sounds of howler monkeys and colorful birds as you enjoy the fresh air from your future dream home. Endless quiet mountain roads for dog walking or horseback riding. Neighbors close enough to borrow a cup of sugar, but distanced enough for privacy and solitude.

This property is fully prepared for development with architectural plans, building permits, topographical surveys, and construction cost estimates, allowing you to start building immediately and save thousands of dollars. Whether you envision a single-family residence or a subdivision of four parcels, the possibilities are endless. With no restrictions, start from scratch with your own designs!

Located just minutes from the vibrant town of San Juan del Sur and its world-class surf breaks, El Oro provides the perfect blend of peace and convenience. Priced competitively to offer exceptional value, this property represents an incredible opportunity to own a piece of paradise in Nicaragua.

This property is priced below \$20,000 to be sold quickly. For more information or a private showing, contact Michael Griffin at Discover Real Estate today!

## **NEW! Stunning Ocean View Flat Lots of Brisas del Pacifico Development**

The stunning Flat Lot Ocean View of Brisas del Pacifico Development in San Juan del Sur, boasting magnificent vistas overlooking the Bay of San Juan, with some sections offering panoramic views extending all the way to Costa Rica. [Sunrise and Sunset views from lots 8d-8g!!!](#)

We are pleased to introduce the newly available Flat Lots with ocean views at attractive prices. Benefit from low annual HOA fees (currently \$600 per year), as well as reliable water and power services. Three quarters of the development has underground power!

Take advantage of these special offers:

- Lot 8: 650 square meters, now priced at \$75,000 (previously \$120,000)
- Lot 8a: 500 square meters, now priced at \$75,000 (previously \$120,000)
- Lots 8b and 8c: Both 550 square meters, now priced at \$75,000 each (previously \$120,000)
- Lots 8d & 8e: Both 1,300 square meters priced at \$155,000 each – FLAT LOTS
- Lots 8f & 8g: Both 1,000 square meters priced at \$155,000 each – FLAT LOTS
- Lots 10C & 10D: Both 750 square meters priced at \$115,000 each
- Lots 10E-10I: Are 500 square meters priced at \$85,000 each
- Lot 10J: 1,000 square meters priced at \$155,000

From these Flat Lots you can easily walk into town and then get a taxi home if you don't want to hike up the hill. Flat Lots with amazing ocean views are hard to find this close to San Juan del Sur and we expect them to sell fast! It is very rare to find Flat Lots that are ready for your dream home this close to town in a safe gated community.

The new lots, 8d-8g, are larger than normal for Brisas del Pacifico, which is another bonus. Flat Lots that are on average 2 times bigger than most of the other lots in the same development.

Buy 2 Flat Lots and build a huge complex or put your dream house in the middle for even more privacy! Lot 8g has the best view overlooking the entire town and all the lots have views to the east also. From these lots you can see the sunrise and the sunset, another very rare combination!

Contact us for more information at [Discover Real Estate San Juan del Sur](#).

**\$75,000-\$155,000**

[The stunning Ocean View Of Brisas del Pacifico Development \(discoversjds.com\)](#)

## **Best Commercial Property in San Juan del Sur**

Best Commercial Property in San Juan del Sur. Prominent location on the way into town, just two blocks from the beach. Unique two-story building with multiple commercial rental units. Successful bar upstairs with rooftop swimming pool, retail units on first floor.

This is a one-of-a-kind opportunity to invest in the growth of San Juan del Sur. The two-story building is located on the main road into San Juan del Sur in a prominent location where all traffic passes by. Patrons can walk to the beach in two minutes. Currently four units are providing rental return including national convenience store chain and successful upstairs bar with rooftop swimming pool.

The historic building was completely remodeled in 2018 and is now a major commercial center known to all visitors to San Juan del Sur. Over 4000 square feet of space.

Take advantage of this turnkey investment opportunity and enjoy immediate returns.

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 J

## Stay Safe & Healthy!

Not interested – Please send me an email with "unsubscribe" and I will remove you from the list.

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