



The Most Amazing House in San Juan del Sur is now on the market!

Here is an opportunity to buy a completely renovated show house with all the bells and whistles; everything is automated! For more information, click on the link below and there is a walk-through video in the description area: [Cliffside Pacific Ocean Front House - Casa Blanca in Playa Remanso! - \\$1,994,000. -](#)

Its January and we are still getting rain almost every day, so rare for January!

This rainy season just keeps on giving and giving when the rains are normally completely over by mid-November. For 2024 we received 107.77 inches of rainfall in San Juan del Sur, way above the normal of 56 inches which also means the lakes are all very high too.

And I hope you enjoy the new newsletter format; I'm still learning the new system I bought so there might be some mistakes but I'm working on improving! 😊

Cancer Update

To protect myself from the ill effects of stress, I separated from Ricardo in September, and we are now in the process of getting a divorce as his life choices cause me too much stress and stress seem to be the #1 cause of the cancer growth. Now I'm so much happier and I've gotten my "sparkle" and "spunk" back and I'm ready to help everyone find their dream property. Also, I'm on new medicine from the Military Hospital that was recommended to me by both clinics in Tijuana and it is slowly shrinking. My goal is to be cancer free before New Year's Eve!

New York Times article listing Nicaragua as a place to visit #14 on the list

Check out this article listing Nicaragua in the #14 spot, tourism is returning, and we actually have a shortage of Airbnb houses available for vacation rentals since so many families with children have moved here and they are renting houses long term. So.....if you have been considering buying your retirement home now and renting it out as a vacation rental property until you retire, now is a great time to take advantage of the market shortage!

[2025 Travel Destinations: 52 Places to Go This Year - The New York Times](#)

More Flights into Central America

[Avianca mulls 5 new routes from US to Latin America in 2025 - The Points Guy](#)

Moving to San Juan Facebook Page by Dockside is very informative

Here is a link to a great new Facebook page full of helpful information if you are considering moving to Nicaragua. It is full of histories and lots of other helpful information: [\(14\) Moving to San Juan del Sur, Nicaragua | Facebook](#)

Want Good Quality Beef?

Ramiro raises hormone and antibiotic free beef that he delivers to San Juan del Sur every other week and he'll be adding lamb in soon too. You can become part of the WhatsApp group, so you'll know when he is coming and new offerings. Message Ramiro at +505-5791-2303 for a list of products and prices and to be added to the group.

How to Renew Your US Passport by Mail

U.S. Citizen Adult Passport Renewals

Starting on December 2, 2024, most adult U.S. citizens who have a 10-year passport can renew their passports by mail. Applicants must use CargoTrans to mail their passports to the U.S. Embassy in Managua.

You can renew your passport BY MAIL if you meet all the following requirements:

Your passport was issued within the last 15 years;

Your passport was issued with 10-year validity;

Your passport is undamaged;

You are not requesting a change in the passport data, other than a name change due to marriage or divorce or court order for which you can submit official documentation (marriage certificate, divorce decree, or court order) to support the name change; and

You do not plan to travel internationally within the next 6 weeks.

If you do not meet these criteria, you need to make an appointment to submit a DS-11 passport application in person at the Embassy. If you have emergency travel, please visit our Emergency Passport page.

DOCUMENTS TO SUBMIT TO RENEW BY MAIL:

Completed and signed passport application form DS-82, available online here. You must provide your social security number on your application. Failure to do so will delay your application. You must sign the application prior to submitting it.

Your most recent U.S. passport.

Passport Photograph. (1) 2"x2" (5cm x 5cm) color photo that meets these requirements.

Fee Confirmation Page. Pay USD \$130.00 fee through Pay.gov - Overseas U.S. Adult Passport Renewal Fee and print the confirmation page.

If applicable, evidence of Change of Name (for example, marriage certificate or court order).

NOTE: If you do not have a Social Security Number, you must submit a statement, signed and dated, that includes the phrase "I declare under penalty of perjury under the laws of the United States of America that the following is true and correct: I have never been issued a Social Security number by the Social Security Administration."

HOW TO SUBMIT YOUR APPLICATION BY MAIL:

DO NOT mail your application to the United States. All applications submitted by mail are processed at the U.S. Embassy in Managua.

All mail in applications must arrange collection and delivery from CargoTrans. Other commercial couriers or forms or postage are NOT accepted. Visit any CargoTrans location in Nicaragua to mail your application and current passport to the U.S. Embassy.

Please note:

CargoTrans will charge a fee of \$15 to \$26 for the mailing service, depending on your location in Nicaragua and whether you choose to pick up your documents at a CargoTrans location or opt for home delivery.

Additional Information and Consular Assistance:

Contact the U.S. Embassy in Managua, located at Km 5 ½ C. Sur Managua, Nicaragua, by using our U.S. citizen services navigator.

For after-hours emergencies, call +505-2252-7171 and ask for the Embassy Duty Officer.

Visit the Nicaragua Country Information Page.

Coastal Highway Update

The coastal highway is moving forward like crazy now that the rains have subsided! I've been very busy with clients, but I did manage to do a new video of the construction going south and I even drove on part of the **new road from Remanso to Hermosa, AMAZING!** <https://youtu.be/SmZoyUNd23A>

Tip of the Month if living in Nicaragua

For great information on everything Nicaragua, I really like Scott Alan Miller's YouTube Channel, it is full of information that can save you time, money, effort, research, etc. Check it out! (14) [Scott Alan Miller is Living in Nicaragua - YouTube](#)

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

Go to www.discoverstjds.com to see more!

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 😊

FEATURED LISTINGS THIS MONTH



Beautiful New Home in Lomas de Palermo - Exclusive

Beautiful New Home in Lomas de Palermo, San Juan del Sur. This house is a 5 minutes' drive east of town on the hill with a great sunset view, more than a home, it is a lifestyle property that embodies the essence of coastal living.

Embrace the allure of nature, luxurious comfort, and a strong sense of community at this ocean view home in Lomas de Palermo. Spacious open floor plan for the kitchen, dining, and living room areas with two master suits, one with a loft, and room to add on 2 more bedrooms if needed. This house has it all with a storage area off the kitchen and laundry room with an outside entrance too and full-sized washer and dryer.

The front of this home in Lomas de Palermo has a lot of glass to bring the outdoors inside and it also comes with roll down sunshades on the patio to protect you from the hot afternoon sun. Another wonderful feature is part of the pool is covered so you can still enjoy it and be out of the hot sun. The patio is built to live on with a partial outdoor kitchen and lots of seating including a hammock so you can live outdoors and enjoy the tropical environment.

The kitchen and bathrooms have durable concrete counters which can always be tiled if you want something a little less rustic and the house comes fully furnished including custom made tile floors from Granada. This home in Lomas de Palermo has numerous artistic touches making it a dream to move into including outdoor speakers on the patio and a water softener too.

Another perk is the house is about 90% solar and the electric bill is only around \$10 a month depending on your usage of the air conditioners. Also for \$10,000 you can buy the Nissan 2003 Xterra.

Don't miss this chance to secure your own slice of paradise. Contact Natalie Sullivan for more information about this property.

For more information, photos, and a walk-through video: [Beautiful New Home in Lomas de Palermo, San Juan del Sur](#) - **\$394,000**



19 Acres of Ocean and Territorial Views

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.

For more photos visit: [19 Acres of Ocean and Territorial Views - \\$120,000](#)



Ocean View Lot in La Talanguera, San Juan del Sur

Experience the pinnacle of coastal living in La Talanguera, a coveted neighborhood just minutes from the vibrant heart of San Juan del Sur.

This exceptional ocean view lot, nestled along the scenic road to La Chicolata, presents an unparalleled opportunity to build your dream home or a lucrative investment property.

Property Highlights:

- **Prime Location:** Conveniently located only 5 minutes from San Juan del Sur town center, accessible via a charming cobblestone road.
- **Walk to beach:** 3 minutes' walk to beach of San Juan del Sur Bay
- **Beach Bliss:** Less than 20 minutes to the renowned northern beaches, perfect for surfing, sunbathing, and exploring hidden coves.
- **Expansive Views:** Enjoy breathtaking panoramic ocean views that will leave you captivated.
- **Generous Size:** Spanning 919.6 square meters, this spacious lot offers ample room to create your ideal coastal oasis.

Imagine: waking up to the site of waves crashing on the shore, enjoying breathtaking sunsets from your private terrace, and living a life of unparalleled tranquility.

Contact Michael Griffin today to schedule a viewing and discover the possibilities that await you in this idyllic slice of paradise.

For more information and photos visit: [Ocean View Lot in La Talanguera, San Juan del Sur](#) - **\$65,000**



Casa del Sueño is a lovely home located in Bosques del Mar. Completely remodeled in 2024. It is nestled in a picturesque setting next to Playa Marsella and boasts direct beach access with just a short walk to the shore.

The main area and kitchen are filled with natural light, enhancing the peaceful experience within the lush environment. The home comes furnished, including kitchen appliances, a washing machine, and a large projection screen for movie nights.

With three bedrooms and three bathrooms, it offers around 2000 square feet of living space. A charming wraparound patio allows for enjoyment of the beautiful natural surroundings. This property is ideal as a retirement home or as a rental income generator on platforms like AirBNB, and the price is considered good given its proximity to the beach.

The Bosques del Mar project has easy access along the new Costanera road and is just a few minutes drive to town in San Juan del Sur. If you would like to learn more about this rustic beauty please contact Justin for more information!

For more information and photos visit: [Casa del Sueño is a lovely home located in Bosques del Mar - \\$259,000](#)



46 acres, Ocean Views, El Baston, SJDS

Escape to Paradise: 46 Acres of Forested Ocean View Land in El Baston

Experience the ultimate in privacy and convenience with this breathtaking 46-acre estate in the beautiful El Baston region of San Juan del Sur, Nicaragua. Just 10 minutes from the renowned Playas Maderas and Marsella and a short 15-minute drive to the vibrant center of San Juan del Sur, this property offers the perfect blend of seclusion and accessibility.

A Land Lover's Dream:

- **Expansive Views:** Rolling hills provide multiple vantage points for breathtaking ocean vistas.
- **Forested Haven:** Lushly forested with large, old-growth shade trees, creating a serene and tranquil environment.
- **Wildlife Sanctuary:** Embrace the natural beauty with monkeys and vibrant birds as your constant companions.
- **Endless Possibilities:** Ideal for a sprawling private estate, a prestigious subdivision of luxury homes, a productive hobby farm, or a transformative eco-retreat.

Convenience & Sustainability:

- **Close to Amenities:** Enjoy easy access to world-class surfing beaches, vibrant nightlife, and the charming town of San Juan del Sur.
- **Utility Options:** Electricity is available within 100 meters, or embrace sustainable living with solar power.

Unbeatable Value:

Priced at an incredible \$5,900 per acre, this represents a rare opportunity to acquire a significant piece of land in this highly desirable location.

Don't miss this chance to create your own slice of paradise in El Baston, San Juan del Sur, Nicaragua. Contact Michael Griffin of Discover Real Estate today for more information.

For more photos visit: [46 acres, Ocean Views, El Baston, SJDS](#) - **\$274,000**



Lot 35 Jungle Cool, Beach Near, Steps to Pool

A rare opportunity at a very accessible price in the close-knit community of Camino del Sol, minutes to the beaches of San Juan del Sur, yet in the cooler hillside jungle. Located on the outer circle of the development for extra privacy, the property is perched on a crest for panoramic views, to capture the breezes, and gently sloped for easy building.

Camino del Sol is a tranquil residential resort community nestled in the foothills above the seaside village of San Juan del Sur, Nicaragua. The community offers a variety of amenities, including a 29-meter lap pool, shaded child play area, covered poolside yoga terrace, lazy hammocks, and endless walking trails.

The properties at Camino del Sol blend in with the natural surroundings with views of the lush mountains of Nicaragua. An easily accessible lot offers the perfect opportunity to build your dream home or vacation rental. The community is located just minutes from the beach and all the amenities of San Juan del Sur, making it the perfect place to call home.

Contact us today to learn more about Camino del Sol and to schedule a tour.

For more photos visit: [Lot 35 Jungle Cool, Beach Near, Steps to Pool](#) - **\$24,000**



Cliffside Pacific Ocean Front House – Casa Blanca in Playa Remanso – a totally remodeled house with all the modern amenities! Located on a point, this house has extreme privacy and no light pollution for the best star gazing! This house was rebuilt with all the highest quality bells and whistles as it was going to be the owners forever home; they weren't planning on selling.

This Cliffside Pacific Ocean Front House is amazing, stripped down to just the bare walls and completely rebuilt with all new **EVERYTHING!** Almost 100% solar and only using the grid at night for the air conditioners depending on how many are in use. Add more solar panels and batteries for about \$15,000 and be 100% solar. Includes a new septic system (yes you can flush the toilet paper) and 2 automatic double filtered water tanks with pressure pump and purified drinking water.

Smart House Apple Home Kit controls everything including the motorized window shades, fans, TV's, and lights. Central air in the main living area with a 2-duct system and oversized split units in each of the 5 bedrooms for fast cooling and energy efficiency. Oled big screen TVs in living room and master bedroom with Somos Sound Bars.

The kitchen includes a dishwasher and refrigerator with purified water and ice plus a weber grill on the ocean front patio makes meal prep and cleanup a breeze on quartz countertops with a double wall oven. Chromagen Solar with Electric backup dual system hot water in all showers and sinks with great water pressure from the pressurized pump.

Fully furnished and turnkey, just move in and enjoy with expansive views that will never be blocked.

Other amenities of the Cliffside Pacific Ocean Front House are:

Self-watering garden with semi-automatic drip lines and solar lights along the walkway

Variable speed pool pump with a robot cleaner

German made fixtures in all bathrooms with Kohler hanging toilets

All bathrooms have lighted mirrors and white oak cabinets and countertops

All windows and doors have double glazed glass for sound reduction and heat protection and include insect screens

New roof with heat and sound protection

Pet friendly with 3 pet doors

All bedrooms have ensuite bathrooms and direct access to balconies

All beds are custom made

Outdoor furniture imported by Amazon

Linens are 100% Egyptian Cotton – 2 sets per room including plus luxurious towels

Lower-level recreational room and two bedrooms

Master bedroom and two guest bedrooms on the main level

House – 302 sq. meters or 3,249 sq. feet

Terraces – 350 sq. meters or 3,766 sq. feet

Parking – 70 sq. meters or 753 sq. feet

Pool – 24 sq. meters or 258 sq. feet

Don't miss this opportunity to own the most unique and well-equipped house in the San Juan del Sur area! with views to die for! Message me today at natalie.sullivan@discoversjds.com or send me a WhatsApp message to +505-8803-2037

For more information, photos, and a walk-through video visit: [Cliffside Pacific Ocean Front House - Casa Blanca in Playa Remanso!](#) - **\$1,994,000**

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

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

www.discoversjds.com

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

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