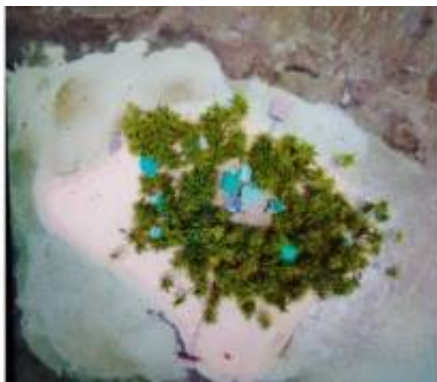




## Luxury Private Island For Sale in Grape Cay



### Information de l'agent

Nom:	Niall Madden
Nom de compagnie:	Esales Property Limited
Pays:	Royaume-Uni
Expérience since:	2002
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments
Téléphone:	
Languages:	English
Site web:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 567,574.03

#### Location

Pays:	Nicaragua
Adresse:	Grape Cay
Indicatif régional:	82600
Soumis:	28/07/2023
Description:	Luxury Private Island For Sale in Grape Cay Nicaragua

Esales Property ID: es5553603

#### Property Location

Grape Cay  
Nicaragua

Price in US Dollars 525,000

#### Property Details

With its glorious natural scenery, excellent climate, welcoming culture, and excellent standards of living, Nicaragua is quickly gaining a reputation as one of the most desirable places in the world to live or visit. On offer here is a chance to make a smart financial investment in this magnificent part of the world.



Grape Cay is a 2 1/2 acre Island just Northeast of Bluefields Nicaragua.

Dwellings consist of a 2 story concrete house with a kitchen and 2 baths, open air covered restaurant with a kitchen and bath, 3 cabanas with baths, a swimming pool, 10'x10' building used for separate kitchen or storage, a gazebo, a mechanical building, well with the pressured water system, 2 solar systems, 3 septic systems, canoe and boat with 75hp motor.

In the last 7 months, complete remodeling.

New:

Paint

Roofs

All baths

Kitchen in main house and restaurant

Tile floors in main house

Tile flooring in restaurant kitchen

Tile in swimming pool

Tile in all baths

110 volt wiring

Plumbing

2 Solar systems and backup generators

Custom built aluminum doors and windows

Custom made furniture

Island features and activities:

Completely surrounded by sand, over 100 coconut trees, swimming, snorkeling, fishing, water skiing and island hopping.

Getting there:

From Bluefield's by owners' boat and 75hp motor, 2.3 hrs

With a 200hp motor, 1hr. Or By Helicopter.

Concierge service available for owner or guests to and from the island.

Logistic services available.

Additional building permits allowed.

Caretakers on property.

The island is turnkey with great income potential.

Best accomodations in Bluefields- Hotel Casa Royal

## ABOUT THE AREA

Cayo Grape is an island and is located in Atlántico Sur, Nicaragua. The estimated terrain elevation above



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seal level is -9999 metres.

Nicaragua, set between the Pacific Ocean and the Caribbean Sea, is a Central American nation known for its dramatic terrain of lakes, volcanoes and beaches. Vast Lake Managua and the iconic stratovolcano Momotombo sit north of the capital Managua. To its south is Granada, noted for its Spanish colonial architecture and an archipelago of navigable islets rich in tropical bird life.

Nicaragua is the largest country in Central America and is slightly bigger in area than New York State. The country is bordered by Honduras to the north and Costa Rica to the south. The Pacific Ocean provides the border to the west, and the eastern border of the country is on the Caribbean Sea.

Nicaragua has suffered disasters due to hurricanes, earthquakes, and volcanic activity. Nicaraguans can use the steam from the depths of the volcanoes as geothermal energy. Most people live in the western Pacific lowland region between the Pacific coast and Lake Managua.

#### MAiN FEATURES:

- 200m<sup>2</sup> of living space
- 12142m<sup>2</sup> land plot with further room to develop
- 4 Bedrooms
- 6 Bathrooms
- Stunning Views
- Private Island
- Great base from which to discover other fantastic areas of Nicaragua
- Rental Potential through Airbnb and Booking.com

Contact us today to buy or sell property in Nicaragua fast online

#### **Commun**

Chambres:	4
Salle de bains:	6
Dimesions du lot:	12142 m <sup>2</sup>

#### **Lease terms**

Date Available:

#### **Information additionnelle**

Virtual tour URL: <https://www.youtube.com/embed/KAHfO0VNJY8>

#### **Contact information**

IMLIX ID: IX4.693.390



# IMLIX

**Marché immobilier IMLIX**

<https://www.imlix.com/fr/>

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