



## Luxury 3 Bed Villa for Sale In San Juan del Sur



### Informazioni sull'Agente

Nome:	Niall Madden
Nome della ditta:	Esales Property Limited
Nazione:	United Kingdom
Experience since:	2002
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments
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Languages:	English
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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	EUR 484,000

### Posizione

Nazione:	Nicaragua
Indirizzo:	Malibú residences, Pacific Marlin
Cap:	48600
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Descrizione:

Luxury 3 Bed Villa for Sale In San Juan del Sur Nicaragua

Esales Property ID: es5554573

San Juan del Sur Nicaragua

Price in US Dollars – \$550,000

For Sale: Casa Siesta – Your Exquisite Coastal Paradise with Unparalleled Panoramic Ocean Views in San Juan del Sur, Rivas, Nicaragua

Embrace the Ultimate in Luxury Beachside Living in a Prestigious Nicaraguan Enclave

Presenting an extraordinary opportunity to own a meticulously renovated modern beach house, Casa Siesta, a true coastal sanctuary where luxurious comfort seamlessly blends with breathtaking panoramic vistas of the Pacific Ocean. Nestled within a highly sought-after and prestigious neighborhood in the



vibrant city of San Juan del Sur, Rivas, Nicaragua, this exceptional residence offers an expansive open-plan design encompassing three generously sized bedrooms and three elegantly appointed bathrooms, creating the ultimate retreat from the demands of everyday life. Casa Siesta is more than just a home; it is a gateway to a lifestyle defined by sun-drenched days, tranquil ocean breezes, and the captivating beauty of the Nicaraguan coastline.

Perched strategically to capture the most magnificent and unobstructed views of the azure Pacific, Casa Siesta is a testament to thoughtful design and high-quality craftsmanship. The residence spans over an impressive 3900+ square feet, providing ample space for comfortable living and gracious entertaining. The heart of the home is its expansive open-concept living area, a light-filled space characterized by soaring ceilings and expansive windows that serve as living canvases, framing the ever-changing masterpiece of the ocean panorama. Natural light floods the interiors, creating a warm and inviting ambiance that perfectly complements the coastal setting.

The gourmet kitchen at Casa Siesta is a culinary enthusiast's dream, a harmonious blend of functionality and aesthetic elegance. Featuring custom Italian cabinetry, renowned for its superior quality and sophisticated design, and a large, central island that serves as a natural gathering point, this kitchen is ideally equipped for both intimate family meals and grand entertaining. The high-end appliances and thoughtful layout ensure a seamless cooking experience, while the ocean views provide an inspiring backdrop for culinary creativity.

Each of the three bedrooms within Casa Siesta has been meticulously designed with comfort and tranquility in mind. The master suite is a true private oasis, offering not only generous space but also a private balcony where one can savor breathtaking ocean views, a spacious walk-in closet providing ample storage, and a luxurious en-suite bathroom complete with a deep soaking tub for ultimate relaxation and a separate glass-enclosed shower. The additional bedrooms are equally well-appointed, ensuring comfort and privacy for family members and guests alike.

Enhancing the allure of this coastal escape is a state-of-the-art solar system, a testament to sustainable living and environmental consciousness. This thoughtfully integrated system is designed to provide reliable and efficient energy, significantly reducing utility costs while minimizing the property's carbon footprint. This commitment to sustainability adds both economic and ethical value to this exceptional residence.

Furthermore, Casa Siesta offers the exciting potential for expansion to accommodate even more family and guests. A versatile den, currently serving as a flexible living space, and a separate, spacious bodega (storage room) both present the opportunity to be converted into two additional bedrooms, increasing the accommodation capacity to five bedrooms in total. This adaptability makes Casa Siesta an ideal choice for larger families or those who frequently host visitors.

Step outside Casa Siesta and discover your own private oasis, a seamless extension of the luxurious interiors. The expansive outdoor deck is a true highlight, providing the perfect setting for al fresco dining under the stars, leisurely lounging while soaking in the tropical ambiance, and hosting unforgettable gatherings against the backdrop of the stunning ocean vista. The beautifully landscaped garden surrounds the property with lush greenery, creating a tranquil and private setting. The sparkling private pool offers a



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refreshing escape from the tropical warmth, inviting residents and guests to relax and enjoy the gentle coastal breeze, savor their morning coffee with a breathtaking sunrise, or host memorable sunset barbecues.

Casa Siesta also includes a spacious family room, providing an additional living area for relaxation and entertainment. A bonus room offers further flexibility, easily adaptable to serve as a home office for remote work, a private gym for health and wellness, a vibrant playroom for children, or even an additional bedroom if needed, catering to the evolving needs of its owners.

### A Prime Location in a Secure and Amenity-Rich Community

Casa Siesta is ideally situated within a prestigious gated community, offering residents an unparalleled sense of privacy and security. This exclusive enclave provides peace of mind while being conveniently located close to a variety of local amenities, ensuring a comfortable and convenient lifestyle. Residents can enjoy the tranquility of their private retreat while still having easy access to the vibrant offerings of San Juan del Sur.

The surrounding neighborhood boasts a wealth of attractions and activities, perfectly complementing the beachside living experience. Nearby walking trails meander through the lush landscape, offering opportunities for exercise and immersion in nature. A diverse array of shops, offering local crafts, souvenirs, and everyday necessities, are just a short drive away. San Juan del Sur is also renowned for its vibrant culinary scene, with a wide selection of restaurants catering to every taste, from casual beachfront eateries serving fresh seafood to more upscale dining establishments offering international cuisine.

The town of San Juan del Sur itself is a popular destination, known for its beautiful beaches, world-class surfing, and lively atmosphere. Residents of Casa Siesta can easily access the town's amenities, including its bustling market, charming boutiques, and vibrant nightlife. The surrounding region of Rivas offers further opportunities for exploration, with stunning natural landscapes, including volcanoes, rainforests, and other picturesque beaches, all within a reasonable driving distance.

The gated community setting of Casa Siesta provides an added layer of security and exclusivity, ensuring a peaceful and worry-free living environment. This aspect is particularly appealing to both full-time residents and those seeking a vacation home, offering peace of mind when the property is not occupied. The well-maintained infrastructure and community amenities further enhance the overall quality of life within this sought-after neighborhood.

### Investment Potential in a Thriving Coastal Paradise

Beyond its exceptional lifestyle offerings, Casa Siesta also presents a compelling investment opportunity in a region with increasing appeal to international buyers and tourists. Nicaragua, and particularly the San Juan del Sur area, is gaining recognition for its natural beauty, affordability, and welcoming atmosphere. The demand for high-quality rental properties, especially those with stunning ocean views and luxurious amenities, is strong, offering the potential for significant rental income.

Casa Siesta's prime location within a prestigious community, its spacious layout with the potential for five



bedrooms, its modern renovations, and its breathtaking ocean views make it an exceptionally attractive property for both long-term and short-term rentals. The inclusion of a state-of-the-art solar system adds further appeal to environmentally conscious renters, potentially commanding a premium in the rental market.

The growing tourism sector in Nicaragua, driven by its stunning Pacific coastline, world-class surfing destinations, and eco-tourism opportunities, ensures a steady stream of potential renters. San Juan del Sur remains a popular destination for both adventure travelers and those seeking a relaxed beach getaway. Owning a property like Casa Siesta in this thriving market offers the potential for strong returns on investment through rental income and long-term property appreciation.

The stability of the Nicaraguan real estate market and the increasing interest from international buyers further enhance the investment potential of Casa Siesta. The opportunity to own a luxurious, fully renovated property in a prime coastal location at a competitive price point makes this a truly compelling investment prospect.

### Your Dream Coastal Lifestyle Awaits

Casa Siesta offers a rare and exceptional opportunity to own a piece of paradise in the captivating coastal city of San Juan del Sur, Nicaragua. This meticulously renovated modern beach house seamlessly blends luxurious comfort with breathtaking panoramic ocean views, creating the ultimate seaside sanctuary. With its spacious open-plan design, three (potentially five) bedrooms, three elegant bathrooms, gourmet kitchen, expansive outdoor living spaces with a private pool, and a commitment to sustainability through its solar system, Casa Siesta embodies the epitome of luxury beachside living.

Located in a prestigious gated community, residents enjoy privacy and security while being conveniently close to local amenities, including walking trails, shops, and restaurants. The vibrant town of San Juan del Sur, renowned for its beautiful beaches and lively atmosphere, is just a short drive away, offering a wealth of activities and attractions.

Beyond its exceptional lifestyle offerings, Casa Siesta also presents a compelling investment opportunity in a growing tourism market. Its prime location, luxurious amenities, and potential for significant rental income make it an attractive prospect for discerning buyers seeking both a dream home and a sound financial investment.

Don't miss the opportunity to make Casa Siesta your own. Embrace the ultimate in luxury beachside living, wake up to breathtaking ocean views every day, and create unforgettable memories in your own private coastal paradise. Schedule your viewing today and experience the magic of Casa Siesta firsthand. Contact us to begin your journey to owning this exceptional Nicaraguan dream home.

Augusto Cesar Sandino International Airport (MGA) and its relation to San Juan del Sur:

\* Distance to San Juan del Sur: The airport is approximately 80 miles (130 km) from San Juan del Sur. The drive typically takes about 2 hours.

\* International Flights: Augusto Cesar Sandino International Airport (MGA) is the main international



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airport in Nicaragua. Several airlines operate international flights to and from MGA

## ABOUT THE AREA

San Juan del Sur, nestled on Nicaragua's southwest Pacific coast in the department of Rivas, is a vibrant and picturesque coastal town renowned for its stunning beaches, lively atmosphere, and status as a premier surfing destination. The town itself curves around a beautiful crescent-shaped bay, where colorful houses dot the hillsides and small boats bob gently in the harbor. Once a quiet fishing village and a significant resting point for gold prospectors in the 1850s, San Juan del Sur has transformed into a popular vacation spot attracting both Nicaraguan families and international tourists seeking sun, surf, and a relaxed tropical vibe.

The town's charm lies in its blend of natural beauty and a laid-back, welcoming atmosphere. The main beach in town is a hub of activity, offering opportunities for swimming, sunbathing, and enjoying the numerous beachfront bars and restaurants, particularly known for their spectacular sunset views. Just a short distance from the town center, a string of diverse beaches awaits exploration. To the north, you'll find popular surfing spots like Maderas Beach with its strong waves, and the more tranquil shores of Marsella Beach. To the south, the La Flor Nature Reserve provides a crucial nesting site for olive ridley sea turtles, offering a unique opportunity for wildlife observation.

Beyond its beaches, San Juan del Sur offers a range of activities and attractions. The iconic Christ of the Mercy statue, perched high on a cliff overlooking the bay, provides panoramic views of the town and the surrounding coastline. Hiking trails lead to scenic lookouts and ancient petroglyphs, offering glimpses into the region's history and natural beauty. Adventure seekers can enjoy zip-lining through the lush canopy or exploring the nearby countryside. The town itself has a charming collection of Victorian-era clapboard buildings, many of which now house boutique hotels, shops, and restaurants, adding to its unique character.

## MAiN FEATURES:

- \* 360m2 of living space
- \* 312 plot
- \* 3 Bedrooms
- \* 3 Bathrooms
- \* Stunning Views
- \* Private Garden
- \* Private Pool
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of Nicaragua
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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## Comune

Camere da letto:	3
Bagni:	3
Finito piedi quadrati:	360 mq
Dimensione del lotto:	312 mq

## Lease terms

Date Available:

## Informazioni aggiuntive

Virtual tour URL: <https://www.youtube.com/embed/Cu-kFYFz8b0>

## Contact information

IMLIX ID: IX6.829.214

