



## Excellent 4 Bed Villa For Sale in Granada



### Agent Info

Naam:	Niall Madden
Bedrijfsnaam:	Esales Property Limited
Mistlampen:	United Kingdom
Experience since:	2002
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefoon:	
Languages:	English
Website:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 395,442.14

### Locatie

Aanbevolen Auto Onderdelen:	Nicaragua
Adres:	Reserva Natural Volcán Mombacho
Geplaatst:	28-07-2023
Omschrijving:	Excellent 4 Bed Villa For Sale in Granada Nicaragua

Esales Property ID: es5553527

### Property Location

4 km past the convent, Centro de Retiros, Calle Tepeyac, El Mombacho, Granada, Nicaragua 43000

### 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 across the world to live or visit. On offer here is a chance to make a smart financial investment into this magnificent part of the world.

Casa Carmelo is located within the Reserva Nacional Volcan Mombacho amid what was once an historic



coffee plantation. The Reserva Volcan Mombacho is famous for its native plants, orchids, animal life, and panoramic vistas. Casa Carmelo, set within a tropical forest within the park boundaries, shares many of those unique elements. Casa Carmelo is the only home constructed within Mombacho Vista Estates, a development of some 120 manzanas (209 acres), giving the home a sense of living in a large, personal sanctuary.

The Casa Carmelo property itself is surrounded by mature landscaping with tropical flowers and trees and spectacular views of Granada, the Isletas, the rim of Laguna de Apoyo and Lake Nicaragua (Cocibolca). The designation of a national reserve helps to preserve trees, plants, flowers and animal life unique to the area. In addition to local protected flora and fauna, the surrounding area includes coffee and cacao fincas, bananas, mangos, plantains, and avocado trees.

The property is located at an elevation of 520 meters/1700 feet, approximately 9Km/5.5 miles SSW of the historic pueblo of colonial Granada. The elevation, coupled with near constant easterly breezes across Lake Nicaragua, translates to near perfect weather, with summer temperatures ranging from the low 70s (+/- 22C) to mid 80s (+/- 30C) and winter temperatures ranging from the mid 60s (+/- 19C) to low 80s (+/- 26C)—daytime highs are consistently 8-10 degrees cooler than at the elevation of Granada. There is no need for either Air Conditioning or heat. Casa Carmelo provides a beautiful, private, and safe retreat type environment high above the constant hum, heat, dust and traffic of 'city life'.

Casa Carmelo: Key features and amenities—

- The main house has three bedrooms (including two master staterooms with en suite baths), three and a half baths and loft seating area with 'Juliette' balcony for relaxation, personal library, office, hobbies, etc. The main salon and all bedrooms have panoramic views of Granada, Lake Nicaragua and the Isletas. Both master staterooms have private entrances to outdoors, providing additional privacy and facilitating the spaces as sources of potential rental income. One of the master staterooms is equipped with a sunken jacuzzi tub and has its own wet bar/studio kitchen. The home is movie-in ready, fully furnished with custom high end all wood furnishings throughout, unique art by local artisans, all appliances, cookware and kitchen supplies, dishes, towels, bed coverings and linens.
- Upstairs bedroom has wrought iron canopy bed with two sets of doors opening onto 'L-shaped' balcony.
- Planted atrium above main living area with skylight and built-in waterfall feature.
- New washing machine and gas dryer installed adjacent to kitchen in separate utility cubicle.
- 70.7 sq m/761 sq ft terrace with 160 degree view of Granada, the Isletas, night lights of Masaya and Managua—complete with \$4,000 worth of custom designed and built exterior lounging and dining furniture.
- Fully furnished, decorated, turnkey detached, split level, Euro style guesthouse that blends traditional colonial design elements with modern influences and features. The guest house, completed in 2022, is offered with all furnishings, custom built for the space and style. It has its own kitchen, private bath and balcony overlooking tropical forest. The guest house is suitable for short and long terms guests or as a source of rental income.
- Incredible hiking and mountain biking opportunities.
- High quality internet.
- Exposure to animals like monkeys, coatimundis, anteaters, iguanas, sloths and birds, including toucans, oropendolas and guardabarrancos.



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- Fully integrated 36V/600-amp hour back up electrical system with 8-16 hours capacity.
  - Independent rainwater collection system and gravity fed water supply for serving all year-round water needs.
  - 200 sq ft enclosed and secure bodega for storage of supplies, tools, generator and miscellaneous maintenance related equipment.
  - Recently painted exterior of main house, guesthouse and garage.
  - Independent two vehicle carport.
  - 35-minute drive to Granada and Catarina, one hour to international airport and first-class hospital in Managua.

Photovoltaic/solar panel array of 4140 watts; 5000 watts pure sine wave charger/inverter/controller; 1200 Amp hours (14,000 watts) battery capacity.

Gas generator, welding equipment, propane BBQ, miscellaneous power and hand tools and two four-wheel drive vehicles available subject to negotiation.

Key numbers:

Bedrooms/baths (incl. guest house) 4 bedrooms/4 ½ baths

Lot size 2.35 acres/9291 sq m/100,007 sq ft

Square footage of construction (incl. guest house) 369 sq m/3972 sq ft

2022 Annual Property Tax C\$2645/\$74.72 U.S./\$70 Euros

## ABOUT THE AREA

Granada is a Nicaraguan city on the shores of Lake Nicaragua. It's home to multiple Spanish colonial landmarks that have survived repeated pirate invasions. The city's main plaza, Central Park, is dominated by the colorful, neoclassical facade of the Cathedral of Granada, originally dating to 1583. The Centro Cultural Convento San Francisco nearby is famed for its displays of pre-Columbian.

Nicaragua's oldest town is also its most beguiling. It's no wonder many travelers use the city as a base, spending at least a day bopping along cobblestone roads from church to church in the city center, then venturing out into the countryside for trips to nearby attractions.

Just out of town, adventures take you to an evocative archipelago waterworld at Las Isletas and fun beaches at the Peninsula de Asese. Volcán Mombacho has walking trails, not to mention a few hot springs dotted around its foothills. The Laguna de Apoyo is another must-see: its clear turquoise waters and laid-back waterfront lodges offer a splendid natural respite.

Culturally curious travelers might consider a trip to community-tourism operations in nearby villages such as Nicaragua Libre, or out to Parque Nacional Archipiélago Zapatera, home to one of the most impressive collections of petroglyphs and statues in the country.

## MAiN FEATURES:

- 369m2 of living space



- 9291m2 plot
- 4 Bedrooms
- 4 & 1/2 Bathrooms
- Stunning Views
- Private Parking
- Massive potential in the rental market Airbnb and booking.com if redeveloped
- Close to essential amenities like 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 facilities, walking and sports areas nearby

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## Algemeen

Slaapkamers:	4
Badkamers:	5
Afgewerkte vierkante meter:	369 m <sup>2</sup>

## Rental details

Furnished:	Ja
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## Lease terms

Date Available:

## Additionele informatie

Virtual tour URL:	<a href="https://www.youtube.com/embed/RSUHOlusSss?version=3&amp;rel=1&amp;showsearch=0&amp;showinfo=1&amp;iv_load_policy=1&amp;fs=1&amp;hl=en-GB&amp;autopause=2&amp;wmode=transparent">https://www.youtube.com/embed/RSUHOlusSss?version=3&amp;rel=1&amp;showsearch=0&amp;showinfo=1&amp;iv_load_policy=1&amp;fs=1&amp;hl=en-GB&amp;autopause=2&amp;wmode=transparent</a>
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## Contact information

IMLIX ID:	IX4.693.462
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