



## Excellent Plot of land for sale in San Juan Del Sur Nicaragua



### Agent Info

Name:	Niall Madden
Company Name:	Esales Property Limited
Country:	United Kingdom
Experience since:	2002
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments
Phone:	
Languages:	English
Website:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Listing details

Property for:	Sale
Price:	USD 180,717.17

### Location

Country:	Nicaragua
Address:	San Juan del Sur
ZIP code:	48600
Posted:	Oct 10, 2025

Description:  
Excellent Plot of land for sale in San Juan Del Sur Nicaragua

Esales Property ID: es5554807

NN-224, San Juan del Sur, Nicaragua

Website here – <http://bellavista-villas.info/>

For Sale: Premier Development Land in San Juan del Sur, Nicaragua

Asking Price: \$180,000 USD

Discover an exceptional investment opportunity with this beautiful and expansive plot of land in the highly sought-after surfing town of San Juan del Sur. This property is perfectly positioned for both a private estate or a lucrative commercial development, offering a rare combination of natural beauty, convenient access, and significant potential.



## Key Property Features

This large and stunning plot measures 7,681 square meters (approximately 1.10 manzanas), providing ample space for your vision to come to life. The land is ready for development, with a newly installed well providing a reliable and secure water source. Electricity is readily available for easy hookup, ensuring a smooth building process.

The property's location is a major asset, offering convenient access to the newly completed coastal highway, the Carretera Costanera. This new road provides a quick and direct route to Costa Rica and the international airport, making travel effortless for both residents and visitors.

## Unmatched Development Potential

This land is a fantastic investment for a variety of projects. Whether you're looking to build your private dream home with extensive grounds or embark on a more ambitious venture, the potential is clear. The plot is an ideal site for developing up to seven luxury villas within a private, gated community. This scale offers a unique opportunity to create an exclusive residential enclave in a high-demand area.

The property comes with clean deeds and no debt, ensuring a straightforward and secure transaction.

For more information, including detailed concepts for luxury 2 and 3-bedroom villas, please visit our website: [bellavista-villas.info](http://bellavista-villas.info). The site provides a clear vision of the high-end development that can be realized on this exceptional plot.

This is a rare chance to invest in a prime piece of real estate in one of Nicaragua's most popular coastal towns. Contact us today to learn more about this incredible opportunity.

## About the Area

San Juan del Sur is a vibrant and picturesque coastal town located on the Pacific coast of Nicaragua, in the department of Rivas. Once a quiet fishing village, it has transformed into a world-renowned destination, drawing a diverse crowd of surfers, backpackers, expatriates, and tourists. The town is nestled in a beautiful horseshoe-shaped bay, surrounded by lush green hills that offer spectacular views. Its lively, bohemian atmosphere, combined with a laid-back charm, makes it a quintessential Central American beach town and a hub for adventure and relaxation.

The lifestyle in San Juan del Sur is centered around its thriving surf culture and a deep connection to the ocean. The town's main beach is a social hub, perfect for sunbathing, swimming, and watching fishermen bring in their daily catch. Just a short drive away are numerous famous surf breaks, such as Playa Maderas and Playa Hermosa, which attract surfers of all levels. Beyond the beaches, the town offers a lively mix of restaurants, bars, and cafes, along with wellness-focused activities like yoga retreats. A prominent landmark is the towering Christ of the Mercy statue, which overlooks the bay and provides a stunning vantage point for sunsets.

The real estate market in San Juan del Sur is one of the most dynamic in Nicaragua. The area offers a



wide variety of properties, from simple hostels and rustic bungalows to luxurious, modern villas and spacious plots of land in the hills. The market attracts a diverse group of buyers, including international investors looking to capitalize on the area's growth, young expats seeking a new life, and retirees searching for a peaceful place to live. The ongoing development of infrastructure and the town's rising popularity have made real estate here a promising and lucrative investment.

The nearest major international airport to San Juan del Sur is Augusto C. Sandino International Airport (MGA), located in the capital city of Managua. The drive from the airport to San Juan del Sur is approximately 140 kilometers and typically takes around 2.5 hours by car. For a more direct, albeit less frequent option, the small domestic Costa Esmeralda Airport (ECI) is located about a 45-minute drive away, catering to some regional and charter flights.

### Main Features

- \* 7681m2 of land for development
- \* Excellent location close to many amenities
- \* Stunning views.
- \* Huge Potential in the rental market if developed on.

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

### Common

Finished sq. ft.: 7681 sq m  
Lot Size: 7681 sq m

### Lease terms

Date Available:

### Additional information

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

### Contact information

IMLIX ID: IX7.684.442

