



## Estate For Sale on Ometepe Island



### Informações do Revendedor

Name:	Niall Madden
Nome da Empresa:	Esales Property Limited
País:	Reino Unido
Experience since:	2002
Tipo de Serviço:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefone:	
Languages:	English
Website:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	EUR 1,200,000

### Localização

Country:	Nicarágua
Address:	San José del Sur
Adicionado:	07/06/2024

Informação adicional:

Estate For Sale on Ometepe Island Nicaragua

Esales Property ID: es5554175

San José del Sur, Ometepe,

Rivas,

Nicaragua

A Paradise Awaits: Own a Sprawling Estate on Ometepe Island, Nicaragua

Imagine waking up to the gentle caress of lake breezes, surrounded by lush vegetation and the mesmerizing presence of majestic volcanoes. This captivating estate on Ometepe Island, Nicaragua, offers an extraordinary opportunity to own a slice of paradise. Nestled on the shores of Lake Nicaragua, Central America's largest freshwater lake, this property presents endless possibilities for those seeking a luxurious retreat, a thriving tourist destination, or even a self-sufficient eco-village.



## A UNESCO Biosphere Paradise:

Ometepe Island, designated as a UNESCO Biosphere Reserve, boasts a breathtaking natural tapestry. Imagine towering volcanoes, Volcan Concepción and Volcan Maderas, dominating the landscape, their slopes cloaked in emerald rainforests. Crystal-clear waterfalls cascade through the vibrant flora, creating hidden havens perfect for exploration. This island paradise provides a sanctuary for diverse wildlife, including exotic birds, monkeys, and even playful howler monkeys, creating a symphony of sounds that fills the air. Owning an estate on Ometepe Island isn't just about acquiring property; it's about immersing yourself in a living, breathing ecosystem.

## Strategic Location: A Hub for Exploration:

The estate's strategic location on Ometepe Island places you at the heart of adventure. Conveniently located just 45 minutes from the Costa Rican border, you can seamlessly explore the wonders of both countries. Within a one-hour drive lies the beautifully restored colonial city of Granada, a captivating blend of history and vibrant culture. For those seeking a taste of the beach life, the popular and lively town of San Juan del Sur is also within easy reach. And for international connections, Managua's international airport is just a two-hour drive away. Hourly ferry rides connect the island to the mainland, ensuring easy access and convenient exploration.

## Endless Possibilities: A Canvas for Your Dreams:

The estate itself encompasses a remarkable 40 acres of fertile farmland, offering a blank canvas for your vision. Imagine sprawling gardens bursting with fresh fruits and vegetables, nurtured by the rich volcanic soil. Sustainable agricultural projects could be implemented, fostering a self-sufficient lifestyle while contributing to the local economy. The direct access to Lake Nicaragua opens doors for water-based activities, from kayaking and swimming to boat tours, allowing guests or residents to experience the beauty of the lake firsthand.

## A Haven for Living and Gathering:

Beyond the natural wonders, the estate boasts a well-developed infrastructure, offering a variety of living and gathering spaces. Two private homes provide comfortable accommodations for owners, managers, or on-site staff. Thirteen self-contained apartments offer the potential for a thriving tourist destination. Imagine creating a charming eco-lodge, attracting travelers seeking a unique and sustainable lodging experience. Additionally, a dedicated meeting hall provides a space for conferences, workshops, or even community events, fostering connections and collaboration.

## Embracing Sustainability: A Co-Housing Community or Eco-Village:

The estate's versatility extends beyond tourism. Imagine transforming it into a vibrant co-housing community, where residents share resources and responsibilities, fostering a sense of belonging and connection with nature. This model could integrate sustainable practices, from renewable energy sources to organic farming, creating a self-sufficient and environmentally conscious haven. Furthermore, the



---

potential for an eco-village allows you to develop a unique community focused on sustainable living, attracting like-minded residents who yearn for a connection with nature and a simpler way of life.

## A Thriving Workforce and Local Support:

Ometepe Island boasts a population of 40,000, providing a readily available workforce for your venture. Imagine collaborating with skilled local workers who are eager for permanent employment. This collaboration fosters a mutually beneficial relationship, contributing to the island's economic growth while creating a vibrant and diverse community within the estate.

## Owning a Piece of Paradise:

This estate on Ometepe Island isn't just a property; it's a portal to a world of possibilities. Whether you seek a lucrative tourist destination, a co-housing haven, or a self-sufficient eco-village, this remarkable property provides the foundation for your dream. Embrace the island's breathtaking natural beauty, immerse yourself in the local culture, and create a legacy that fosters sustainability and community. Contact us today to explore the endless possibilities that await you on Ometepe Island.

## ABOUT THE AREA

### Ometepe Island: A Paradise Forged by Fire on Nicaragua's Freshwater Sea

Ometepe Island, nestled amidst the turquoise waters of Lake Nicaragua, Nicaragua's largest freshwater lake, is a captivating destination unlike any other. Imagine towering volcanoes, Volcan Concepción and Volcan Maderas, rising majestically from the lake's surface. Formed by fiery eruptions millennia ago, these volcanic giants dominate the island's landscape, cloaked in lush rainforests that pulsate with life. Ometepe Island, designated a UNESCO Biosphere Reserve, offers a captivating blend of volcanic power, verdant beauty, and a rich cultural tapestry, making it a haven for nature enthusiasts, adventure seekers, and those yearning for a tranquil escape.

Beyond its volcanic origins, Ometepe Island boasts a unique ecosystem teeming with diverse wildlife. Imagine encountering playful howler monkeys swinging through the dense canopy, the vibrant calls of exotic birds filling the air, and spotting curious monkeys peering down from the emerald foliage. Crystal-clear waterfalls cascade down volcanic slopes, creating hidden havens ideal for exploration and refreshing dips. The island's rich volcanic soil nourishes a vast array of plant life, from towering trees to vibrant orchids, creating a breathtaking tapestry of flora and fauna waiting to be discovered. Whether you're an avid hiker, a nature photographer, or simply seeking a connection with the natural world, Ometepe Island offers an unforgettable experience.

This captivating island isn't just a haven for nature lovers; it's also steeped in a fascinating history and vibrant culture. Indigenous communities have inhabited Ometepe Island for centuries, leaving behind a rich legacy evident in their traditions and petroglyphs etched into volcanic rock. Charming towns dot the island, offering a glimpse into the local way of life. Imagine strolling through bustling markets overflowing with fresh produce and handcrafted souvenirs, the aroma of local cuisine enticing your senses. Friendly locals greet you with warm smiles, and the island's laid-back atmosphere invites you to



slow down and savor the moment. Ometepe Island provides a unique opportunity to immerse yourself in a vibrant culture and forge lasting connections with its welcoming people.

Adventure beckons for those seeking a more active experience on Ometepe Island. Imagine scaling the slopes of Volcan Concepción, the active volcano, and witnessing breathtaking panoramic vistas from the summit. For the more thrill-seeking traveler, kayaking on the crystal-clear waters of Lake Nicaragua offers the chance to spot diverse aquatic life and experience the island from a unique perspective. Horseback riding adventures through verdant landscapes and exploring hidden waterfalls add to the island's adventurous appeal. Whether you're seeking a challenging hike, a relaxing kayak tour, or simply a chance to unwind amidst breathtaking scenery, Ometepe Island caters to every explorer's heart.

## MAiN FEATURES:

- \* 1250m<sup>2</sup> of living space
- \* 161874m<sup>2</sup> plot
- \* 23 Bedrooms between all dwellings
- \* 22 Bathrooms between all dwellings
- \* Stunning Views
- \* Private Parking
- \* 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 after development

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

## Comum

Quartos de dormir:	23
Banheiro:	22
Pés quadrados acabados:	1250 m <sup>2</sup>
Tamanho do lote:	161874 m <sup>2</sup>

## Lease terms

Date Available:

## Informação adicional

Virtual tour URL:	<a href="https://www.youtube.com/embed/cJWFCnnjyc0?version=3&amp;rel=1&amp;showsearch=0&amp;showinfo=1&amp;iv_load_policy=1&amp;fs=1&amp;hl=en-GB&amp;autoplay=2&amp;wmode=transparent">https://www.youtube.com/embed/cJWFCnnjyc0?version=3&amp;rel=1&amp;showsearch=0&amp;showinfo=1&amp;iv_load_policy=1&amp;fs=1&amp;hl=en-GB&amp;autoplay=2&amp;wmode=transparent</a>
-------------------	---

## Contact information

IMLIX ID:	IX5.814.149
-----------	-------------



# IMLIX

**Mercado Imobiliário IMLIX**

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

---

