



CITY RESIDENCE

HOUSE IN DEVELOPMENT

Gated residence - Family / Retire / Long Term rental

\$97 000 reduced price from \$105 000

new residential development located just 5-minutes South to town.

The development also provides paved roads, street lighting, 24/7 security and a 1-acre park and recreational area.

For sale :

Casa Paraíso – 3 beds / 2.5 baths – 1,668 sq. ft. (Covered Area) // 163 m² //

2



3



2



WHY INVESTING ON THIS PROPERTY



**5 minutes to San Juan del Sur
Near to Remanso (5 km) & Hermosa (7 km) beach**

- Looking for a permanent residence for relocation or retire
- Vacations home
- Long term rental property

Long term rental

	Month	Year
HOA Residence	\$ -38	\$ -450
Annual property tax		\$ -340
Rent \$	\$ 500	\$ 6 000
Incomes		\$ 5 210
		5,3%

Annual property tax

The real estate tax paid to municipalities in Nicaragua is 1% of the 80% of the taxable amount. The taxable amount is the property value, buildings and any permanent improvements located in the property

BVN
REAL ESTATE

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