



SURFRANCH
HOTELS & RESORTS

INVEST IN NICARAGUA'S NEWEST RESORT

Phase #2 Lots - \$50,000 USD
Phase #2 Houses - \$175,000 USD

FOR MORE INFORMATION, CONTACT US
AT SALES@SURFRANCHPOPOYO.COM OR WHATSAPP

+13027759853

HOA & WHAT'S INCLUDED?

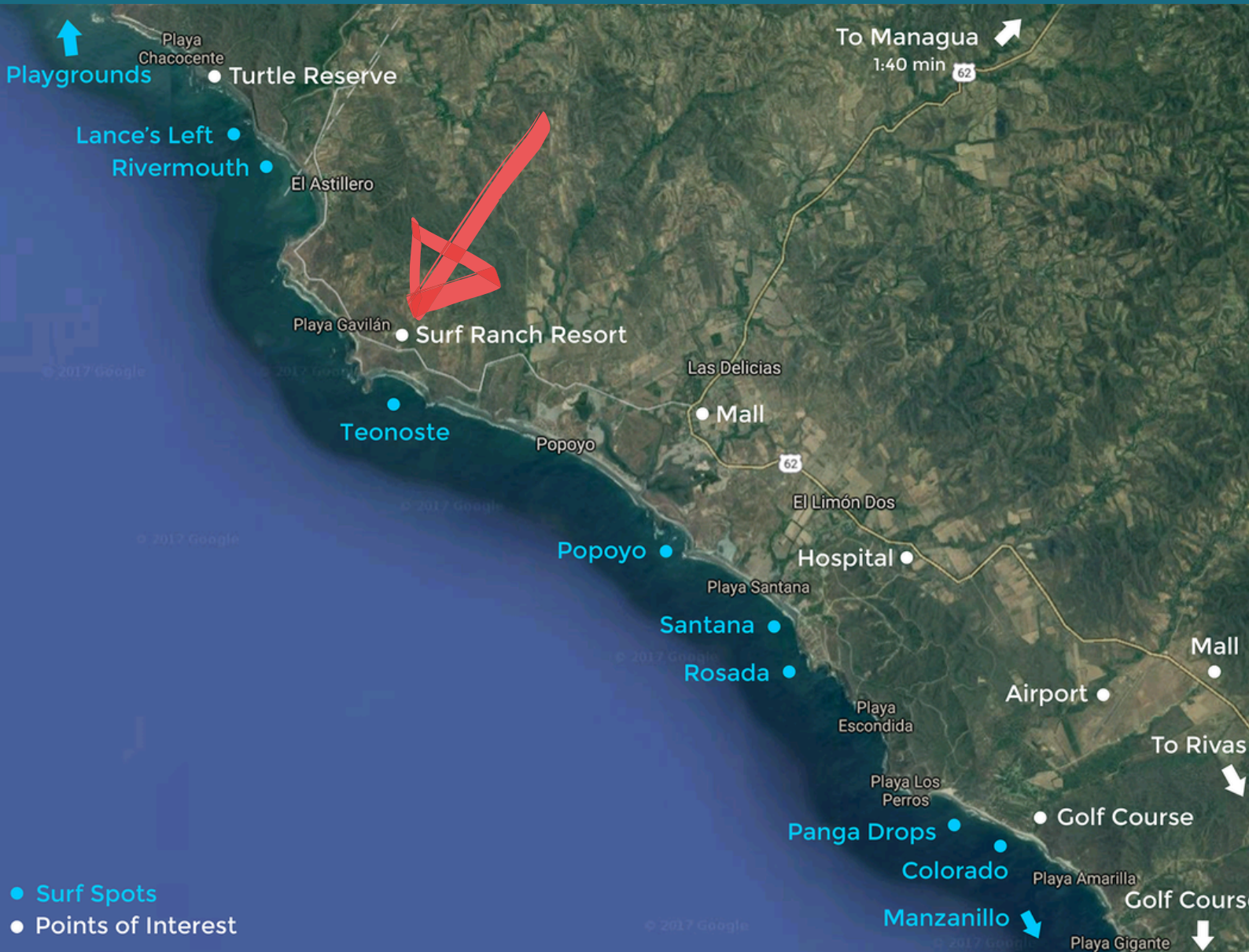
The HOA fee to maintain the lot & house is \$350 USD per month, which can be paid yearly or monthly. This includes 24/7 security, maintenance of the roads, constant landscaping, watering, lights & everything related to keeping your lot and house in condition.

It also includes the replacement of any furniture or appliances from wear and tear or guest damages, paint, maintenance of the house, pool chemicals, pool maintenance, and everything related to keeping the house in perfect shape.



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LOCATION



The Surf Ranch Resort is located on the Emerald Coast of Nicaragua, just north of Popoyo. The resort is located 330 meters from the ocean, and has 180 degree ocean views. There is a new mall just 7km away, many of the top surf spots in Nicaragua, a local hospital, 2 golf courses, many beaches and the Costa Esmeralda airport that offers flights with Sansa to Costa Rica, Managua & private charters around the world.

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OCEAN VIEW HOUSES

THESE LOTS FEATURE

OVER 2700 SQ FT

OCEAN VIEWS

PAYMENT PLANS

PERMITS READY

24/7 SECURITY

ACCESS TO RESORT

We are now selling and building the 8 houses in phase #2 which are set on our highest elevation of the 25 acre resort. These houses boast our best views of almost 180 degrees of ocean views.

These houses are designed to capture all ocean views, and are 3 bedroom, 2 bath, single level houses, which the 3rd bedroom can be converted to an office, family room, private gym or a cinema room.

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LOTS AVAILABLE

Lots - 3250 SQ FT.

3 Bed, 2 Bath Fully Furnished House

PRICE

\$50,000 USD

\$175,000 USD

Prices above are for just the lot or the house. These 8 lots in Phase #2 are situated above the phase #1 houses and have road access via 2km of road through the resort. These lots have the best views of the resort with an almost 180 degree view of the Pacific Ocean.

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All lots are the same size

LOTS AVAILABLE

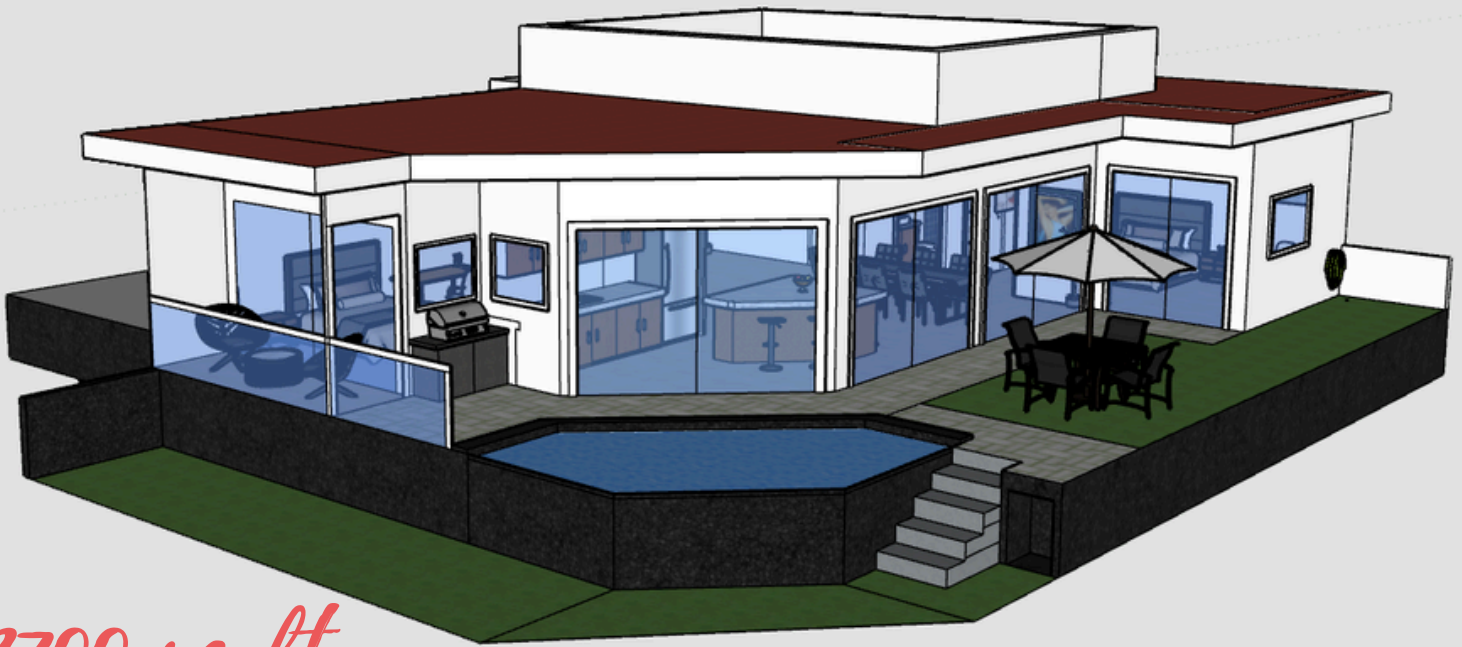
PRICE

Lot 1	\$50,000 USD
Lot 2	\$50,000 USD
Lot 3	\$50,000 USD
Lot 4	SOLD
Lot 5	\$50,000 USD
Lot 6	\$50,000 USD
Lot 7	SOLD
Lot 8	SOLD

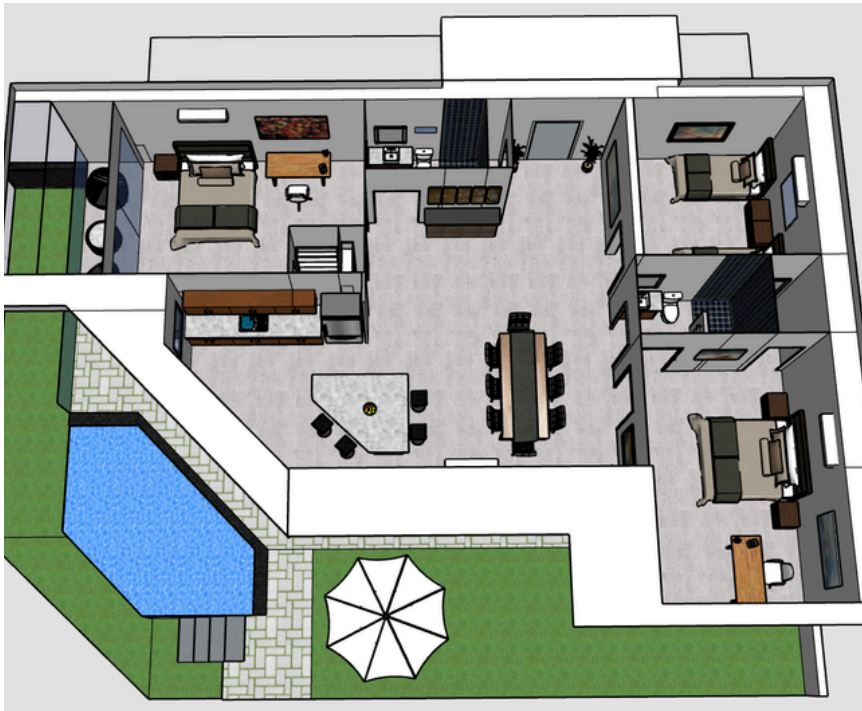
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HOUSE DESIGN



2700 sq ft



We have designed a 3D model of a 1 level house that is suitable for these lots to take in most of the ocean views as possible. You can build your own house or choose this design as well. The 3rd bedroom can be converted into a gym, office, family room, or a cinema room.

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As of July 2024, we have started building the 1st & 2nd house in Phase #2 on Lot 4 & Lot 8 which have both been sold. Both houses are the same as in the 3D model featured above.

Not pictured in the model, the house will also have it's own private parking lot next to the house, as well as an outdoor bodega by the front entrance which will also include the washer and dryer machine. Along with 2 owners closest in both of the master bedrooms. Follow us on instagram **@surfranchpopoyo** to get the up to date photos of the houses.

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HIGH QUALITY BUILD



We have already built 5 modern style houses on the property with all high quality materials and furnishings and will carry over this same style of build to your new dream house.

You can also decide to furnish your own house or have us do it. It can all be

done online without even having to step foot in Nicaragua. We stay communicated with updates as progress is made through whatsapp.



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BUYER INCENTIVES

- **Unlimited Use** - You can occupy your property for 365 days per year. You own your house 100% and can live in it as long as you like. No limits.
- **50% Rental Income** - You can join the rental pool and receive 50% of the rental income monthly while having your house maintained, or you can rent the house yourself and take care of everything related to keeping your house up to date and in condition to rent, turnovers, cleaning, etc...
- **Free Transportation** - As an owner, you will receive free transport to and from the local airport, beaches & resort.
- **Free Access** - You will receive free access to all activities and sports on site.



WE ARE OPEN!

Surf Ranch Popoyo is now open and units rented. Currently we have 7 houses, 18 unit apartment complex, front entrance, reception, parking lot, hiking trail, and a fully staffed hotel.

Additions for 2024, we will be adding the main resort pool, bar, restaurant, skateboard park, tennis court, as well as other activities & amenities.

Surf Ranch Popoyo is set to be the **largest resort** in the country expanding over 25 acres and operating like a ski village but for surfing. We are excited to bring our dream to reality and this resort marks our **3rd Resort** in the Surf Ranch brand, and will be our largest flagship resort. The other Surf Ranch Hotels & Resorts are currently open in San Juan Del Sur, Nicaragua and Tamarindo, Costa Rica.



NEXT STEPS?

If you would like to make your dream a reality and own a home in Nicaragua, joining the **Surf Ranch team** gives you a worry free investment that generates you income monthly. We invite you to **join our family of investors** from Canada, United States, Europe and all over the world.

If you would like to purchase a jungle or ocean lot to build your dream home, you can send us an email at sales@surfranchpopoyo.com and we will forward you a sample sales agreement for your review.

Upon any changes, both parties would sign, then we organize the wire info for the first deposit. This can be done by **bank transfer, PayPal** or even partial **Bitcoin**. Upon final payment, you will receive title to your lot.

We look forward to having you as part of the **Surf Ranch Team**.

