



Remanso
Congo Hills
Condominiums
Ocean View



BVN
REAL ESTATE



Project Overview



- 16 Ocean View Units
- Located 5 minutes from Remanso Beach
- Pre-sale now open
- Quiet, secure area with easy access
- Financing option (8 years, 8% fixe anual interest rate)

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Congo Hills

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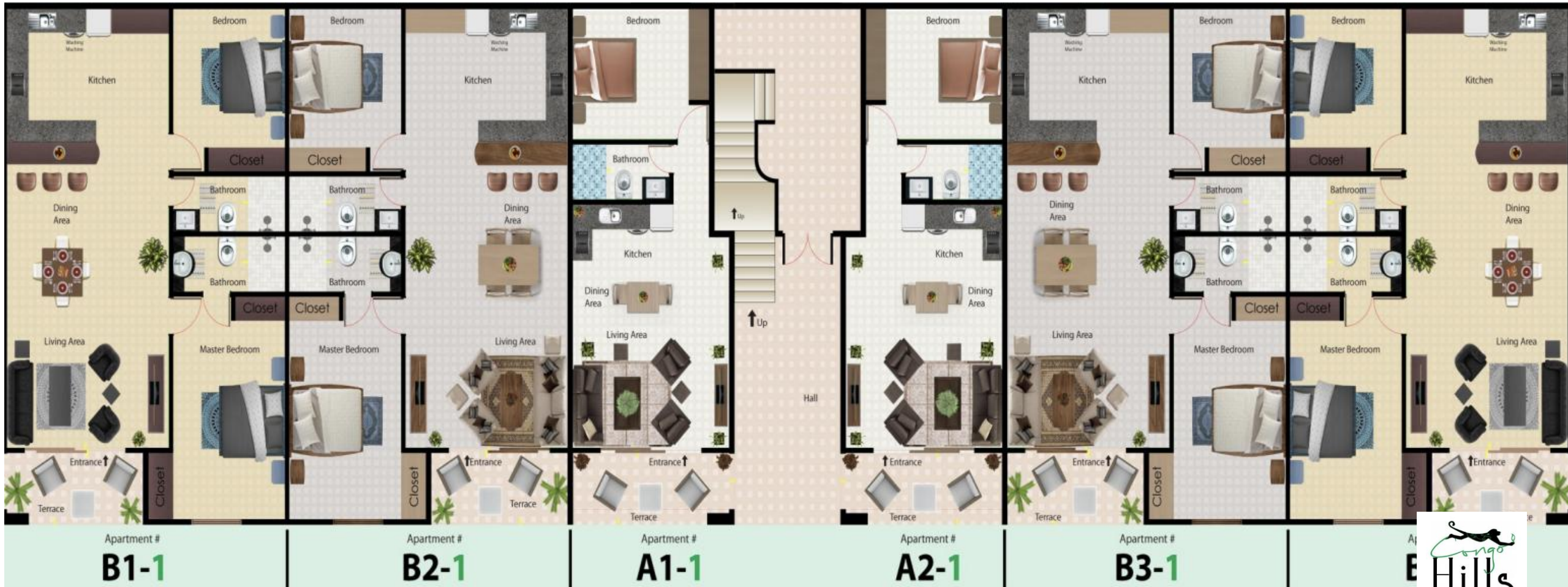
Congo
Hills
CONDOMINIOS

Remanso
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FIRST FLOOR



Remanso Congo Hills

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SECOND FLOOR



Remanso Congo Hills

Condominiums
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THIRD FLOOR





Apartments Type A



- 1st Floor U\$ 114,000

**Total Area 55,10 m² /
593 ft²**

- 2nd Floor U\$ 119,000

**Total Area 48,96 m² /
527 ft²**





Apartments Type B



- 1st Floor Interior \$ 148,000
- Exterior \$ 150,000

**Total Area 102,76 m² /
1 106,1 ft²**

- 2nd Floor Interior \$ 150,000
- Exterior \$ 153,000

**Total Area 98,16 m² /
1 056,58 ft²**





Type Penthouses



- Interior \$ 214,000
**Total Area 105,12m² /
1 131,05 ft²**
- Exterior \$ 229,00
**Total Area 116.27 m² /
1 251,5 ft²**

Hills
CONDOMINIOS

Apartment type:
C





Unit Types & Prices



- 1 Bedroom / 1 Bathroom:
 - 1st Floor: \$114,000 | 55.10 m² / 593 ft²
 - 2nd Floor: \$119,000 | 48.96 m² / 527 ft²
- 2 Bedrooms / 2 Bathrooms:
 - Interior 1st Floor: \$148,000 | 102.76 m²
 - Exterior 1st Floor: \$150,000
 - Interior 2nd Floor: \$150,000 | 98.16 m²
 - Exterior 2nd Floor: \$153,000
- Penthouses (3rd Floor, Ocean View):
 - Interior: \$214,000 | 105.12 m²
 - Exterior: \$229,000 | 116.27 m²



Included Features



- Kitchen and bathroom furniture (wood)
- Granite countertop bar
- Bedrooms closets (wood)
- A/C in bedrooms and living room



Project Advantages



- Ocean view from all units
- 24/7 Security
- Pool and landscaped garden
- Paved private parking (1–2 per unit)
- Visitor parking outside the gated area
- 20,000-liter water reserve tank
- Maintenance of common areas, garden, water, and pool
- Building maintenance (roof, facade of the building)



HOA Fees

- 1 Bedroom: \$70/month
- 2 Bedrooms: \$100/month
- Penthouse: \$120/month





Sales & Financing Terms



- 20% down payment to reserve – Delivery in 5 weeks
- 35% payment triggers full delivery (for financing)
- • Financing available:
 - - Up to 8 years
 - - Fixed 8% annual interest
 - - Based on Promesa de Venta agreement



Closing



- Seller will provide:
 - Deed
 - Certificado literal y relacionados
 - Plano aprobado al nombre del comprador
 - HOA contracto
 - Libertad de Gravamen
 - Solvencia municipal + hoja SISCAT



Closing II



- Buyer Pays:
 - Diligencia
 - Escritura de compra venta
 - Impuesto de Transmision
 - Impuesto de registracion



Contact & Availability



- Bastien Mahé – Project Administrator
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- 📧 Email: bastien@bvnica.com
- Ask for availability, commissions & brochures.