



BVN
REAL ESTATE



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)

Remanso
Congo Hills

Condominiums
Ocean View



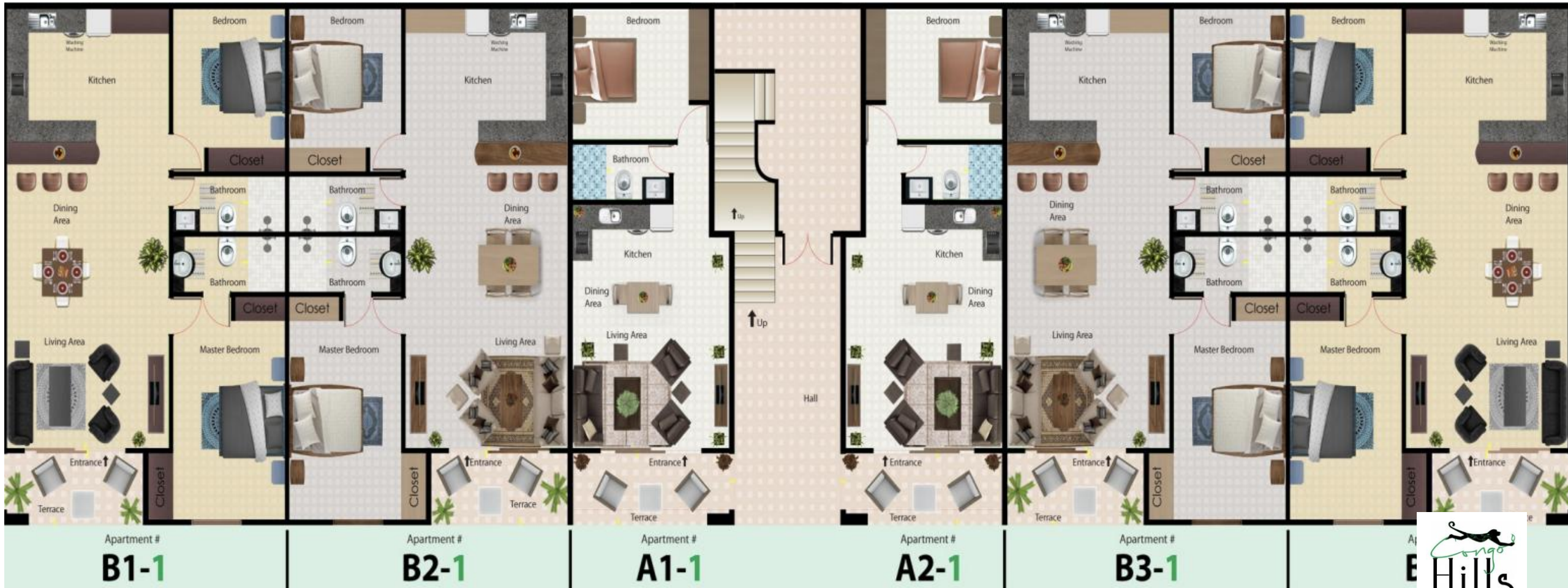
Congo
Hills
CONDOMINIUMS

Remanso
Congo Hills

Condominiums
Ocean View



FIRST FLOOR



Remanso Congo Hills

Condominiums
Ocean View



SECOND FLOOR



Remanso Congo Hills

Condominiums
Ocean View



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: \$75/month
- 2 Bedrooms: \$85/month
- Penthouse: \$100/month

Includes WIFI, Pool, Parking, Security 24/7



Sales & Financing Terms



- 30% 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
- 📍 San Juan del Sur, Nicaragua
- 📞 WhatsApp: +505 [your number]
- 📧 Email: bastien@bvnica.com
- Ask for availability, commissions & brochures.