SERENITY VILLAS NICARAGUA · JIQUELITE

Villa Palmeras

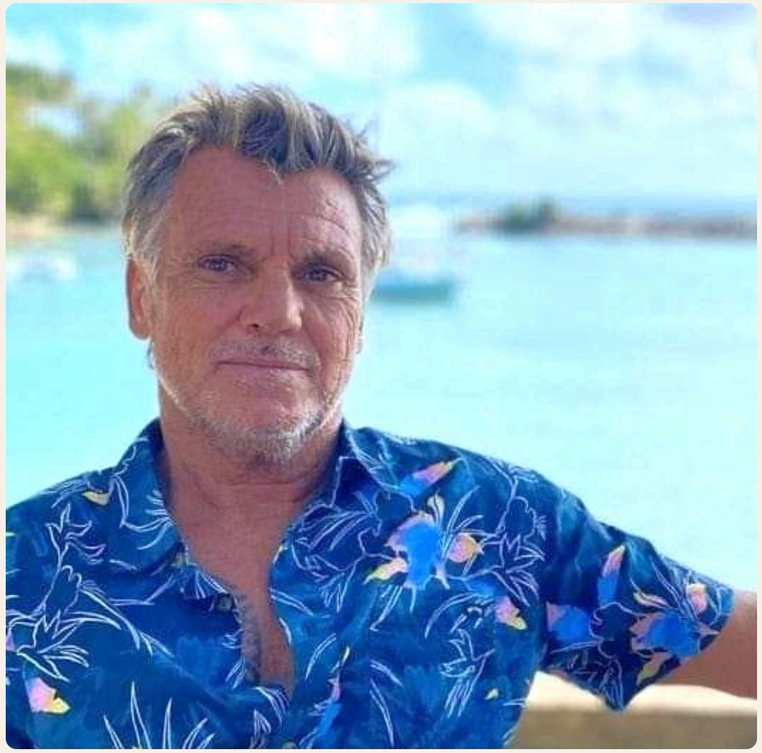
A new villa with a pool, 400 m from Jiquelite beach. Value for money and rental returns.

USD 90,000, lot included



YOUR CONTACT

SERENITY VILLAS NICARAGUA
L'ESSENTIEL



21 years of experience, and a build you can visit.

“I live in Tola, after 21 years of building in Europe and the Caribbean. The first Palmeras villa is under construction: come and see it, I'll show you around the site. I can also put you in touch with owners I've built for. From the lot to the keys, I am your single point of contact.”

Jean-François Gasmi · Serenity Villas Nicaragua

21 years

of building in Europe and the Caribbean

Palmera 1

under construction, open for visits

References

from owners, on request

SERENITY VILLAS NICARAGUA
L'ESSENTIEL

THE OFFER AT A GLANCE

A turnkey villa, ready to live in or rent out.

84 m²
of living space, single level

2
suites, each with its own bathroom

500 m²
lot, with water and power on site

400 m
from Jiquelite beach

5 × 3 m pool
Facing a 40 m² terrace.

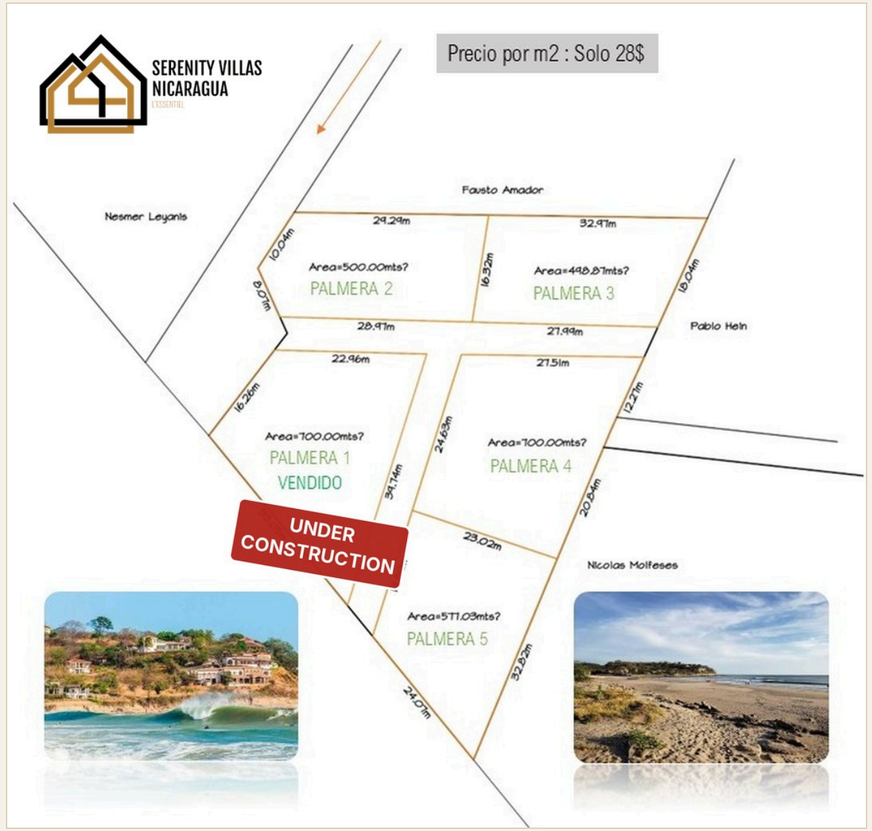
Open living area
Open kitchen with island, three large glass doors onto the terrace.

USD 90,000
Lot and villa included, excluding furniture and closing costs.

THE AREA

Jiquelite: peace and quiet, steps from the ocean.

- Palmeras development, set back from the main road
- Serviced lots: water and power already on site
- On the Emerald Coast, near Rancho Santana and Popoyo, known for surfing
- Land price: $28 per m²



Palmeras site plan, Serenity Villas Nicaragua. Palmera 1 is sold and under construction.



SERENITY VILLAS NICARAGUA · CONCEPT PLAN

Single-level villa 2 suites and pool

Frontage 13.40 m · depth 7.00 m · 500 m² lot

Suite 1	14.0 m²
Bathroom 1	8.75 m²
Suite 2	14.0 m²
Bathroom 2	8.75 m²
Living, open kitchen and dining	38.3 m²
Living area	**≈ 84 m²**
Built footprint (13.40 × 7.00)	93.8 m²
Terrace	40.2 m²
Pool	5.00 × 3.00 m
Lot	500 m²

Front: three large sliding glass doors onto the terrace; living area in the centre, open to the pool.
Wings: one suite on each side, each with its bathroom at the back (walk-in shower, double vanity, WC).
Back: entrance into the living area, open kitchen with island.

Concept plan, to be validated by the architect · interior dimensions
Exterior walls 20 cm, partitions 10 cm · A Serenity Villas Nicaragua project

SERENITY VILLAS NICARAGUA
L'ESSENTIEL

VALUE FOR MONEY

A new villa with a pool, for less than resale homes.

Property for sale in the area	Lot	Asking price
Villa Palmeras: new, 2 suites, pool, 400 m from the beach	**500 m²**	**USD 90,000**
Fully renovated 2-bedroom house, pool, ocean view, Guasacate	735 m²	USD 138,000
Two houses on one lot, Playa Gigante	705 m²	USD 149,900
Vacant beachfront lot, Jiquelite	—	USD 159,000
3-bedroom villa with pool, 112 m², Playa Santana	146 m²	≈ USD 384,000
2-bedroom ocean-view home, Casa Loma del Mar, Guasacate	1,941 m²	USD 439,000
2-bedroom beachfront villa, Hacienda Iguana	—	USD 475,000

Public listings on Encuentra24 and All Real Estate (2023 to Oct. 2026), asking prices, not sale prices.

SERENITY VILLAS NICARAGUA
L'ESSENTIEL

WHAT THE BUYER GETS

New construction and the beach, without beachfront prices.

New, nothing to fix

New build, simple quality finishes, no renovation to plan for.

Walk to the beach

400 m from Jiquelite, for a fraction of the price of beachfront property.

Built to rent

Two equal suites and a private pool: the format couples and families book most.

A vacant beachfront lot in Jiquelite is listed at USD 159,000. Here, villa and lot are delivered for USD 90,000.

SERENITY VILLAS NICARAGUA
L'ESSENTIEL

THE RENTAL MARKET

$150 a night is the market rate on the Rivas coast.

≈ $149
average nightly rate on the Rivas coast

47 %
average occupancy of rentals in the Rivas department

$146
a night for a 2-bedroom beach house in Guasacate

+30 %
potential revenue at Christmas and Easter week

A new villa with a private pool sits at the top of this range.

Sources: The Latinvestor (2026); AirDNA, Rivas, Oct. 2026; Expedia, Casa Tranquila 2, March 2026.

RETURNS AT $150 A NIGHT

About 14% net per year in the mid scenario.

Scenario	Nights	Gross income	Net income	Net yield	Payback
Cautious · 40%	146	$21,900	$10,960	10.4%	10 yrs
Mid · 50%	**182**	**$27,300**	**$15,120**	**14.3%**	**7 yrs**
Strong · 60%	219	$32,850	$19,390	18.4%	5 yrs

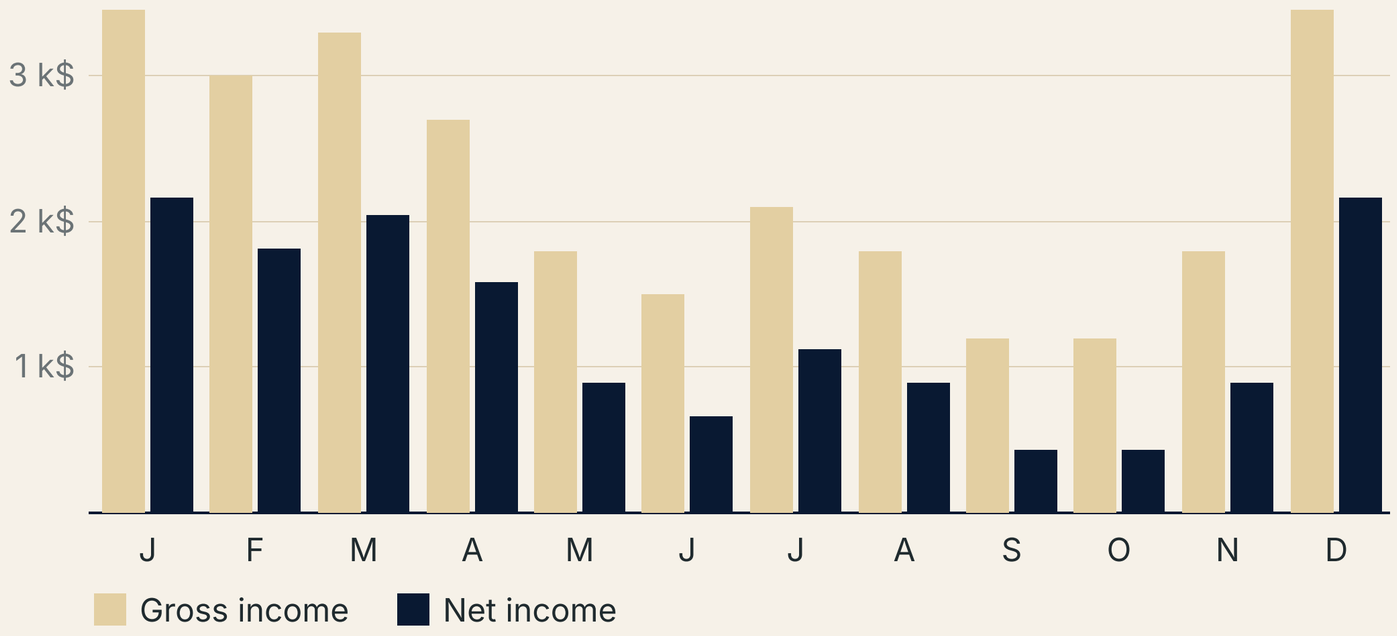
Owners who manage the rental themselves save the 20% management fee: the mid-scenario yield rises to about 19%.

Net income after platform fees, management and running costs, before income tax. Yield on USD 105,600 invested.

SERENITY VILLAS NICARAGUA
L'ESSENTIEL

RENTAL INCOME MONTH BY MONTH

Income peaks from December to April.



$15,120

net income per year, from $27,300 gross and 182 nights booked

$1,260

net income per month on average

58%

of income earned from December to April

Assumption: $150 a night, 50% average occupancy (75% in Dec.–Jan., 25% in Sept.–Oct.). Net after platform fees, management and running costs.

NEXT STEP

Reserve your lot at Palmeras.

1 · Visit

On site or by video call, lot and beach.

2 · Reservation

Choose your lot and finishes, sign at the lawyer's office.

3 · Construction

Build managed by Serenity Villas, staged payments.

WhatsApp +505 8656 7839

serenityvillasnicaragua@gmail.com · Serenity Villas Nicaragua