

Discover the Tranquility of

NICARAGUA

Immerse Yourself in Vibrant Culture, Serene Beach Living,
and a Laid-Back Lifestyle



Nicaragua is a tropical paradise with a delightful year-round climate and stunning mountainous landscapes; our country has become a new retreat for foreign investors seeking both affordability and a welcoming community.

Nicaragua is becoming the new place to be with a significant number of Americans and Europeans calling it their home away from home. It is a true Central American jewel, renowned for its rich culture, gastronomic delicacies, enchanting Spanish colonial architecture, and warm hospitality.

Take, for instance, San Juan del Sur and Tola, in the heart of Nicaragua's Pacific region. These coastal towns, with their relaxing views and pristine natural atmosphere, have emerged as prime real estate investment spots.

Imagine waking up to the sound of peaceful waves as the day unfolds; indulge in the day's catch at seaside eateries, where freshly grilled fish tacos or ceviche treat your taste buds.



“Life itself is a privilege, but to live life to the fullest, well, that is a choice”
Andy Andrews



In addition to the beautiful vistas, nothing can quite top the restaurant scene in San Juan del Sur and Tola. Seafood enthusiasts are in for a tasty experience with various locally sourced and expertly prepared ocean delights. Restaurants in San Juan del Sur are located right on the beach, offering typical Nicaraguan recipes with warm and friendly service.

Begin your culinary exploration with the renowned “Pescado a la Plancha”, where freshly caught fish, such as red snapper or sea bass, is grilled to perfection, highlighting the region’s irresistible marine flavors.

Beyond its culinary allure, San Juan del Sur and Tola are renowned for water sports. Enthusiasts and families seeking a perfect blend of adventure and relaxation can find it here.

Relax by the sea, or charter one of the many sailboats available for fishing and recreational activities beyond the Bay. Or, if you are a little more adventurous, you can embrace the Pacific waves with world-class surfing experiences, making it an ideal destination for surf enthusiasts of all skill levels.

For families living or vacationing in these towns, you have benefits difficult to find in a modern urban environment. Children growing up in beach communities have long enjoyed a unique bond with nature. The rhythmic sound of ocean waves, the feel of warm sand beneath their feet, and the vibrant marine life have been integral to their childhood experiences. With this beautiful backdrop, children can unplug and regain the sense of simplicity and authenticity only coastal towns can offer.



THE NICARAGUAN EXPERIENCE

EXPLORE THIS BEAUTIFUL COUNTRY

In the coastal paradise of San Juan del Sur, chic restaurants, vibrant bars, and well-equipped supermarkets cater to many diverse preferences. And, if you're looking for something more urban, Granada is less than an hour away by car, an ancient colonial Spanish city that adds historical charm to the region.

A pivotal city during the Spanish colonization, Granada has witnessed centuries of historical events, from battles to pirate attacks, and today the city's historic district offers visitors a journey through time. With landmarks like the San Francisco Convent, the Merced Church, and the La Polvora Fort, you can catch a glimpse into Nicaragua's past.

Near San Juan del Sur lies another traveler's dream experience: the island of Ometepe. Ometepe offers a playground of activities. Take the day to hike to the summit of the Concepción volcano for panoramic views, trek through lush jungles, or embark on a kayaking adventure along the shores of Lake Nicaragua. Feel the rush as you zip-line through the treetops, horseback ride along scenic trails, or take a refreshing dip in the Ojo de Agua natural springs.



NICARAGUA' S HEARTWARMING HOSPITALITY AND TRANQUIL LIFESTYLE **EMBRACING THE GENUINE FRIENDLINESS OF ITS PEOPLE**

Not only is Nicaragua a natural beauty, but its people give it another layer of hospitality. The warmth of the Nicaraguan people, deeply rooted in their vibrant culture, creates an inviting atmosphere that resonates particularly strongly in coastal towns. Nicaraguans are known for their genuine friendliness, making visitors feel like cherished guests in their vibrant communities.

Embracing a coastal existence, residents and visitors alike can maintain a healthy lifestyle. With a laid-back atmosphere that promotes relaxation and a slower pace of life, retirees and vacationers can fully rest away from the hustle and bustle of city life.

The abundance of fresh, locally sourced foods adds to your experience with vibrant markets providing various nutritious options. With an abundance of outdoor and culinary experiences, there is always another pleasant surprise just down the beach.

An increasing number of travelers are drawn here for its enticing options in retirement, rental, or vacation properties. The low cost of living makes it a great place to retire or vacation.

For more information about the Nicaraguan lifestyle, you can read articles from these magazines:

- Saveur Magazine
- Travel and Leisure
- World Travel Magazine
- Conde Nast Traveler
- National Geographic Traveler
- Outside Magazine
- Backpacker Magazine

NAVIGATING NICARAGUA DISPELLING MYTHS AND ENSURING SAFETY IN YOUR REAL ESTATE JOURNEY

Nicaragua's journey towards becoming the safest country in Central America is a testament to its resilience. Despite facing challenges in the past, the nation has actively worked towards positive transformation, creating an atmosphere where tourists can enjoy the beauty of its landscapes while leaving all their worries at home.

According to GITNUX MARKET DATA REPORT 2024 "Nicaragua was rated as the third most peaceful country in Central America in the Global Peace Index 2021." (Source: <https://gitnux.org/nicaragua-crime-rate>)

If you want to learn about medical attention for travelers, there is a first-class hospital just 130 km from San Juan del Sur and Tola. Hospital Vivian Pellas in Nicaragua provides first-class medical attention with state-of-the-art facilities, advanced technology, and highly skilled healthcare professionals, ensuring top-notch care for residents and expatriates. By visiting this beautiful country, you will soon discover that there is no need for apprehension regarding safety when investing in Nicaragua. For more information, visit their website at <https://www.hospitalvivianpellas.com/>

Nicaragua is constantly improving its infrastructure to appeal to foreign investment. There are excellent paved roads connecting the capital, Managua, to San Juan del Sur. This newly improved infrastructure promises swift and efficient travel and reflects Nicaragua's commitment to modernizing its transportation infrastructure.





The government is continuing its infrastructure investment by building a new coastal highway that will be 3,550 kilometers long along the Pacific Coast. It is currently under construction and the first part of the project will be 58 kilometers long with two sections: The first, from El Naranjo to Playa El Remanso in San Juan del Sur. The second section goes from San Juan del Sur to Brito (Coyol junction) in Tola.

The Coastal Highway in Nicaragua will bring significant benefits to tourism in several ways, such as:

- Improved Accessibility
- Scenic Routes and Tourism Appeal
- Expansion of Tourist Destinations
- Boost in International Tourism

Also, the new cutting-edge Costa Rican border facility at Penas Blancas signifies the nation's dedication to streamlining international travel and trade. This modern border facilitates seamless cross-border movements, fostering economic growth and strengthening ties with neighboring countries.

INVESTING IN TRANQUILITY NEW DEVELOPMENTS FOR YOUR DREAM LIFESTYLE

In the heart of the Nicaraguan tourism areas, one can witness advancements and ongoing developments that shape its dynamic landscape. Some of these beach developments include:



GUACALITO DE LA ISLA

Guacalito de la Isla in Nicaragua is a tropical paradise that stimulates luxury living, featuring upscale resorts, a world-class golf course, and breathtaking oceanfront villas.

HACIENDA IGUANA

On Nicaragua's Pacific coast, Hacienda Iguana offers an idyllic retreat with pristine beaches and world-class surfing. This exclusive community seamlessly combines luxurious amenities, like a golf course and beachfront properties, with the laid-back charm of Nicaraguan coastal living.





LA SANTA MARIA

This upscale beach resort has been featured in magazines that include Forbes, Explorers, The Frederick News-Post, Travel Path, and UpscaleLiving. Perfect for the discerning traveler.

MALIBU

The real estate options in the Malibu Resort offer ocean-view rentals and ocean-view homes—Villas in San Juan and much more.



REDONDA BAY

Close to the Costa Rican border, this beautiful Bay gives you paradise views from almost any point in this community.



COLINAS DE MIRAMAR

Get engulfed in this scenic retreat where paradise meets comfort while overlooking the Pacific Ocean.



EL ENCANTO DEL SUR

Dream big for the next chapter in your life and invest in the many property lots available in San Juan del Sur.



LOMAS DE PALERMO

Find your serenity at Lomas de Palermo, which has 50 luxury villas with ocean views.



PACIFIC MARLIN

Come and visit this development that caters to all your needs. From Duplex Houses to oceanfront dream houses, you can find all the luxury amenities to cater to your expectations.



RANCHO SANTA ANA

Nicaragua’s unspoiled Emerald Coast, Rancho Santana, is a premier resort and residential community. Spanning 2,700 acres of picturesque rolling hills, it features five distinct beaches.



BALCONES DE MAJAGUAL

From breathtaking views to an occasional monkey visit, you can embrace what nature offers. Picture yourself in your new dream house located in a mountainous atmosphere.



EL COCO BEACH

Find true tranquility while children play on this gentle beach. Perfect for family vacationers looking for a retreat away from the crowds.

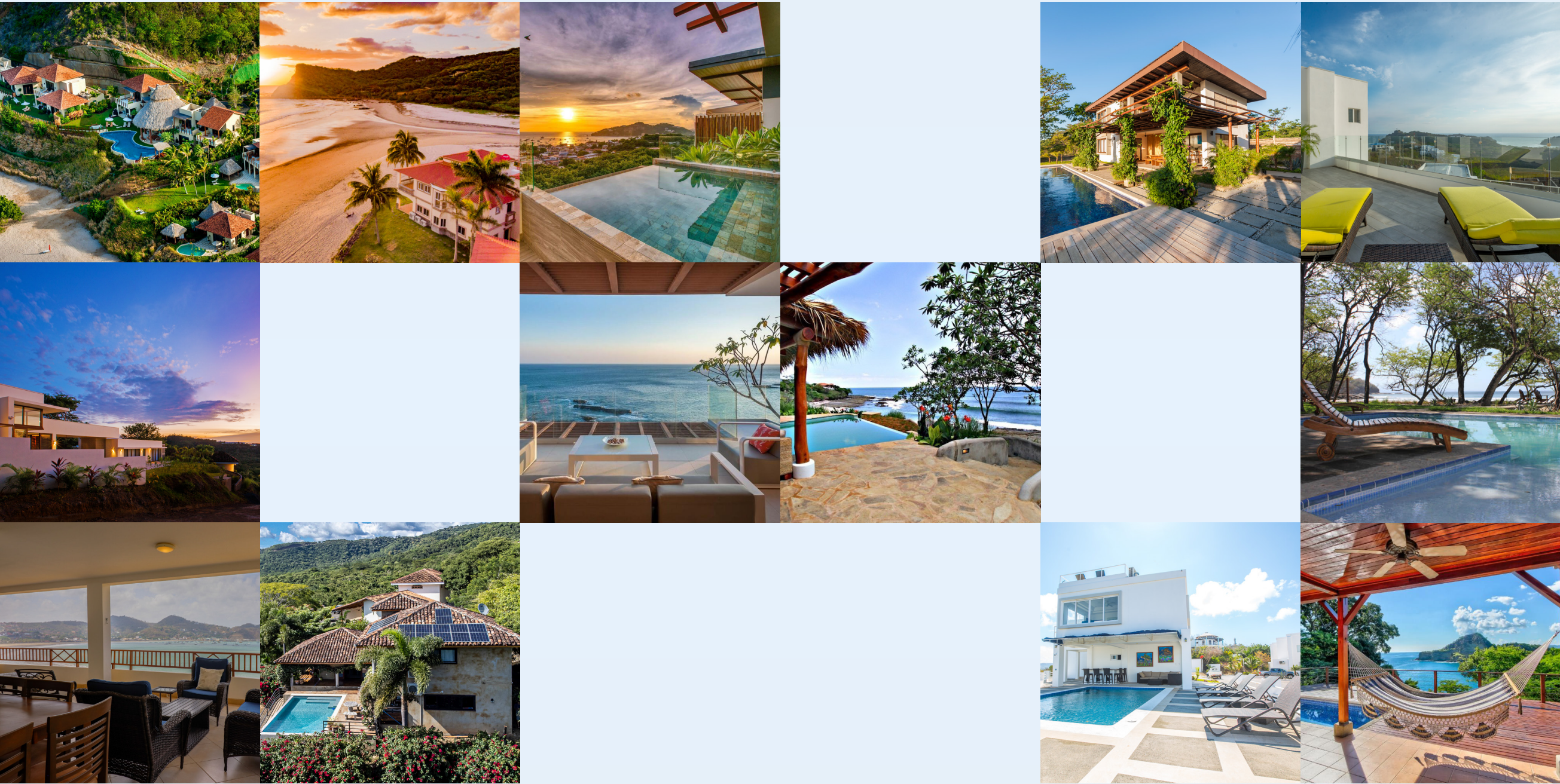


LA TALANGUERA CONDOMINIOS

This apartment condo building is situated in the north end of San Juan. You can access all the modern amenities here, including a beachside pool and beachfront property.



WHO SAYS YOU CAN'T GET ANYTHING YOU WANT,
FROM AFFORDABILITY TO AUTHENTIC LUXURY
LIVING?



UNLOCK YOUR DREAM HOME

YOUR GUIDE TO SEAMLESS REAL ESTATE BUYING

Nicaragua has untapped potential for real estate investment as you can see from all the options above, and we understand it's easy to feel overwhelmed when it comes to choosing the best location for you and your family.

So, how should you approach this decision? Easy. You need a reputable real estate agent with extensive experience who knows the local atmosphere and the proper networking to give you straightforward and honest insight. This guidance will provide you with the confidence to navigate all the paperwork.

Trinity Real Estate is focused on your needs first. With more than 20 years of experience doing business in Nicaragua, we ensure that buying or selling a home in San Juan del Sur and Tola goes smoothly. With us, you can go through the process with an experienced advisor from the beginning. We are proud to be affiliated with:

- Aspen Institute
- National Association of Realtors
- Leading Real Estate Companies of the World
- Entrepreneurs Organization



TAKE THE NEXT STEP CLOSER TO LIVING YOUR BEST LIFE



Are you interested in learning more about buying property in Nicaragua? Let us help you take the first step toward the lifestyle of your dreams.

Call us for a no-cost, no-obligation, 1 on 1 consultation and start researching potential properties that match your criteria. Are you looking for a vacation home? Gated community condo? Or an apartment? Trinity Real Estate offers an extensive portfolio of beautiful properties that fit your needs.

Start narrowing down your search with our diverse range of properties, such as residential homes, vacation villas, beachfront and ocean-view properties, and lots.




Most investors like you are interested in knowing the current market to take advantage of possible opportunities. When you schedule an appointment with us at Trinity Real Estate, we will explain how the market is fluctuating to your advantage

WE ARE READY TO TALK TO YOU!



At Trinity Real Estate, we want to live up to your expectations. For years, our businesses have grown from home construction in Managua to full-time real estate agents in San Juan del Sur and Tola. We are highly committed to the country since our families have lived in this Coastal town for the past seven years. We are very proud to be English speaking Nicaraguan coastal residents.

Making a successful purchase is easy as 1,2,3:

-  Call Joao Mucciolo, owner of Trinity Real Estate, for a 1 on 1 Consultation
-  Get Answers to all your real estate questions and concerns.
-  Become an owner of your dream property.

Our commitment goes beyond mere transactions; it reflects a genuine belief in the country's emerging opportunities. With a deep understanding of Nicaragua's economic landscape, we passionately advocate for the region's amazing affordability and its relaxed lifestyle.



IMAGINE YOUR VERY **OWN PIECE OF PARADISE!**

Coastal residents wake up to the soothing sounds of the Pacific waves and breathtaking views of pristine beaches and lush landscapes.

San Juan del Sur has a warm and welcoming community, a vibrant culinary scene, and a lively social atmosphere. At the same time, Tola provides a tranquil escape with serene beaches and a slower pace of life.

Both towns offer diverse outdoor activities, affordable living, modern amenities, and a sense of belonging. They are ideal destinations for adventure, relaxation, or a vibrant community amidst coastal beauty.

Living in the coastal towns of San Juan del Sur and Tola offers a captivating lifestyle, blending the laid-back charm of beach living while experiencing Nicaragua's vibrant culture. Just imagine viewing spectacular sunsets while sipping Nicaragua's local rum.

Please tell us how we can make your dreams come true and start living your best life partner with us for a stress-free experience. We look forward to working with you soon!

Take the next step to become a coastal resident today!



TRINITY

R E A L E S T A T E

THANKS

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