

# Rancho del Oro

PACIFIC NICARAGUA

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Rentals



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# Rancho del Oro

P A C I F I C N I C A R A G U A



Located fourteen miles north of the Costa Rican border, and a mile and a half from the beach, Rancho del Oro is comprised of a 20 acre parcel of land nestled in the foothills of San Juan del Sur, Nicaragua.

For people looking to escape the hustle and bustle of San Juan del Sur but still be close enough for the convenience of town, this is the place. We have taken special care to preserve the natural beauty of the area by setting aside two reserve areas that contain a multitude of local flora and fauna.

We will be planting additional rare and endangered plants and trees in these reserves. Our roads meander through the property to create a feeling of open space. No cookie cutter lots here.

There are several large mango trees at the bottom of the property that will produce fruit for the taking. A gentle stream runs along the northern edge of the property that serves as a water source for several families of monkeys. Come enjoy the solitude and tranquility of Rancho del Oro.



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Five minutes from Rancho del Oro, San Juan del Sur is a tranquil fishing village nestled at the head of a horseshoe-shaped bay on the Pacific coast of southern Nicaragua. The lovely bay is peppered with small, private yachts and commercial fishing boats.

The inhabitants of San Juan del Sur make their living fishing, diving, and catering to the visitors drawn to the bay's beautiful white-sand beaches, smooth waters, and ecological richness.

In and around San Juan, you are sure to find plenty to see and do. Numerous beaches await exploration, the scenery is superb, good surfing can be found nearby, and the sportfishing and sailing are world class. Or you might prefer doing nothing at all—pure and utter relaxation—in one of Nicaragua's most beautiful areas.



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## Foreign Ownership

In Nicaragua, foreigners can purchase land under the same laws and regulations as Nicaraguan citizens.

## Legal Fees

Legal fees, transfer fees and taxes are the responsibility of the buyer.

## Title Insurance

Title insurance provided by First American Title of Miami. Each lot has been surveyed and registered

## Power

Primary power is provided to nearby lots / adjacent road. Owners to apply to the national electric company for power hook-up. All installation and permit fees are the responsibility of the buyer.

## Water

Water is provided from well(s) located on the property. There is an applicable hook-up fee charged to owners for the installation of a meter and water line.

## Septic

Septic water is managed through the installation of a septic tank and is the responsibility of the buyer.

## Owners Association

An owners association is in place and has established regulations and guidelines pertaining to construction, usage and other pertinent issues. These are available upon request

## Purchasing



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## Nicaragua



According to INCAE, the Harvard Business school affiliate in Nicaragua, Nicaragua is the safest country, and Granada is one of the safest cities, in all of Central America.

To the new generation of travelers, Nicaragua represents booming beach breaks, volcano hiking, island paradises and laid-back colonial towns. It seems that the message - 'the civil war finished decades ago people!' - has finally gotten across to a world who had the country pegged as a trouble spot. Nicaragua is emerging as Central America's most intriguing new destination.



Offering an authentic experience that brings travelers in touch with the natural warmth of the people, Nicaragua boasts culture, nature and adventure. Pre-Columbian artifacts, dazzling colonial architecture and vibrant folkloric tradition are set against a backdrop of extraordinary natural beauty - volcanoes, beaches, pristine rainforest and astounding biodiversity. Activities that appeal to a host of interests abound. Nicaragua is a country with heart - genuine and real - and welcoming visitors with open arms.



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Rancho del Oro has a number of good surf breaks in the nearby area including Playa Madera, a super consistent high performance wave, and Playa Yankee, a hollow left that starts with a bending A-Frame peak take off. These are about a 15 minute drive from the property.

Take a boat in San Juan and be on any number of breaks in no time, including some of the high quality point and beach breaks to the North.

Nicaragua is a swell magnet for south swells, a long season spanning approximately 9 months from March to November. Due to the Lago de Nicaragua effect, the wind blows offshore here 330 days per year!! With solid south swells and some of the best points, rock reefs and sandbars in Central America this is a recipe for perfection.

## Surfing



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## Fishing

Two oceans, magnificent inland lakes and countless miles of pristine rivers provide anglers in Nicaragua with some of the finest and most diverse fishing you're likely to find in such a small and easily accessible area anywhere in the world.

The inshore Pacific waters off the Nicaraguan coast are teeming with a wide variety of fish such as rooster fish, sierra mackerel, jack crevalle, bonito, hound fish, snapper, grouper, snook. The rooster fish average 30lbs with the occasional monster. During the prime fishing months you can catch sailfish, dorado, and small yellowfin tuna along rips and floating debris.

Offshore you will run into marlin, sailfish, yellowfin tuna, wahoo, and dorado.



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## Natural Attractions

Many travel to the tropics to see its rich flora and fauna. Nicaragua is just now being discovered as a land of great nature reserves. The nature is nothing new it has just been a well kept secret.

The two largest forest reserves in Central America are found in Nicaragua and they are part of 78 national nature reserves that cover 21,000 km<sup>2</sup>, more than 18% of its landmass. The reserves protect a diverse portfolio of ecosystems, flora and fauna. Biodiversity in Nicaragua is so rich that animals are not only found in parks and distant reserves, but even greater Managua is still home to howler monkeys, deer, iguanas, toucans and parrots.

Nicaragua's rich combination of warm, authentic culture and diverse nature and geography make it a treasure for travelers. The fact that Nicaragua has not been overrun by tourists means that it is a place where the visitor can enjoy both the nature and culture of Nicaragua at a relaxed pace and in a unique environment.





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Location



Rancho del Oro is located a mere 14 miles north of Costa Rica and less than a 5 minute drive from the beautiful beaches of San Juan del Sur. Per your request we will assist with travel arrangements and even put you up in our villa that is located in nearby Villas de Palermo. We'll reimburse your villa rental fees, up to three nights, at closing.



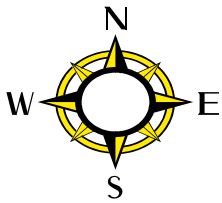
# Rancho del Oro

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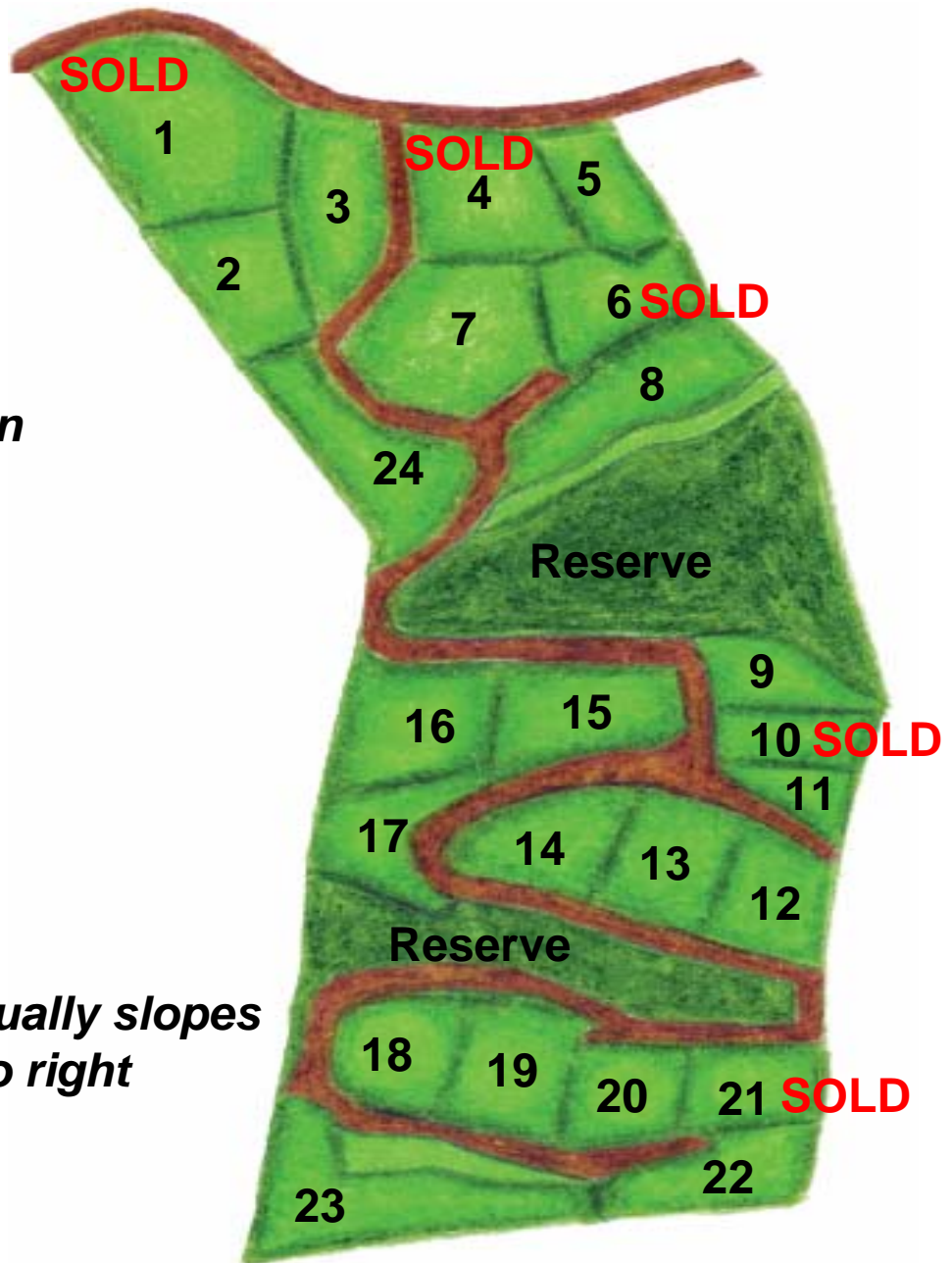
## Site Plan

Road to SJDS  
and beach  
←

Pacific Ocean  
1.5 miles  
←



Property gradually slopes  
up from left to right



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## Lot Specifications

1 acre = 4046 square meters  
Prices from US\$20k to US\$45k

Lot #	Lot Size (M2)
<del>SOLD</del>	4433
2	2063
3	2159
<del>4</del> <del>SOLD</del>	2580
5	1356
<del>6</del> <del>SOLD</del>	2088
7	3269
8	3079
9	1281
<del>10</del> <del>SOLD</del>	1187
11	861
12	1908

Lot #	Lot Size (M2)
13	2024
14	2130
15	2450
16	2435
17	1775
18	1955
19	2315
20	1544
<del>21</del> <del>SOLD</del>	1533
22	1668
23	3291
24	2883

Contact us for pricing at

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