

Villa La Florecilla For Sale

Nicaragua, San Juan del Sur, San Juan del Sur 48600

POA €

QUICK SPEC

Year of Construction	POA
Bedrooms	6
Half Bathrooms	
Full Bathrooms	8
Interior Surface approx	1,579 m2 - 17,000 Sqf.Ft.
Exterior Surface approx	485,622m2 - 52,227,200 Sqf.Ft
Parking	3 Cars
Property Type	Single Family Home

TECHNICAL SPECIFICATIONS

Villa Florecilla is a beautiful modern home located on a pristine private beach on the Nicaraguan Coast, within one of the most untouched natural environments in the Northern Pacific. The property covers ~17,000 square feet on a private 120 acres estate, and contains six-bedrooms with en suite bathrooms and seamless indoor/outdoor living space flow; it is situated at an elevation of 130 feet above sea level with spectacular views of Costa Rica to the south and the Nicaraguan coast line to the north. The property directly touches two beaches, with over 1,700 feet of contiguous shoreline.

Each bedroom is uniquely designed, combining elements of modern architecture with the seamless balance of nature. The ocean can be viewed from almost every room in the house due to its numerous windows, starting the day with natural light in the mornings and enjoying the sunset above pristine waters at night. The serene natural setting emphasizes the uniqueness of this property.

PROPERTY FEATURES

BEDROOMS

- Total Bedrooms - 6

- Master Bedrooms -
- Suite -

BATHROOMS

- Total Bathrooms - 8

- Full Bathrooms -
- Half Bathroom -

OTHER ROOMS

- The Master Suite and Third Suite each have King size beds and en suite bathrooms, containing wonderful sitting areas in full-view of the ocean

HEATING AND COOLING

- Cooling Features: Central A/C

- Heating Features: Central Furnace

INTERIOR FEATURES

- Furbished with contemporary art and decor
- wonderful modern furnishing

EXTERIOR AND LOT FEATURES

- Newly paved roads
- Retainer walls
- Back-up power generators
- Private water supply.

- The property directly touches two beaches, with over 1,700 feet of contiguous shoreline.

POOL AND SPA

- Outdoor Pool

LAND INFO

- Lot Size: 485,622m² - 52,227,200 Sqf.Ft

GARAGE AND PARKING

- Garage Spaces:
- Parking Spaces:

SCHOOL INFORMATION

Education in Nicaragua has a high literacy rate with education free and compulsory between ages 5 and 16:

- Stella Maris College
- San Juan del Sur Day School

AMENITIES AND COMMUNITY FEATURES

- Local destinations near Florcita include San Juan del Sur, a popular tourist city 20 minutes away with a booming art scene, markets, restaurants, and vibrant nightlife. Guests more inclined towards nature can enjoy a boat trip on Lake Nicaragua to Ometepe Island and a hike up its two magnificent volcanos for an unforgettable view.

BUILDING AND CONSTRUCTION

- Living: POA m2 - POA Sqf.Ft..
- Year Built: POA
- Location : West
- Topography : 130 feet above sea level
- Levels or Stories: 2
- Structure Type: Modern
- House Style: Estate
- Furnishing : Furnished
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OTHERS

- Ocean View
- Waterfront
- Panoramic views

ABOUT THE AREA

Nicaragua, set between the Pacific Ocean and the Caribbean Sea, is a Central American nation known for its dramatic terrain of lakes, volcanoes and beaches. Vast Lake Managua and the iconic stratovolcano Momotombo sit north of the capital Managua. To its south is Granada, noted for its Spanish colonial architecture and an archipelago of navigable islets rich in tropical bird life.

San Juan del Sur is a town on Nicaragua's southwest coast. It's known for a string of nearby Pacific beaches, such as Maderas Beach, with its strong-breaking waves, and the quieter Marsella Beach. A towering, contemporary Christ of the Mercy statue stands on a cliff above the bay. Near a creek on the outskirts is an ancient petroglyph. South along the coast, olive ridley turtles breed at La Flor Nature Reserve.