



Playa Tesoro, Lot #36, Salinas Grandes , Leon, Playa Tesoro

25% share in Lot #36 and Beach house and pool at Playa Tesoro development on the Pacific Beaches of Nicaragua. Playa Tesoro is 30 minutes from Leon city and an hour from Managua. Managua and Leon are Nicaragua's largest cities.

This 60 foot beachfront, free hold lot and home and pool is generating revenue with its participation in the Playa Tesoro development rental pool. This strategy is generating, good continuous revenue every day. This opportunity is to purchase 25% of house and lot and pool. The remaining joint venture partner is the Tesoro developer. The 25% owner selling this opportunity is the owner of another lot 100%. Based upon the success of this investment, he wishes to build a new home inside Playa Tesoro owned 100% by himself. The water system supplying fresh, drinkable water to the tap is excellent, possibly the best in Nicaragua. This is a private water system solely for the Playa Tesoro development. This water system is able to supply up to 300 homes, at this time it has 8 homes complete with 5 more homes in construction. This system supplies excellent, fresh drinkable water in almost infinite amounts at the tap. The Wifi system is also excellent. A dedicated, private wifi tower is a few hundred feet south. Supplying unlimited data at 5 mb bandwidth. This top notch coverage is able to supply movies, music, video calls, whats app phone calls and gaming at excellent speeds. This home has a swimming pool and is consistently the highest gross revenue producer inside Playa Tesoro. All furnishings inside the home are included. The grazing horses are wild, so you are free to capture and tame them. There are several surf breaks in the area, with reasonable surfing in front of the house, about 200 feet away. The river in back of Playa Tesoro offers all sorts of fishing and wake boarding opportunities. The Playa Tesoro development offers a water taxi to Puerto Sandino, 4.3 kilometers down river. A marina is about 65% built on the river in the back of Playa Tesoro as of May 2017. The resort is selling boat slips in the marina. The access road from the highway is continuously improving to benefit the island community of over 200 people and growing. For more info, please whats app 1 604 720 4484 to Geoff Bramwell in Vancouver. Or email geoff@nicaprojects.com

BASE INFORMATION:

Rooms	: 3
Bed	: 2
Bath	: 1

LAND INFORMATION:

Subdivision	: Playa Tesoro Beach Development
Land Holding	: Free Hold
Type	
Frontpage	: 60
Depth	: 206
Square feet	: 1000
Lot Size	: 12460

BUILDING INFORMATION:

Built on	: 2015
Remodeled on	: 0
House Style	: Rancher 2 bedroom
House Construction	: Concrete
Exterior Finish	: Cement Stucco
Roof	: Techa Clay Tile
Flooring	: Ceramic Tile
Number of Floors	: 1
Floor area (Lower Level)	: 0
Floor area (Main Level)	: 0
Floor area (Upper Level)	: 0
Floor area (Total)	: 1000

CONVENIENCE:

- General Amenities:** Electric Hot Water,Cable Internet,
- Appliance Amenities:** Refrigerator,Range/Oven,Microwave,
- Community Amenities:** Swimming Pool,
- Exterior Amenities:** Open Deck,Fence,Covered Patio,
- Landscape Amenities:** Fenced,Washer/Dryer,
- Security Amenities:** Subdivision Security Guards,