

Gran Pacifica Beach & Golf Resort

Thank you for your interest in Gran Pacifica Beach & Golf Resort, Nicaragua's premier beach community. Products and services include: [oceanfront condos and homes](#), [golf front villas and lots](#), [the casita village](#), [rental and property management](#). Located less than 1 hour from downtown Managua, you always have easy access to the airport and the conveniences of the city. More than 180 owners from around the world already own a part in Central America's first New Urbanism, master planned project. To make your overseas investment, retirement, or vacations goals easier, you can obtain up to 70% financing, title insurance, and even own your property inside your IRA (individual retirement account). Turnkey construction is also available. Living abroad in affordable luxury has never been so easy! Nicaragua is the next Costa Rica. Decide today to visit our Spanish Colonial beach town. *See next page.*



Phase 1 Gran Pacifica



Surfing at Gran Pacifica



Safe and beautiful beaches



3.5 miles of beach for horse riding



Picture taken August 2007 (1/3 of Gran Pacifica property)

Gran Pacifica Opportunities!



San Diego Viejo (Phase 1)

- 70% sold out! (204 home sites)
- 2 yrs building requirement
- Lots sizes: 6,000 ft² - 25,000 ft²
- Lot prices: \$50's - \$300's
- Homes sizes: 1,300 ft² - 4,000 ft²
- Construction: **\$100's - \$500's**



Golf or Park Casitas

- 95 golf & park views homes
- 8 home models available
- Homes: 800ft² – 2,000ft²
- Prices: **\$99K - \$200's**
- Golf view lots at \$89,000 (Deferred lots)
- 500 yards from ocean / 100 yards from golf club



Las Perlas Condo-hotel

- 4 condo buildings (oceanfront)
- Total 88 condo units / 20 sold
- Sizes: 500 ft² - 1,739 ft²
- Prices: **mid \$100's – high \$300's**



El Coral I

- 30 town center condos, one block to ocean
- 1st floor for retail space
- Condos areas: 600 ft² -1,700 ft²
- Prices: **\$119,999 - \$349K**



Milagro del Mar

- 110 condos (oceanfront)
- Sizes: 1,600 ft² - 2,700 ft²
- Prices: **low \$300's - \$500's**
- Rushing waterfall canal

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