



## Superb 2 Bedroom House For Sale in Managua



### Information de l'agent

Nom:	Niall Madden
Nom de compagnie:	Esales Property Limited
Pays:	Royaume-Uni
Expérience since:	2002
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments
Téléphone:	
Languages:	English
Site web:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 81,233.88

#### Location

Pays:	Nicaragua
Adresse:	Barrio Altagracia
Indicatif régional:	12069
Soumis:	28/07/2023

#### Description:

Superb 2 Bedroom House For Sale in Managua Nicaragua

Esales Property ID: es5553564

#### Property Location

Por Farmacia Buen Día, Casa Blanco con Rojo, Andrés Castro III  
Managua  
Barrio Altagracia  
766 / 89528  
Nicaragua

#### Property Details

With its glorious natural scenery, excellent climate, welcoming culture and excellent standards of living, Nicaragua is quickly gaining a reputation as one of the most desirable places across the world to live or



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visit. On offer here is a chance to make a smart financial investment in this magnificent part of the world.

On offer is a house with 2 bedrooms, 2 bathrooms, a reception room, and off-street parking. located in the heart of Barrio Altagracia. has recently been remodeled and new tiles placed across the rooms. outside space needs some work but all functional. the property can be used as residential or business, next door is a car mechanic shop.

The house is only 30 minutes from the airport, and 15 minutes from Lake Managua.

Managua is the capital and largest city of Nicaragua, and one of the largest cities in Central America. Located on the shores of Lake Managua, the city had an estimated population of 1,055,247 as of 2020, and a population of 1,401,687 in its metropolitan area. The city also serves as the seat of Managua Department.

Stay a day or two and you will see that Managua truly is the heartstring that holds the nation's culture and commerce together. Skip it altogether, and you miss out on the revolutionary landmarks, vibrant dining and nightlife scenes and a slice of down-to-earth urban life that you're unlikely to see anywhere else.

Aside from diving into the spirited whirl of sprawling markets, improbable electric trees, remarkable street art and impressive monuments, Managua also gives you easy access to nearby lagoons, the nature reserve of Chocoyero-El Brujo, plus a smattering of fun beaches like Pochomi.

## ABOUT THE AREA

Nicaragua's capital city is a busy place spread out along the shores of Lake Managua below Volcán Tiscapa. The name of Managua comes from the Nahuatl 'managuac,' and means 'Surrounded by Ponds.' It is also known as 'La Novia del Xolotlán.' On the shores of Lake Xolotlán, Managua offers very interesting sites that are visited by both locals and foreigners, for their beauty and historical interest:

Managua is growing fast. The city's older tree-lined avenues soon give way to networks of new highways, office blocks, shopping malls, busy streets and markets.

Although the city is humming with the hectic business of getting on with today, its recent history is never far from mind. From Tiscapa volcano a striking 59ft silhouette of Sandino placed on the ruins of Samoza's presidential palace guards the city below.

The ruins of Managua's cathedral are preserved as a monument to the Christmas Eve earthquake of 1972 which killed 6,000 and left 300,000 homeless, while the architecture of the new cathedral still provokes controversy. An eternal flame burns at the memorial to Carlos Fonseca, second only to Che Guevara in the pantheon of 1960s revolutionaries.

Culturally, Managua is very strong, especially in its artists and poets. Many combine a deep love of their country with strong commitment to social justice – and a general cynicism about Nicaragua's current politics.

The 'Footprints of Achualinca', a 6,000 year old archaeological site, shows clear footprints left by a stone-



age family as they crossed ancient mud flats, one of the most direct and evocative links to our ancestors.

## MAiN FEATURES:

- 75m<sup>2</sup> of living space
- 122m<sup>2</sup> land plot
- 2 Bedrooms
- 2 Bathrooms
- Stunning Views
- Private Parking
- Close to essential amenities like such as supermarkets and pharmacies
- Close to many excellent bars and restaurants
- Great base from which to discover other fantastic areas of Nicaragua
- Many excellent sports facilities, walking and cycling areas nearby
- Excellent Rental Potential on Airbnb and booking.com

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### Commun

Chambres:	2
Salle de bains:	2
Pied carré fini:	75 m <sup>2</sup>

### Building details

Number of Garages:	1
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### Lease terms

Date Available:

### Information additionnelle

Virtual tour URL:	<a href="https://www.youtube.com/embed/-HhAlBbz34U?version=3&amp;rel=1&amp;showsearch=0&amp;showinfo=1&amp;iv_load_policy=1&amp;fs=1&amp;hl=en-GB&amp;autohide=2&amp;wmode=transparent">https://www.youtube.com/embed/-HhAlBbz34U?version=3&amp;rel=1&amp;showsearch=0&amp;showinfo=1&amp;iv_load_policy=1&amp;fs=1&amp;hl=en-GB&amp;autohide=2&amp;wmode=transparent</a>
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### Contact information

IMLIX ID:	IX4.693.428
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