

# Casa Opalita

Luxury Beach Residences in San Juan Del Sur

*Two and Three Bedroom Suites*

*Ready to Lease*

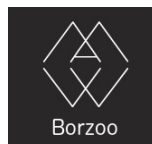


**Register Now**

**[CasaOpalita.com](https://CasaOpalita.com)**

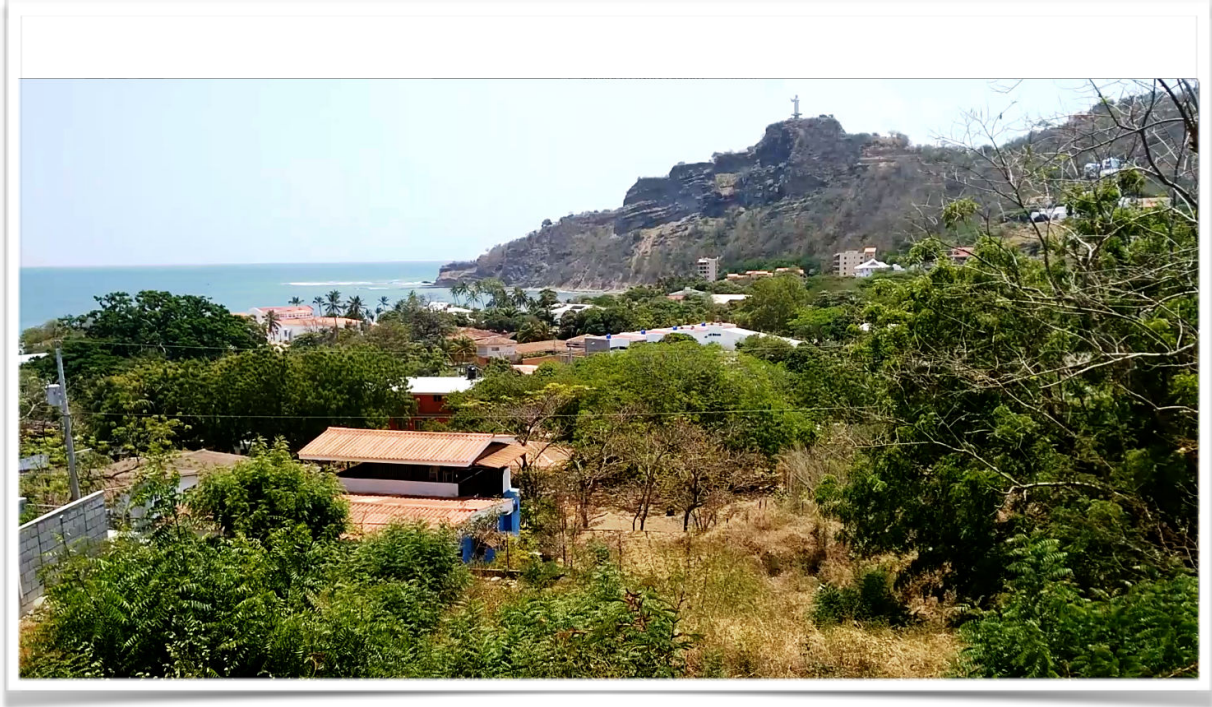


Yossi Kaplan



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## About.

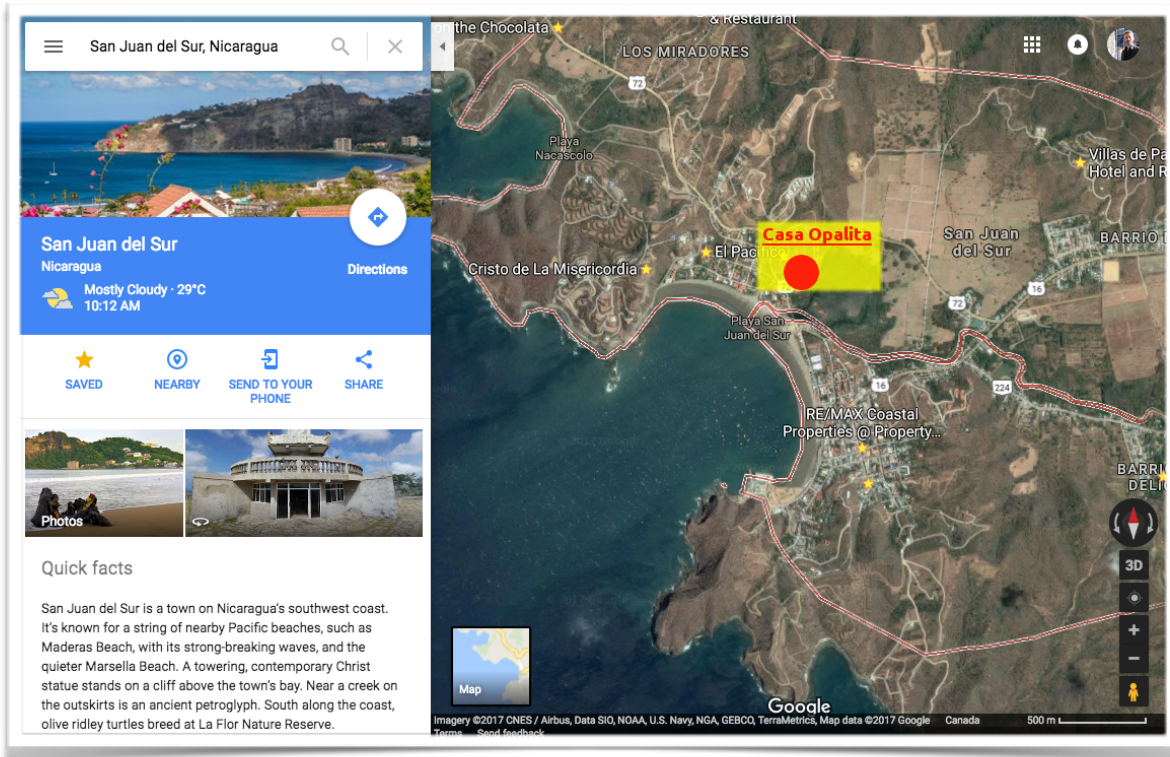
**Casa Opalita** is an opulent boutique residence in San Juan Del Sur. Designed by **Borzoo**, Opalita's form-follows-function Bauhaus style of the 1930s stands out in memory while seamlessly integrating into the environment surrounding it.

**Casa Opalita** suites are complete, featuring modern furniture and furnishings.

**On-Site Leasing & Property Management office** provides full service to Owners, Residents and Guests. Services include Leasing, House Keeping and Maintenance.

# Casa Opalita

## Luxury Beach Residences in San Juan Del Sur



## Location. Opportunity.

San Juan Del Sur is Nicaragua's most famous beach town. San Juan's is a hub for wealthy expats, tourists, surfers and yogis. The area is rapidly expanding with tourist traffic growing by 25% annually. As a result, Property Prices & Rental Rates are increasing accordingly. Now is your chance to own Luxury Property in SJDS.

# Casa Opalita

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## Full Ownership. Ready to Lease.

**Casa Opalita** units are Registered on Title to their Respective Owners (same as you would own a condominium in Toronto or San Francisco). This is not a timeshare.

**All units may be used as Residence or Vacation Rental.**

We help you make the most out of your investment.

**On-Site Leasing & Property Management** delivers World-Class service, including Leasing, House Keeping and Maintenance at a competitive price.

# Casa Opalita

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## Quality Construction.

**Casa Opalita** is built to last by Roger Valerio, the family-owned company that created the stunning Valerio Apartamentos, our immediate neighbor to the South. The Valerio Company employs 32 engineers at it's Managua HQ and 30 additional engineers managing 60 sites around the country. Valerio is currently building El Cielo and Talaguera Plaza in SJDS.

[Actual photos of Valerio Apartamentos]

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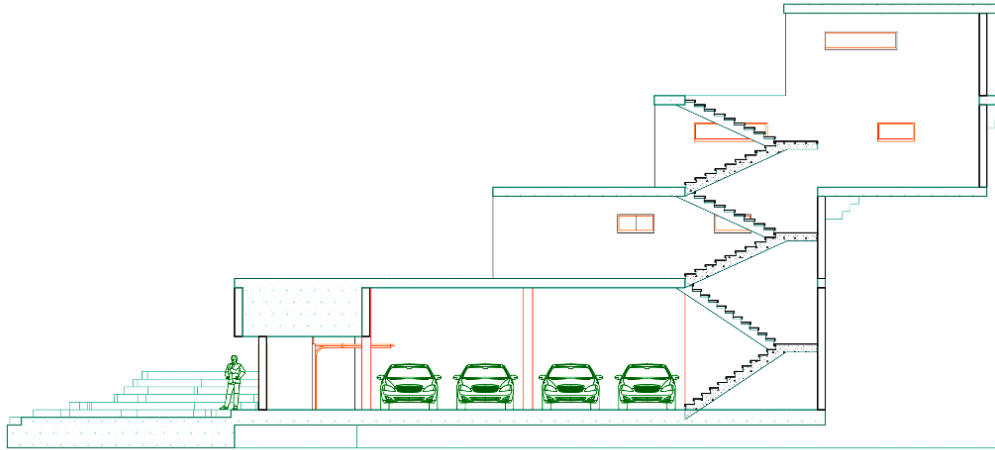
## Outstanding Finishes.

**Casa Opalita** features top-of-the-line finishes selected and installed by Roger Valerio Company. The Valerio design sensitivity and attention to detail creates a continuum of luxurious proportions expanding throughout the property. Magazine Material.

[Actual photos of Valerio Apartamentos]

# Casa Opalita

Luxury Beach Residences in San Juan Del Sur



## Professionally Managed. Solid Returns.

**Casa Opalita** is designed as **cash-and-value generator** for years to come.

**On-Site Leasing & Property Management Office** is focused on providing the highest returns possible to our Owners and top service to Residents and Guests.

**Maximum Income and Low Carrying Costs.** We anticipate that our On-Site Office will demonstrate operational and financial efficiencies, reducing costs and increasing ROI for Owners.

# Casa Opalita

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## Investor FAQ.

### Why San Juan Del Sur?

San Juan Del Sur (Wikipedia) is Nicaragua's renowned beach town-resort, serving wealthy tourists, surfers and yogis. The local ExPat community is active and growing, with over 8,700 members on the fb group. The ExPats are significant consumers of Real Estate Products, buying and renting homes and condos. US & Canadian Tourists make up the majority of tourists coming to the area, with average spend per night growing each year.

**San Juan** is currently experiencing rapid expansion, tourism numbers are up 25% annually. As a result, Property Values and Rental Rates are rising quickly.

**Nicaragua's Government is stable and has been for many years.** It invests in health, education and infrastructure. It is currently building a new Coastal Road, driving more tourism, increasing property values and rental rates.

### Who Will Manage The Property?

We are creating a World-Class On-Site Leasing & Property Management Office to service the needs of Owners, Residents and Guests.

### What Kind of Rents Are you Expecting?

Rates vary by many factors incl. Holidays, seasons, storms and more.  
Typical Rate for Casa Opalita will range from \$80-\$250/night.

### What Other Services Are Offered?

Owners, Residents and Guests may request Private or Shared transportation to and from Managua Airport, and to most beaches and attractions, Surfing Lessons, Yoga Retreats, Meal Delivery, Private Chef or Professional Massage... Just ask.

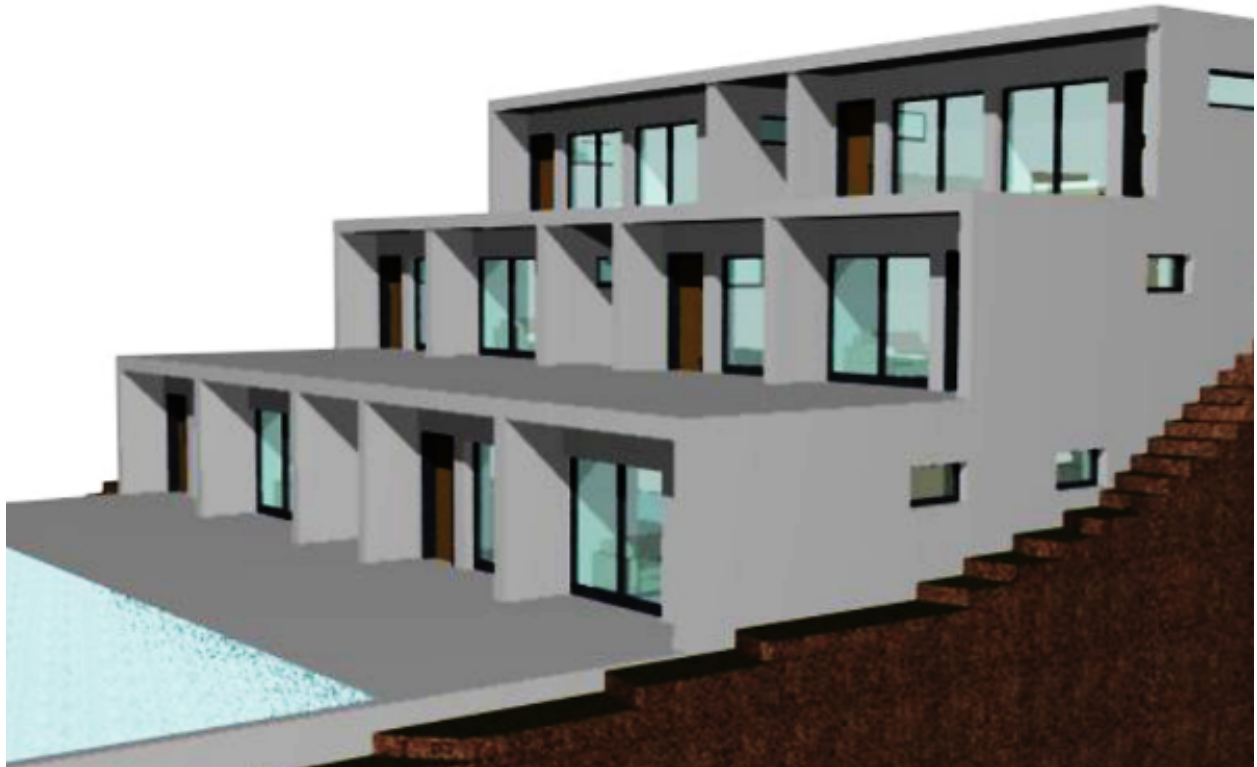


# Casa Opalita

## Luxury Beach Residences in San Juan Del Sur

**The Lower Level** of Casa Opalita hosts the following amenities:

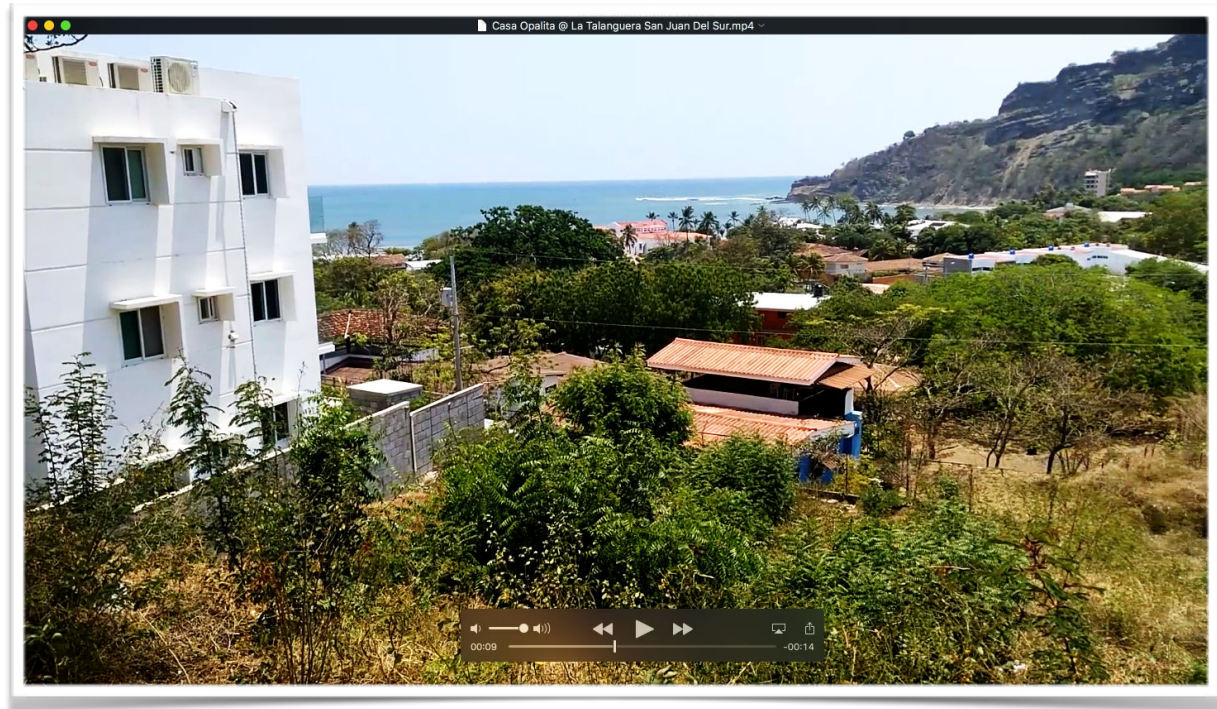
- Leasing & Property Management Office
- Caretakers Quarters (Live-In)
- Secure Garage (Underground)
- Operations & Machine Room (Underground)
- Laundry Room (Underground)
- Storage Lockers (Underground)



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## Location Video.



**VIDEO LINK:**

<https://www.youtube.com/watch?v=jkSGgIO65kE>