

# FOR SALE

\$ 230,000.00 USD

Nicaragua - Managua

Tipitapa

Listing ID: 002883465058

This exclusive country estate is located in Las Banderas, at Km 49 on the Carretera al Rama, within an agricultural and industrial zone ideal for rural living, productive use, or long-term investment. Surrounded by nature, the property offers privacy, space, and versatility. The estate sits on a one-manzana lot and features a solid 326-square-meter construction built just three years ago. Its rustic countryside design stands out for the extensive use of Guanacaste hardwood floors and ceilings, creating warm, durable, and character-filled spaces throughout the home. Inside, the property offers a comfortable and functional layout with a living room, dining area, kitchen, guest bathroom, two spacious bedrooms with full en-suite bathrooms and closets, and a laundry area. A basement provides additional storage or garage space. Features include ceiling fans, screened windows, 110V and 220V power, and air conditioning in one bedroom. Outdoors, the estate truly shines with wide corridors, lush green areas, fruit trees such as mango, loquat, lime, and papaya, as well as a chicken coop. Water supply is guaranteed with a



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