



## Gran Pacifica's Milagro Verde Home Special



For more information visit us at: [info.granpacificacom.com/mv](http://info.granpacificacom.com/mv)  
USA Phone: (786) 738 6038 / Nicaragua Phone: 011 (505) 2254 7600 or 011 (505) 2254 7667



## *Gran Pacifica's Milagro Verde Home Special*

At the Milagro Verde (the "Green Miracle") sub-community at Gran Pacifica all our homes are custom designed to take advantage of natural breezes and eco-friendly techniques. One of our most popular customizable model is Casa Charros (1,560 ft<sup>2</sup>, 145 m<sup>2</sup>). As a Milagro Verde home owner, you will enjoy a fully solar powered home (no electricity bill!) with ocean and/or golf course views in the resort only a short walk from the Pacific Ocean! Listen to the waves living here full time or vacation when it suits you. And when not in Nicaragua, your home can earn rental revenue.



Gran Pacifica Resort is a unique Spanish Colonial master planned community with 3.5 miles of stunning Pacific oceanfront and is the closest beachfront resort to the airport, located under an hour from Managua. Whether you enjoy surfing, a round of golf, horseback riding on the beach, night life in the city, discovering the amazing sites of Nicaragua or just relaxing in your earth friendly home by the beach, Gran Pacifica has everything you'll need.

### *Gran Pacifica's Milagro Verde, an earth-friendly eco-community*

Every aspects of home and site design is considered at Milagro Verde where the traditional Spanish Colonial look is combined with materials and construction solutions based on accepted sustainable practices. The homes reflect the "right-sized" concept that values efficiency in design rather than sheer size. With complete solar power systems and geothermal cooling the homes at Milagro Verde are leading the way in low impact but luxury living. This includes maximizing use of outdoor living spaces, which enhances the joy of Oceanside living. Perhaps best of all, your home at Milagro Verde cost no more to build and maintain, can be expected to retain a higher than average resale value, and ensures a more earth-friendly, sustainable approach with a lower cost of living.

### *Why Gran Pacifica Resort?*

1. You will enjoy warm weather all year round (75° to 90°F, 23° to 32°C).
2. US citizens can own their home inside their IRA, providing a hard asset international diversification.
3. You have the option to rent your home and list with Gran Pacifica's marketing system.
4. Your beach home will be about 1 hour from Managua city and the international airport.
5. Flight times from the US are 2 hours from Miami and 3 hours from Houston and Atlanta.
6. Your investment is backed by Gran Pacifica's 15 years of development experience and excellence.





## Milagro Verde Home Special

The dream of your 2nd home next to the Pacific Ocean can be a reality. We have the best team of people to help answer all your questions and allow you to own the vacation home of your dreams!



**Model "Charros"**

**starting at  
\$189,000!**

**Lot types:** Ocean,  
Golf or Park views



**Home area: 1560 ft<sup>2</sup> (145 m<sup>2</sup>)**

### Unique Features:

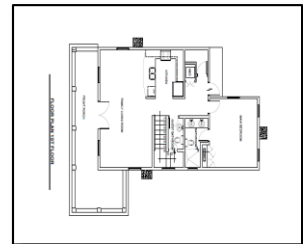
- Fully solar powered
- Solar hot water system
- Geothermal Cooling
- 2 bedroom with studio/den or 3 bedroom option
- 2 or three bathroom
- Expansive second floor deck
- Pergola covered terrace for each bedroom
- High vaulted ceilings with special lighting
- Laundry room and storage

**Includes:** Granite countertops, ceramic tile floors, tropical hardwood handmade cabinetry, solid wood doors, stucco exterior, authentic clay tile roofs, lush landscape package.



**Milagro Verde at Gran Pacifica Resort**

**[Request the Floor Plans Now!](#)**



**Notes:** Special prices are subject to changes, reserve your choice as soon as possible [via email](#). All prices plus closing costs. Specials are valid until **Dec. 31<sup>st</sup>, 2016**.



### *Benefits of owning at Gran Pacifica Resort:*

#### **1. Neighbors: A growing beach & golf community**

- 70+ homes and condos with full time residents and renters
- Oceanfront condo-hotel with capacity for 100 guests
- Exclusive oceanfront restaurant, bar and infinity pool for owners
- An active property owner association with more than 200 members
- Concierge services (rentals, tours, shopping, transportation)
- Barbecues, parties, golf outings, sunset cocktails to enjoy with friends



#### **2. Things to do: Great location and activities**

- 1 hr. drive from Managua City and 1.5 hr. from International Airport
- 2 hr. drive from Spanish Colonial Tourist Cities Granada and León
- 20 min. from fishing village and tourism public beach areas
- Great surfing spots for professionals and beginners
- 9 holes of golf, horse riding, swimming, fishing, yoga, massage and dining
- Ability to connect with social initiative to help local communities



#### **3. Peace of Mind: Master planned infrastructure**

- Title Insurance
- Paved streets, sidewalks, parks, street lights
- Hydrants, pressurized water, irrigation system
- Water system, sewage system, storm drainage system
- Fiber optics, high speed Internet, Satellite TV, underground power



#### **4. Security: Quality of Maintenance**

- Home owners association management
- Gated access and 24 hour security
- Shady streets and sidewalks
- Parks and owner common areas
- Trash collection



#### **5. Real Choice: Customer Choices**

- Let us design and build your home
- Design your own home
- Bring your own architect / builder
- Financing available for homes and condominiums
- Oceanfront, golf front, village, and park addresses available
- Oceanfront and ocean view condominiums







## Select your Milagro Verde Property Now

The following lots apply for the Milagro Verde special.

**Lot MV2**, Area: 3,600 ft<sup>2</sup> (335 m<sup>2</sup>)

View: Golf Course

[Click here to contact us](#)

**Lot MV9**, Area: 3,600 ft<sup>2</sup> (335 m<sup>2</sup>)

View: Ocean and Golf

[Click here to contact us](#)

**Lot MV11**, Area: 3,744 ft<sup>2</sup> (350 m<sup>2</sup>)

View: Ocean and Golf

[Click here to contact us](#)

For more property choices [click here](#).



MILAGRO VERDE

[Click here to see the locations of the lots.](#)

## Make Your Next Move Now!

1. Reserve your property by filling out the **Property Reservation Form** ([Click here](#)). And hold the property with **\$5K for 30 days**. During that period, you will be able to review the purchase contract and coordinate a visit to Gran Pacifica Resort with our team. **Note: The \$5K reservation is 100% refundable until you are completely sure that you want to move ahead.**

OR

2. To visit to Gran Pacifica Resort you can take advantage of our **Discover Nicaragua Tour** and use our special booking rates [click here](#).