

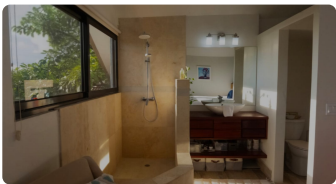


Casa Sieber — An earthquake-resistant home with pool and home office, built with heart — in one of the quietest international communities on Nicaragua's Pacific coast.

incl. SUV & scooter · for sale only, no rental

Quick Overview

Price	\$330,000 USD – fixed price, incl. SUV & scooter	Sale status	For sale only, no rental options
Location	El Encanto del Sur / Tree Casa Community, San Juan del Sur	Living area	170 m² (approx. 1,830 sq ft) across 2 floors
Lot size	404 m² – adjacent land may be available through Tree Casa	Bedrooms	4
Bathrooms	3.5	Extra room	New addition, ideal as a home office
Pool	Yes, private	Construction	Structural steel, earthquake-resistant
Flood protection	Yes – built on a small hilltop	Kitchen	Fully equipped incl. dishwasher & drinking water filter
Washing machine	Stays in the house		



Construction Quality, Earthquake Resistance & History

- **Solid & earthquake-resistant:** The house was built extremely sturdy using structural steel to ensure maximum earthquake resistance.
- **Builder & previous owner:** Built by Patterson William (Patterson William and Vanessa family), who lived in the home himself prior to us.
- **25 years of local experience:** Mr. Patterson has lived in Nicaragua for 25 years and builds on a large scale for Tree Casa as an established contractor.
- **The advantage for you:** First-hand, solid construction quality built as a personal residence, with deep knowledge of

Thoughtful Ventilation & Anti-Mold System

- Comprehensive ventilation vents are installed throughout the entire living room and kitchen area for continuous, optimal airflow.
- Adjustable airflow: vents in the entrance area can be opened and closed separately to precisely control air circulation as needed.
- Active high-ceiling exhaust: due to the high ceiling in the entrance area, warm air naturally collects at the top. An internal exhaust fan near the roof peak actively pulls hot air outside, effectively preventing condensation.
- Result: 100% mold-free. Thanks to this well-thought-out ventilation design, there are no mold issues anywhere in the

regional conditions and top safety standards.

house.

Amenities & Included Features

- **Kitchen:** Fully equipped including dishwasher, ceramic cooktop, refrigerator with freezer compartment, and a built-in drinking water filtration system.
- **Appliances:** The washing machine stays in the house (furniture is otherwise not included).
- **Windows:** Quality window solutions suited to the climate and security needs.
- **Home office addition:** A quiet, separate space for focused work.
- **Pool:** Private outdoor pool — relaxation right outside your door.

Distances

- **Downtown San Juan del Sur:** approx. 3 km / 8 min. by car
- **Playa Marsella:** approx. 10 km / 15–20 min.
- **Playa Maderas (surf beach):** approx. 11 km / approx. 15 min.
- **Playa Hermosa:** approx. 12 km / approx. 15 min.
- **Tambran School:** inside El Encanto del Sur, a few minutes' walk
- **San Juan del Sur Day School:** approx. 3 km / 8 min.
- **Managua Airport (MGA):** approx. 138 km / approx. 2–2.5 hrs
- **Liberia Airport, Costa Rica (LIR):** approx. 130 km / approx. 2.5–3.5 hrs incl. border crossing

Vanessa Sieber — Casa Sieber

casa-sieber.com · For sale only — no rental.

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