



Quick Links

- [El Dorado Villas Master Plan](#)
- [El Dorado Villas Price List](#)

Live In The Heart Of El Dorado Villas

- * Beautiful wide beach
- * Great income potential
- * Residential and retail
- * Affordable bungalows
- * Pool and club house
- * Shopping and restaurants
- * Authentic local fishing village
- * Superb investment

It's all happening at El Dorado Villas. Located a mere 60 meters from Gigante Beach, El Dorado Villas is destined to become the commercial heart of the entire Arenas Bay community. It offers the least expensive, turnkey residential option on the Pacific Riviera.

Two attractive - and profitable - options

The south side of this carefully planned, zero lot line complex will feature two-story buildings designed in a Spanish Colonial style reminiscent of 16th century Granada. Retail spaces on the lower level will be ideally suited to an array of shops, boutiques, and restaurants. Residential quarters on the second floor offer convenient living space for shop owners, or provide additional income as a residential rental unit.

Situated on the north side are charming, low maintenance and affordable bungalows. Well shaded by native trees and shrubs along the adjacent estuary, these compact, two-bedroom homes are close to the beach and all the action.

With each of these two options comes the added bonus of privileges at the community swimming pool and clubhouse, both headquartered at El Dorado Villas.

Smart live-work concept

Work becomes play when your retail space and living quarters are located near Gigante Beach. This innovative, multi-use opportunity ensures plenty of foot traffic for your shop or restaurant, in close proximity to both the town and the Arenas Bay Marina complex. Enjoy living in spacious quarters above your workplace, or use it as short or long-term residential rental.

Casual bungalows for easy living

Life's too short. Why not simplify and focus on the things that really make you happy? If living the barefoot lifestyle and admiring the brilliant colors of a Pacific sunset are your ideas of the good life, it simply doesn't get any better than the bungalow lifestyle at El Dorado Villas.

These single-story, two-bedroom homes are designed for your comfort and convenience. Because they are planned to take advantage of a shady location on the edge of a quaint coastal fishing village, they provide everything you need. With easy access to Gigante Beach, you can enjoy the best of big three - fishing, surfing, and swimming - just steps from your door. And for serious surfers, truly world-class surf is a mere three-mile drive or five-minute boat ride away.

The bungalows at El Dorado Villas offer excellent income potential as short-term rentals for investors. A special furniture package is available that makes this the least expensive turnkey option on the Pacific Riviera.

- El Dorado Villas
- Just steps away from Gigante Beach
- Contemporary live-work concept
- Commercial and residential rental potential
- Swimming pool and clubhouse
- Ideal surfer vacation bungalows
- Authentic fishing village of Gigante
- Shopping and restaurants
- Enjoy fishing, boating, surfing
- Near world-class surf breaks

Of course, El Dorado Villas comes with all the amenities of the greater Arenas Bay community:

- 600 acres – 3.5 miles of gorgeous coastline
- A master-planned community
- Arenas Bay Marina – construction begins in 2006
- Excellent sport fishing
- World-class surfing nearby
- Gated community - 24-hour security
- Wireless Wymax telecom access
- Golf course only 7 miles away
- Only 2 hours to Managua International Airport
- Full build-out by 2015
- 300 days of sunshine a year!

Buy with confidence: El Dorado Villas is a Grupo Del Sol development. If you are interested in this exceptional opportunity to own commercial or residential property on Nicaragua's western coast, do not delay. The innovative El Dorado Villas complex is limited to 40 spaces, only.



[View Full Size Map](#)

There are two different house designs available in El Dorado Villas.

House Design 1: 82 M2 / 845 square-feet. Price: \$90,000 USD

The price of the house includes the lot.



House Design 2: 89 M2 / 899 square-feet. Price: \$95,000 USD

The price of the house includes the lot.



Commercial Lots

Price List: Last updated June 12, 2006

Lot No.	Lot Area - Sq. Mts.	Lot Area - Sq. Ft.	Price USD
1	480.87	5,174.16	\$96,174.00
2	323.1	3,476.56	\$64,620.00
3	302.2	3,251.67	\$60,440.00
4	244.3	2,628.67	\$48,860.00
5	219.74	2,364.40	\$43,948.00
6	220.91	2,376.99	\$44,182.00
7	232.04	2,496.75	Sold
8	468.88	5,045.15	\$93,776.00
9	467.3	5,028.15	\$93,460.00

10	220.2	2,369.35	\$44,040.00
11	211.13	2,271.76	\$42,226.00
12	209.41	2,253.25	\$41,882.00
13	207.73	2,235.17	\$41,546.00
14	257.9	2,775.00	\$51,580.00
15	401.2	4,316.91	Sold

Construction price on commercial lots approx US\$ 55/sq ft

Residential Lots

Lot Number	Lot Size	House Size	Price USD
16	212.42 m2	82.00 m2	\$90,000.00
	2,285.64 SqFt	882.32 SqFt	
17	337.86 m2	82.00 m2	\$90,000.00
	3,635.40 SqFt	882.32 SqFt	
18	287.56 m2	89.00 m2	\$95,000.00
	3,094.15 SqFt	957.64 SqFt	
19	285.60 m2	82.00 m2	\$90,000.00
	3,073.06 SqFt	882.32 SqFt	
20	275.53 m2	82.00 m2	\$90,000.00
	2,964.70 SqFt	882.32 SqFt	
21	280.76 m2	82.00 m2	\$90,000.00
	3,021.00 SqFt	882.32 SqFt	
22	355.65 m2	89.00 m2	\$95,000.00
	3,826.80 SqFt	957.64 SqFt	

23	254.42 m2	82.00 m2	\$90,000.00
	2,737.56 SqFt	882.32 SqFt	
24	381.44 m2	89.00 m2	\$95,000.00
	4,104.30 SqFt	957.64 SqFt	
25	283.30 m2	89.00 m2	\$95,000.00
	3,048.31 SqFt	957.64 SqFt	
26	287.50 m2	82.00 m2	\$90,000.00
	3,093.50 SqFt	882.32 SqFt	
27	293.10 m2	82.00 m2	\$90,000.00
	3,153.76 SqFt	882.32 SqFt	
28	279.41 m2	82.00 m2	\$90,000.00
	3,006.45 SqFt	882.32 SqFt	
29	454.14 m2	89.00 m2	\$95,000.00
	4,886.55 SqFt	957.64 SqFt	
30	302.74 m2	89.00 m2	\$95,000.00
	3,257.50 SqFt	957.64 SqFt	
31	279.20 m2	89.00 m2	\$95,000.00
	3,004.20 SqFt	957.64 SqFt	
32	297.44 m2	82.00 m2	\$90,000.00
	3,200.45 SqFt	882.32 SqFt	
33	332.02 m2	89.00 m2	\$95,000.00
	3,572.54 SqFt	957.64 SqFt	
34	279.50 m2	89.00 m2	\$95,000.00

	3,007.42 SqFt	957.64 SqFt	
35	269.22 m2	82.00 m2	\$90,000.00
	2,896.81 SqFt	882.32 SqFt	
36	346.72 m2	89.00 m2	\$95,000.00
	3,730.71 SqFt	957.64 SqFt	
37	383.12 m2	89.00 m2	\$95,000.00
	4,122.37 SqFt	957.64 SqFt	
38	302.22 m2	89.00 m2	\$95,000.00
	3,252.00 SqFt	957.64 SqFt	
39	281.70 m2	82.00 m2	\$90,000.00
	3,031.09 SqFt	882.32 SqFt	
40	260.25 m2	82.00 m2	\$90,000.00
	2,800.29 SqFt	882.32 SqFt	

[top](#)