



ALTOS DE CABÁN

DISCOVER YOUR HAVEN OF COASTAL PARADISE



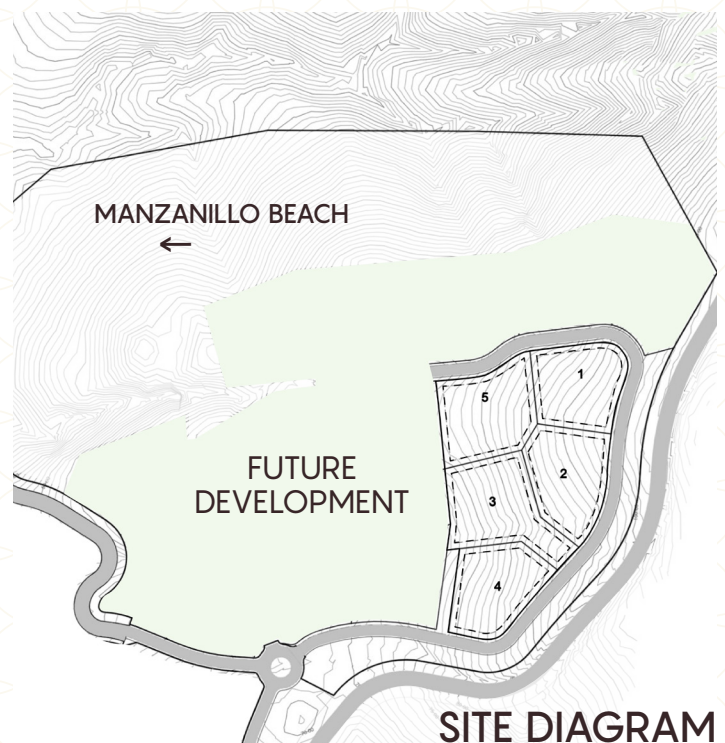
Altos de Cabán Site Location

Nestled within Guacalito, Altos de Caban offers a unique lifestyle where tradition, exquisite design, and natural beauty seamlessly blend. This new residential community is crafted for families seeking a perfect balance of modern living and deep connection with nature.

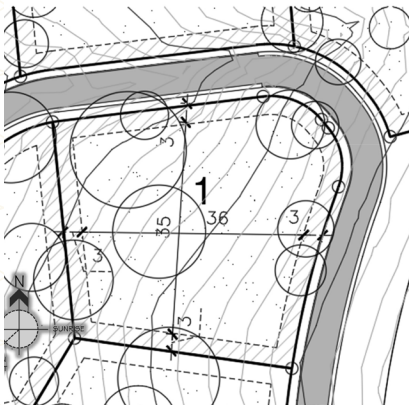
Perched on a privileged hill, each lot boasts breathtaking panoramic views of pristine Manzanillo Bay, providing a serene escape that celebrates both ocean and landscape. With lot sizes ranging from 1,600 sq m (17,222 sq ft) to 2,100 sq m (22,604 sq ft), Altos de Cabán offers ample space to create your dream home.

Guacalito supports you throughout the construction process, ensuring a seamless journey from vision to reality. Each lot also offers the opportunity to build a modern, turnkey home—a signature design concept that blends luxury, comfort, and stunning views into every corner of your new residence.

Enjoy private entrances and the convenience of being just three minutes from world-class amenities and the ocean, all while surrounded by the tranquility and beauty of nature. Altos de Caban is where tradition meets serenity—your ideal place to call home.



LOT DIAGRAMS

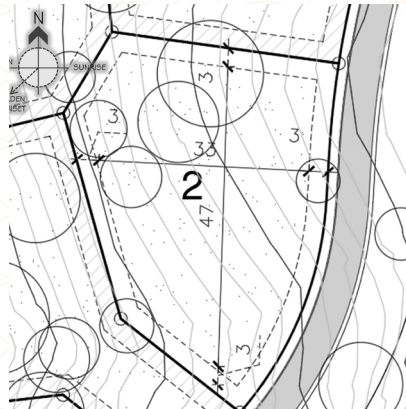


LOT ONE

Lot area:
1,686.67 m²
(2,392.40 vrs²)

Envelope Area:
1,241.31 m²

Price: \$275,000

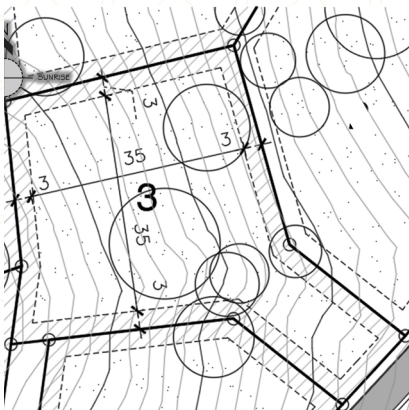


LOT TWO

Lot area:
1,781.74 m²
(2,527.25 vrs²)

Envelope Area:
1,316.46 m²

Price: \$275,000

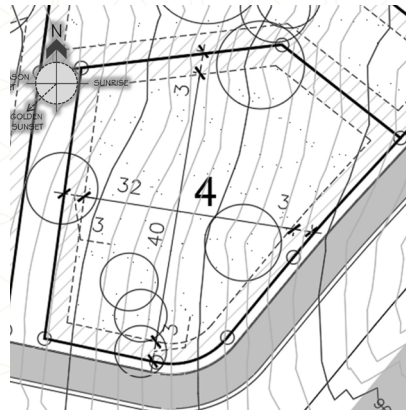


LOT THREE

Lot area:
2,030.29 m²
(2,879.79 vrs²)

Envelope Area:
1,443.28 m²

Price: \$250,000

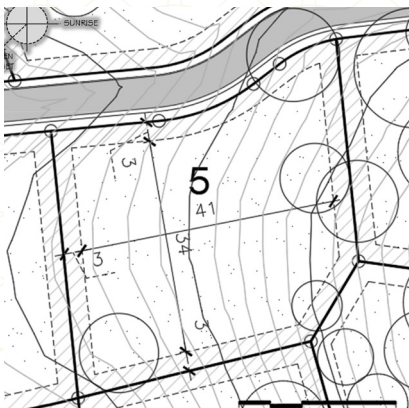


LOT FOUR

Lot area:
1,668.73 m²
(2,366.95 vrs²)

Envelope Area:
1,219.44 m²

Price: \$250,000



LOT FIVE

Lot area:
1,914.77 m²
(2,715.94 vrs²)

Envelope Area:
1,411.23 m²

Price: \$250,000



DIAGRAM KEY



Landmark Trees



Existing Trees



Lot Boundary



Building Envelope Boundary



Building Envelope Area



Contour Lines 1.0 m



Setback



Right of way



GUACALITO
NICARAGUA

CONTACT INFORMATION

realestate@guacalitodelaisla.com | +505 8335 5261

Km 10 Carretera Tola - Las Salinas, Guacalito, Nicaragua