PRIVATE ISLANDS INC.

IGUANA ISLAND

NICARAGUA, CENTRAL AMERICA



5 ACRES · FEE SIMPLE FREEHOLD

DEVELOPED · STAFFED · TURNKEY

11.880°N 83.671°W

ELEVATION — SUMMIT 35 FT



THE ESTATE

At a Glance

LOCATION	Off Bluefields, Nicaragua, Caribbean Sea
LAND AREA	5 acres
TITLE	Fee Simple (Freehold)
SUMMIT	35 ft
STRUCTURES	3-bed residence · tower · staff quarters

FEE SIMPLE, STAFFED AND RUNNING

A fee-simple freehold held by one owner for 14 years, with the manager and caretakers who run it willing to remain — the island changes hands as a working estate, not a project.

ISLAND VITALS

PRICE
NOT PRINTED

ACREAGE
5 acres

TITLE
Fee Simple

SUMMIT
35 ft

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REGION — NICARAGUA

Nicaragua offers some of the most liberal island ownership in the region: foreigners may hold 100% direct freehold with no local partner required — the structure behind the Isletas de Granada and the Corn Islands. Its Border Zone Law restricts foreign ownership near the Costa Rica and Honduras borders; the Bluefields cayes lie on the central Caribbean coast, far from those zones. Registry checks and title insurance are the professional standard.



THE LAND

Five Acres of Palms

Five acres of volcanic island, most of it a mature grove of coconut palms and banana trees over red-earth paths. Wooden boardwalks thread the grove, linking the buildings above the ground, and the island can be walked end to end in minutes — every shore is close, and each has its own character.

THE ESTATE

House, Tower and Staff Quarters

The residence is a simple three-bedroom, two-bathroom wood house raised on posts among the palms. A 28-foot timber observation tower gives 360-degree views over the reef to the mainland rainforest, and separate staff quarters stand on the island's eastern side. The current owner has held the island for 14 years, and the longtime manager and caretakers are willing to remain.







THE WEST SHORE

Calm Water, Private Dock

The western side of the island is protected by the reef: calm, shallow water made for swimming, and the island's dock for the boat. It is the arrival side — the run in from Bluefields ends here, eleven miles from the mainland.

THE REEFS

Snorkelling and Dock Fishing

The reefs around the island are active and healthy, supporting world-class snorkelling straight off the shore. From the dock, fishing for snapper and mackerel is highly productive — dinner is a cast away.



LAND AND WATER

Land and Water

The island is a low volcanic cay wrapped in reef. Its western shore is the calm side — shallow, sheltered water for swimming and the boat dock — while the eastern shore is open-ocean rock where the surf breaks. Inside the reef the water runs clear over healthy coral, and the interior is a mature grove of coconut palms and banana trees that screens the buildings and gives the island its privacy.

KNOWN FOR

A working, staffed island estate rather than a plot of land: house, tower, boardwalks and off-grid systems already running, eleven miles off Bluefields on Nicaragua's Caribbean coast.

SUMMER HIGH 88°F · WINTER LOW 72°F · SEA TEMPERATURE 81–85°F



ARRIVAL

By Air to Bluefields, Then Boat

Arrival is a domestic flight from Managua to Bluefields, the regional hub for supplies and commercial services, then a boat transfer of eleven miles to the island's west-shore dock. El Bluff, at the mouth of Bluefields Bay, lies eight miles to the north-west.

UTILITIES

Off-Grid and Self-Sufficient

The island runs independently: a backup generator, a specialised septic system and a comprehensive water catchment system with pressurised tanks, with television, internet and cell service maintained on site. A longtime on-site team — manager and caretakers — keeps it all running and is willing to remain with a new owner.

DISTANCES — STRAIGHT LINE

Bluefields 11 mi · El Bluff 8 mi · Bluefields Airport 10 mi · Corn Island 49 mi

5 ACRES • FEE SIMPLE FREEHOLD • 3 BED / 2 BATH • 28-FT OBSERVATION TOWER

LOCATION

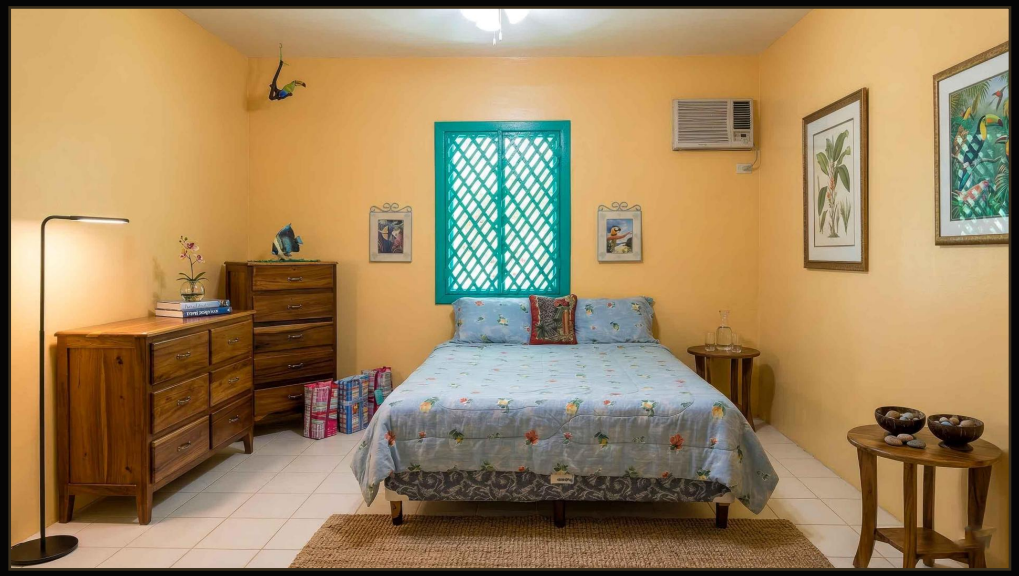
On the Map

OFF BLUEFIELDS • NICARAGUA • BLUEFIELDS 11 MI • CARIBBEAN SEA



GALLERY

The Estate in Frames



A bedroom in the main house



The living and dining room



The boardwalk on the surf shore



The coconut grove



PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

IGUANA ISLAND

NICARAGUA, CENTRAL AMERICA

CURRENT PRICE & AVAILABILITY

This brochure carries no printed price, so it can never be out of date. Scan the code or open the live listing for today's price and availability.

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