

PRIVATE ISLANDS INC.

ZOPANGO ORCHIDS ISLAND

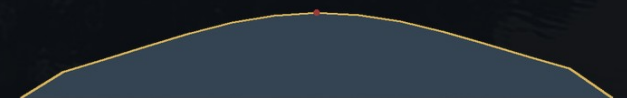
LAKE NICARAGUA, NICARAGUA



1.98 ACRES · FREEHOLD
TWO RESIDENCES · OFF-GRID SOLAR

11.884°N 85.902°W

ELEVATION — SUMMIT 134 FT



THE ESTATE

At a Glance

LOCATION	Asese Bay, Lake Nicaragua
TITLE	Freehold
LAND AREA	1.98 acres
RESIDENCES	Casa Zopango + Birds Lodge
POWER	12 solar panels — off-grid
SUMMIT	134 ft

YEARS OF LANDSCAPE DESIGN

Fifteen years of professional landscape design turned the island into a private botanical park of orchids, trails and elevated viewpoints.

ISLAND VITALS

PRICE	ACREAGE
NOT PRINTED	1.98 acres
TITLE	SUMMIT
Freehold	134 ft
WATERS	NEAREST CITY
Lake Nicaragua	Granada

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REGION — NICARAGUA

Lake Nicaragua — the “Sweet Sea” — is one of the largest lakes in the Americas, and its Granada archipelago scatters hundreds of small green islets along the western shore. Zopango sits in sheltered Asese Bay, in a high-end island neighbourhood near the El Jícaro eco-lodge.





THE ISLAND

A Botanical Sanctuary

Designed by its French owner as a private botanical park, Zopango is a study in tropical biodiversity — mature orchids, walking trails and elevated viewpoints threaded through the interior, in a stable climate the listing describes as low-humidity and remarkably mosquito-free.

THE HOMES

Two Residences

Casa Zopango is a multi-level residence sleeping eight adults and two children — two first-floor guest rooms with private terraces, a second-floor suite with full kitchen and panoramic lake-view terrace, and a ground-floor caretaker apartment. The Zopango Birds Lodge, built in 2016, is an independent lodge for two with contemporary finishes.

OFF-GRID

Self-Sufficient by Design

The island runs itself: twelve rooftop solar panels, a professional water filtration and purification system, and a concealed septic tank keep the footprint minimal, while strong mobile reception and high-speed Wi-Fi keep it connected.

THE OPPORTUNITY

Room to Grow

The property works today as both a private family compound and a boutique eco-lodge — and it holds active permits for four to five additional lodges, a clear path to scaling into a full-service boutique resort under an established brand.





LAND AND WATER

Sheltered Water, Sandy Shore

Naturally sheltered by the Asese Peninsula and two private islets, the water around Zopango stays exceptionally calm — made for swimming, kayaking and silent boating. The shoreline holds the largest sandy beach in Asese Bay at over 200 square metres, and a large sundeck with a diving board over the protected freshwater.

KNOWN FOR

A 15-year botanical sanctuary — orchids, shaded trails and calm sheltered water in Asese Bay.

DAYTIME HIGH ±89°F • NIGHT LOW ±74°F



BY WATER

Thirty Minutes from Granada

Zopango is a boat island, 30 minutes from Granada by water and road. The sale includes three boats — two silent electric boats for eco-sensitive lake tours and a 16-seater lancha with a Suzuki motor for mainland transits — served by four docks and a private boat ramp. The mainland shore at Puerto de Asese lies about two miles northwest.

THE GATEWAY

Granada & the Volcano

Granada, Nicaragua's great colonial city on the lake's western shore, lies about five miles straight-line to the northwest, with Volcán Mombacho rising about six miles to the southwest — the backdrop to the island's own photographs. International arrivals route through Managua's international airport, about 25 miles away.

DISTANCES — STRAIGHT LINE

Puerto de Asese 2 mi · Granada 5 mi · Volcán Mombacho 6 mi · Managua Int'l Airport 25 mi

ONE ISLAND • TWO RESIDENCES • THREE BOATS

LOCATION

On the Map

LAKE NICARAGUA • ASESE BAY, GRANADA



GALLERY

The Estate in Frames



Orchids in the botanical gardens



Kayaking the sheltered bay



A Casa Zopango guest room



Shaded terrace under the thatch



PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

ZOPANGO ORCHIDS ISLAND

LAKE NICARAGUA, NICARAGUA

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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