



F1 - ONE BEDROOM CASITA

At ESC Digital Nomad Village



Smart living for remote professionals in the
heart of Nicaragua.

The background image is a dark, blue-tinted photograph of a tropical resort. In the foreground, there is a swimming pool with a curved, stone-like edge. Several lounge chairs are arranged around the pool. In the background, there are palm trees and a building with a tiled roof. The overall atmosphere is serene and inviting.

Welcome!

ESC Digital Nomad Village is a lifestyle-focused residential community designed for today's remote professionals.

Nestled in the natural beauty of Tola, Nicaragua, the community includes shared green spaces, coworking hubs, a communal pool, wellness amenities, and more — all created to support freedom, connection, and productivity.

About

F1 - ONE BEDROOM CASITA



STARTING FROM
\$99,000

- Each casita is situated on a 300m² lot on the F1 phase of ESC.
- These units are thoughtfully designed for modern, minimalist living and are perfect for owners who want both a tropical escape and a high-performing rental property.

KEY FEATURES



1 bedroom



1 bathroom



Full kitchen with
concrete countertops
and quality fixtures



Open-plan living area
with recessed lighting
and high ceilings



Access to shared
pool



Fiber Optic
Internet



Air Conditioning



Ceiling Fans



Private Parking



Backup Generator



Bedroom

Boasts a spacious 16 SQMT open floor plan with conveniently spaced outlets to accommodate a king bed and bedside tables.

Feature

- ✓ High ceilings
- ✓ Recessed lighting
- ✓ High-velocity modern fan

Living Room

Is a comfortable 20 SQMT open floor plan featuring large windows and doors to welcome natural light into the space.

Feature

- ✓ High ceilings
- ✓ Recessed, dimmable lights
- ✓ High-velocity modern fans



Kitchen

Full kitchen with all the space you need to help keep you nourished while working from the comfort of your home.

Feature

- ✓ Electric Outlets
- ✓ Deep under-mount sink
- ✓ Covered lighting
- ✓ American standard faucet
- ✓ Wooden cabinets
- ✓ Built-in concrete countertops

Bathroom

This clean modern bathroom is perfect for all your personal needs.

Feature

- ✓ High ceilings
- ✓ Recessed lighting
- ✓ High-velocity modern fan



OPTIONAL Packages

Turnkey Rental Package

What's included?

- High-quality furnishings
- Fully equipped kitchen
- Washing machine
- Linens
- TV
- Workspace
- All decor required for joining the ESC rental program.

\$21,000 USD

Energy Independence Package

What's included?

- Solar + battery backup system (2.48kWp panel + 5.1kWh battery) — capable of powering the casita (excluding AC) for 12 hours.

Available individually or bundled

KITCHEN

- Stainless steel refrigerator,
- Stainless steel 4 burner stove with oven,
- Dining room table + stools/benches,
- Blender, French press, and coffee maker
- Pots and pans, strainer, and utensils including knife set
- Dinner & salad plates x 4, bowls x 4, coffee cups x 4, glassware x 4 silverware 4, cutlery x 4, stainless steel measuring cups, cutting boards, water pitchers, kitchen towels, soap dispenser, and more

LIVING ROOM

- Day bed/sofa,
- Coffee table,
- Wooden desk with metal legs and chair workstation,
- Wall-mounted flat screen smart TV 40"

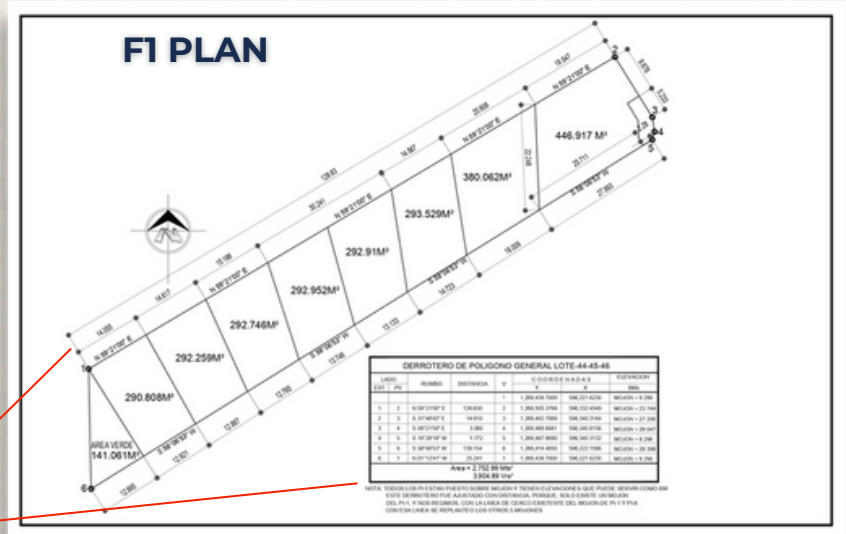
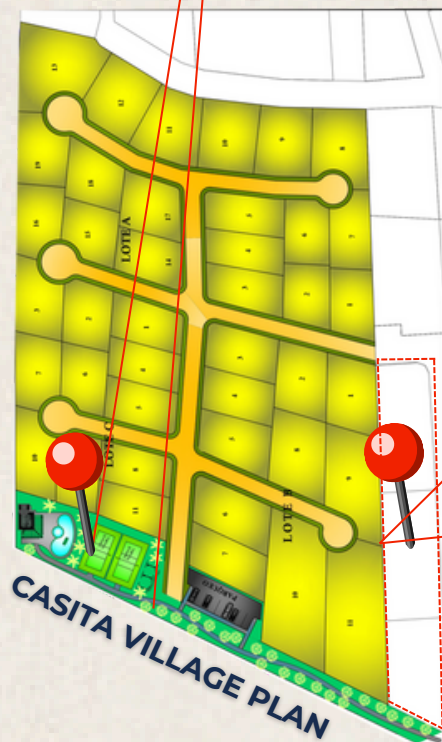
BEDROOM

- Queen or king bed with local hardwood frames
- Wall mounted night stands, 4 pillows (standard),
- 2 sets of queen hotel grade sheets (fitted, flat, pillowcases) ,
- 1 x bed covers,
- Shelving and or closets

BATHROOM

- 4 bath towels
- 4 hand towels
- Mirror
- Toothbrush/soap holders,
- 1 x bath mat, 2 towel hooks
- 1 x toilet paper holders
- 1 x trash cans
- 1 x toilet brushes
- 1 x plungers
- Bathroom linen shelving
- Washing Machine

ESC F1 PLAN



COMMUNITY AMENITIES

- Shared gardens and landscaping services
- Private FI casita pool
- Pickleball courts
- BBQ and community lounge space
- Children's playground
- Planned additions: wellness center, café, fitness studio, coworking area

PRICING, FINANCING & OWNER DUES

Option 1: Cash Purchase	Option 2: Developer Financing
<p>Price: \$99,000 USD</p> <p>Legal & Title Fees: \$3,000 USD</p> <p>Payment Schedule:</p> <ul style="list-style-type: none">• 25% deposit to begin legal/title process• 60% payment to commence construction• 15% upon final completion	<p>Price: \$120,000 USD</p> <p>Deposit: \$5,000 to reserve through 2025</p> <p>Down Payment: \$40,000 (includes deposit)</p> <p>Financed Balance: \$80,000 USD</p>

FINANCING *Terms*

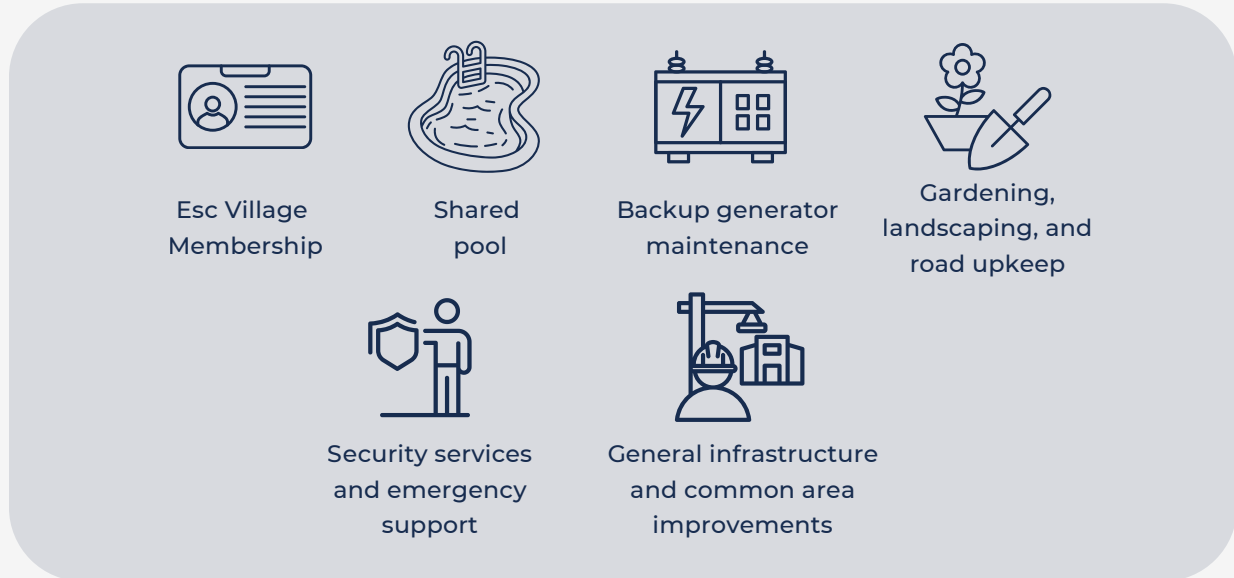
- 9.5% annual interest (fixed)
- Amortized over 20 years for affordable monthly payments
- Estimated Monthly Payment: ~\$750 USD
- 5-year term with balloon payment due at the end of year 5
- Monthly payments begin only after the construction handover
- No penalties for early repayment
- The owner must obtain Home insurance when financing

Contact us to request a sample amortization schedule or explore your financing options.

ESC MEMBERSHIP AND OWNER DUES:

Ownership in F1 requires an annual community contribution that supports Esc's infrastructure, services, and shared amenities.

- **Esc Casita's Owner Dues:** \$2,100 USD/year (required) includes:



These dues are mandatory for all casita owners and subject to annual adjustment based on inflation and community needs.

PROPERTY MANAGEMENT

Emerald Property Management provides full-service rental and maintenance services so owners can enjoy passive income without stress. Any financed casitas must use Emerald Property Management while the casita is still being paid off.

Services include:

- Weekly inspections & maintenance oversight
- Listing management on Airbnb, VRBO, Booking.com
- Guest check-in/out and concierge service
- Cleaning, fumigation, and landscaping coordination
- Monthly income/expense reporting and owner portal

Fees:

- \$75/month base management fee
- 30% commission on short-term rentals
- 15% commission on long-term rentals (6+ months)

For more information about Emerald Property Management, please contact us.

ESTIMATED ROI FOR INVESTORS

With a professionally managed rental-ready casita, you can expect stable returns in line with current market rates:

- **Estimated Monthly Rental Income:** \$1,200 USD
- **Monthly Financing Payment:** ~\$750 USD
- **Property Management Fee:** \$75 USD
- **Owner's Dues (monthly):** \$175 USD

Total Monthly Costs: ~\$1,000 USD

Estimated Net Monthly Income for financed Casita: ~\$200 USD

Figures assume full occupancy with long-term rental. Actual results may vary based on seasonal demand and owner use. Contact us to see the full cost breakdown and occupancy rates.

CONDITIONS AND FEES

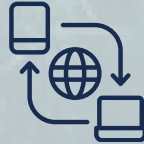
- Renderings are for illustrative purposes only and are subject to change
- Legal Fees for Title transfer and government taxes are \$2000 and are subject to change these fees are paid as an extra when paying the deposit
- Anyone wishing to use the property management services needs to purchase the Turnkey Rental packet or have the minimum requirements for digital nomads.
- 25% deposit to secure a casita and start the legal process and permitting
- 60% to start construction with the last 15% paid upon completion
- 33% Down payment

WHY IT'S PERFECT FOR *Digital Nomads*



Affordability

Designed to offer exceptional value, providing a cost-effective living solution.



Accessibility

High-speed internet in a like-minded community just a short walk to the beach.



Developer Financing

Esc casitas have the ability to opt for developer financing to help with the purchase. Send an email to inquire about available options.



Fully Equipped (Optional)

Choose the furnished option for an immediate, comfortable move-in experience and faster rental returns.



Sustainable Living (Optional)

Enjoy the benefits of renewable energy sources creating a stable internet connection for any online work.



Property management

Esc has partnered with Emerald Investment Property Management to support your nomad lifestyle. Enjoy your freedom while we handle rentals and maintenance for you.



Security and Safety

Esc has a 24/7 security team that is linked up with local security networks and emergency services. Let us take care of you so you can spend more time enjoying your freedom.



Get in Touch

Reserve your F1 Casita today with a refundable \$5,000 deposit and secure your place in the future of remote living.

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