

EMERALD CONSTRUCTION & DEVELOPMENT

Your Complete Guide to Building with Emerald



**Emerald
Construction &
Design**

Who We Are?

Emerald Construction and Design (ECD) is a multi-dimensional construction service provider dedicated to delivering high-quality, sustainable building solutions in Nicaragua. We work with local teams of experienced professionals in all building and finishing trades to provide custom home outfitting for full-time residents, business premises, and turnkey rental solutions. Our mission is to transform your vision into reality through meticulous planning, innovative design, and rigorous construction standards.

Our Team: Leadership & Key Personnel



Michael David Skiles

Head of Construction Development

Oversees project strategy and design, ensures quality and timely execution, and drives innovative building solutions.



Raul Torrez

Civil Engineering / Maestro Obras

Responsible for structural development, engineering solutions, and supervising on-site construction activities.



Jairo Talavera

Architecture

Leads the architectural design team, creating custom floor plans and renders that bring client visions to life.



Osmar Moraga

ECD Site Manager

Manages day-to-day operations on-site, coordinating between teams to ensure efficient project delivery.



Jose Rios

ECD Fine Finishing and Carpentry

Specializes in high-quality finishes, carpentry work, and custom detailing for interiors and exteriors.



Ervin Holman

ECD Building Services

Provides essential support services, including utilities installation, repairs, and maintenance.



Zivile Skiles

ECD Interior Design

Crafts tailored interior design solutions to ensure every space reflects the client's personal style and functional needs.



Jessica Vargas

Senior Admin / Accounting

Specializes in Senior Admin / Accounting

Who Are Our Clients?

Our clients range from expatriates and local business owners to investors seeking reliable, long-term construction solutions. Whether you're looking to build a custom forever home, develop a commercial property, create rental housing, or are planning to create an entire multi unit housing development, ECD offers a comprehensive suite of services designed to meet your unique needs.

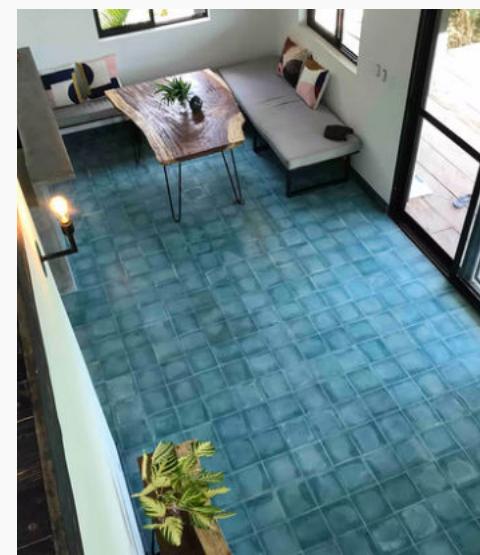




TERRAZA

A 2-bedroom, 2-bath loft-style home built over a 9-month period in 2020. Designed in a modern style to provide both first- and second-floor views, the home features an open floor plan paired with durable construction elements such as concrete countertops and locally made concrete tiles. This loft-style house blends modern and traditional elements seamlessly.

\$145K build / \$1,205 per SQMT





CASA OHANA

A multilevel, 4-bedroom, 2.5-bath beachfront home built over a 14-month period from 2022 to 2023. The property and home were developed alongside lateral, road, and beachfront privacy walls, a standalone maintenance quarters apartment, and an owner's storage/laundry area. The project also includes a 3-level, 3x6-meter pool.

\$263K build / \$1,400 per SQMT

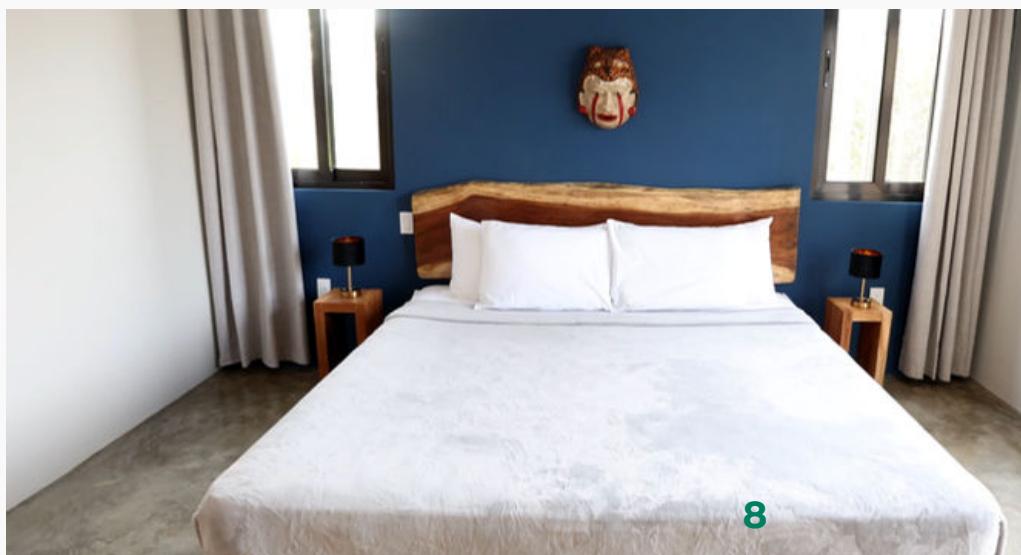
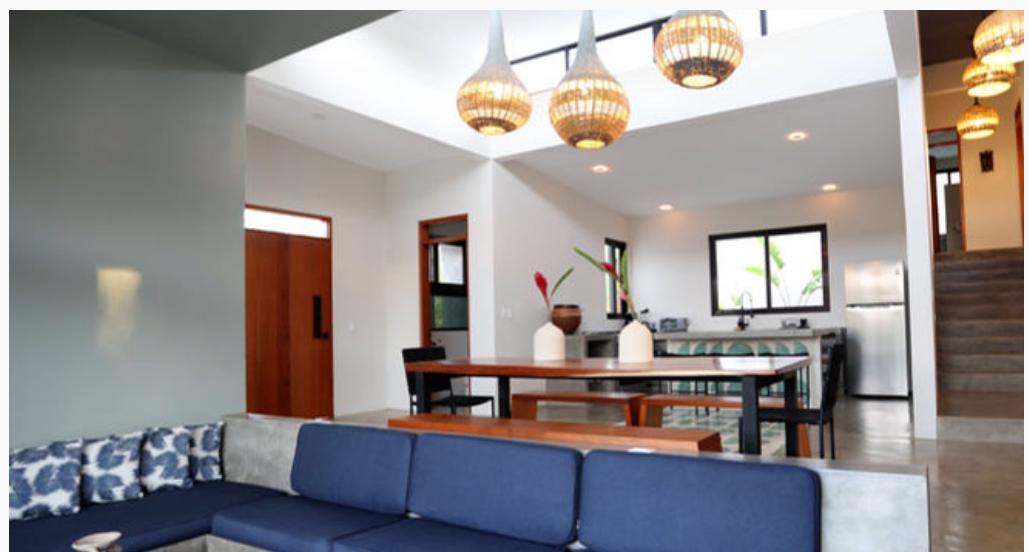
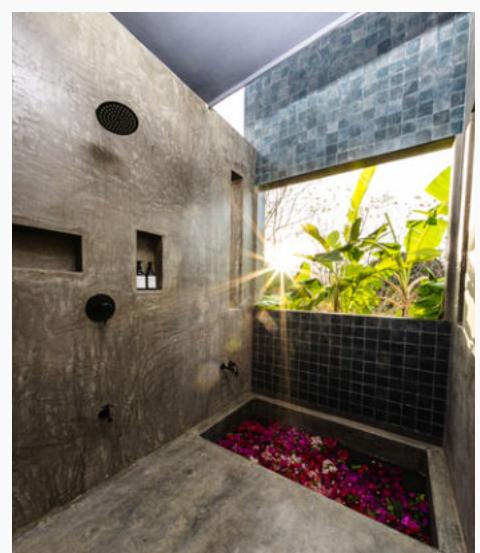




CASA CERVECA

Casa Cerveca, located in the Vista de Monte Cristo development just outside Playa Guasacate, is a stunning 3-bedroom, 2.5-bath modern private home. It features expansive outdoor decking connected to a multi-level 3.5 x 9.5-meter pool. The home boasts high ceilings, breathtaking views, and refined lighting, all complemented by simple elegance, smart storage solutions, and seamless indoor-outdoor living. Notable details include a master bathroom with an open-air shower and integrated planters at the entryway.

\$225K build / \$1,325 per SQMT





VENTANAS LAS OLAS

VLO is a private residence composed of four independent structures that together form a legacy home within the gated community of Rancho Santana. This multi-stage renovation and new construction project showcases open living spaces, breathtaking panoramic views, and an intentional integration of the separate structures to foster family connection. Features include a private spa, media room, spacious climate-controlled kitchen and dining area for entertaining, wine storage, and beautifully designed outdoor dining and entertainment spaces.

\$1,650 - 2,100 / SQMT.



3. Our Services

At Emerald Construction and Design, we offer a comprehensive range of services including:



Legal

We provide expert guidance on all legal documentation and property requirements needed to begin construction with confidence.



Architecture, Design, and Engineering

From concept to blueprint, our team ensures your vision is translated into structurally sound, innovative design.



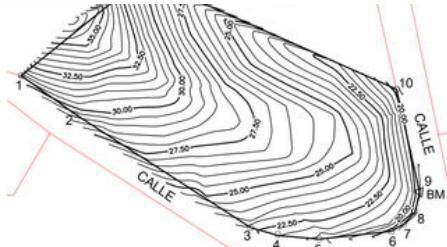
Interior Design

We create thoughtful and functional interiors that reflect your personal style and enhance livability.



Landscaping

Custom landscape planning to harmonize your home with its natural surroundings, including hardscaping and garden design.



Infrastructure Planning

Planning and coordination of essential systems like water, electricity, and access to ensure a functional foundation.



Quoting, Permitting, and Licensing

We manage the administrative process, including budgeting and obtaining the necessary permits and licenses.



Full Construction Team

Our experienced construction crew oversees every phase of the build, maintaining quality and timeline standards.



Organization of Subcontractors

We coordinate specialists in key trades such as solar installations, backup generators, and water filtration systems.



Project Development & Oversight

Our team can design and build large scale developments. Everything from planning, infrastructure design, permits and legalization to the final product is done with our professional in-house team.

4. General Timeline & Process Overview

Overview

From the inception of your idea to the final permitting phase, Emerald Construction and Design is with you every step of the way. Our process is designed around realistic goals and budgets discussed during our introductory meetings.

Our Architecture and Design department utilizes existing site maps to create initial concepts and renders that set the standard for collaboratively realizing the client's second home or investment property. For example, a standard 3-bedroom home typically takes 12 to 14 months from start to finish.

Step 1 - Legal & Registration

Timeframe - Approximately 1 - 2 months

- Ensure all titles, taxes, and registrations are up to date.
- Our legal team reviews documents to avoid delays or issues during permitting.

What documents are needed to begin the process?

Passport, escritura, planos (site map), and recent tax forms related to the property. Essentially, everything you received when closing on the property in Nicaragua.

What are the costs for this?

The initial consultation is free to review the documents and ensure their viability. Any legal work required to resolve tax issues or titling discrepancies will be quoted separately.

Step 2 - Architecture, Design, and Concept

Timeframe - 3-6 months (depending on client and property concept)

Design Process:

- Initial concepts, floor plans, and renders developed using existing site maps.
- Set meeting times for collaborative design reviews with architecture and interior design personnel.
- Clearing of the property
- Topographic study for site planning and infrastructure layout
- Architecture and floor plan development
- Integration of the client's wish list and interior design vision
- Infrastructure and hardscaping planning
- Engineering adjustments

Once the final design is approved, quoting can begin.

A private architect can always be used based on home country or personal preference. However, all plans must reflect the construction systems used in Nicaragua and be translated into Spanish. We can accommodate this via shared AutoCAD files, but this can increase costs due to potential duplication of work. We recommend early architectural consultations to align your private architect with our local systems.

Step 3 - Quoting and Permitting Process

Timeframe - Quoting: 1 month; Permitting: 2 - 4 months

Key Considerations:

- Real-time quoting occurs alongside design development, covering:

Grey Work:

This refers to the principal building system—concrete, steel, and block construction. It includes foundational work, seismic-resistant columns and footers, and block walls up to the roof line. Rough plumbing and electrical are also installed. Windows and door openings are prepared, and the structure is made ready for finishing. This phase, weather permitting, typically takes 6 months.

Fixtures and Finishes / Interior Design:

Clients may choose from a wide range of finishes—from polished concrete to handmade tiles and imported materials. The design team works with clients from the beginning to finalize the home's look and functionality. These choices will influence the total cost per square foot/metre, with typical turnkey construction costs ranging from \$110–\$155 USD per SQFT.

Landscaping / Hardscaping:

The layout will include home placement, water and waste infrastructure, driveways, and entrances. Landscaping and hardscaping elements can be included during the initial build or phased in over time, depending on client preferences. In developments like Rancho Santana, all designs must also be submitted to the oversight committee for approval.

Permits:

Once final designs and engineering are complete, the permit packet is submitted. Additional permits may be required for infrastructure or development restrictions, depending on the project location.

Payment Schedule for Quoting and Permitting:

- \$15,000 down payment to commit to the project (credited against final quote)
- 70% deposit to initiate quoting
- 30% upon submission of the sealed packet to the municipality
- Note: This does not include municipal taxation, which is approximately 1% of total project cost

Step 4 - Construction

Timeframe - 9 - 12 months, depending on build size

Grey Work and Fixtures: Approximately 6–9 months

Fit-Out and Finishes: 2 – 5 months

This phase depends on client readiness and commitment. It includes a client walk-through to ensure satisfaction with layout, electrical systems, and final finishes. Seeing the project in person is a valuable opportunity to gain confidence and move the process forward.

Payment Schedule for Construction:

- **Deposit 1:** equal to approx 40% of the total estimated construction budget minus the \$15000 initialization fee paid at the beginning to secure the build.
- **Deposits 2 – 4:**
 - 30% upon completion of agreed construction milestones
 - 20% upon finalization of interior design and readiness
 - 10% held until final walk-through and handover

5. Warranties

Limited Warranty:

Emerald Construction and Design offers a **1-year limited warranty** covering construction defects, including grey work, plumbing, internal electrical systems, and installation issues.

Our goal is to build lifetime relationships with our clients, where your satisfaction with your investment is the cornerstone of our business. Our team remains available to troubleshoot any issues, offer repairs for normal settling that can occur within the first year (such as wood expansion or contraction), and address any unforeseen infrastructure adjustments needed to combat environmental factors.

We approach construction with the goal of minimizing long-term maintenance costs and avoid recommending or using products that require excessive upkeep. ECD is committed to providing ongoing support and solutions for our clients for years to come.

Exclusions:

- The warranty does **not** cover general maintenance, weather damage, or defects in client-selected fixtures.
- Clients are encouraged to protect their investment further by obtaining **home insurance policies** through reputable in-country providers such as **Seguros America** and **Lafise Bank**.
- Our Business Solutions Department is available to advise you on the best insurance options and connect you with trusted agents.

6. Frequently Asked Questions (FAQs)

1

What is the typical timeline for a custom home project?

A standard 3-bedroom home typically takes 12 to 14 months from initial design to handover, with distinct phases for legal, design, permitting, construction, and final inspection.

2

What documents are required for the legal and registration process?

All titles, tax documents, and registration certificates must be current. Our legal team reviews these documents as part of the permitting process.

3

How do payment schedules work?

Payments are structured in phases: an initial deposit for design and permits, a major portion at the start of construction, a portion for landscaping and finishes, and a final holdback until project completion.

4

What happens if there are construction delays?

We work proactively to address any delays. Regular progress meetings and a detailed project management system help us mitigate issues and keep the project on track.

5

Who manages the on-site construction and quality control?

Our dedicated team, led by the Site Manager and supported by our project managers, ensures that every phase of construction meets our high standards.

6

What can I expect to pay per SQMT/ SQFT in building costs?

Construction costs are variable per client and project needs but on average you can expect to pay \$1150-\$1650 SQMT or \$110- \$155 SQFT



**Emerald
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Contact Information

For further inquiries or to schedule a consultation, please contact:

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