

El Cocal and Santa Lucia/Miramar Island

**The Paradise of the
South Caribbean Coast of
NICARAGUA**

The background of the slide is a photograph of a tropical landscape. It shows a body of water in the foreground, with a dense line of green trees and vegetation on the far shore under a clear sky.

DISCOVER

A New Destination

- Located between beautiful Caribbean waters and the lush tropical rain forest of Indio-Maiz Biological Reserve
- Teeming with exotic birds, monkeys, manatees and mangrove trees
- Excellent location offering many possibilities for tourism development

El Cocal

- 33 miles of Beach on the Caribbean Coast of Nicaragua
- 78,793 acres of land approximately:
 - Six times bigger than Bermuda
 - Four times bigger than San Marino
 - Same size as Isle of Malta, Saint Kitts and Nevis, Seychelles and Maldives

Isla Santa Lucia/Miramar

- Undeveloped island separated by the Rio Indio near the border with Costa Rica
- One of the last unspoiled and pure, natural areas in the world

Isla Santa Lucia/Miramar

- Spread over 100 acres of land with many coconut trees
- Numerous creeks and mangroves make for great fishing and kayaking

El Cocal

- Located on Nicaragua's pristine and untouched South Caribbean Coast
- Offers an opportunity to create an ultimate destination resort:
 - Abundant wildlife
 - Mélange of cultural influences - Misquito, Rama and Creole
 - Gastronomic regional cuisine

El Cocal Advantages

- Favorable climate in Nicaragua for foreign investment through Law 344 on foreign promotion and Law 306 for the development of incentives for the tourism industry
- Best price per acre of land in the entire Caribbean region

El Cocal Advantages

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- A photograph of a beach scene. In the foreground, the back of a person's head with blonde hair and a white headband is visible. A woman in a white shirt and grey pants is walking away from the camera towards a blue boat. The boat is a small motorboat with a canopy and blue seats, floating on the water. Several other people are standing on the beach near the boat. The background shows a dense line of trees under a cloudy sky.
- Unsurpassed eco-tourism potential
 - 2.5 hours from Miami
 - 15 minutes from the San Juan de Nicaragua airport

FROM FLORIDA TO EL COCAL



EL COCAL IN NICARAGUA



EL COCAL BORDERING COSTA RICA

