



BEFORE YOU BOOK A FLIGHT

The Nicaragua Scouting Guide

How to evaluate Nicaragua for investment, relocation, or medical care — before you commit.

Nicaragua rewards people who do their due diligence in person. Brochure figures, forum threads, and a quick holiday won't tell you what a focused week on the ground will — which neighbourhoods actually suit you, whether the numbers hold up, and who you can trust. This guide is the framework serious investors, relocators, and medical travellers use to assess Nicaragua properly. Work through it before you go, and you'll come back with answers instead of more questions.

Three reasons people come to Nicaragua — and what to evaluate for each

INVESTMENT

Real estate and business entry.
Evaluate: title security and verification, which zones hold value, genuine rental demand, and the true all-in cost of buying and holding — not the asking price.

RELOCATION

A base to live part- or full-time.
Evaluate: which town fits your life (Granada, León, San Juan del Sur, Ometepe, Managua), real monthly cost of living, community, and residency pathways.

MEDICAL & DENTAL

Premium care at a lower cost.
Evaluate: the actual facilities and providers in person, written treatment quotes, aftercare, and how a procedure fits alongside a scouting trip.



THE DUE-DILIGENCE CHECKLIST

What a proper scouting trip must answer

Tick each once you can answer it with confidence — not from a website, but from the ground.

- **Location & lifestyle**

Spend real time in more than one place. Granada for colonial charm and an established expat base; León for a working city with fewer foreigners; San Juan del Sur for the coast; Ometepe for quiet; Managua for services and connections. Which one actually fits your day-to-day?

- **Property & investment**

Never buy on a first look. Confirm how title is verified locally, which zones hold and grow value, and whether rental demand is real or assumed. Get the full carrying cost — taxes, fees, management — not just the sale price.

- **Cost of living, pressure-tested**

Track what you actually spend for a week — groceries, dining, transport, help, utilities. Compare it to the figures you read online. The gap between brochure numbers and reality is exactly what an in-person visit exposes.

- **Healthcare & dental**

Visit the facilities you'd actually use. Meet providers, tour a private hospital, and get written quotes for any procedure you're considering. Judge cleanliness, equipment, and communication for yourself.

- **Residency & legal**

Rules and income thresholds change — the residency figure quoted on most websites may be out of date. Sit down with a local attorney and confirm the current requirements for your situation before you rely on anything.

- **Safety & day-to-day reality**

Get a firsthand feel for how it is to move around, bank, and settle in. Talk to expats who already live there — not just the ones selling something — and ask what surprised them.

Red flags to walk away from

Pressure to buy or pay on the spot · title or ownership that 'a lawyer will sort out later' · prices quoted only in person and never in writing · anyone who discourages you from getting independent local advice. Serious opportunities survive scrutiny — walk from anything that doesn't.



THE SHORTCUT

What a scouting tour does that a solo trip can't

You can do all of the above alone — booking clinics, chasing agents, and hoping the people you meet are straight with you. Or you can arrive to a week already built around your goals, with the introductions, the property viewings, the clinic visits, and the honest local answers arranged in advance. That's the difference between a holiday and a strategic entry point.

On an NLT scouting tour, we arrange:

- Introductions to vetted attorneys, agents, and medical providers — people who've been checked, not found online.
- Property and neighbourhood viewings matched to your budget and goals, across the towns that actually fit you.
- Clinic and hospital visits with written quotes, if medical or dental care is part of your plan.
- Straight answers on cost of living, residency, and what daily life is really like — from people who live it.

Ready to see Nicaragua for yourself?

Start with a free discovery call — we'll map your goals and tell you honestly whether a tour is worth it.

[Book your free discovery call →](#)

[Enquire about the next tour →](#)

Planning a full move? Our sister service, Expat Connect Services, handles relocation and concierge once you decide.