

# CASA MEDINA

(TRIBAL HOUSE #6)



CASA MEDINA IS A FOUR BEDROOM VILLA CONSTRUCTED IN THE STYLE OF A MARRAKECH RIAD, WITH A LUSHLY PLANTED INNER COURTYARD AND A PRIVATE POOL.

THE HOUSE IS LOCATED IN THE TRIBAL VILLAGE, A COMPOUND OF LUXURY ECLECTIC VILLAS IN THE COLONIAL TOWN OF GRANADA, NICARAGUA, ONE BLOCK FROM TRIBAL HOTEL. TRIBAL VILLAGE IS SITUATED ON A PRIVATE GATED STREET WITH 24 HOUR SECURITY PERSONAL. LOCATED IN A CORNER OF THE COMPOUND, THE HOUSE IS ACCESSED THROUGH A SECOND GATE THAT LEADS TO A PRIVATE ENTRANCE GARDEN.

With its eclectic design that mixes elements of a Moroccan riad and some traditional details of a colonial home, Casa Medina is a unique house in Nicaragua. The house total square footage is 3885 sq' (361 m2), with 2422 sq' (225 m2) on the ground floor and 1475 sq' (137 m2) on its second floor. Four king-size bedrooms with each its private en-suite bathroom, are located on the second floor.



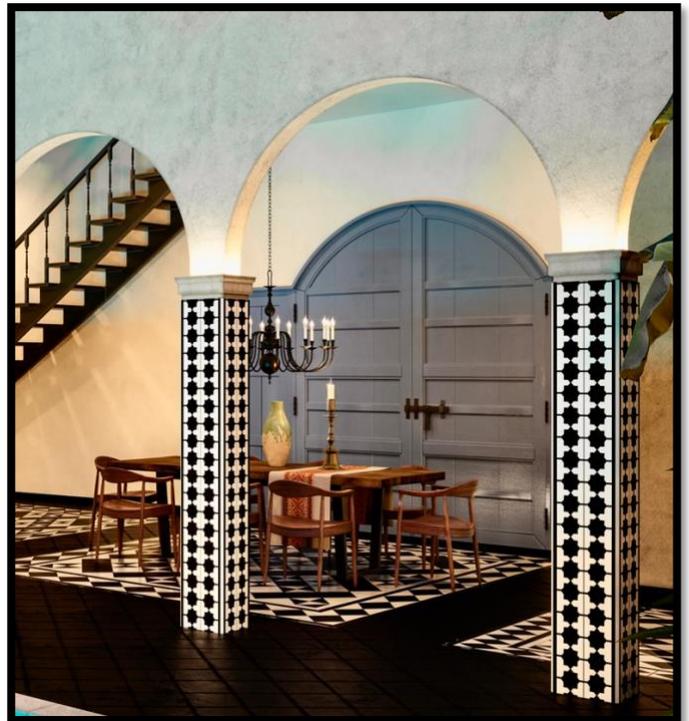
The house overall design is an update on tradition, with a modern color palette comprised of shades of gray, black and white, with accents of colors from Turkish kilims and Moroccan accessories. Most of the wood, such as the grand wood staircase that connects with the second floor, the oversized wood doors and the window trims, are painted a medium gray, which adds a modern sophistication to the traditional colonial elements. The locally hand-made cement tiles on the floors and the walls are black and white, which contrasts nicely with the bright green of the lush tropical vegetation.

The intricate balcony above the living room, enclosed in a traditional Moroccan manner with hand-turned wood sticks and latticework, is the real focus point of the house. Its custom design adds a striking element to the courtyard that is unique in Central America. Below the balcony and facing the pool, is an oversize eleven-foot sofa that is tiled with the same black and white tiles that cover the entire wall behind it. The cushions and pillows are made from a premium imported gold and black fabric, and the chairs and coffee table were custom-designed and made locally.





Tucked in a corner adjacent to the living room is a large kitchen with an eight-foot polished concrete island. It comes fully appointed with modern appliances. Next to the kitchen, a large wooden table can accommodate 8-10 guests comfortably. The large arched door behind the table is optional: it could open up into the courtyard of the house next-door, casa Zagora, in the event of common ownership for both houses.

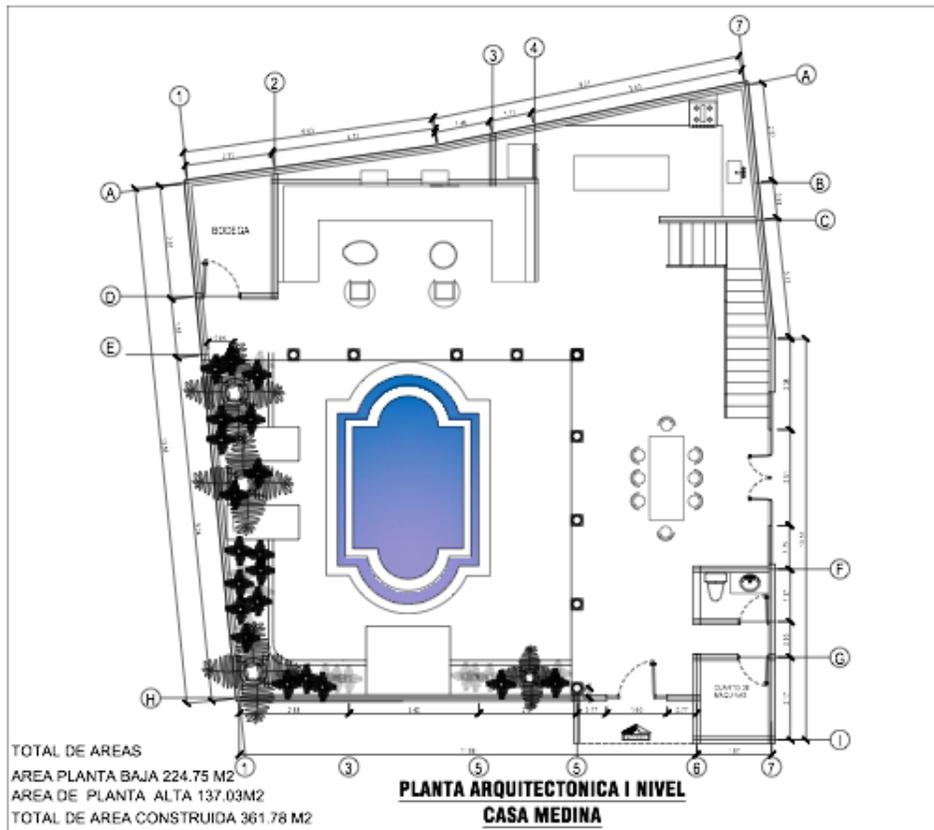




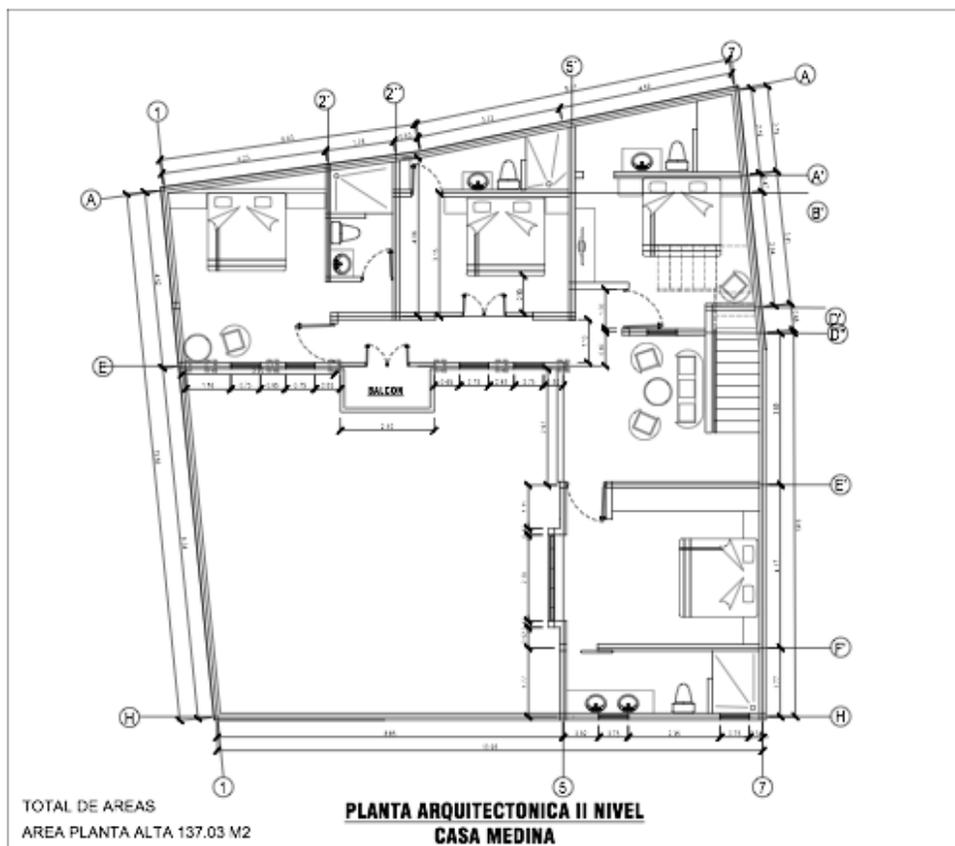
On the left is the entrance door that opens into a garden with a private entrance for casa Medina and casa Zagora. The covered nook at the end of the pool can house a sofa with a coffee table, a day bed, or a table for daytime snacks or workspace.

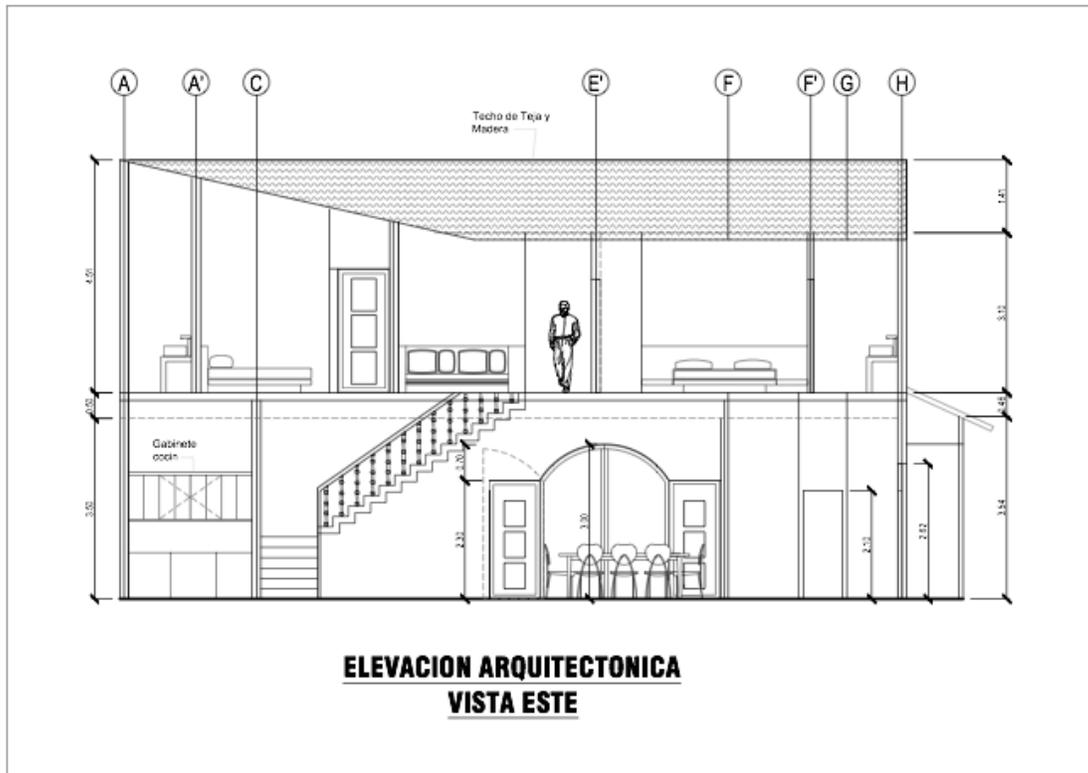
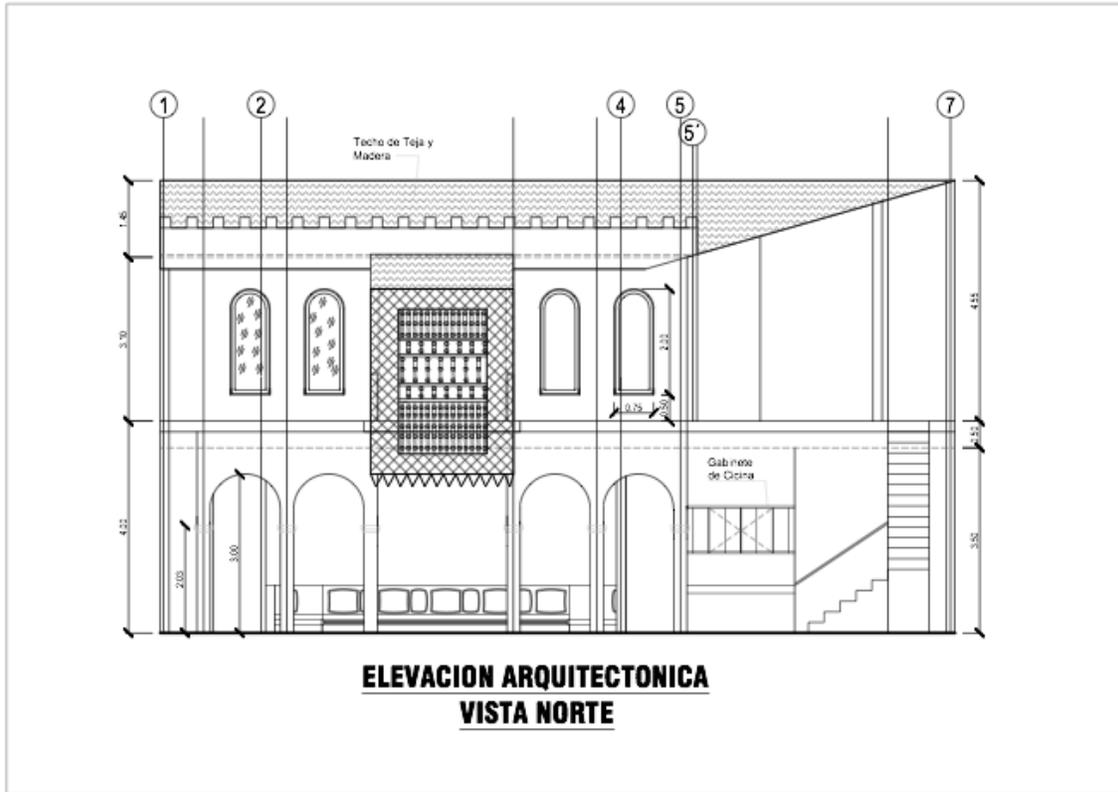


On the second floor is a large master bedroom overlooking the courtyard, and three guest rooms, each room with a king-size bed and a private bathroom (there is also a half guest bathroom on the ground floor). Each bedroom is outfitted with A/C and ceiling fans.



**Above:** ground floor. **Below:** second floor with 4 king bedrooms and 4 baths. At the top of the stairs is a small sitting area with a love seat and coffee table overlooking the courtyard. The enclosed Moroccan balcony offers another small sitting area.





The house, as with all houses in the Tribal Village, is built according to international anti-seismic norms with steel and concrete blocks columns of the highest quality. Each house has its own walls and does not share walls with the house next-door, and each owner owns the land onto which the house is built.

The house comes fully furnished, styled and accessorized. The furniture, the tiles, lamps, accessories, etc., are all custom-designed and hand-made by local artisans. A certain degree of personalization is possible with the sale on plans.



The courtyard is planted with mature trees and tropical plants throughout, thus immediately creating a grown lush tropical garden. The surrounding walls are 14" high and ensure total privacy of the outdoor space and pool.

## ABOUT TRIBAL HOTEL AND THE TRIBAL VILLAS:

Tribal Hotel is located in the old colonial city of Granada, 50 minutes from Managua's international airport to the North, and about two hours from the beaches near San Juan del Sur and the border with Costa Rica to the South.

Tribal Hotel was conceived by New York hospitality veterans Yvan Cussigh (Bar d'O; Thom Bar at 60 Thompson hotel) and Jean-Marc Houmard ([Indochine](#), [Acme](#), Kittichai). It opened to great acclaim in May 2014 and was prominently featured within months in Conde Nast Traveler ("Cool Central", September 2014), and on the cover of Conde Nast Traveller UK, among many other publications (Vogue, Harper's Bazaar, Travel and Leisure, Elle, A.D, etc.). It was included in the in Conde Nast Traveler coveted Hot List in 2015, as well as in the Readers Choice Award of CNT in the "10 Best Hotels of Central America and the Caribbean" in 2017 and 2018.

In 2018 the owners acquired a large empty lot a block and a half from the hotel with the intention of creating a community of houses, the Granada Village, with the same sense of design and eclectic style as the hotel. The first two villas, casa Violeta and casa la Sultana were completed in the Spring of 2019 and were sold within a couple of months to individual owners. In September 2019 they were featured on the cover of Architectural Digest Latino America along with a feature article (see below). A third house, casa Toledana, was sold in 2022.

The villas are grouped on a private, lushly planted gated street with 24 hour security personal. All houses are unique and different from each other, and come in various sizes and prices. The concept behind both the hotel and the houses is to offer an interesting design experience within an intimate and highly personalized and curated décor from around the world. They are sold fully furnished and styled and are ready to move in.

FOR MORE INFORMATION PLEASE CONTACT [INFO@TRIBAL-HOTEL.COM](mailto:INFO@TRIBAL-HOTEL.COM)

Below left: Casa Violeta and La Sultana on the cover of Architectural Digest Latino America, September 2019.

Right: Tribal Hotel on the cover of Conde Nast Traveller UK, January 2015

