

CASA TOLEDANA



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TRIBAL HOTEL IS PLEASED TO ANNOUNCE THE COMPLETION OF A NEW HOUSE IN THE GATED VILLAS DEVELOPMENT, TRIBAL VILLAGE, IN THE COLONIAL TOWN OF GRANADA, NICARAGUA.

Two houses were already completed and sold in 2019. This new house is the third of 10 that are projected to be developed.

OVERVIEW

The new house is located on a private gated street, two blocks from Tribal Hotel, in the colonial town of Granada. With four king-size bedrooms, two outdoor living rooms, and a private pool, the house is generously sized at a total of 445 sq meters (4790 sq feet): 274 sq meters (2940 sq feet) on the ground floor and 171 sq meters (1840 sq feet) on the second floor. As with the two previous houses, Casa 3 is a perfect example of indoor-outdoor living in the style of a Marrakech riad, with a seamless connection between the living areas and the lushly planted inner courtyard. All bedrooms are enclosed with French doors and are air-conditioned.

The ground floor includes an open-air living room with a large round built-in sofa; a dining area with a dining table for 8 people; a large kitchen; two storage rooms; a guest bathroom, and a large air-conditioned master bedroom with built-in king-size bed, en-suite bathroom and walk-in closet. The outdoor area features a large custom-tiled pool, two queen-size lounging sun beds, and a covered sitting area facing the end of the pool.

The second floor comprises three large air-conditioned guest bedrooms with king-size beds and en-suite bathrooms. Another open-air living room on the second floor is fitted with TV hookups and can serve as a TV room or as a relaxing area with views of the Mombacho volcano and nice breezes coming from the lake.



The house is sold ready to move in: it comes finished with hand-made cement tiled floors, fully outfitted bathrooms and kitchen, and completely furnished. Some of the furniture is built-in to create a modern look that is mixed with organic elements and custom-designed midcentury-inspired pieces. Throughout the house hand-knotted kilims from Turkey and Morocco add touches of color that pop against the white walls and white cement tiles. All lamps and sconces are specially designed and locally hand-crafted.

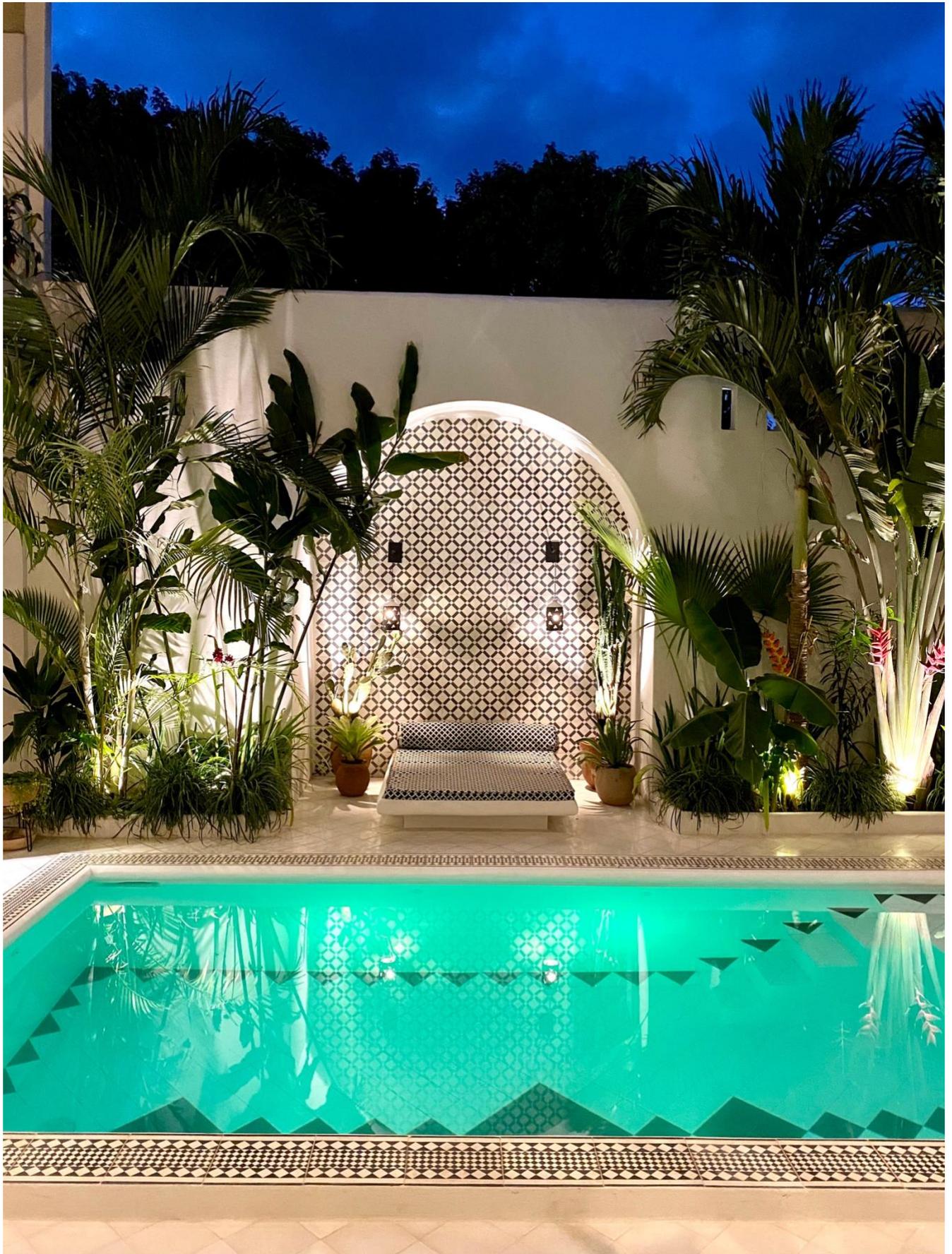


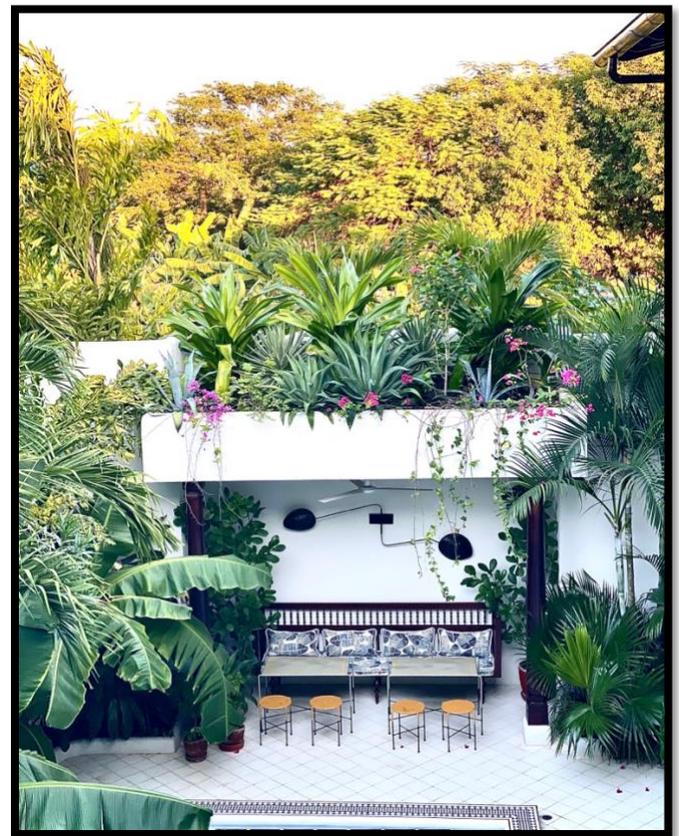
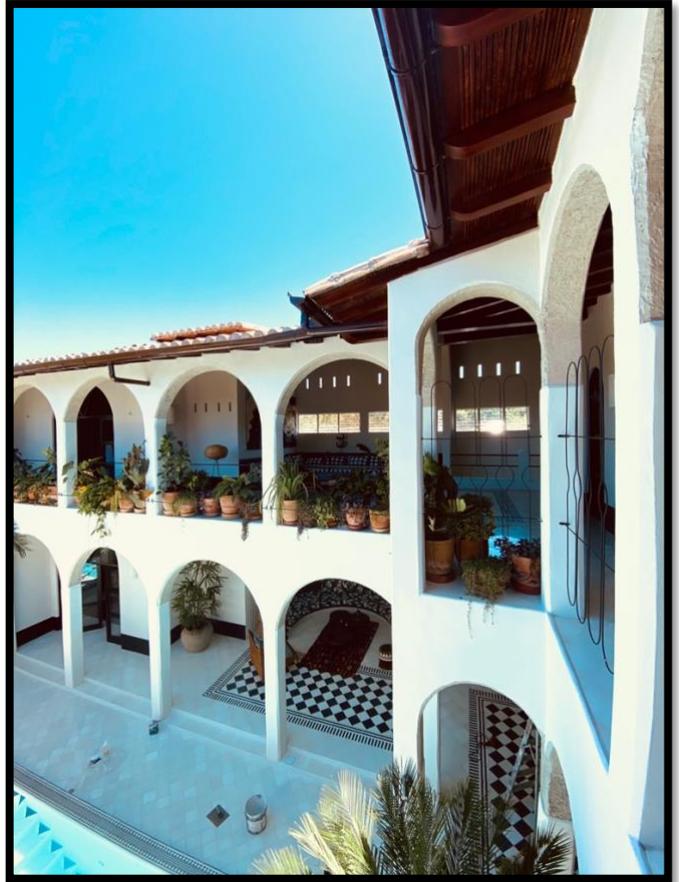
Above: View toward the large entrance hallway, with the kitchen and large storage room on the left; in the forefront, the floating pool bed is outfitted with outdoor cushions, as is the lounging bed on the right. On the second floor: two arched doors in each of the guest bedrooms. The courtyard is landscaped throughout with mature palm trees and tropical plants.



Above: "floating" sunbeds and sitting area in the back with custom-designed bench and antique tables and stools.
Below: Tiled sunbed facing the outdoor living-room, with lushly planted garden along the walls.









Night view from the second floor



The oversized round built-in sofa features custom cushions and pillows made with imported outdoor fabrics to facilitate cleaning; the round wall above it is made of tambour tropical wood, with dual strip lights that enhance the textured wood and the waved plaster wall above it. All the furniture, lamps, and objects were designed by the owners and locally made.





Above and below: sitting area followed by the dining table; wide kitchen with large polished concrete island. The kitchen comes outfitted with appliances, custom wood cabinets, and a large walk-in pantry and storage room.





Above: view from the front entrance (dining table and stairs to the second floor, kitchen on the right, living room and pool to the left)



The second floor living room is outfitted with a large L-shaped built-in sofa, over-size custom coffee table, locally-made wicker chairs, and Turkish kilim. A cable TV plug is installed on the far wall so that a TV can be easily hung and hooked up. The jalousie windows offer views of the Mombacho volcano and add a pleasant breeze throughout the second floor.



Above, clock-wise from upper left: second floor hallway leading to the two king-size guest bedrooms; view from the second floor sofa; hand-painted totem art piece; view from the second floor master bedroom; All bedrooms are air-conditioned and have their own private bathroom (there is a fifth half bath on the ground

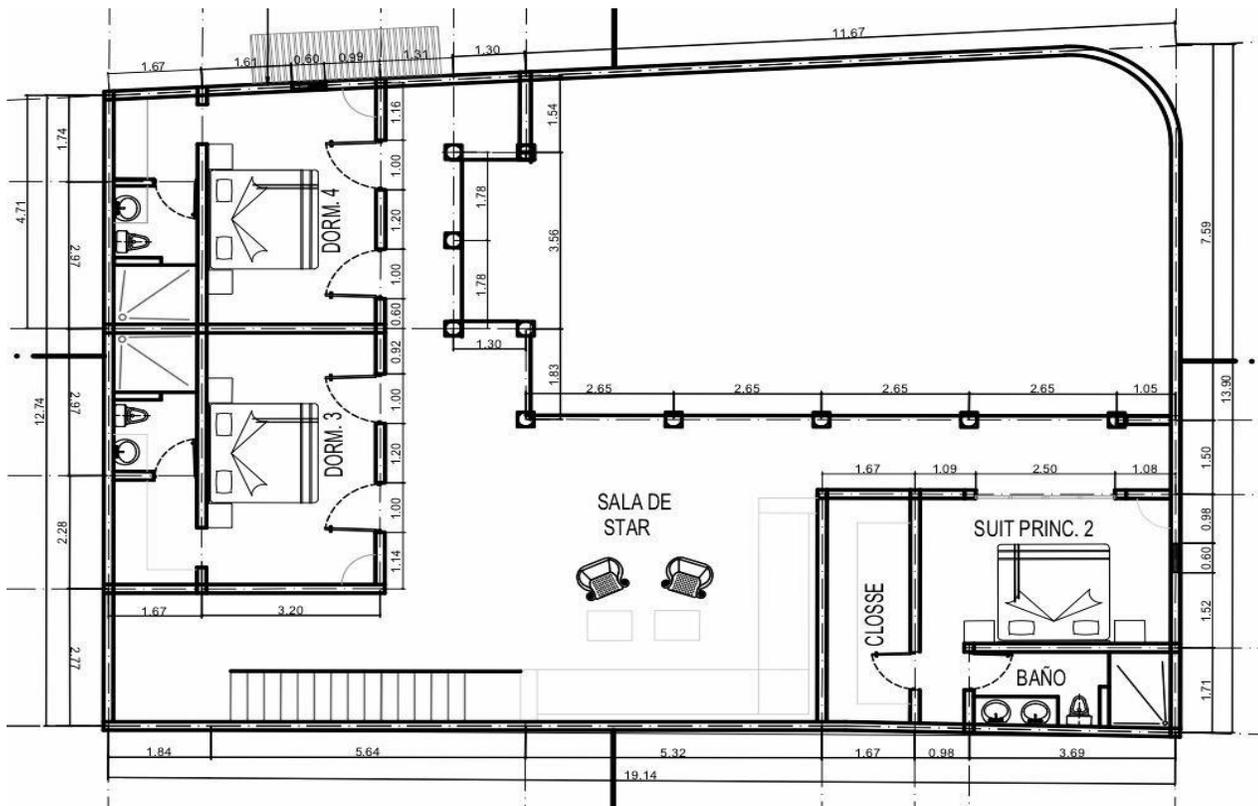
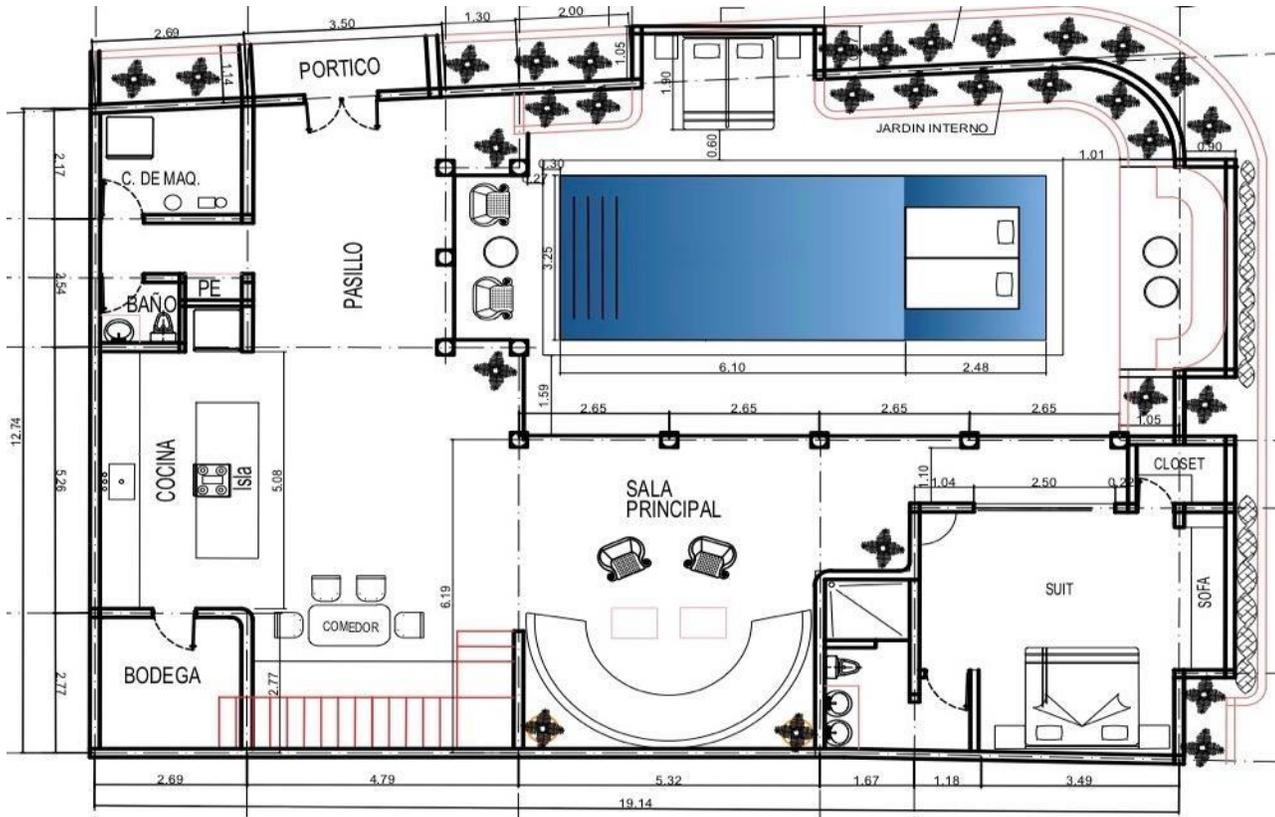
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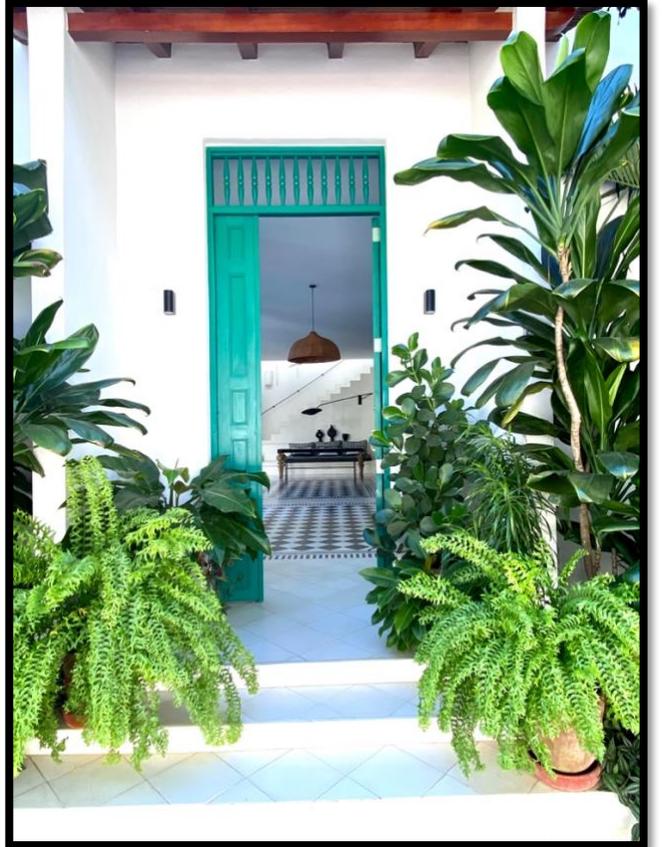
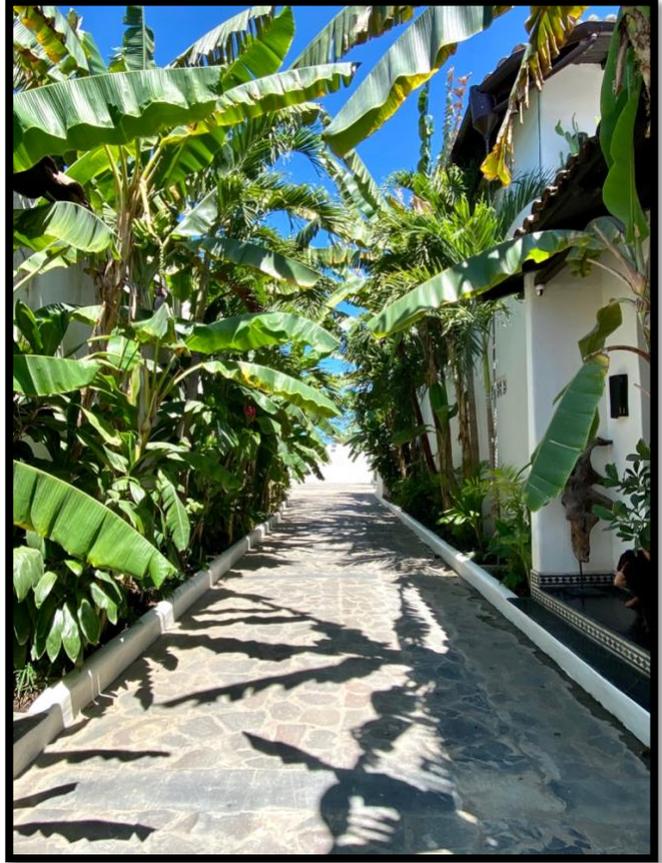


Above: Master bedroom on the ground floor with black polished concrete walls, king-size built-in platform bed, white cement tiles and hand-knotted Turkish kilim rug.

Engineering specs are available upon request. All constructions are made of concrete blocks anchored by cement columns in compliance with anti-seismic norms.

Below are the floor plans for the ground floor and second floor with measurements in meters.





Above, clockwise: Toledada entrance at night; private street to the house; front entrance; view from 2nd floor

TRIBAL HOTEL AND GRANADA GARDENS VILLAS

Tribal Hotel is located in the 500 year old colonial city of Granada, 50 minutes from Managua's international airport, and about two hours from the beaches near San Juan del Sur, and the border with Costa Rica. 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](#), [Tijuana Picnic](#), Kittichai). It opened to great acclaim in May 2014 and was prominently featured in Conde Nast Traveler (September 2014) as well as on the cover of Conde Nast Traveller UK in January 2015, among many other publications such as Vogue, Harper's Bazaar, Travel and Leisure, Elle, A.D, etc. It was included in the Conde Nast Traveler coveted *Hot List* in 2015, and in the Conde Nast Traveler *Readers Choice Award* as one the "10 Best Hotels of Central America and the Caribbean" in 2017 and 2018 (<http://tribal-hotel.com/press/>)

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 Gardens, with a similar sense of design and eclectic style as the hotel. The first two Granada Gardens villas 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).

The villas are grouped on a private, lushly planted gated street with 24 hour security personal. Eight additional houses of various sizes and prices are in the planning for the next couple of years. 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

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

