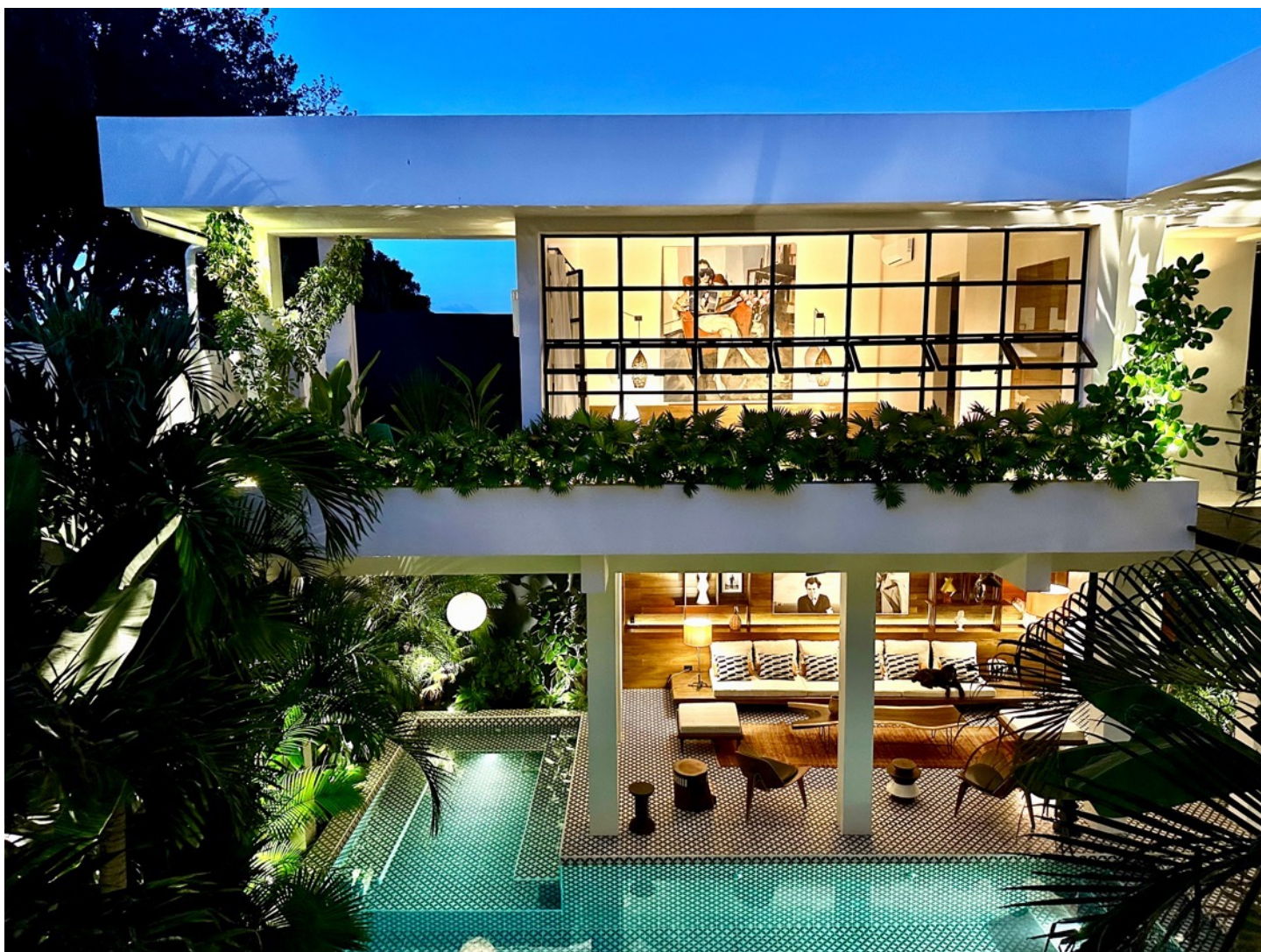


CASA TROPICAL

- TRIBAL CASA #4 -



Casa Tropical is located on a private gated street in what is called Tribal Village: an array of eclectic, one of a kind, luxury villas designed by the owners of Tribal Hotel, located just one block from the compound. Casa Tropical is the largest villa built to date: with four large king-size bedrooms, four and a half baths, and a total surface of 5600 sq' (520 sq meters), of which 3500 sq' are on the ground and 2100 sq' on the second floor, casa Tropical is a spacious villa with an open outdoor living plan and a large private pool that marries indoor and outdoor living seamlessly. Palm trees and lush tropical plants are planted into the ground throughout the inner courtyard, thus giving casa Tropical its eponymous name.

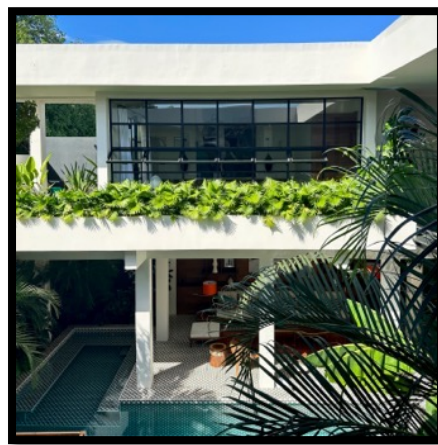


Above: open-air living room surrounded by a L-shaped pool; on the second floor, master bedroom with its own private terrace

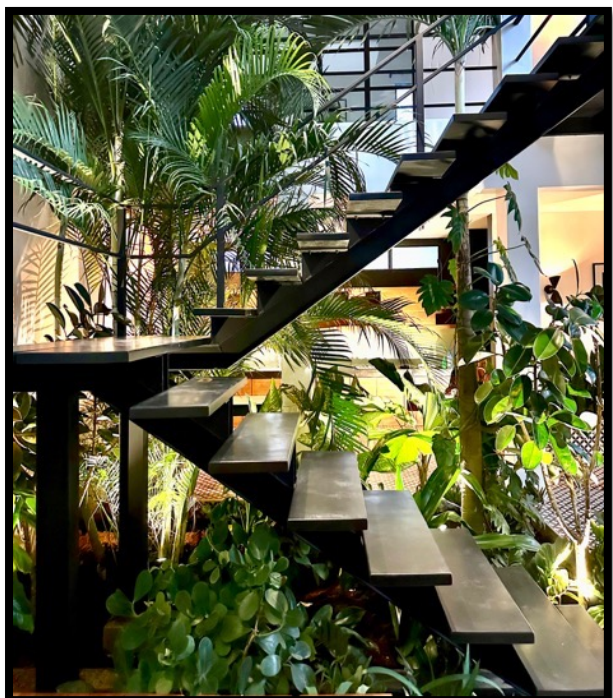
Casa Tropical inspiration is mid-century modern meets tropical industrial, with hand-made cement tiles throughout and metal rails supporting the roof and stairs. The large covered outdoor living room is surrounded by a beautiful L-shaped pool lined with hand-made cement tiles. The left side of the pool has a shallow pit with immersed benches perfect for sipping cocktails on a hot afternoon. The walls of the living room, as well as the built-in oversize sofa, are made of solid teak.

The spacious master bedroom above the living room is surrounded by metal-framed windows with cantilevered openings similar to the ones found in old New York lofts. On the left of the bedroom is its own private covered terrace.

The gardens all have a semi-automatic watering system with hidden tubes throughout.



The house consists of three separate buildings that are connected on the second floor by a floating catwalk bridge. The three upstairs bedrooms and the ground floor bedroom look onto the tropical courtyard.



The open air dining area is surrounded by lush gardens and an impressive 20 foot double height ceiling.



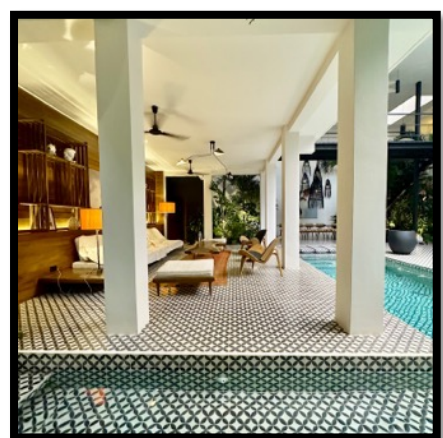
The courtyard is surrounded by lush mature plants, which really come alive with the warm night lighting throughout the gardens. The entire floor surfaces are tiled with locally made cement tiles that add a beautiful tropical patina to the pool area as well as the ground floor bedroom.

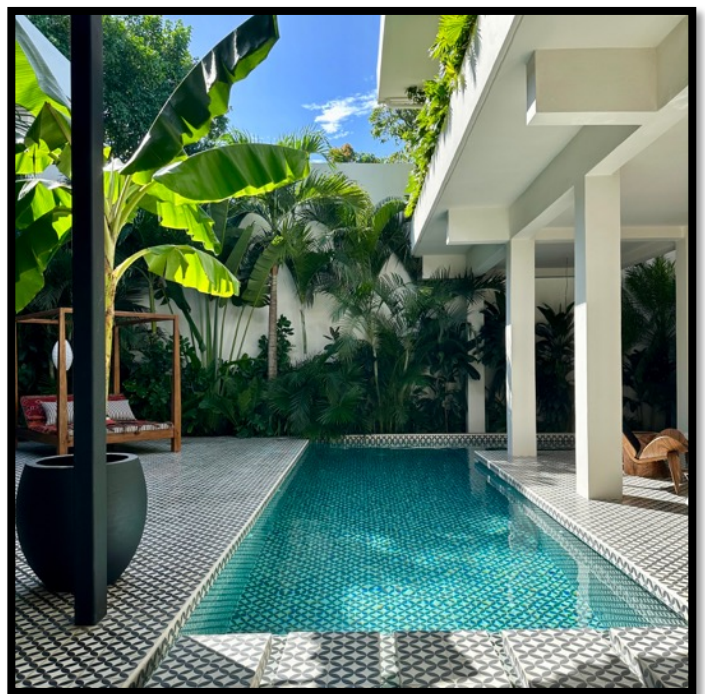
The outdoor queen-size four-poster bed is made of solid teak and is a perfect spot for taking a little sun during the day or lounging with a glass of wine at night.



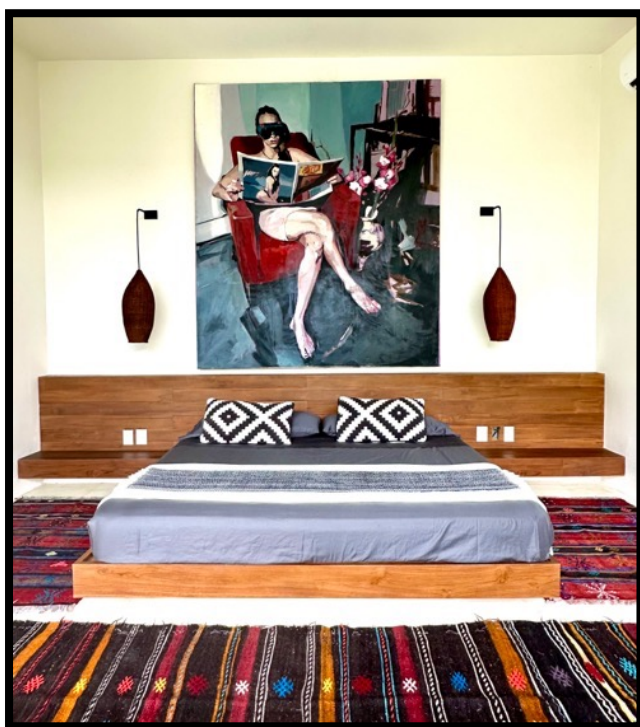
The furniture in the living room is a mix of locally made, handcrafted pieces and iconic mid-century modern chairs and lamps that were imported from the US. (The photograph is a film still from the seminal 1960 Antonioni film *L'Avventura*.)

The sofa upholstery was made with a high end imported outdoor bouclé fabric; the beautiful vintage kilim comes from the Anatolia region of Turkey.





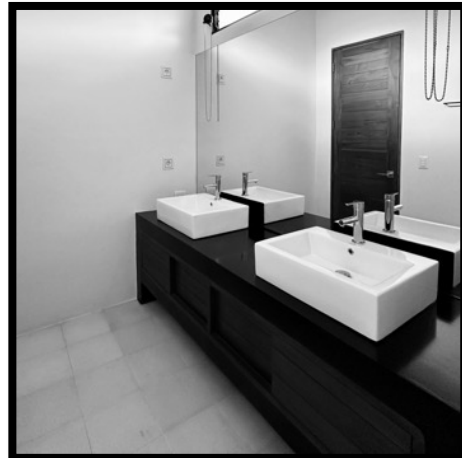
Above is the central courtyard with its outdoor bed, pool, and tropical plants. The house entrance is in the middle, between the kitchen area and the ground floor bedroom (behind the outdoor bed). A guest toilet is located in the entrance hallway.



Like in all the bedrooms, the spacious master bedroom has a built-in king-size bed and comes fully appointed with mattress, kilim rugs, and one set of linens. The cozy private terrace overlooks the courtyard and has a beautiful view of the setting sun.



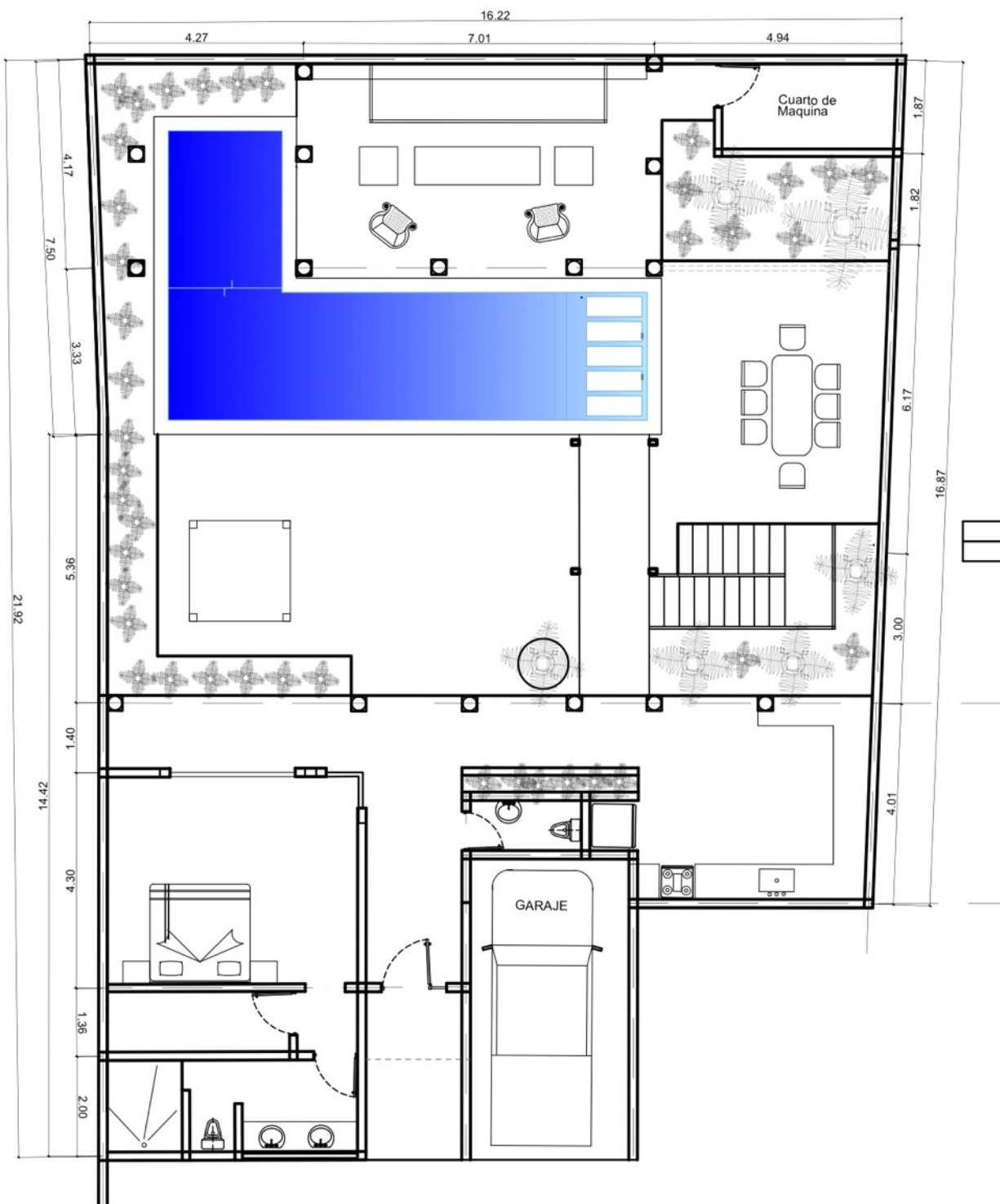
Above: exterior and interior shots of one of the king-size guest bedrooms viewed from the master bedroom.



1st row: pool and catwalk bridge; kitchen; one of the en-suite bedroom bathrooms

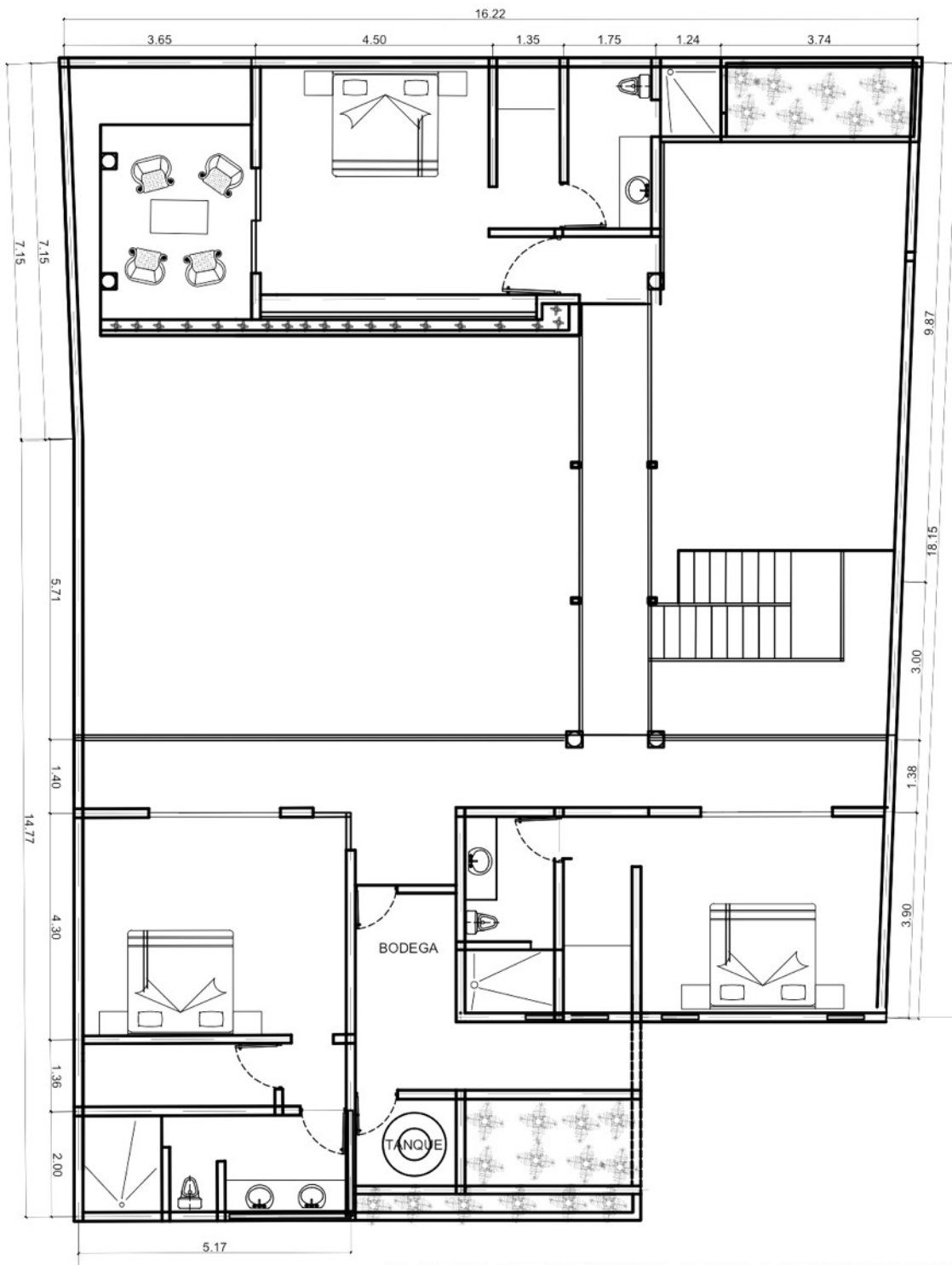
2nd row: courtyard viewed from the living room; living room at night; garden at night

3rd row: outdoor bed and sitting painted wicker set; living room; L-shaped pool with immersed sitting nook



PLANTA DE DISTRIBUCION ARQUITECTONICA

Area planta baja 324.16 m2



PLANTA DE DISTRIBUCION ARQUITECTONICA
SEGUNDA NIVEL

SEGUNDA NIVEL 195.76 m2



Above: Private street exit; front façade and entrance to the house; private street leading to the house

Casa Tropical is a truly unique house, unlike any other in Nicaragua or Central America. Its four bedrooms (3 upstairs and one on the ground floor) are fully air-conditioned and have each their own private bathroom with spacious showers. Its location on a private gated compound makes it very private and safe, and the covered garage is a convenient and rare amenity in Granada. Tribal Village is located on a local residential street, about four blocks from the Central Square, home of the famous golden-yellow cathedral. The central pedestrian street La Calzada is three blocks away and most restaurants are also within walking distance.

As with the previous Tribal houses, Casa Tropical is sold fully furnished and styled (except for a few items such as refrigerator, bedrooms fans, kitchen accessories), with a mix of locally made furniture, lamps and accessories, as well as imported specialty pieces of furniture, lamps, fabrics, pillows, and Turkish kilims. Some of the artworks are on loans from Galleria Lazar and may be purchased separately.

The price includes the land on which the house is built. Also included is the paving of the area in front of the house, and a garage space inside the house. It comes fully landscaped with mature trees and tropical plants.

The house is built according to the strictest seismic norms with rebars and concrete blocks. Engineering plans available upon request.

The owners are free to rent out the house when they are not occupying it. However, when purchasing the house, the new owners agree to adhere to the guidelines document that regulates Tribal Village.

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 an hour and 45mn from the beaches near San Juan del Sur and Popoyo, and two hours to 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](#), [The Nines](#), 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 Gardens, with the same sense of design and eclectic style as the hotel. The first two 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

