

Casa de Cooper – Studio Paz

Welcome to Nicaragua

Thank you for choosing Casa de Cooper's Studio Paz as your Vacation Villa in San Juan del Sur Nicaragua. We want to help make your stay with us a memorable one and one that you won't forget.

Following is some information that you will find helpful as you plan your trip:

Little Tips

Do not bring Travelers checks. They are not timed honored currency exchange system for travelers in Nicaragua. Best to bring only Credit cards and Cash Cards that can be used in Cash Machines (remember to have an authorized PIN Codes as you will not be able to obtain them while in Nicaragua.

Also, report to your Credit Card companies that you will be traveling in Nicaragua to prevent having to have your identify checked after your first three purchases or credit uses.

U.S.Dollars are accepted throughout Nicaragua. Bring a mixture of large and small bills. Most businesses will not change nor accept \$100 bills. No one will accept bills with damage, including the tiniest mark or tear.

Casa de Cooper does furnish you a cell phone with Movistar. We start with C\$100 worth of minutes. It is up to our Guest to buy additional minutes if needed.

The U. S. Dollar is accepted for payment of goods. However, any change given will be given in local currency. The exchange rate changes on a daily bases so, check the Del Sur News for the exact exchange rate. As of 17 December the rate is 27.5 C\$ to the U\$1.00.

Arriving in Managua

On your airplane trip to Nicaragua, you will be given some forms to fill out. These forms will be used in securing your tourist visa. Be sure you bring a pen to use in filling out the forms.

When arriving by airplane you will arrive in Managua (MGA), the capitol of Nicaragua. You will depart the plane and head to Immigration, which is very simple. Follow the crowd. You will descend the escalator and head direct to the Immigration check-in. (We suggest you go to the furthest booth as it seems to be the least crowded.)

If you are traveling with family, go to the Immigration officer when he motions you taking the entire family. Have your passports ready and present to the officer. You will be charged U\$10.00 for each person for your tourist visa. Make sure you have the correct change as they do not offer change.

After Immigration, you will head to the baggage claim area. Now is a good time to use the restrooms as your drive ahead is about 2 to 2 /12 hours. Be sure to have your claim check handy as they will be checked as you claim your baggage and exit the area. You can use one of the baggage handlers if you desire or just simple gather your own luggage.

After retrieving your luggage, proceed to Customs where you will be required to put your baggage through the X-ray machine. If you are motioned to go for a bag check, just calmly walk to the area and let them check your bags. Most tourist are not motioned to the area but in case they do, just cooperate with the baggage checker.

After all this is completed, you will exit the airport. If you have hired transport, look for a driver holding a sign with your name on it. If you can't find your driver, they will find you.

If you are renting a car, please read what we share with you about driving in Nicaragua. Car rentals are available in San Juan del Sur, if you feel you need your own transportation.

Let us know if you want to arrange transportation and we can assist.

Car Rental

If this is your first time in Nicaragua, you might want to consider hiring a professional transport company to bring you to Casa de Cooper. We will be happy to arrange that transport for you.

There is car rental in San Juan del Sur. We have Avis, Dollar and several others that have offices in the area. Dollar Rental has an office on site of the Pelican Eyes Resort for your convenience.

Tips on Driving in Nicaragua

We offer this information for your knowledge and for our guests that are not familiar with driving in Nicaragua.

Driving in Nicaragua is not like driving in the United States of America. The roads are not marked with highway signs and the driving laws are very strict. Expect to be stopped by the police for insurance and registration checks at several "check points". Here are some things you might encounter and others that you should be aware of while driving in Nicaragua:

1. The police have 2 check points that are active 24/7. One is at the intersection of the Pan-American highway at Diriamba and the other is at the "silver bridge" on the Pan-American highway.
2. There are occasional "surprise" stops that is mainly for drug traffic checking.
3. Police like to stop tourist for random checks. Expect some of this stops to be on your way to San Juan del Sur.
4. When stop at the check points, you will need to show proof of insurance, vehicle inspection reports, ID such as passports and driver's license. If you are renting a car, be sure to ask for proof of insurance and vehicle inspection reports so you know where they are in the vehicle and can readily access them when needed.
5. The main traffic offense is crossing the solid yellow line when passing other vehicles along with speeding in school areas when students are visible along the highway.
- 6.. Watch for motor cycles, bicycles, pedestrians walking, horses and cattle grazing on the side of the road.

If by chance, you have a violation, the police will keep your Driver's License and issue a traffic violation ticket. Your driver's license can be reclaimed in a few days at the police station in the area where you received the traffic violation.

If by some unfortunate circumstances you are involved in a traffic accident, the police will take your driver's license. Depending on the severity of the accident, both drivers involved will be remanded to jail until the situation is investigated and resolved. If this happens, you should contact your Embassy for assistance.

Driving Directions from Managua Airport to Casa De Cooper, San Juan del Sur

When you leave the airport you will turn right onto the extension of the Pan-American highway.

- a. Head towards the town of Tipitapa. You will go through a "round about" but keep heading straight.
- b. When reaching Tipitapa, there is a large service station on the right. At the intersection, turn right and head straight through Tipitapa.
- d. When reaching the intersection of the main Pan-American highway, you will merge left on to the Pan-American highway.
- e. Drive through both Diriamba and Nadaime headed towards Masaya. The Uno Station in is a good place to stop for "potty" stop and snacks.
- f. When reaching Masaya, drive through the town. There are 2 stop lights on the highway you will go through.
- g. When you reach the roundabout at the end of Masaya, you will take the right exit of the roundabout headed for Catarina.
- h. Follow the road going through Catarina and down the hill to an intersection where you will take the right merge. This will take you to the main Pan-American highway.
- i. Follow this road to an intersection where you will take a left merge on to the Pan-American highway.
- j. Follow the highway headed for Rivas and driving through Rivas to La Virgen. There will be a highway sign showing San Juan del Sur turning to the right when you reach La Virgen. At this point you are about 30 minutes from Casa de Cooper.
- k. As you enter San Juan del Sur, you will pass the Pali grocery store on the left. Continue driving but do not pass the Uno Service Station.
- l. Just before the Uno, you will turn left following the road to the top of the hill. Always bear left and stay on hard top road.
- m. The road will turn to a hard pack road with a white wall at the edge of the road. Follow the hard packed road to the guard gate.
- n. Go through the guard gate telling the guard you are going to Casa de Cooper.

- o. Take the first road to the left and follow that road to the end.
- p. You have arrived. The total time is about 2-1/2 hours.

You can also go to Google map and print the map. You can also call Gabriel who is the manager at Casa de Cooper. His number is 7783 6454.

Things You Should Know about Casa de Cooper

Our Staff

We are proud of our staff and the work they do to keep the property in good shape for your stay at Casa de Cooper. If you need special assistance, you may contact our Property Manager.

Our staff's names are:

Housekeeping – Keyla
Property Manager, On Site – Gabriel 7783-6454

They are here to assist you so, do not hesitate to ask for help.

Internet

There are 4 different private Internet networks serving Casa de Cooper because of the concrete and steel walls. The Internet signal in some parts of the Casa may be weak.

These are the private networks:

Casa de Cooper	(good connection in bedrooms of Vista Paraiso)
Casa de Cooper_netgear2	(this is the strongest in Vista Paraiso)
Casa de Cooper_netgear5	(best for Vista Paraiso living area of house)
Romantica2	(best for Casita Romantica)
Pool Side	(Strongest for Casita Romantica)

The password for each of the services is **Given to You on Arrival**

As you move about the property, you may have to re-sign in to the different networks. If you are a guest in Casita Romantica, the Romantica network will be the strongest. In Casa Vista Paraiso, use either Casa de Cooper_netgear2 or Casa de Cooper networks. The Casa de Cooper_netgear5 is the strongest network since it operates at 5 GHz.

Electrical and Air-conditioning

There are occasional power outages. During these outages we will do our best to provide electrical service with our 25KVA back-up generator.

Exterior pathway lights will be turned on each night at 5 pm. Each patio has their own electrical switch, both inside and outside, to control their individual patio lights. If they are too bright, you may turn them off.

When leaving your room, please turn-off lights and set air-conditioning to 78 degrees.

Bathrooms

Our sewer system is very sensitive. In each of the bathrooms we have placed a trash receptacle for disposing of toilet tissues and any other personal items. Please use these receptacles. If you have a problem with the sewer, please let housekeeping know.

Water is a precious commodity in Nicaragua. We appreciate your help to conserve. If you need fresh towels, please place the used towels and washcloths on the floor.

Housekeeping

We provide housekeeping Monday through Sunday with the exception of Thursday. Our housekeepers name is Keyla. She will be happy to assist you.

The bedding is changed each Wednesday of the week for guests that are staying on weekly bases.

Groundskeeper

Our Groundskeeper is Gabriel Zamora who will be happy to help you with your luggage and or grocery delivery. He is available Monday through Sunday with the exception of Saturday when he attends the University.

Gabriel works from 8-5. He will be taking care of the landscape and doing light maintenance.

Drinking Water

We do provide drinking water for the water dispensers. The charge for a 5 gallon bottle of water is \$5. If you want new water, let housekeeping know and they will see to it that it is replaced.

Outdoor BQ's

We furnish a gas grill for your use while staying with us. The charge for the gas bottle is at no charge. If tank is empty, allow the staff to know. Be sure to check the tank before starting to use as it is not monitored by staff. BQ utensils are in the kitchen. You will have to use the propane lighter that is with the utensils to light the BQ.

Private Plunge Pool

During the windy season it can be difficult to keep the pools clear. Be assured the water is sanitized. Our Groundskeeper checks the chlorine and PH levels each day and treats as necessary.

Studio Paz Part of Casa de Cooper

We are proud to offer Studio Paz as part of the Casa de Cooper group of Vacation Rentals nestled in Pelican Eyes.

Renting Studio Paz offers all the amenities of Pelican Eyes including 3 beautiful swimming pools, Spa facilities, room service and the fine restaurants located within the Pelican Eyes Resort.

Studio Paz is great for that honeymoon couple's private retreat and perfectly fits the family.



Studio Paz has 2 queen size beds, a full kitchen and eating area seating 4 people along with a breakfast bar for seating 3 people. The Studio has 2 queen size beds along with a private patio overlooking the valley and a view of the ocean. There is a flat screen TV and Internet service and plenty of closet space. The bathroom has 2 hand painted sinks and a large walk-in shower. We supply a security box for you.



The Studio has a dining area, couch and cushioned chairs and a convenient kitchen fully equipped and a flat screen TV. The Studio is complete with wireless Internet within. Just outside of this area is the relaxing hammock and lounge. The 4 rocking chairs makes for a comfortable gathering with you friends. The outside patio area has a table that seats 4 and a great gas BBQ grill. It is wonderful to overlook the valley as the Holman Ranch as they work their cattle and horses each morning and afternoon.



You can enjoy the outside views while cooking and entertaining friends or just relax. There is a lemon tree for you to pick and prepare a delightful cocktail.

Relaxing at Studio Paz is a piece of Paradise you will never forget.

Planning Activities Staying At Casa de Cooper

Following are some samples of activities you might enjoy. We suggest you make early reservations for the Sailboat Excursion and the Surf lessons if you are interested.

Things To Do in San Juan del Sur

There are many activities and things to do in San Juan del Sur. Here are a few ideas while you are a guest of Casa de Cooper. The cost varies so please check before reserving.

Rappelling

Bring out the adventurer in you with **Aracne Rappelling Tours**. Rappelling down a 45-meter waterfall located deep in the forest, and then hike down following the creek until reaching a petro glyph made by the indigenous tribes that lived in the area before the Spanish came to America.

Phone: (505) 8887.6255

Email: info@aracnerappel.com



Canopy Tour

Da Flying Frog canopy tour is located just minutes from Casa de Cooper. The tour is located on the Palermo Valley which can be viewed from any of the Casa de Cooper units. It offers 2.5 kilometers divided in 16 lines through the forest. While on the excursion, you can see the wildlife of Nicaragua taking time to spot monkeys, birds and other animals.

Fishing

If you are into fishing then San Juan del Sur, Nicaragua is your best destination for a new fishing adventure. Nicaragua has world-class fishing; you will hook a Sailfish, Dorado, and Mackerel, Yellow fin Tuna or Rooster Fish. There are many places in town that offer fishing trips every day, the cost per hour is between U\$40 to U\$80 dollars (minimum 3 hours). Prices vary.



Hiking and Horseback Riding

The mountains surrounding San Juan del Sur bay are great for hiking. You can hike to the statue of Jesus, to the lighthouse or to several neighboring beaches. You can also take horseback riding along the beaches. **Rancho el Chilamate** is one of the best places for horseback riding and tours. Reservations are required.

Phone: (505) 8849.3470

Email: blue@ranchochilamate.com



Yoga



Z en Yoga Studio is the place to go when wanting the best in Yoga. Their garden setting creates a calming effect, increasing oxygen supply throughout your body. Set your shoes and worries aside, grab a mat and join any of their professional instructors in the upstairs yoga canopy. They are located directly opposite the San Juan Pizzeria near the church square.

Phone: (505) 8465.1846

Email: info@zenyoganicaragua.com

Surfing

Nicaragua is well known for its world-class waves, especially in San Juan del Sur and Tola area because of the year-round offshore winds that hit the coast. There are great waves around for all type of surfers, from beginners to experienced surfers. If you need a Surf Lesson for you and your family or need a Surf Guide to show you around, then you best option is our friend Baldo, a well-known professional bilingual Surf Instructor, he is very helpful and enjoys playing on the waves.

Phone: (505) 8887.6255 - Baldo

Email: info@surfarinicaragua.com



Spanish Classes

Enhance your vacation – make it a true Central American cultural experience! There are many Spanish language schools in town that offer expert instruction with courses specifically designed for travelers and explorers.

Take a break on one of Nicaragua's famous beaches.

Tour of Colonial Granada City

Cigar Tour in Estelí. The cigar capital of the world.

Bird Watching

Hike to the Jesus Statue

Marvel at turtles nesting on a beach on a midnight tour of La Flor Wildlife refuge.

Visit Farmer's Market on Saturday 9-12 at Big Wave Dave's

Experience the folk dancers on Thursday evening in town.

Take a walking tour of San Juan del Sur

Read the "Del Sur". Our local newspaper published each Thursday and available on Friday. They are free and have news of what is going on in town.

Rappelling in San Juan del Sur, Nicaragua

Local Call 8887-6255 - "Baldo"

What is Rappelling

Repel is a specialized mountaineering technique that allows you to do a controlled descent down a rope on a vertical faces like a cliff or wall through a device that provides friction.

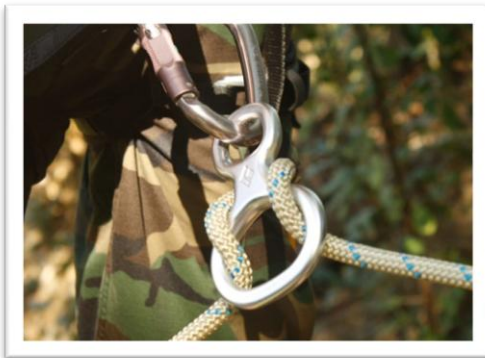
Also known as Abseiling. Rappelling is the most used vertical descending technique and it is used worldwide for rescuer by firefighters, special forces and police, also in construction in high buildings and for mountaineering.



How you do it?

The climbing rope is anchored to a cliff with artificial anchors like cams, pitons and bolts or natural anchors like trees and boulders. the climber then uses a rappel device which utilizes the friction of the rope through the device to control his descent as he literally slides down the fixed rope to a ledge or the cliff base.

The Gear



All the gear we use are from the top two world known brands: Petzl and Black Diamond, both with quality and safety U. S. Standards, designed to resist extreme conditions of weather and use.

Since 2013 Arcne Rappelling Tours has been working in alliance with Da Flying Frog Canopy tour in San Juan del Sur to create a unique set of tours full of adrenaline and fun for the whole family. Come with us and explore nature from new angles, rappelling down a waterfall deep

into the forest, then continue flying above and across this forest on 11 zip lines....around 2 hours of pure excitement.

Schedule, Contact and Prices

Tours are offered from Monday thru Saturday from 9 am to 4 pm. The tours takes around 2 hours depending on the number of people in the group. The price includes round trip transportation from Casa de Cooper. Major Credit Cards are accepted, US and C\$ accepted.

Cost is U\$30 per person. Combination rappelling and zip line is U\$50 per person. Contact Javier "Baldo" Baldovinos, Owner and Guide

Surfing in Nicaragua

Surfing Capital of Central America

Phone for Reservation 8887-6255 "Baldo"

Nicaragua is well known for its world-class waves, especially in San Juan del Sur and Tola area because of the year-round offshore winds that hit the coast. There are great waves around for all type of surfers, from beginners to experienced surfers. While on your vacation at Casa de Cooper, why not take a day and experience the ease of learning to surf?



If you need a Surf Lesson for you and your family or need a Surf Guide to show you around, then your best option is our friend Baldo, a well-known professional bilingual Surf Instructor, he is very helpful and enjoys playing on the waves.

Surf Boards for ever level will be included in your lesson including the transportation to the beach and back to Casa de Cooper. Here is what you should expect to learn on your first day of lessons:

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|-----------------------------|---|
| ✓ Catch a Wave | Get straight into the action and catch some waves from a standing position. This is a great way to get the rush of riding on a wave. You will start on the shore showing you how to get up quickly to catch a wave. |
| ✓ Duck Diving | Have to get out to the wave. This is an absolute essential if you want to reach the lineup and surf unbroken waves. You will learn this technique. |
| ✓ Standing Up on your Board | Now we see how you put it all together from duck diving to getting to the line-up to using the standup technique your were taught on shore. |

There are many other techniques you can learn and practice with tips from Baldo:

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|------------------------|-------------------------|------------------------|
| • Paddling Out | • Sitting in the lineup | • Cutbacks |
| • Bottom Turns | • Turtle Role | • Wave Position |
| • Paddling a Surfboard | • How to Pop Up | • Paddling a Surfboard |



Thinking you will have a hard time? Take a look at this 10 year old that got up past his knees on the first wave. Baldo is in the back coaching him.

This is a perfect way of enjoying a new adventure.

Beginner : U\$50 per Student*
Follow-up: U\$40 per student*
Maximum 4 Students per Instructor

BALDO'S SURF LESSONS

Duration: 2 hours

Location: Usually Remanso beach, the best spot for beginners.

Includes:

- surfboard rental
- rash guard (lycra shirt)
- transportation to the beach

(Picture is of First Day - 10 year old.)



Theory:

We start on the sand with a little talk about safety in the water, how to avoid accidents with your board and with other surfers; depending on the conditions I talk about the waves, how they break, and how to be prepared for them.

Practice on the Sand:

We practice on the sand the few steps you need to do to stand up on the board, working on your body position, balance on the board and timing. We repeat this many times with the intention to get muscle memory (follow the steps without thinking, your body starts doing it by "itself").

Practice in the Water:

Then we get in the water (shallow part) where you get pushed into the waves so you can focus on doing the steps you practice before on the sand to stand up on the board.

Catching Waves:

Once we see that you are standing up with no problem and you learned to have some control of the board, then you start paddling to catch your own waves working on your timing and paddling techniques.

Follow Up Lessons:

For follow up lessons we recommend to go on your own at least one day (after the first lesson) and then get the follow up lesson to correct mistakes and make small adjustments. Also, we focus more on the timing, learn to read the wave's direction and speed.

Beginning Lessons - U\$50.00 per person*	Follow-Up Lesson - U\$40 per person*
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Upton 4 Students Per Instructor

Baldo's Experience

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| <ul style="list-style-type: none">- Surfing for 17 years, working as a surf instructor for the last 10 years.- ISA Certified Surfing Judge level 1.- PADI Certified EFR - Primary Care (CPR) & Secondary Care (1st) w/ AED- Founder and ex-President of the National Surf Circuit. | <ul style="list-style-type: none">- Ex-Manager and ex-coach of the Nicaragua Surf Team.- Vice-President of the San Juan del Sur Surfing Association.- Currently General Secretary of the Nicaragua Surfing Federation - FENISURF.- Fully Bilingual |
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Contact Information

Javier Baldovinos M. (Baldo)
Professional Surf Instructor

Email: baldo.bm@gmail.com
Cel: +011 (505) 8887 6255

Pelican Eyes Activities- Dial 0 for Reservation

Pelican Eyes Resort/ Casa de Cooper

Sailboat Excursion - Dial "0" on House Phone for Reservations

Explore the sunny (and largely undiscovered) southern pacific coastline aboard a 41 foot sloop. Pelican Eyes and Casa de Cooper offers a sailing excursion that will become a highlight of your Nicaraguan vacation while staying at Casa de Cooper.

FULL day sailing trip includes:

- Full 8 hour day of sailing and ocean recreation
- Swimming and beach combing in hidden Nicaraguan coastal bay.
- Snacks and ceviche served throughout the day and cold meal.
- Open bar of national drinks and soft drinks

HALF day sailing trip includes:

- A 4 hour morning or afternoon sail
- Swimming and beach combing
- Open bar of national drinks and soft drinks.
- Snacks served during the sail.
- Attentive and dedicated crew.



Regular Full Day - 9 am to Sunset

1-20 Guests - \$80 US per person - 6 Minimum

Half Day - 9 am or 1 pm

1-20 Guests - \$50 US per person 2 Minimum

Best Value

Private Full Day - 9 am to Sunset (6 to 7 hrs)

2- 7 Guests \$750 U\$ per Group -

8-12 Guests \$1,000 U\$ per Group -

Private Half Day - 9 am or 1 pm

2- 7 Guests \$500 U\$ per Group

8-12 Guests \$800 U\$ per Group

Exclusive VIP Sailing Trip

You will appreciate the luxury and comfort of the Pelican Eyes' sailboat. Trust the tropical winds to carry you to whatever you are looking for - turquoise waters, secluded bays and picture perfect beaches. Be part of a different experience.

A full day exclusive VIP sailing trip includes:

- Full 6 to 8 hour day of sailing and ocean recreation.
- Swimming and beach combing in hidden Nicaraguan coastal bays (Brazilito and Costa Blanca)
- Delicious lunch served on a deserted beach includes appetizers, salad entree and desserts. Snacks served throughout the day. Your choice of beer, rum, soda, juice and more (Premium liquor). Wine and cheese table at sunset.
- Your own private panga during the trip to visit both bays. A dedicated and attentive crew attuned to meet your every need.

4-5 Guests - \$750 US per Group or up to 10 Guests - \$1,500 US per Group.

Prices before tax and tips. No show guests pays 100%. 25% Credit Card deposit required for reservation. Balance due at Reception Desk before departure at Pelican Eyes Reception.

Dial "0" on House Phone for Reservations