



SCAN ME

Nicaragua

Special Report 2025



Unlocking Nicaragua's Next Wave of Economic Expansion

Nicaragua is entering 2026 with renewed economic momentum, rising foreign investment, and a business landscape that is redefining the country's role as a strategic destination for long-term growth.

Few countries in the Americas have undergone such dramatic economic reconfiguration as Nicaragua. Once marked by cycles of disruption and reconstruction, it has reshaped its foundation by pairing macroeconomic discipline with efforts to open markets, strengthen infrastructure, and attract long-term capital. The result is an economy more resilient and outward-looking than at any point in recent history. Today, Nicaragua starts the year with a stable macro environment, steady GDP expansion, and one of the region's highest ratios of foreign direct investment to GDP. New road networks reach areas once isolated, coastal corridors are stimulating tourism and real estate, and a growing industrial base connects producers to regional markets. Natural assets, from the Pacific shoreline to the agricultural frontier, continue to draw entrepreneurs and developers who see opportunity in scale and long-range value creation.

● A Macroeconomy Built for Investment

Nicaragua enjoys an economic landscape shaped by consistency and discipline. GDP expanded 3.6% in 2025 and maintained momentum, supported by exports, controlled inflation, and more than USD 6 billion in international reserves. The stable zero-devaluation policy has reinforced monetary confidence for households and businesses and forms a key pillar of risk mitigation for long-term investors.

FDI again surpassed USD 3 billion last year, maintaining one of Central America's highest ratios to GDP. Capital remains diversified across tourism, real estate, industry, energy, finance, and agro-industry. Traditional pillars — tobacco, coffee, sugarcane, beef, fisheries, maize, and gold — employ a significant share of the labor force and anchor export revenues, complementing newer fronts and giving the economy balance.

This stability is reshaping corporate planning. Hotels, manufacturers, agricultural exporters, and developers are building strategies on predictable growth rather than volatility. "Last year was very positive: we achieved an average occupancy of 62%, with 85-95% guest satisfaction," said Karla Vanegas of Crowne Plaza Managua, signaling that business travel and tourism are converging around stronger fundamentals. As highways integrate new regions, services, tourism, and construction expand alongside traditional industries, strengthening domestic commerce and positioning Nicaragua as an increasingly connected regional hub.



Rivas, Nicaragua.

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A Land of Natural Wonders

with 19 volcanoes, vast lakes, dual coastlines, and extraordinary biodiversity across forests and reserves. From surfing and volcano-boarding to exploring unique islands, its diverse landscapes create a "mini-continent" that defines the country's global identity.



■ MAIN DATA

Capital: Managua

Population: 7.2 million

Official language: Spanish (English and indigenous languages are spoken on the Caribbean Coast)

● **Currency:** Nicaraguan Córdoba (NIO)

Area: About 130,370 km² (largest country in Central America)

GDP (nominal): ~ USD 14.5 billion

GDP per capita: ~ USD 2,030

● **GDP growth:** ~ 3.5%

Foreign Direct Investment: USD 400-500 million per year

Major Exports: coffee; gold; beef; shrimp; sugar; textiles & apparel (garments)

● **Top Export Partners:** United States, El Salvador, Costa Rica, Honduras, European Union countries

«Infrastructure upgrades and a resilient macroeconomic foundation are positioning Nicaragua as one of the region's most compelling long-term investment frontiers.»

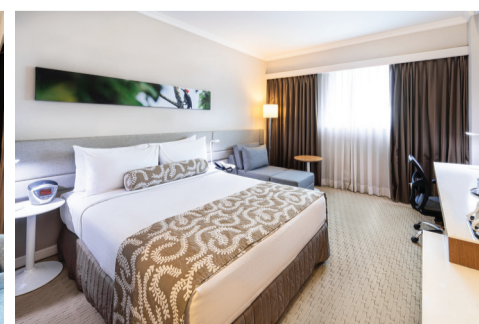
"Nicaragua offers optimal conditions for investment: safety, trainable human talent, and real opportunities," said General Manager Fuad El Azar, underscoring industrial confidence.

Together, evolution in multiple fronts signals a country entering a new phase of maturity. For investors seeking markets where potential aligns with clear execution pathways, Nicaragua offers a compelling proposition: a place where optimism is not aspirational, but operational. ■

CROWNE PLAZA®

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Managua



● A Rising Pacific Frontier

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If macro stability provides the base, the Pacific corridor has become Nicaragua's emblem of strategic transformation. Over the past decade, tourism and real estate have evolved into pillars of national growth, propelled by infrastructure upgrades and the appeal of a coastline that remains one of the region's least saturated investment frontiers. Modern highways and the forthcoming Punta Huete International Airport are deepening ties with North American travelers, who already account for a large share of arrivals.

Rancho Santana, one of the Pacific's most established resort communities, reflects this trajectory. Its evolution from quiet retreat

to dynamic residential and tourism hub underscores how demand is shifting. "Our guest satisfaction scores are around 97%, the highest ever for us," noted CEO Luke Maish. Many operators now view Nicaragua's Pacific frontier as a durable long-term platform for coastal development.

Nicaragua's Pacific coast has also become a proving ground for investment models that blend real estate, community development, and environmental stewardship. Infrastructure upgrades are opening access to previously undeveloped areas, while FDI inflows show strong appetite for well-entitled projects anchored in due diligence and legal certainty.

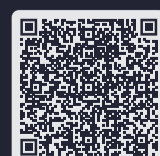
Playa Mariana illustrates how rigorous planning and purpose-driven models are influencing the region. Designed with long-term environmental and community commitments, it has attracted buyers seeking transparent, fully structured pathways into an emerging coastal corridor. "Our investors do not lose years to red tape — they step directly into clarity," a company representative noted.

● Industrial Strength and a Forward-Looking Landscape

Beyond the coast, Nicaragua's industrial sector is gaining momentum. Construction has become an engine of growth, driving activity across steel, concrete, and metalworking supply chains. Companies are modernizing processes and expanding logistics networks as infrastructure improves.

INDENICSA, the country's largest producer of metal construction inputs, reflects this trend.

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