



Panajachel, LAKE ATITLAN AREA

Current owner has been running this B&B for the past 12 years in Panajachel and built this business up with the intention of selling it as a retirement investment. Ranked Number #1 on TripAdvisor since 2013, this B&B gets TripAdvisor Travellers award every year as well as the Certificate of Excellence. In September of 2015, the proprietor purchased an acre of land with views to Lake Atitlan 1 mile from the town of Panajachel. The pool is the last detail completed, along with a spa, which provides a unique and luxurious accommodation experience for guests while maintaining profitability and increasing revenue. There are 9 guest yurts, (one of which is currently occupied by the owner), Restaurant, Kitchen, Bar and Spa. An electric-powered mini cable car is currently being finished and installed which will help guests with impaired mobility get up and down to the lower levels of the property. The current nightly rate is between \$90.00 and \$150 a night. For the past 6 years, occupation during high season, (6 months of the year) has been 78%. During the rest of the year, occupation is 45%. The property and business are debt free. Apart from the bed and breakfast business, the Restaurant has been gaining good reviews and is now attracting clients from outside of the hotel who come and to enjoy the views, sunsets from the bar and good food. Other activities generating income are providing transport, tours and selling local crafts from the gallery. The property comes with a well-trained staff both in the restaurant and bar as well as the cleaning, gardening and maintenance of the site. The clientele have always been 60% professional people between 30 to 50 years of age comfortably well off, 20% of people between 50 to 75 years of age who are semi-retired and retired who come on various volunteering type projects and another 20% of younger wealthy single and married couples on holiday or on honeymoon holidays. The current owner is open to the possibility of training a manager or new owners in the management of this business for a period of three or four months. It is useful to know that it is permissible and easy for foreigners to own land and have businesses in Guatemala. This business is completely legal and all the required environmental and governmental requirements and regulations have been adhered to. It comes with a current business licence. All taxes are up to date. The Kitchen is fully equipped as are the yurts and laundry area. The new owners will also benefit from 12 years of excellent reviews on TripAdvisor. To date, there are 423 reviews. The well-trained staff is also available to the new owners.

BASE INFORMATION:

Bedrooms : 9
Bathrooms : 10.75

AREA INFORMATION:

Varas : 5
Construction : 2430
Lot : 4046.86

CONVENIENCE:



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