



## San Miguel Duenas, ANTIGUA AREA, Sacatepequez

A unique 18-lot development located close to Duenas, just south of the UNESCO city of Antigua Guatemala. The uniqueness we mentioned, is related to the setting, which gives you the feeling of being in the Swiss Alps, with old-growth trees, cool breezes, and extremely quiet and secure. Prices Range From \$238,252.32 to \$429,888.06.

The second unique feature is the design and construction materials used to blend in with the Alpine feeling, bringing in natural light through a full glass wall, overlooking the garden area. The basic design is an expanded A-frame style, with the main floor containing an open kitchen with ample cabinets, a breakfast area, a living room, and a dining area. The master bedroom has a full bathroom with closets and a private rear deck off the bedroom. There are 2 additional bedrooms, sharing a bathroom. The second level is a loft-style family room (or additional bedroom), which also takes advantage of the glass wall views. There is a space for an optional full bathroom in the loft area for convenience. The construction material for the exterior and interior walls is called panel construction. The advantage of this system is soundproofing and strength, and it will not absorb humidity, so the house remains cool and outside humidity free. This reduces maintenance costs in the short and long term. There are only 10 lots available, with various prices (depending on size) from 446.49 M2 to 554.44 M2. Options available include a fireplace, palapa covered Jacuzzi, a storage area for garden equipment, a shower, and a small guest or staff bedroom. The base model home is 157 M2 but can be modified if additional space is required, as each house is built when sold. Approx. construction time is 10 months. For an appointment to view, it at your convenience, please get in touch with us. We think you will be impressed

### BASE INFORMATION:

Bedrooms : 3

Bathrooms : 2

### AREA INFORMATION:

Construction : 157

Lot : 446

### CONVENIENCE:

**Landscape Amenities:** Lawn Area,

**Security Amenities:** Gated Community,

### NEIGHBORHOOD:

Town Center : 5 minutes by Car

Local : 5 minutes by Car

Restaurants

International : 90 minutes by Car

Airport

Public Hospital: 14 minutes by Car

Antigua's : 15 minutes by Car

Central Park



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