

# # NH429, EXCELLENT TOWNHOUSE WITH TWO ONE-BEDROOM APARTMENTS IN CORTIJO DE LAS FLORES

for sale. \$ 172,000



This fully furnished two-bedroom, two bath townhouse is for sale in the gated community of Cortijo de Las Flores. The 180 M<sup>2</sup> well-maintained home is situated on two levels and can be divided into two separate apartments or used as one very comfortable home. Each floor has its own entrance, independent power supply, water supply and separate hot water heaters. The first level is 107.87 M<sup>2</sup> and has a nice sized living room with fireplace, small kitchen, covered patio and garden. The first-floor master bedroom is very large with an ensuite bathroom with high-quality fixtures. The master bedroom has a vanity area and its own fireplace.

The second level has an oversized bedroom with a fireplace and a private ensuite bathroom. There is ample room to add a second small kitchen and the hookups are already in place. Large double doors open onto a private covered terrace that has another fireplace. The views of Agua volcano are spectacular. To the right is a direct view of Fuego volcano. The ground level has a separate laundry room with washer/dryer and pila included. An ample storage area is under the stairway. This turn-key apartment includes all furniture and appliances. The low monthly maintenance fee includes water, security, common area maintenance and garbage pickup. Cortijo de Las Flores is within an easy walking distance of the central square and church in Ciudad Vieja, founded in 1527 as the second capital of Guatemala. It is a short 7-minute drive (4.7 Kms.) to Parque Central in Antigua. Call now to schedule an appointment to view this investment property or private residence.

#### BASE INFORMATION:

Bedrooms : 2  
Bathrooms : 2

#### AREA INFORMATION:

Construction : 180  
Lot : 107.87

#### CONVENIENCE:

**General Amenities:** Walking Distance to Central Park, Volcano View,

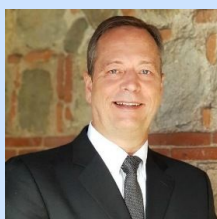
**Appliance Amenities:** Washer, Microwave, Fridge, Dryer,

**Energy Savings Amenities:** Fireplace, Electric Tankless Hot Water,

**Exterior Amenities:** Garden, Exterior Lighting, Covered Patio,

**Interior Amenities:** Storage Room, Laundry Room, Internet Available, Interior Courtyard, Furnished, Cable TV,

**Landscape Amenities:** Landscaping,  
**Security Amenities:** Gated Community,



Name **Glenn Wilson**  
Address 6 Calle Poniente #39, Antigua, Guatemala, Antigua Area  
Phone 502-7832-1975