



### 3, Santo Tomas Milpas A, Santo Tomas Milpas Altas, Santa Tomas Milpas Altas, 03009, ANTIGUA AREA, Sacatepequez

This stunning custom made colonial home is located on top of a hill, providing the most spectacular views to Guatemala City, Amatitlan Lake, Pacaya Volcano, Water Volcano, Fire Volcano, and Acatenango Volcano. This seismic resistant home is part of a gated community located only 5 miles away from La Antigua Guatemala, and is 20 miles away from the International Aurora Airport.

This unique property is approx. 11,000 sq. feet and sits on a 0.6 acres lot. This property consists of an underground garage where 6 cars can be easily parked, a partially subterranean level where there is an independent apartment (560 sq. feet) a multipurpose room (600 sq. feet) and a main laundry room (280 sq. feet). The Main House (3750 sq. feet) and a detached house (560 sq. feet) are located at ground level, and finally the second level that consists of a terrace, bedroom, rest room, and attic (1800 sq. feet). This home has it all: best security systems, its own water reservoir, 3 phone lines, amazing views, privacy, and high security steel door -- in all the main entrances of the house. This house has 1 to 2 feet thick walls of reinforced concrete making this house not only safe but also an engineering masterpiece!!! More than 1,000 pictures were taken during the construction of the house to prove this fact. The pictures of the underground garage construction are simply breath taking for any engineer. The Main House has a foyer, living room, dining room, fully equipped kitchen, 3 bedrooms, 3.5 bathrooms, office, TV room, reading room, and a porch. The living room has high ceiling with exposed wooden beams that contrast with the majestic colonial style custom-made iron chandelier making of this room a unique piece of art!! An attractive double-spiral iron and wooden stairs lead to the second story of the living room where there are two more social areas with incredible views to Guatemala City and the volcanoes. The Master Bedroom has hardwood floors and a sliding glass door that provides a wonderful view to the garden and the Water Volcano. The high ceiling with another a colonial custom-made iron chandelier makes this room simply outstanding!! This room has a master bathroom with a bathtub and his and hers sink, plus a very spacious walk-in closet with lots of storage space. The second bedroom has hardwood floors and high ceilings with another -colonial style custom-made iron chandelier. This room has a private and spacious bathroom with a bathtub as well. The second and third bedroom have big size windows to allow natural light to come in the rooms. The third bedroom has a built in closet and a private bathroom. The kitchen (400 sq. feet) has Brazilian countertops, enough cabinets and drawers for all your needs, built in oven, fridge, microwave, spacious island with an extra sink, breakfast nook, garbage disposal, dishwasher, water purification system, pantry with a deep freezer, and a washing room with sink and hook ups for an additional laundry machine. The multipurpose room (600 sq. ft.) has wooden panel walls and a lot of light -- even though is a partially subterranean structure. This room is big enough for entertaining or perfect as a family room or as a playroom. It has a beautiful wooden ceiling with 5 beams (20 ft. long each) that cross the ceiling from one end to the other, and 4 custom-made windows 4ft. x 4ft. each that overlook the main garden. This room has a custom-made high security steel door that isolates the room from any noise, so makes it perfect for reading or for listening to the music. The house has a medium size panic room with more than 200 sq. feet of living space. This room has a 250 gallons water tank, and the facility to control --from here- all the main services of the Main House like electrical supplies, alarm systems and water supply. This panic room, as well as two more secret areas are accessed thru no visible entrances. The independent apartment located in the partially subterranean level has a full kitchen with small social area, 1 bedroom with a bathroom, and washing room with a already installed washer machine. Due to its design is perfect for guests that need privacy but do not want to be too far from the main house. The

#### BASE INFORMATION:

Bedrooms : 6  
Bathrooms : 6

#### CONVENIENCE:

**General Amenities:** Volcano View, Corner Lot, Cistern,

**Appliance Amenities:** Washer, Dryer,

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

**Exterior Amenities:** Terrace, Open Deck, Garden, Garage, Fruit Trees, Exterior Lighting, Covered Patio,

**Interior Amenities:** Walk-in Closet, Storage Room, Maids Quarters, Loft, Laundry Room, Internet Available, Cable TV,

**Landscape Amenities:** Sprinkler System, Lawn Area, Landscaping,

**Security Amenities:** Security System, Gated Community,

independent apartment, located in the partially subterranean level can be accessed thru interior stairs that connect the main house with the partially subterranean level, as well as thru a door that leads to the outdoors from the backside of house. The detached house is perfect for the caretakers of the property. It has a bedroom, bathroom and small kitchen and it is located in the backside of the main house. The house has its own vegetable and fruit garden and with such a rich volcanic soil, fruits and veggies are easy to grow. This garden has its own irrigation system. The house has the right of a consumption of more than 23.000 gallons of water per month. In addition the house has an underground water reservoir deposit with more than 10.000 gallon of water. This house has 2 electrical connections with a back up power generator of 12KW. In case of power outage, the house has an electrical storage system of batteries bank, inverters, transformers, and battery chargers to maintain the operation of some main systems of the house as well as the alarm systems. The house has a main security system plus a second one that connects to a local security company based in Guatemala City. More details, dimensions, floor plans and pictures can be provided by request.



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