



## gated community, Antigua, Guatemala, 03001, ANTIGUA AREA

A 2-level, 3 bedroom home for sale located in an upscale, secure gated community. There are 2 bedrooms on the main level and a large master bedroom on the second level.

The living room, dining room and kitchen share an open area on the main floor. A good size lot with courtyard, garden area and a terrace with views of the volcanoes. There are hot water solar panels installed. The community is located within walking distance to the centre of Antigua.



|         |  |
|---------|--|
| Name    | <b>Marlon Catalan</b>                                      |
| Address | 4a Calle Oriente No. 44 , Antigua, Guatemala, Antigua Area |
| Phone   | 502-7965-2641  |

### BASE INFORMATION:

|           |     |
|-----------|-----|
| Bedrooms  | : 3 |
| Bathrooms | : 3 |

### AREA INFORMATION:

|              |       |
|--------------|-------|
| Varas        | : 430 |
| Construction | : 310 |
| Lot          | : 300 |

### CONVENIENCE:

**General Amenities:** Walking Distance to Central Park, Volcano View, Cistern,  
**Community Amenities:** Club House Swimming Pool ,  
**Energy Savings Amenities:** Solar Water Heating, Gas Tankless Hot Water, Fireplace,  
**Exterior Amenities:** Terrace, Open Deck, Garden, Garage,  
**Interior Amenities:** Walk-in Closet, Storage Room, Spanish Corridors, Laundry Room, Interior Courtyard, Cupula , Cable TV,  
**Landscape Amenities:** Lawn Area, Landscaping,  
**Security Amenities:** Gated Community,

### NEIGHBORHOOD:

|                        |                         |
|------------------------|-------------------------|
| Banks                  | : 15 minutes by Walking |
| Local Restaurants      | : 10 minutes by Walking |
| International Airport  | : 60 minutes by Car     |
| Local Open Air Market  | : 6 minutes by Car      |
| Private Hospital       | : 12 minutes by Walking |
| Public Hospital        | : 15 minutes by Car     |
| Antigua's Central Park | : 15 minutes by Walking |
| Super Market           | : 6 minutes by Car      |