



San Marcos la Laguna, LAKE ATITLAN AREA

This unique exquisite property lies nestled into the hillside overlooking the world's most beautiful lake, Lake Atitlan, in Guatemala. The acre property has two stunning, spacious, and luxurious three-bedroom villas: Casa Colibri and Casa Colina. Casa Colibri was designed by an international architect and constructed in 2009. Casa Colina, originally built in 1998, was thoroughly renovated in 2011. Both villas, private and quite separate from each other, are set amid lushly planted gardens and afford breathtaking views of the Lake and its surrounding volcanoes.

Beautifully designed with high ceilings and tastefully furnished with antiques and Mayan paintings, both villas offer fireplaces, tiled floors, fully-equipped chefs' kitchens, dining patios, spectacular vistas from all rooms, covered and open balconies, beautiful master suites, attractive guest bedrooms and marble baths. Each villa combines local beauty with modern amenities including high-speed Wi-Fi and security alarm systems. Casa Colibri has a six-person, cedar wood Swedish sauna. Included in the sale is a caretaker cottage where the full-time gardener/manager and his family live. Guests enjoy two private docks for swimming and sunbathing, one where public boats/lanchas, stop by to pick up guests and transport them to the nearby, charming village of San Marcos la Laguna (a 3-minute ride) and to the other unique Mayan villages that ring Lake Atitlan. A small rowboat is available for guests to use and is included in the sale. The house is best accessed by boat, but there is now a pathway up to the road between San Marcos and Tzununa too. If this property were in any other resort area, it would be \$2 million plus. Lake Atitlan is one of the last exquisite vacation destinations to be discovered and still offers buyers incredible bargains and investments, such as this. Lake Atitlan is a 2.5-3-hour journey from Guatemala City's modern airport and a 20- minute private boat ride from Panajachel (Pana), the main transport and commercial hub of Lake Atitlan. There are nonstop flights from most major US cities. The American owners lived in Casa Colibri and rented Casa Colina for ten years, from 2007 – 2017. The rental income covered maintenance, housekeeper and gardener salaries, as well as local annual property taxes. Both villas are now highly-popular rentals on Airbnb. The area, among the best-kept secrets of world travellers, is featured in "The 100 Places You Must Visit Before You Die." Known as the "land of eternal spring," the Highlands where Lake Atitlan is situated, presents perfect weather, never warmer in the daytime than 78°F/ nor cooler in the evening than 55°F/. The sun shines pretty much all year round! The \$595,000 price includes all furnishings and appliances in Casa Colina. Some furnishings, paintings and appliances may be included with Casa Colibri. CASA COLIBRI 3 double bedrooms en-suite Large living room with fireplace Large dining room Fully-equipped kitchen Several large terraces Sauna Snug/meditation room Casa Colibri - San Marcos La Laguna, Lago Atitlan from Studio 549 on Vimeo. CASA COLINA 1 master bedroom en-suite 2 double bedrooms 1 shared bathroom 1 half bath Open-plan living, dining, kitchen area with fireplace Large terrace SHARED FACILITIES 2 Private docks Rowboat Extensive gardens Caretaker/guardian house Casa Colina - San Marcos La Laguna, Lago Atitlan from Studio 549 on Vimeo. Registered with Ocret. Please contact us for more information and for viewing.

BASE INFORMATION:

Bedrooms	:	6
Bathrooms	:	6

AREA INFORMATION:

Varas	:	5734
Lot	:	4000

CONVENIENCE:

General Amenities: Lake View,Dock - Lake Access,

Appliance Amenities: Range/Oven,Fridge, Exterior Amenities:

Terrace,Garden,Covered Patio,

Interior Amenities: Storage Room,Sauna,Furnished,

Landscape Amenities: Landscaping,



Name **Rene and Francesca**
 Address Main Street, Panajachel, Lake Atitlan Area
 Phone 502-7965-2641

