



## Panajachel, LAKE ATITLAN AREA

This is one of Panajachel's oldest and best-established hotels offering up five fully-furnished apartments along with the owner's apartment and all sharing spacious, communal areas, as well as a large courtyard garden filled with medicinal plants and herbs, a sauna and hot tub! It has been a Lake Atitlan Trip Advisor and Lonely Planet favourite for some 20 years. The property is for sale as a whole, OR as 5 separate units (see descriptions below and click here too) with a homeowners' association managing the site and shared areas, security, and possibly housekeeping services too.

The property is just over the bridge in the Pana suburb of Jucanya. There is road access through a parking area which leads to the reception and living room area, as well as one of the apartments, El Escondito up a flight of stairs. There is a side passage from the parking to the sauna, a central courtyard gardens around which the 5 studio apartments, along with the main building and an apartment above. The shared, public areas are a large, high-ceilinged living room with fireplace, a dining area, a spacious kitchen, a very secure office space, a storage area and bathroom, as well as the special extra of a large gym (probably the best-equipped gym around the whole Lake Atitlan area!). Above this area is an apartment of two bedrooms, a bathroom and a large outside area, part of which is covered and acts as a kitchen and seating area. We are calling this the Owner's Apt. El Escondite, in the entrance, is a large apartment with a bathroom off the entrance hall, a kitchen and dining area leading to a large bedroom up a couple of steps. Here there is a King bed and 2 single beds. Outside, by the door is a small balcony area with seating. The single storey casita off the courtyard is La Luna. This has a bedroom, dining/sitting area, galley kitchen and bathroom, plus two small private porches. It is furnished with a Queen double and sofa bed. The 2-storey building has La Galeria on the ground level and El Nidito above. La Galeria is a converted gallery of one room with double bed, 2 singles, living area and kitchenette with a bathroom and small private patio area just outside. El Nidito, on the upper level, is also a studio apartment with a King bed, a sofa bed in the living area, a large fireplace, kitchenette and bathroom. It also has a small patio area by the door. Next to this is a 3-level building with a roof terrace. This is El Mirador with a 2-level apartment with a small kitchen/dining area, a bedroom off the dining area, a separate bedroom and 2 bathrooms. It is furnished with 2 doubles and 2 single beds. Up to an external metal staircase is a private terrace with fabulous views out across Pana and to Lake Atitlan and the volcanoes beyond. The current owner transformed this single-residency house into a very successful, culturally orientated, and popular guest lodge. For many years it has been one of Panajachel's most popular hotels and bases for visiting and exploring Pana and the Lake Atitlan basin, with many repeat clients. As well as functioning as a hotel/lodge, the property would work extremely well too as a location for an NGO, medical clinic, even a retreat location. Or, of course, divided up into 5 units with shared, communal areas.

WHOLE PROPERTY: 1,001 square metres / 10, 775 / \$650,000 CONSTRUCTION: 638 square metres / 6,867 square feet SEPARATE UNITS: • El Escondite - 70 square metres / 753 square feet / \$51,450 • La Luna - 40 square metres / 431 square feet / \$29,400 • La Galeria - 55 square metres / 1,335 square feet / \$40,425 • El Nidito - 43 square metres / 1,205 square feet / \$32,655 • El Mirador - 108 square metres / 1,163 square feet / \$79,380 For more information about the individual units please click here. \* PLEASE NOTE: Owners Apt is not for sale if property is divided up.

### BASE INFORMATION:

Bedrooms : 8  
Bathrooms : 8

### AREA INFORMATION:

Construction : 638  
Lot : 1001

### CONVENIENCE:

Name	<b>Rene and Francesca</b>
Address	Main Street, Panajachel, Lake Atitlan Area
Phone	502-7965-2641

