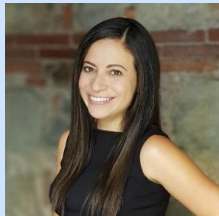




Antigua, Guatemala, ANTIGUA AREA

A currently operating hotel and coffee shop for sale. (Not selling the house, only the business) The property has a premium location just 1 block from the Central Park of Antigua Guatemala, in a very safe and quiet area. The property has 10 comfortable rooms, with a maximum capacity of 34 people. All rooms have a private bathroom, cable service, internet and hot water.

Average daily hotel rate is \$69 including taxes (IVA & INGUAT) The monthly rent for the property is Q 24,000 including VAT. The hotel business includes: - Quality furniture and equipment - Superior orthopaedic queen size beds - Bus for 11 passengers - Point of Sale Software (Aldelo brand) - Computer & printer - Web page - Booking / Expedia / Trivago / TripAdvisor Extranet - Fully equipped kitchen / café - Linen (includes 2 changes for each room) - Washing machine and dryer - Terrace with a maximum capacity of 150 people, ideal for events. - Beautiful tropical garden with fountain. - Playground



Name	Marian Cordova-Wilson
Address	4a Calle Oriente No. 44 , Antigua, Guatemala, Antigua Area
Phone	502-7965-2641

BASE INFORMATION:

Bedrooms	: 10
Bathrooms	: 10

CONVENIENCE:

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

Appliance Amenities:

Washer, Range/Oven, Microwave, Grill Top, Fridge, Freezer, Dryer, Dishwasher,

Energy Savings Amenities: Electric Tankless Hot Water,

Exterior Amenities: Terrace, Garden,

Interior Amenities: Storage Room, Laundry Room, Interior Courtyard, Furnished, Cable TV,

NEIGHBORHOOD:

Banks	: 5 minutes by Walking
Local	: 2 minutes by Walking
Restaurants	
International	: 75 minutes by Car
Airport	
Local Open Air:	7 minutes by Walking
Market	
Antigua's	: 5 minutes by Walking
Central Park	
Super Market	: 5 minutes by Walking