1112, 5 BEDROOM LUXURY HOME FOR SALE

for sale. $ 1,300,000









Santa Cruz la Laguna, LAKE ATITLAN AREA

One of the largest luxurious properties on Lake Atitlan, Guatemala is for Sale in Santa Cruz la Laguna. The property is partly developed with raw land in front.

The developed part has a 5-bedroom, 6-bathroom, gorgeous home with verdant landscaped gardens, which was completed in 2010. In front of this is a huge piece of land that could be further gardens or is ideal for development. It already has plans designed for 7 x 98 square-metres, self-contained units, a pool and communal areas. This is a dream property and has a great track record as a popular luxury vacation rental in one of Lake Atitlan's most popular villages, Santa Cruz, due to its south facing proximity, closeness to Panajachel (the main gateway to Lake Atitlan) and views to die for! Santa Cruz is basically a boat-only access village which adds enormously to its tranquil nature, perfect for a luxury, boutique hotel or retreat, or simply a family home and/or vacation rental. There are stunning views out across the lake to the volcanoes and up the mountainside behind the property. The property is situated in the centre of the lower part of Santa Cruz; a very popular area for foreigners with holiday homes and expats who live in Guatemala. Lush, verdant gardens surround the large house of three levels with a swimming pool to one side. The ground level is an airy, light, open-plan area with a fully-equipped luxury kitchen, large dining area and comfortable living room area with a huge fireplace for the cooler nights. The full length of the front of the house is a large covered terrace that leads to the pool area, where there is an outside shower and half bath. The large pool is an infinity pool, which also boasts a Jet Swim for personal swim training! Behind the kitchen is a utility/laundry area and behind the living area an office space which can double as an extra bedroom, plus there is a bathroom on this level too. Comfortable, wide steps lead up to the second level with 3 large bedrooms and 2 bathrooms. 2 of the bedrooms have sliding doors that lead out to a balcony that stretches the full length of the front of the house, offering further amazing views out across the gardens to the Lake and Volcanoes beyond. The stairs continue to the 3rd floor with a large area with seating and a kitchenette and the large Master Bedroom and huge Master Bathroom. Both the common area and Bedroom have sliding doors out to another terrace, partly covered and more incredible views! This whole level can be a separate, self-contained apartment. Outside on the opposite side of the gardens to the pool is a covered BBQ area with a huge dining table surrounded by lush vegetation and colourful flowers. Behind the house is where the utility areas are with the water tanks etc. and more impressive views up the beautiful mountainside above Santa Cruz village. Behind the property are three small areas of land, one of which holds the utilities like electricity counters and water tanks. In front of this part of the property is a very large open area with fruit trees and the potential for further development if desired. There are plans already made for developing this area into a separate vacation rental area of 6-7 2-level, homes, each one with fabulous views, along with a communal area and a swimming pool. Please ask for further details about these if you are interested. • 5 Bedrooms (Master Bedroom en-suite) • 4.5 Bathrooms • Fully equipped, luxury Kitchen • Dining area • Living area with Fireplace • Large ground level Terrace • 2 Large balconies • Swimming pool with outside shower and half bath • Jet Swim in pool for swim training • Solar Hot Water & pool • Bio-digester • Water filtration system • 2 large water tanks – 4,000 litres each • Back up generator • National grid electricity • WiFi is accessible throughout the whole house • BBQ area • Expansive Gardens

BASE INFORMATION:	
Bedrooms	: 5
Bathrooms	: 4.5

AREA INFORMATION:	
Varas	: 10132
Construction	: 478
Lot	: 7080

CONVENIENCE:

General Amenities: Volcano View,Septic tank,Lake View,Cistern,
Appliance Amenities: Range/Oven,Fridge,
Energy Savings Amenities: Solar Water Heating,Fireplace,
Exterior Amenities: Swimming Pool,Garden,
Interior Amenities: Walk-in Closet,Furnished,
Landscape Amenities: Lawn Area,

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