



## EL Calvario, 03001, ANTIGUA AREA

This exclusive listing offers the potential of a full-time residence, weekend getaways, or long-term rentals. Located 5 minutes south of Central Antigua, in a secure gated community, the surroundings and amenities are friendly for both adults and children (pets are welcome). There are two well maintained common garden areas, that include a casual club house and a swimming pool, that is available to homeowners and their guests. The home is a two level design, and the main floor comprises an exceptionally large living room with fireplace, that can be arranged as a family room, and living room combination if desired. Progressing to the rear of the home there is a covered walkway leading to a modernized kitchen and dining room, both with brick vaulted ceilings. Continuing down the corridor there are two bedrooms, each with their own full bathrooms. To the rear of the home is a small utility space for storage, and a washer/dryer. The second level contains a detached study/office and the Master Suite, with a full bath, walk in closet and fireplace. There is a covered roof top patio that can be accessed from the study/office area, and from the Master bedroom. The home is realistically priced at \$268,000.00 US. For an appoint to view, please contact the listing agent.



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

### BASE INFORMATION:

Bedrooms : 3  
Bathrooms : 3

### AREA INFORMATION:

Frontage : 8  
Depth : 20  
Varas : 225  
Construction : 245  
Lot : 160

### CONVENIENCE:

**General Amenities:** Volcano View,Cistern,  
**Appliance Amenities:**  
Range/Oven,Fridge,Dishwasher,  
**Community Amenities:** Community Club  
House,Club House Swimming Pool ,  
**Energy Savings Amenities:** Gas Tankless  
Hot Water,Fireplace,  
**Exterior Amenities:** Wall  
Fountain,Terrace,Covered Patio,  
**Interior Amenities:** Walk-in Closet,Spanish  
Corridors,Laundry Room,Cupula ,  
**Security Amenities:** Gated Community,

### NEIGHBORHOOD:

Children's : 1 minutes by Walking  
Playground  
Banks : 8 minutes by Car  
Local : 8 minutes by Car  
Restaurants  
International : 75 minutes by Car  
Airport  
Bus Stop : 10 minutes by Walking  
Public Hospital: 10 minutes by  
Antigua's : 8 minutes by Car  
Central Park  
Super Market : 8 minutes by Car