

# # 1135, LARGE 4 BEDROOM HOME FOR SALE IN A GATED COMMUNITY

Sold. \$ 375,000



## San Bartolomé Becerra, ANTIGUA AREA

Strategically located minutes from the town center, less than one (1) kilometer, a walking distance on a beautiful sunny day, one block from El Panorama Shopping Center, with very convenient access, by the RN10 Highway to Ciudad Vieja, also coming from Ciudad Vieja, entering by Chipilapa - El Calvario, and the RN 14 National Route at less than one kilometer.

With an added value of the incredible views, like few others, during the day the impressive giants of Agua, Fuego and Acatenango and at night see the lights of the surrounding villages. Residential: An exclusive residences near Antigua, with 7/24 security, it consists of 65 houses, all unique, designed differently and personalized. Wide cobble streets, all of its utilities underground, with many trees and professionally landscaped. 1st Floor: Consists of: - Garage with electric gate, with its bench and traditional niche of the antique houses. - Corridor-Social Area, Its Spanish terrace roof, its view to the volcano. - Master Suit (Bedroom, walking closet and bathroom with Jacuzzi). - Living room with its antique fireplace and its baroque columns and arches make it a traditional and elegant room. - Dining room With its brick vault makes it an integral part of this house. - Equipped kitchen A complete and luxurious kitchen, dream kitchen, with its traditional 8-sided linternia, mahogany cabinets, hand-painted tiles, and its stove, refrigerator, dishwasher, garbage disposal, ozone filter. - Studio / Office - Bath Visits - Laundry and service area, 5000 liters cistern with its 1 HP pump and its 50 lbs. hydro-pneumatic tank, service closet for gas drums (2) and space to store paints, tools, etc. - Patio vello typical antique stone patio and numerous masetas, in the center is a replica identical to the fountain of the Sirens which is located in the main square of Antigua Guatemala 2nd Floor: - One bedroom with its bathroom, - Two bedrooms share a second bathroom - Guest bath, - Study - Social area of more than 60 meters with kitchenette - Terrace Land: 14.50 x 18.50 meters, 268.25 square meters, 384 square rods. Construction: Incredible house built in 2012, 350 square meters of construction, consisting of two (2) levels. Incredibly designed spacious and generous environments, taking into account all the details, high ceilings of more than two (2) meters, architectural luxury, colonial style mahogany doors and windows, etc. to make it a personalized, exclusive and unique house. A luxury design, with an open plan as required and with the technology for the comfort and convenience of daily life, its extremely wide social area, with everything necessary, excellent for entertaining friends, all this but the house has its traditional elements of the time of Santiago. as the famous and traditional bench at the entrance, its Baroque Antique columns, its garage and stone patio, the replica of the fountain of Las Sirenas, located in the Plaza Mayor, preserving all the history and glamour of the colonial architecture Baroque antique. In the technical part, it has a 5000 liter cistern with its 1 HP pump and its hydro-pneumatic tank of 50 gl. Closet for gas cylinders, three (3) hot water heaters each dedicated to a different area.

### BASE INFORMATION:

Bedrooms : 4  
Bathrooms : 3.5

### AREA INFORMATION:

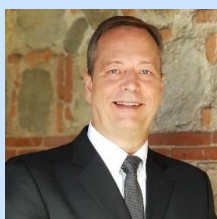
Frontage : 14.50  
Depth : 18.50  
Varas : 549.5  
Construction : 350  
Lot : 384

### CONVENIENCE:

**General Amenities:** Volcano View, Corner Lot, Cistern,  
**Appliance Amenities:** Washer, Range/Oven, Microwave, Fridge, Dryer, Dishwasher,  
**Energy Savings Amenities:** Fireplace,  
**Exterior Amenities:** Garage, Fountain, Covered Patio,  
**Interior Amenities:** Walk-in Closet, Storage Room, Laundry Room, Jacuzzi Tub, Interior Courtyard, Cupula ,  
**Security Amenities:** Gated Community,

### NEIGHBORHOOD:

Convenience : 6 minutes by Walking  
Store  
Banks : 9 minutes by Car  
Local : 9 minutes by Walking  
Restaurants  
International : 75 minutes by Car  
Airport  
Bus Stop : 5 minutes by Walking  
Private : 9 minutes by Car  
Hospital  
Public Hospital: 9 minutes by Car  
Antigua's : 8 minutes by Car  
Central Park



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