

# # 1147, BOUTIQUE HOTEL/RETREAT FOR SALE TURNKEY IN TZUNUNA WITH OUTSTANDING VIEWS

for sale. \$ 1,800,000



## Tzununa, LAKE ATITLAN AREA

This luxurious, 10-room, 3.5-acre, well-established hotel & retreat centre is for sale on the famous Lake Atitlan, Guatemala, offering an amazing investment in a successful turn-key business. It perches on the hillside overlooking this world-famous Lake and its sentinel volcanoes in the increasingly popular village of Tzununa. Floating 100m up above the lake this property offers undoubtedly some of the most spectacular, 180° and more, views of the whole caldera area.

The property is formed of two sections: one is the hotel itself along with the staff accommodation, swimming pool, retreat room, and sauna. The second part is the private part with a beautiful 2-bedroom, 2-bathroom home, where the current owners live, and which could be used by the new owner or manager, and/or staff of the hotel. It has its own private pool and is surrounded by lush, colourful gardens. **HOTEL / RETREAT CENTRE** The successful hotel/retreat opened to the public in 2005 and because of its unique position and the fact that it was the only hotel in the village of Tzununa at that time, it soon became very popular. Tzununa village is becoming a popular destination for Lake Atitlan and so the hotel's popularity continues. The property is a series of structures built into the hillside, with each room/cabin offering the most amazing views from dawn to dusk. The restaurant/social area has a huge deck up above the pool with a view of even more than 180° view! There is a full, professional kitchen, and staff quarters next door. Beside the pool is a sauna (known as a Temascal in Guatemala), and recently added is a large space to accommodate workshops for retreat groups. This also has a balcony with jaw-dropping views. The Retreat space is fully equipped with yoga mats, wooden props, and bolsters, as well as some tables and chairs. Each area of the hotel is accessed via stone pathways that wind through the lush, colourful landscaped gardens. 10 x double rooms, all en-suite (42 square metres / 138 square feet) Restaurant with large terrace (68 square metres / 223 square feet) Reception/office (10 square metres / 33 square feet) Professional Kitchen (44 square metres / 144 square feet) Staff accommodation for 2 to 3 people (adding bunk beds could accommodate more people) (184 square metres / 604 square feet) Guardian house (bedroom, bathroom, and everything needed to live in it. It could be also transformed into another accommodation) (64 square metres / 210 square feet) Swimming pool (8.50 x 4 metres / 28 square feet) Sauna/Temascal (7 people max. (10 square metres / 33 square feet) Retreat space (173.5 square metres / 570 square feet) Garage (103 square metres / 337 square feet) 4x4 Mule 23'

Motorboat with 50hp engine Landscaped gardens with lots of native trees planted as a reforestation project, vegetable garden, chicken house. **PRIVATE HOME** The current home of the owners is next door (to the east – see map) to the hotel/retreat. This consists of a stunning 2 bedroom, 2-bathroom home with its own private swimming pool and beautifully landscaped gardens. This multi-layered family home was designed to fit into the hillside it is built on. A terrace wrapping around 2 sides of the house leads through to the dining/kitchen area through French doors. A couple of steps takes you down into the spacious living room with a corner fireplace. Huge floor to ceiling windows provides exceptional light and spectacular views! The two bedrooms are up with further steps with the Master Bedroom being en-suite. Up further stairs you arrive at the office space and at the top of the house, in the eaves, is the TV/Snug area. The view from every room in the house is breathtaking! 2 Bedrooms 2 Bathrooms (both with bathtubs) Open-plan living, dining area, and Kitchen Snug/TV room Office space Private gardens Private swimming pool Access to the whole property is via a road from the Lake Atitlan village of Tzununá (it is at the end of the road – the road turns into a footpath

### AREA INFORMATION:

Construction : 906

Lot : 14164

### CONVENIENCE:

**General Amenities:** Lake View,

which goes all the way to Santa Cruz village, via Jaibalito). Or else, if you arrive by boat to the hotel's private dock you will walk up 350 steps! The private dock is where there the is a 23-foot private boat with a 50-hp engine is moored (this is included). Via the road access, the property has a large garage space of, just beyond the main entrance to the hotel area. The hotel's water pump system is solar-powered, and each room has 5 solar panels to provide hot water. The rest of the property is on the national electrical grid system. Water is pumped up from the lake and goes through a vigorous filtration system with UV and sand. There are 4 septic tanks with absorption wells and 6 water tanks holding a total of 14,000 litres of water. TZUNUNÁ The village of Tzununá is one of the hidden gems of Lake Atitlan and is now becoming one of the most popular villages to visit. It is accessible most easily by boat (25-45 mins depending on whether it is a direct private or a public boat/lancha) from Panajachel (Pana). This is the main economic and transport hub for the Lake. However, it is also now possible to drive there with a 4x4 vehicle taking the road at kilometre 140 on the Interamericana Highway going to San José Chacayá, then through Chuitzanchaj, until you arrive in Tzununá. It is for the last part of the road that a 4x4 vehicle is needed (there are plans to pave this part of the road). It is close to the holistic centre of Lake Atitlan and Guatemala, San Marcos la Laguna, however more tranquil. Pana is a 2.5-hour drive from the Guatemalan international airport which is in Guatemala City. Tzununá is 3-4 hours depending on which route you take. Please click here to see location on Google Maps (please note this is a note by GPS, but approx.). For further information, photos or to arrange a visit, please contact us.



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