



## Hacienda del Comendador, San Miguel Duenas, ANTIGUA AREA

Fantastic luxury home for sale in the upscale gated community of Hacienda del Comendador, located 13 minutes south of Antigua, Guatemala. This 400 square meters 2-level home is beautifully designed with all the features expected in a luxury property. The furniture is included.

There is an oversized front door leading to a foyer with an arched glass ceiling and an in-floor water feature. On the main floor, the home has 2 bedrooms both with a view of the pool and jacuzzi courtyard area. The heated pool and jacuzzi featuring 3 waterfall style fountains. The living room and dining room share a large open area with a 4.23-meter ceiling and a view of the feature courtyard with pool. The kitchen is double-sided with an island and a barrel brick ceiling. The second floor has a large covered terrace area with a feature fireplace and pizza oven. There are 2 master suite-style bedrooms with there own kitchenettes, bathrooms and eating areas. The ultimate privacy and convenience for second-floor living. The rooftop terrace is expansive with amazing views of the lush surroundings and volcanoes. The gated community has a large clubhouse for events, a swimming pool, playground and tennis court. Details: Construction began in September 2017 and was completed in September 2020. Construction materials used are all high quality: - 50kgs (39x14x19) blocks - 5/8' bars - 1-meter wide foundation - Wood: cypress (pillars, beams); palo blanco (doors inside); matilisguate (main door and garage doors) Additional Details: Ceiling heights: 4.23 Meters - Living room 3.65 Meters - Kitchen 4.48 Meters - Studio Bedroom 4.16 Meters - Bedroom #3 4.10 Meters - Bedroom #2 3.94 Meters - Bedroom #1 - 2 Car garage - Barrel ceiling kitchen - 2 full suites /bedrooms with bathrooms - Covered 2nd level terrace with a pergola - Rooftop Terrace - Soundproofed basement area with good air circulation utilizing inject ambient air from the rooftop into the basement area with a separate circulating extractor. This area contains the pool pump equipment and pure water filtration system for all the faucets of the house (ozone, chlorination and oxygenation) and additional ultraviolet filters in the 3 kitchens and in the 4 rooms. Water Heaters: - 2 gas heaters (18g/m) to heat the water in the whole house, - 4 electric heaters (Titans) as backups to heat the water in the whole house - 1 gas heater for the exclusive use of the pool and jacuzzi The entire house is wired for internet. 5 fireplaces: - Gas in: - the 3 Suites and - the living room/dining room - Wood in the second-floor terrace pergola It has a pizza oven in the pergola. It has a gas tank (130 gallons) on the roof. The filling of the tank is easily done from the front of the garage. It has a 3 cubic meters cistern under the basement. Filling of the cistern is standard plus it has a special filling pipe in front of the garage in case of an emergency. The floors are of: - Porcelain tile throughout the house - Wood in the mezzanine and in the storage area over the laundry room. - Cement with small stone design in the garage - Cement with small ceramic tile designs in the roof. The windows are chambered (double-pane) to control sound and temperature. All rooms have ample and large closets. It has a security system: Ring : - 4 cameras and - 14 sensor breaker on doors that have access to the outside Perimeter Electric Security Fence. The garage (2 cars) has: - 2 sliding doors with an electric motor - Wheelchair ramp Bathrooms for visitors: - One at the entrance to the house - One next to the jacuzzi Waterproofing in: - The exterior walls - Garage floors and rooftop Extras: - Kitchen has Smoke & Carbon Monoxide Alarm - Carbon Monoxide Alarm in all bedrooms and in the Living/Dining room

### BASE INFORMATION:

Bedrooms : 4  
Bathrooms : 6

### AREA INFORMATION:

Frontage : 10  
Depth : 25  
Construction : 400  
Lot : 250

### CONVENIENCE:

**General Amenities:** Volcano View,Cistern,

**Appliance Amenities:**

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

**Community Amenities:** Tennis  
Court,Community Club House,Club House  
Swimming Pool ,

**Energy Savings Amenities:** Gas Tankless  
Hot Water,Gas Fireplace,Fireplace,Electric  
Tankless Hot Water,

**Exterior Amenities:** Wood Burning Pizza  
Oven,Terrace,Swimming Pool,Spa/Hot  
Tub,Garage,Fountain,Exterior Lighting,

**Interior Amenities:** Storage Room,Spanish  
Corridors,Laundry Room,Interior  
Courtyard,Furnished,Cupula ,

**Security Amenities:** Security System,Gated  
Community,

### NEIGHBORHOOD:

Town Center : 5 minutes by Car  
Banks : 5 minutes by Car  
Local : 5 minutes by Car  
Restaurants  
International : 80 minutes by Car  
Airport  
Private : 15 minutes by Car  
Hospital  
Public Hospital: 15 minutes by Car

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