

1212, GORGEOUS 3-APARTMENT, LAKE-FRONT, PLUS LAND WITH SPECTACULAR VIEWS IN TZUNUNA

for sale. \$ 350,000



Tzununa, LAKE ATITLAN AREA, Sololá

This gorgeous, palapa-roofed, 3-apt, lake-front house is on four levels offering amazing views of Lake Atitlan from each of them. It is situated a 5-min walk from the Tzununa public dock on the road going towards San Marcos. The construction and oasis gardens are from the road down to the lake shore, above the road is an equally large piece of land that can be sold together with the property below the road or separately. The building comprises four levels and is accessed via a garage door and also a side door that leads directly to the garden and lower apartment. The road level is a garage, gym, and laundry space with an extra room which is currently the dog room! Up some stairs is the Upper Studio Apartment. This space has a double bed, fully equipped kitchen, small table with bench seats, and a separate bathroom with a shower. In front is a large balcony area with seating, room for a hammock, and further fabulous views! From this level is a spiral staircase that leads you to the top level, an en-suite Bedroom/Living/Office space with a traditional palapa roof. It could be turned into a small, third, studio apartment. It has a bathtub with a Jacuzzi and a bird's-eye-view of the Lake and volcanoes beyond. Below the road level, Exterior stairs lead to the Lowest level studio apartment, which in turn leads directly into a lush, colorful terraced garden area and solar-heated swimming pool just above the lakeshore and direct access to the Lake itself. The Lower Level Studio Apartment is similar with a larger double bedroom also with a separate en-suite bathroom and fully-equipped kitchen. This too has a balcony with seating areas and a slightly different perspective out across Lake Atitlan. To the side are steps leading to a private paved patio area and then a gate to the pathway that leads on down through the garden to the Lake. The village of Tzununa is now THE, up and coming village for purchasing property on Lake Atitlan. This is also due to the fact that it is road accessible via San Marcos, but there is now also a road built up into the mountains to connect with Solola and then on to the InterAmerican Highway and so quick access to Antigua and Guatemala City. Plus, it is approx. an hour to drive to Pana (the boat is approx. 30-40 mins.) A fantastic investment for a buyer looking for a spectacular home, combined home and rental, or just a vacation/long-term rental on over an acre of land. OPTIONS TO BUY PROPERTY OR PART THEREOF: WHOLE PROPERTY: \$350,000 BELOW THE ROAD: The house itself is 117.6 square meters / 386 square feet of construction On 2,100 square meters / 22,603 square feet of land from the road to the Lakeshore PRICE: \$310,000 ABOVE THE ROAD: the land is 2,837 square metres / 30,537 square feet PRICE: \$90,000 PRICE: \$130,000 land above the road and third of land below road so there is lake access Please see plans and google map in the photos UPPER STUDIO APARTMENT Double Bed – Matrimonial/Full Fully equipped Kitchen Table and bench chairs En-suite Bathroom with Shower Cable TV ready Outside Balcony with seating More amazing views! Access to gardens and lakefront TOP STUDIO ROOM WITH EN-SUITE BATHROOM Large space with sofa/single/twin bed Bathroom area with Jacuzzi, Bath Tub Small balcony to side by the entrance Desk area Wardrobe Large glass windows offering incredible views LOWER STUDIO APARTMENT Double Bed – King Fully-equipped Kitchen En-suite Bathroom with Shower Balcony with seating Yet further jaw-dropping views! Access to gardens and lakefront GARDENS Terraced gardens paved walkways Bodega for storage Lower grassed terrace Swimming pool – solar Hot Tub Electricity from the national grid Water pumped from the lake then goes through UV water filtration and into the apartments. For further information and photos, please contact us.

AREA INFORMATION:

Construction : 117.6

CONVENIENCE:

General Amenities: Volcano View,Road Access,Lake View,Dock - Lake Access,
Appliance Amenities: Dishwasher,
Exterior Amenities: Swimming Pool,



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