



## San Miguel Duenas, ANTIGUA AREA, Sacatepéquez

Brand new home for sale. This is a comfortable and luxury home located in San Miguel Dueñas, in a gated community with 24/7 staff security, cobblestone streets, underground services (water, cable, internet, electricity, etc) great views of the volcanoes.

The home's area is 10.00 Mts of width and 21 of length (216 m2 or 309 v2). The home's total area is 277.33 mts2 of construction. The house has 3 floors and a beautiful terrace with panoramic views. Features \_ 3 Floors 3 bedrooms 3 bathrooms Living room, dining room, and kitchen Garage Laundry Fireplace Terrace Garden Bucaro in the garden Studio All the environments are interrelated in a functional form and in harmony with the traditional forms of Antigua Guatemala. The house has colonial architectural details, and the details of wood treated almost entirely cedar and old wood. Call Marlon Catalán for more information and appointments.



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

### BASE INFORMATION:

Bedrooms : 3  
Bathrooms : 3

### AREA INFORMATION:

Frontage : 10 mts  
Depth : 21 mts  
Varas : 309  
Construction : 277.33  
Lot : 216

### CONVENIENCE:

**General Amenities:** Volcano View,Road Access,

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

**Energy Savings Amenities:** Fireplace,

**Exterior Amenities:** Terrace,Open Deck,Garage,Fountain,BBQ,

**Interior Amenities:** Laundry Room,Jacuzzi Tub,

**Security Amenities:** Gated Community,

### NEIGHBORHOOD:

Antigua's : 20 minutes by Car  
Central Park

Super Market : 8 minutes by Car

Public Hospital: 30 minutes by Car

Private : 15 minutes by Car  
Hospital

Bus Stop : 10 minutes by Walking

International : 85 minutes by Car

Airport

Local : 5 minutes by Car

Restaurants

Shopping : 8 minutes by Car

Center

School : 5 minutes by Car