



## Refugio de Condesa, Panorama, ANTIGUA AREA, Sacatepequez

One level house inside of complex with security checkpoint 24/7. Central square with grass green areas and trees fitted out with benches. Exclusive condominium with few homes.

Abundant municipal drinking water, cobbled streets Colonial-style house in its facade and interiors. Structural design for expansion on the 2nd level double walls with conveniently located niches; wood finishes natural; ashlar and lintels hammered type Antigua Guatemala. Combination of floors with tiles and ceramic floor imitation wood plank access corridor to the dining room with Spanish slab, wooden columns solid circular with hammered concrete base; beams and capitals with wood solid treated for long life, 2-water roof to the street, combined between wood, tile, imitation wood aluminum windows, 5mm glass, folding, sliding and siphon type according to design. Solid wood interior doors varnished with top-quality fittings, metal railings on tile sunrooms on the roof deck, with a view spectacular towards the 3 volcanoes: Agua, Fuego, and Acatenango. The house has three bedrooms, the master bedroom has its own full bathroom with walk-in closet of imitation of wood, two other bedrooms shared full bathroom, with closet too. Beautiful social area with living room with fireplace, dining area, and kitchen with cabinets, double sink and hot water in all house, covered parking for one car, laundry area.



Name	<b>Isabel Morales</b>
Address	4a Calle Oriente No. 44 , Antigua, Antigua Area
Phone	502-7965-2641

### BASE INFORMATION:

Bedrooms	: 3
Bathrooms	: 2.5

### AREA INFORMATION:

Land	: flat
Holding	
Type	
Lot	: 19.40 x 9.30
Dimensions	
Frontage	: 9.30
Depth	: 19.40
Varas	: 258.2
Construction	: 175
Lot	: 180.42

### CONVENIENCE:

**General Amenities:** Road Access, Cistern, Volcano View,  
**Energy Savings Amenities:** Electric Tankless Hot Water,  
**Exterior Amenities:** Terrace, Fountain, Garage,  
**Interior Amenities:** Spanish Corridors, Laundry Room, Bucaro, Walk-in Closet, Internet Available ,  
**Security Amenities:** Gated Community,

### NEIGHBORHOOD:

Convenience	: 12 minutes by Car
Store	
Town Center	: 12 minutes by Car
School	: 5 minutes by Car
Shopping	: 12 minutes by Car
Center	
Banks	: 12 minutes by Car
Local	: 12 minutes by Car
Restaurants	
International	: 90 minutes by Car
Airport	
Bus Stop	: 5 minutes by Walking
Local Open Air	: 12 minutes by Car
Market	
Antigua's	: 15 minutes by Car

