



## Ciudad Vieja, ANTIGUA AREA, Sacatepequez

Brand new home for sale. In a gated community with staff security. Located just minutes from central Antigua with easy access from the Cost, R14, and Chimaltenango.

The gated community with a social area with a swimming pool and children's playground, cobblestone streets and underground services. On the first level: Parking space for 1 or 2 cars, living room and dining room in one open space with PVC doors to the central garden, kitchen with a colonial cupula and cedarwood cabinets and quartz tops, guest bathroom, laundry area, pantry, one bedroom with a full bathroom and closet area, patio and garden. Second level: Two bedrooms each with a private bathroom (master bedroom with walk-in closet and direct access to the rooftop patio), terrace with BBQ area and direct views of the volcanoes. Call Marlon Catalan for more information and appointments.



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

### BASE INFORMATION:

Bedrooms	: 3
Bathrooms	: 3.5

### AREA INFORMATION:

Frontage	: 9.00
Depth	: 24.00
Varas	: 309
Construction	: 220
Lot	: 216

### CONVENIENCE:

#### General Amenities:

Bodega/Storage, Volcano View,

#### Community Amenities:

Club House

Swimming Pool ,Community Club House,

#### Exterior Amenities:

Perimetral Wall, Terrace, BBQ, Garden, Open

Deck, Garage, Covered Patio,

#### Interior Amenities:

Spanish

Corridors, Storage Room, Cupula ,Internet

Available ,

#### Security Amenities:

Gated Community,

### NEIGHBORHOOD:

Town Center	: 18 minutes by Car
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Children's	: 5 minutes by Walking
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Playground	
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Bus Stop	: 5 minutes by Walking
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