



San Miguel Duenas, ANTIGUA AREA, Sacatepequez

The Perfect Blend of modern architecture, colonial details, an A+ gated community, and every conceivable amenity. Designed and built to the highest standards.

It is built on a lot with 10 meters front by 30 meters and is located just minutes from Antigua Guatemala. The beautiful living room opens to the dining room and gourmet kitchen with cabinets. A large family room.

Upstairs as well as, 3 bedrooms each with a private bathroom, the master bedroom with a comfortable sitting area, a walk-in closet, and a private bathroom. The Lower level includes an office room with a private bathroom and a garage for one car. The backyard Garden area has a separate structure with a laundry room and maid's quarters, 2 additional levels of rooms for exercise machines, and a BBQ area. This is one of only a few modern-style estates in the area. Call Marlon Catalán for more information and set an appointment.



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

BASE INFORMATION:

Bedrooms	: 3
Bathrooms	: 4

AREA INFORMATION:

Frontage	: 10.00
Depth	: 30.00
Varas	: 429
Construction	: 580
Lot	: 300

CONVENIENCE:

General Amenities:

Cistern,Bodega/Storage,

Community Amenities:

Tennis Court,Community Club House,Club House Swimming Pool ,

Energy Savings Amenities:

Solar Water Heating,Solar Electric,Electric Tankless Hot Water,

Exterior Amenities:

Terrace,Perimetral Wall,Garden,Garage,BBQ,

Interior Amenities:

Walk-in Closet,Storage Room,Private Gym,Maids Quarters,Laundry Room,Jacuzzi Tub,Internet Available

,Furnished,Cable TV,Bucaro,

Security Amenities:

Gated Community,

NEIGHBORHOOD:

Banks	: 22 minutes by Car
Bus Stop	: 5 minutes by Car
Antigua's	: 22 minutes by Car
Central Park	