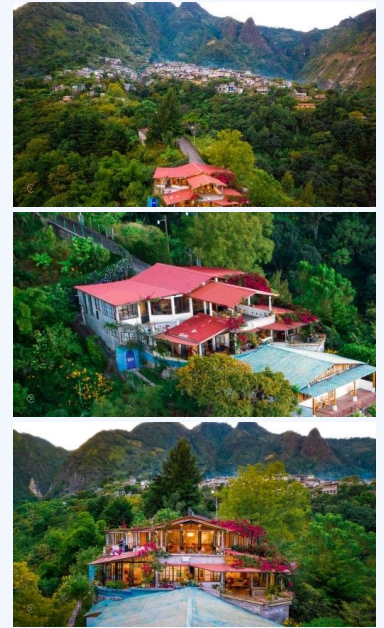


## # 1350, FABULOUS PROPERTY WITH 3 APARTMENTS FOR SALE IN SANTA CRUZ WITH INCREDIBLE VIEWS

for sale. \$ 450,000



### Santa Cruz la Laguna, LAKE ATITLAN AREA, Sololá

Casa Panorama is a fabulous investment and rental property For Sale overlooking the bay of Santa Cruz, offering up spectacular views out of Lake Atitlan and the volcanoes beyond – hard to beat! The property consists of 3 independent apartments: Two have 2 bedrooms, the other has 1 bedroom laid out over 2 levels with a small garden area and 180-degree views or more. AND the property is road accessible, which much of Sta Cruz isn't\*. Upper level has 2 en-suite bedrooms with a kitchen, living area, and large terrace in the central section. The Lower level has a one 2-bedrooms, 1 bathroom with kitchen, living area and terrace apartment, along with a 1-bed, 1-bath, apartment with a kitchen, living area and terrace. However, each apartment is very private and has its own jaw-dropping view! The main open-plan room of the Upper level is very large and so can accommodate large groups and could even be used as a restaurant with a view to die for!

Santa Cruz is generally a boat access only village. This property however can be accessed via car as well (no parking/garage though), or otherwise when you arrive at the public dock there is a road up to the village above. The house is half way up this road, so accessible by tuk tuk from the dock and shore line. Construction is very solid and was completed in 2019. There is a biodigester/septic tank built in 2018 and 20,000 litre water tanks providing drinking water through a filtration system of carbon, sand, and UV. The water comes from either the Lake or rain capture. There is a separate building housing a storage room/bodega and the laundry area. Here is where the gas tanks are, compost and general trash. (NB: There is a pathway alongside the house which gives right of way from the road to the house below.) All three apartments are successful vacation rentals, offering a turn-key business, as well as a great investment opportunity, along with the opportunity to live in one of the apartments and rent the other two. **SIZE OF PROPERTY:** 510 square metres / 5,490 square feet **SIZE OF CONSTRUCTION:** 348 square metres / 3,745 square feet **Upper Level:** 2-Bed Apt A: 180 square metres / 1,938 square feet **Lower Level:** 2-Bed Apt B: 84 square metres / 904 square feet **Lower Level:** 1-Bed Apt C: 69 square metres / 743 square feet **Bodega:** 15 square metres / 160 square feet Each Apartment has a well-equipped kitchen, living and dining space as well as a private terrace area offering some of the best views of Lake Atitlan. Electricity – National grid – DEOCSA Biodigester with capacity for up to 40 people (in case upper level is turned into a restaurant!) Furniture and decorations are not included but are negotiable. This is potentially a turn-key business and is very successful renting on AirBnB – please ask for details if you wish. For google maps view click here. For further photos and a viewing please contact us. (\* Road down to Santa Cruz village from Sololá is quite steep but passable, however, in the rainy season you might need a 4x4)

#### BASE INFORMATION:

Bedrooms : 5

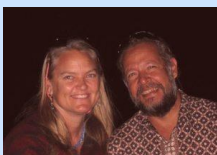
#### AREA INFORMATION:

Construction : 348

Lot : 510

#### CONVENIENCE:

**General Amenities:** Volcano View,Septic tank,Road Access,Lake View,Bodega/Storage,  
**Exterior Amenities:** Terrace,  
**Interior Amenities:** Laundry Room,



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