

# 1359, BRAND NEW CORNER HOME FOR SALE IN GATED COMMUNITY

for sale. \$ 425,000



San Miguel Duenas, ANTIGUA AREA, Sacatepequez

Located in gated community with 24/7 staff security, club house, swimming pool, BBQ areas, parks, tennis court and incredible views.  
Lot 10.00 by 20.00 meters. 254 mts2 of construction 4 bedrooms with a private bathroom. Master bedroom with walk-in closet Kitchen with cabinets and storage room. Patio Livingroom with fireplace Dining room. Garage for one vehicle. Rooftop patio with great views and jacuzzi. Call Marlon Catalan for more information. NOTE: The house is under construction (ready Dec 2024) this is the perfect time to choose colors, tiles, and small changes in the layout. Etc.



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

BASE INFORMATION:

Bedrooms	: 4
Bathrooms	: 4.5

AREA INFORMATION:

Frontage	: 10.00
Depth	: 20.00
Varas	: 286
Construction	: 254
Lot	: 200

CONVENIENCE:

**General Amenities:** Volcano View,  
**Appliance Amenities:** Fridge,Range/Oven,  
**Community Amenities:** Club House  
Swimming Pool ,Community Club  
House,Tennis Court,  
**Energy Savings Amenities:** Fireplace,Gas  
Tankless Hot Water,  
**Exterior Amenities:** Perimetral  
Wall,Terrace,Garden,Open Deck,Garage,  
**Interior Amenities:** Laundry  
Room,Bucaro,Cupula ,Internet Available  
,Spanish Corridors,  
**Security Amenities:** Gated Community,

NEIGHBORHOOD:

Convenience	: 10 minutes by Car Store
Bus Stop	: 7 minutes by Walking
Antigua's	: 18 minutes by Car Central Park