

1387, LOFT STYLE HOME WITH A POOL
FOR SALE

for sale. \$ 385,000



This beautiful loft-style home has 3 bedrooms, 3 bathrooms, and a study. The property comes with a swimming pool and tiered garden with 2 pergolas. The lot size is 17m x 30m (front and front to back). The area of construction is 262m2

Level 1: Study, Master bedroom with walk-in closet, and master bathroom featuring a rain shower. Kitchen, dining room and a living room with vaulted ceilings. Laundry room with separate exit. Storage closet under the stairs and guest bathroom. Tiered garden with two pergolas and a pool. Level 2: Two bedrooms, double living room with gas fireplace, and access to a balcony with a complete pergola. Special features: Floors are special edition Spanish porcelain. Ceiling lighting with spotlights throughout. All doors are teak wood and have bump stops. All bedrooms include switches next to bed. Kitchen has pipe available for pot filler faucet above the stove and water lines installed for ice maker and dishwasher. Tempered glass shower doors, and toilets have soft close lids. All the outlets are grounded with the ability to switch to smart lights. 220-watt outlet installed for oven and dryer. The living rooms include USB outlets. Overhead outlets for Christmas lights were left on all three pergolas. Six security cameras with 1 microphone. Pool has three hydromassage jets, 3 aesthetic fountain jets, and has RGB LED lighting that can change colors and speeds. Piping is available to install a pool heater. Additional information: Maintenance fee (HOA) Q800 monthly. Includes: 1/2 paja de agua, security, garbage removal, and cleaning of common areas.



Name	Luis España
Address	Antigua, Guatemala, Antigua Area
Phone	50279652641

BASE INFORMATION:	
Bedrooms	: 3
Bathrooms	: 3
AREA INFORMATION:	
Frontage	: 17
Depth	: 30
Varas	: 730
Construction	: 262
Lot	: 510
CONVENIENCE:	
Energy Savings Amenities: Gas Fireplace,	
Exterior Amenities: Terrace,Swimming	
Pool,Perimetral Wall,Garden,Exterior	
Lighting,	
Interior Amenities: Walk-in Closet,Storage	
Room,Loft,Laundry Room,	
Landscape Amenities: Lawn Area,	
Security Amenities: Security Camera	
System,Gated Community,	