



## Santa Ana, ANTIGUA AREA, Sacatepequez

Great investment opportunity! Property for sale in the beautiful town of Santa Ana, just a short 10-minute drive from Central Park of Antigua. One property with 3 small houses with 2 bedrooms each and 2 bathrooms + 2 apartments with 1 bedroom and 1 bathroom each.

With a total of eight bedrooms and eight bathrooms, this property presents excellent income-generating potential. Whether you're looking to invest or seeking a property that can provide a steady rental income, this is a property worth considering. The colonial-style architecture adds a touch of charm and character to the property. The classic elements, such as traditional handpainted tiles, wooden ceilings, and washed-style wall painted, create an inviting atmosphere that reflects the cultural heritage of the region. This property boasts a spacious garden area, allowing residents to enjoy the tranquility and beauty of the surroundings. The well-maintained green spaces provide opportunities for relaxing in the fresh air. The location. Just a short distance from Antigua's Central Park. Whether you choose to rent out each unit individually or utilize the entire property for your personal needs, this investment presents a fantastic opportunity. With its proximity to Antigua and the high demand for rental properties in the area, you can expect a solid return on your investment. Don't miss out on this chance! Contact Marlon Catalan today to arrange a viewing. NOTE: The pictures are from apartment No. 4, the other apartments are rented!



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

### BASE INFORMATION:

Bedrooms	: 8
Bathrooms	: 8

### AREA INFORMATION:

Frontage	: 14.00
Depth	: 40.00
Varas	: 774
Construction	: 511
Lot	: 541

### CONVENIENCE:

**General Amenities:** Cistern,  
**Energy Savings Amenities:** Electric Tankless Hot Water,  
**Exterior Amenities:** Perimetral Wall,Garden,Garage,Fruit Trees,  
**Interior Amenities:** Laundry Room,Internet Available ,Bucaro,

### NEIGHBORHOOD:

Town Center	: 15 minutes by Walking
Banks	: 8 minutes by Car
Bus Stop	: 10 minutes by Walking
Antigua's Central Park	: 8 minutes by Car