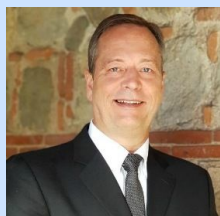




## Los Franciscanos Club Residencial, Ciudad Vieja, ANTIGUA AREA

Welcome to your dream home! Perfectly blending colonial charm with a cutting-edge design, this bespoke 3-bedroom, 2.5-bathroom house offers an unparalleled living experience. From the moment you enter, it's apparent that every detail of this colonial-inspired home has been thoughtfully designed. Step inside to be greeted with 14-foot vaulted ceilings that perfectly enhance the spacious, ultra-modern open layout of the kitchen, dining, and living areas. The kitchen is a culinary enthusiast's paradise, boasting high-quality stainless steel appliances and a convenient dishwasher, all set within the grandeur of the airy surroundings. Experience a seamless blend of indoor and outdoor living with the oversized sliding doors, opening out to the professionally curated garden centered around a custom colonial fountain. Living here means staying connected in every room; the house is all set and wired with ethernet internet for bandwidth-demanding tasks and seamless connectivity, no matter where you are in this magnificent abode. Exquisite custom chandeliers add radiant ambiance and sophistication throughout. In this home, the master bedroom has the advantage of direct access to a private garden, offering a serene retreat within a retreat. Walk out to enjoy the tranquility and beauty of nature right at your doorstep. Further enhancing the outdoor experience is the large terrace complete with a pergola. Offering absolutely stunning, uninterrupted views of the surrounding volcanoes, the terrace is the ideal space for leisure, entertainment, or simply soaking in the breathtaking scenery. Each corner of this home brims with the latest in modern conveniences. An integrated water filtration system ensures fresh, clean water at all times. Additionally, USB and USB-C-enabled outlets are strategically placed to aid any modern lifestyle needs. Exceptionally unique, the property encompasses amenities that are seldom seen in local homes. Here you will find not just a living space, but a testament to an aesthetically well-curated life. A perfect blend of tradition with ultra-modern amenities set amongst the captivating Guatemalan landscape, this home is the true epitome of the best of both worlds. Los Franciscanos Club Residencial has plenty to offer: a heated swimming pool, jacuzzi, spa; gym; social lounge; events room; games room; bar area; outdoor play area for children; sports courts.



Name **Glenn Wilson**  
Address 4a Calle Oriente No. 44 , Antigua, Guatemala, Antigua Area  
Phone 502-7965-2641

### BASE INFORMATION:

Bedrooms : 3  
Bathrooms : 2.5

### AREA INFORMATION:

Frontage : 21  
Depth : 20  
Varas : 601  
Construction : 288  
Lot : 420

### CONVENIENCE:

**General Amenities:** Volcano View, Corner Lot,

#### **Appliance Amenities:**

Range/Oven, Microwave, Fridge, Dishwasher,

**Community Amenities:** Community Club House, Club House Swimming Pool ,

**Energy Savings Amenities:** Fireplace,

#### **Exterior Amenities:**

Terrace, Garden, Garage, Fountain, Exterior Lighting,

**Interior Amenities:** Walk-in Closet,

**Landscape Amenities:** Landscaping,

**Security Amenities:** Gated Community,

### NEIGHBORHOOD:

Convenience : 4 minutes by Car Store

Shopping : 10 minutes by Car Center

Banks : 8 minutes by Car

Local : 5 minutes by Car

Restaurants

International : 90 minutes by Car Airport