



### San Lucas, SAN LUCAS AREA, Sacatepequez

This beautiful property offers you a unique living experience, in harmony with nature and with all modern comforts. Located in San Lucas Sacatepequez, you will be surrounded by exuberant trees and fresh air, creating a serene and relaxing environment that will allow you to disconnect from daily stress and enjoy special moments with your family.

The house has an exceptional distribution on 3 levels. In total, it has 4 bedrooms, which gives you the possibility of converting one of them into a study, office or games room if you wish. The bedrooms are designed to offer comfort and privacy, allowing each member of the family to enjoy their own personal space. Parking spacer for 2 or 3 vehicles, which gives you the comfort and security of always having your cars protected. The living room is a cozy and warm space, thanks to the presence of a fireplace that becomes the perfect focal point for family gatherings during cooler nights. In addition to all these features, the house is designed to maximize the connection with the nature that surrounds it. Large windows and balcony-style doors allow natural light to fill the interiors while giving you panoramic views of the trees, mountains, and Pacaya volcano. This house is under construction, so this is the perfect time to buy it, you can select colors, and tiles or do small changes to the layout of the house. Come visit this property today and Call Marlon Catalan and set an appointment.



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

#### BASE INFORMATION:

Bedrooms : 4  
Bathrooms : 4

#### CONVENIENCE:

**General Amenities:** Volcano View,Cistern,  
**Energy Savings Amenities:** Fireplace,  
**Exterior Amenities:** Terrace,Perimetral Wall,Garden,Garage,  
**Interior Amenities:** Storage Room,Laundry Room,Jacuzzi Tub,  
**Landscape Amenities:** Landscaping,

#### NEIGHBORHOOD:

Convenience : 10 minutes by Car  
Store  
Shopping : 10 minutes by Car  
Center  
Local : 10 minutes by Car  
Restaurants