




El Paredon, 05007, PACIFIC COAST AREA, Escuintla

This is a beautiful property located in the charming beach community of El Paredon. Perfect for residential or commercial use, this large corner lot is cleared, flat, fenced, and ready to build with access roads on two sides. The lot measures 27 meters x 27 meters (88 ft x 88 ft), and 720 square meters (7,744 square feet). Coconut palms are visible on 2 sides of adjacent properties. Only 350 meters from the beach. The property has been professionally surveyed, and OCRET has been valid and in place since 11/23. Lease fees have been paid through October 2024. The sale includes: an established Guatemalan S.A. corporation in good standing and ready for rapid transfer to a new owner; a completed land survey; a professional building plan available for a private residence; and a local caretaker under contract who maintains the property, Don't miss this excellent opportunity to build your dream beach oasis or commercial project.

AREA INFORMATION:	
Frontage	: 26.5
Depth	: 28
Varas	: 999.88
Lot	: 698.66

CONVENIENCE:	
General Amenities: Road Access,Corner Lot,	

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