



### San Miguel Duenas, ANTIGUA AREA, Sacatepequez

V3 - Four-bedroom home for sale, with 287 m2 of construction. Located in a gated community with 24/7 staff security, green areas with tennis courts, a swimming pool, a clubhouse, and more. The house features colonial-style architecture with three spacious bedrooms, and an extra bedroom for an office, studio or other bedroom. This home is designed for comfort and privacy. Level 1, garage for one car, laundry area, secondary bedroom with a full bathroom, guest bathroom, living room with fireplace, social area with jacuzzi and BBQ. Level 2, master bedroom with a private bathroom, walk-in closet, 2 bedrooms sharing one full bathroom, family room. Terrace, 29 m2 of terrace with an outdoor seating area with a firepit and panoramic views of the volcanoes. Please call Marlon Catalan for more information and set an appointment today. Note: The house will be ready in March 2025



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

#### BASE INFORMATION:

|           |       |
|-----------|-------|
| Bedrooms  | : 4   |
| Bathrooms | : 3.5 |

#### AREA INFORMATION:

|              |         |
|--------------|---------|
| Frontage     | : 10.00 |
| Depth        | : 20.00 |
| Varas        | : 286   |
| Construction | : 287   |
| Lot          | : 200   |

#### CONVENIENCE:

- General Amenities:** Bodega/Storage,Volcano View,  
**Community Amenities:** Club House  
Swimming Pool ,Community Club  
House,Tennis Court,  
**Energy Savings Amenities:** Gas  
Fireplace,Fireplace,Electric Tankless Hot  
Water,  
**Exterior Amenities:** Perimetral  
Wall,Terrace,BBQ,Fountain,Garden,Open  
Deck,Garage,Exterior Lighting,  
**Interior Amenities:** Spanish  
Corridors,Laundry Room,Bucaro,Jacuzzi  
Tub,Internet Available ,Cable TV,  
**Security Amenities:** Gated Community,

#### NEIGHBORHOOD:

|              |                     |
|--------------|---------------------|
| Town Center  | : 17 minutes by Car |
| Banks        | : 10 minutes by Car |
| Antigua's    | : 17 minutes by Car |
| Central Park |                     |