



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