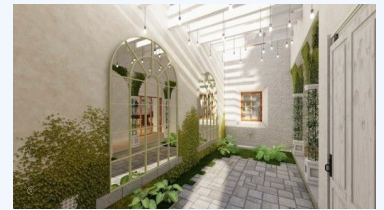


1454, TWO STORY HOME FOR SALE IN GATED COMMUNITY

for sale. \$ 740,000



San Miguel Duenas, ANTIGUA AREA, Sacatepequez

J84 - This stunning house for sale offers the colonial style of the area, combining modern amenities with classic French charm. Four-bedroom with 290 m2 of construction. Located in a gated community with 24/7 staff security, green areas with tennis courts, a swimming pool, a clubhouse, and panoramic views of the volcanoes.

The house features French-style architecture with three spacious bedrooms, and an extra bedroom for an office, studio, or other bedroom. This home is designed for people who want to feel close to the plants, flowers, and natural light. First level: Garage for one car, laundry area, guest bedroom with a full bathroom, living room, dining room, social area with garden with firepit, gazebo. Second level: Master bedroom with a private bathroom, walk-in closet, 2 bedrooms sharing one full bathroom, family room. Terrace: outdoor seating area with a fire pit 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 August 2024



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:

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