

# 1455, STUNNING HOUSE FOR SALE WITH 5 BEDROOMS FOR SALE

for sale. \$ 1,200,000



San Miguel Duenas, ANTIGUA AREA, Sacatepequez

V1 (Caelvm) - Five-bedroom home for sale, designed in 3 levels with 476 m2 of construction, and a beautiful rooftop patio with 360 degrees views!  
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, guest bedroom, guest bathroom, and a small garden. Level 2: Living room, dining room, and kitchen with cabinets, all connected to an outdoor open area with fireplace, social area with jacuzzi, BBQ, and pizza oven. Master bedroom 1 with a private bathroom, walk-in closet, and garden. Level 3: 2 bedrooms sharing one full bathroom, family room, and a second Master bedroom, and access to a terrace with an 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 November 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:

Lot	: Irregular
Dimensions	
Construction	: 476

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	