

# # 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

### 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



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