

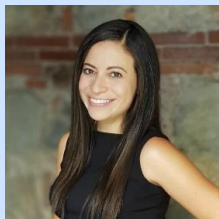
1507, CHARMING 3-BEDROOM HOME IN CENTRAL ANTIGUA, GUATEMALA

for sale. \$ 459,000



Central Antigua Gated Community, Antigua, Guatemala, ANTIGUA AREA

Welcome to your new home in Central Antigua, Guatemala! Nestled within a secure gated community, this charming 3-bedroom residence offers an unparalleled blend of comfort, convenience, and style. Boasting a family room, living room, and dining area, this abode provides ample space for relaxation and entertainment. Step outside to discover your private outdoor patio, perfect for al fresco dining or simply enjoying the pleasant climate of Antigua. With easy access to nearby attractions, restaurants, and Plaza Telares, the vibrant essence of Antigua awaits just a short stroll away. Spread across two levels, this thoughtfully designed home features 2.5 bathrooms, ensuring both functionality and privacy for you and your family. With a total construction area of 200 square meters and a generous land parcel spanning 130 square meters, this property offers a comfortable living space while still maintaining a manageable footprint. Whether you're seeking a full-time residence or an investment opportunity with rental income potential, this home presents an ideal choice. Embrace the allure of Central Antigua living and make this exquisite property yours today. Property Details: Bedrooms: 3 Bathrooms: 2.5 Living Space: 200 square meters (approximately) Land Area: 130 square meters Features: Family Room: Gather with loved ones in the cozy family room, perfect for movie nights and quality time. Living Room: The spacious living room invites relaxation and offers a serene escape from the world. Dining Area: Enjoy meals with family and friends in the sunlit dining area. Outdoor Patio: Step outside to your private patio—a delightful spot for morning coffee or evening conversations. Location: Nestled within a secure gated community, this home is conveniently situated in Central Antigua. Walking Distance: Explore Antigua's vibrant attractions, renowned restaurants, and the charming Plaza Telares. Ideal Lifestyle: Full-Time Living: Whether you're retiring or seeking a tranquil haven, this home provides comfort and convenience. Part-Time Residence: Looking for an investment opportunity? Consider renting out this gem when you're away. Don't miss out on this fantastic property! Contact us today to schedule a viewing and discover the allure of Central Antigua living.



Name **Marian Cordova-Wilson**
Address 4a Calle Oriente No. 44 , Antigua, Guatemala, Antigua Area
Phone 502-7965-2641

BASE INFORMATION:

Bedrooms : 3
Bathrooms : 2.5

AREA INFORMATION:

Varas : 186
Construction : 200
Lot : 130

CONVENIENCE:

General Amenities: Walking Distance to Central Park, Corner Lot,
Appliance Amenities: Range/Oven, Fridge, Dishwasher,
Energy Savings Amenities: Fireplace,
Exterior Amenities: Open Deck, Covered Patio,
Interior Amenities: Laundry Room,
Security Amenities: Gated Community,

NEIGHBORHOOD:

Children's : 10 minutes by Walking
Playground
Shopping : 10 minutes by Walking
Center
Banks : 12 minutes by Walking
Local : 10 minutes by Walking
Restaurants
International : 90 minutes by Car
Airport
Bus Stop : 3 minutes by Walking
Local Open Air: 8 minutes by Walking
Market
Private : 8 minutes by Walking
Hospital
Public Hospital: 8 minutes by Walking
Antigua's : 12 minutes by Walking
Central Park
Super Market : 10 minutes by Walking