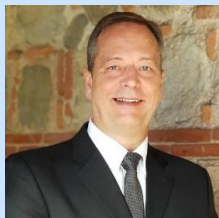




## San Pedro el Alto, San Pedro el Alto, 03001, ANTIGUA AREA, Sacatepequez

PRICE JUST REDUCED FROM \$325,000.00. This custom designed 2 level home, with a bonus of separate 1 bedroom, self contained apartment is NOW \$295,000.00. As an additional bonus, for a qualified Guatemalan purchaser, there is an existing low-interest assumable mortgage for approx. \$125,000.00. The property will be available and will be move-in ready July 1 st, as it is currently rented. Appointment to view requires 48-hour advance notice. Weekend viewing is also available. As an investment property, the house and apartment have an income potential of \$1700.00 to \$1800.00 a month.

This is an exclusive listing with Century 21 Antigua Fine Homes, but we will cooperate with other recognized agencies. This 2 on 1 Property for sale, features a house and an apartment. Excellent for those looking for an investment property that generates income from a vacation rental. Built with a concept that combines Antigua's beautiful colonial architecture with a modern style, that has open spaces superbly designed. Main house 3 bedrooms and 3.5 bathrooms. This villa includes a kitchen with Italian granite and a dramatic living room that has an impressive mahogany staircase with floating steps in a double-height ceiling living room. European tempered glass walls overlooking Antigua's most famous volcano. The additional apartment features a nice spacious one bedroom, 1 bathroom with a jacuzzi, great modern details, completely equipped for an ideal Airbnb. Independent entrance and parking available. Located in one of the more desirable gated community of Antigua's San Pedro el Alto, full of an international community, with walking paths and surrounded by beautiful gardens and nature. 10 minutes from downtown Antigua. This property will not last long at the new price, so call us for an appointment now!



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

### BASE INFORMATION:

Bedrooms : 4  
Bathrooms : 5.5

### AREA INFORMATION:

Varas : 582.35  
Construction : 404  
Lot : 406.25

### CONVENIENCE:

**General Amenities:** Volcano View,  
**Appliance Amenities:** Washer,Range/Oven, Microwave,Fridge,Dryer,Dishwasher,  
**Energy Savings Amenities:** Electric Tankless Hot Water,  
**Exterior Amenities:** Wall Fountain,Terrace,Open Deck,Garden,Exterior Lighting,Covered Patio,  
**Interior Amenities:** Walk-in Closet,Storage Room,Spanish Corridors,Maids Quarters,Laundry Room,Internet Available ,Interior Courtyard,Cable TV,  
**Landscape Amenities:** Lawn Area,Landscaping,  
**Security Amenities:** Gated Community,

### NEIGHBORHOOD:

Local : 15 minutes by Car  
Restaurants  
International : 60 minutes by Car  
Airport  
Bus Stop : 5 minutes by Walking  
Antigua's : 15 minutes by Car  
Central Park