

# # 1174, COLONIAL HOME FOR SALE IN LAS GRAVILEAS, ANTIGUA GUATEMALA

for sale. \$ 525,000



## Las Gravileas/Jacarandas, Antigua, Guatemala, ANTIGUA AREA, Sacatepequez

Single level home with three bedrooms, in Las Gravileas. Las Gravileas is a gated community in the central area of Antigua Guatemala, with 14 parks and green areas, cobblestone streets, underground services, panoramic views of the volcanoes and staff security 24/7.

Living room with fireplace and wooden doors to the central courtyard of the house, kitchen with cupula and cabinets, outdoor seating area, corridor with wooden columns and Spanish terrace, guest bathroom, two bedrooms sharing one bathroom, master bedroom with walk-in closet and master bathroom. Laundry area, maid's room with full bathroom, patio and garden. Garage for one car. Realtor's comments: In Antigua it's difficult to find a single-level house, even more in a gated community with a rooftop patio and great views of the three volcanoes. This home is perfect in size, style and location. Call Marlon Catalan and set an appointment.



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

### BASE INFORMATION:

Bedrooms : 3  
 Bathrooms : 3.5

### AREA INFORMATION:

Varas : 539.22  
 Construction : 350  
 Lot : 376.78

### CONVENIENCE:

**General Amenities:** Walking Distance to Central Park, Volcano View,

**Community Amenities:** Tennis Court, Community Club House,

### Energy Savings Amenities:

Fireplace, Electric Tankless Hot Water,

**Exterior Amenities:** Terrace, Open Deck, Garden, Garage, BBQ,

**Interior Amenities:** Walk-in Closet, Storage Room, Spanish Corridors, Maids Quarters, Laundry Room, Internet Available, Interior Courtyard, Cupula, Cable TV, Bucaro,

**Landscape Amenities:** Landscaping,

**Security Amenities:** Gated Community,

### NEIGHBORHOOD:

Town Center : 10 minutes by Walking

Bus Stop : 10 minutes by Walking

Private : 10 minutes by Car

Hospital

Antigua's : 15 minutes by Walking  
 Central Park