

## # 1007, COLONIAL MASTERPIECE - CENTRAL ANTIGUA LOCATION

for sale. \$ 3,000,000



### Antigua, Guatemala, 03001, ANTIGUA AREA, Sacatepequez

This Colonial masterpiece is located 2 blocks from Antigua's Central Park. The property was discovered by the current owners after an exhaustive 11-year search for the ideal location, and in original condition, but in need of restoration. A master plan was created with a well known historical renovation architect who understood the significance of the home, and the conservation of the overall design.

Working in conjunction with the owners, the Municipality, and the conservatories of Antigua, the home was completed to the satisfaction of all parties and is now available for purchase. The Colonial features are intact but completely modernized to capture the former old-world grace and charm without any offensive modifications. The property is located on a corner lot which provides access from 2 points. The main entrance will bring you to the swimming pool, with a change room area, complete with Sauna. Surrounding the pool is ample space to enjoy large gatherings of friends and family. To the rear of the pool is a wall-mounted fountain, and a staircase to the rooftop terrazzo that will give you extraordinary views of the city, and surrounding landmarks, such as the Volcanoes Agua, Fuego and Acatanango. Entering the home from the main garage entrance, there is a "Guest Reception" sala to preserve the private living area of the home beyond the entrance. Beside the Guest Reception area is a view of the pool, and an interior courtyard garden. Proceeding past the sala in the corridor, you will find the main dining room, with a library/sitting room complete with fireplace. A wonderful spot for a before or after dinner cocktail, or to converse with guests. To the side of the dining room, is the main living room with fireplace, and vaulted ceilings. Above the living room, and with staircase access, is a mezzanine level that overlooks the living room and can be used as an office, or a study. The mezzanine also has access to a private rooftop terrazzo. On the opposite side of the corridor from the dining/living room, is the amazing kitchen, complete with a cupula. Everything is well designed for a personal Chef to prepare meals in luxury. There is also a formal breakfast area off the kitchen, but could certainly be another main dining room if desired. Proceeding down the corridor, you enter another interior courtyard area with a colonial fountain, surrounded by an exterior patio. Off the courtyard patio, are the bedrooms and all having large private bathrooms with walk-in closets, hardwood floors and fireplaces in the master bedroom and a second bedroom. Each bedroom is configured to suit a family or guests who would like options to suit their needs. The master bedroom is spectacular and focuses on the vaulted ceiling, and corner fireplace and sitting area. Off the master bedroom is the bath, with a standalone glass-enclosed shower, bathtub and dual hand basins. At the end of the corridor, there is another garage for one car. The water heating is done with a grid of rooftop solar panels that are conveniently out of sight, and there is a full remote security system that can be accessed from anywhere in the world by internet. There is also a fully equipped service area for live-in staff. Homes like this rarely appear for sale in Antigua, and due to the exclusivity, the home can only be shown by appointment and to pre-qualified purchasers. The owner reserves the right to review the buyer's information prior to granting access. We trust you understand. To arrange an appointment to view, please contact Marlon Catalan

#### BASE INFORMATION:

Bedrooms : 4

Bathrooms : 5

#### AREA INFORMATION:

Varas : 1452

Construction : 710.1

Lot : 1015

#### CONVENIENCE:

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

**Appliance Amenities:**

Fridge, Range/Oven, Dishwasher,

**Energy Savings Amenities:** Solar Water Heating, Fireplace, Electric Tankless Hot Water,

**Exterior Amenities:** Terrace, BBQ, Wall Fountain, Fountain, Garden, Open Deck, Garage, Exterior Lighting, Covered Patio, Swimming Pool,

**Interior Amenities:** Spanish

Corridors, Laundry Room, Bucaro, Sauna, Furnished, Storage Room, Maids Quarters, Walk-in

Closet, Interior Courtyard, Cupula, Cable TV,

**Landscape Amenities:** Lawn Area, Landscaping,

#### NEIGHBORHOOD:

Town Center : 1 minutes by Walking

Shopping Center : 5 minutes by Walking

Banks : 3 minutes by Walking

Antigua's Central Park : 3 minutes by Walking

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

