



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

We are pleased to be offering one of Antigua's most unique, and well located Boutique Hotels for sale. This is a fully operating 4-bedroom hotel and has an excellent reputation on all local and International Travel Guides.

We are pleased to be offering one of Antigua's most unique, and well located Boutique Hotels for sale. This is a fully operating 4-bedroom hotel and has an excellent reputation on all local and International Travel Guides. The hotel is being offered with all furniture and fixtures, and there is competent staff available to assure an easy transition. The main entrance/reception area leads to a private 2 level suite, complete with full kitchen facilities, and can accommodate a family of 4. This suite has a garden and access to a private rooftop patio. This suite is generally used for guests looking for a longer stay. Just past the reception area is the fully equipped kitchen to prepare breakfast for the guests and an attached dining room. Past the dining room, is a social room that clients can sit and relax, and enjoy an evening cocktail while looking out a rear garden space with a fountain. Off the social area is a staircase leading to the second level Master Suite, that comprises 2 separate rooms. The bedroom has a fireplace and a view of the interior courtyard, and the other room is equipped with a sofa bed, chairs a desk and television. The rear courtyard is a common area for guests, that leads to two separate suites. The upper-level suite can be entered from the lower suite by a lock outdoor, or accessed by a separate outside staircase. Both suites have patios, overlooking the interior garden. The hotel is available to view by appointment only, as is best seen between 11:00 and 3:pm, so guests are not disturbed. Please contact the listing agent at your convenience.



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

#### BASE INFORMATION:

Bedrooms : 4  
Bathrooms : 4

#### AREA INFORMATION:

Frontage : 8.75  
Depth : 35  
Varas : 438.28  
Construction : 290  
Lot : 306.25

#### CONVENIENCE:

**General Amenities:** Cistern, Walking Distance to Central Park,  
**Appliance Amenities:** Dryer, Washer, Fridge, Dishwasher, Microwave,  
**Energy Savings Amenities:** Gas Stove, Fireplace, Electric Tankless Hot Water,  
**Exterior Amenities:** Terrace, Garden, Satellite Dish,  
**Interior Amenities:** Spanish Corridors, Bucaro, Furnished, Storage Room, Cupula, Internet Available, Cable TV,

#### NEIGHBORHOOD:

Convenience : 5 minutes by Walking  
Store  
Daycare : 8 minutes by Walking  
School : 5 minutes by Walking  
Banks : 5 minutes by Walking  
Local : 7 minutes by Walking  
Restaurants  
International : 45 minutes by Walking  
Airport  
Bus Stop : 5 minutes by Car  
Local Open Air: 5 minutes by Walking  
Market  
Public Hospital: 10 minutes by Walking  
Antigua's : 5 minutes by Walking  
Central Park  
Super Market : 5 minutes by Walking

