



Santa Cruz la Laguna, LAKE ATITLAN AREA

A nearly new (completed 2015) two storey house of approximately 100 sq.m. set in a lovely garden, overlooking volcanoes and beautiful Lake Atitlan in the Guatemalan highlands.

The house features a cozy living room with fireplace, a comfortable dining area opening onto a fully equipped kitchen, a full bathroom next to a spiral staircase leading to two upstairs bedrooms, each with 1/2 bath and each opening onto a balcony overlooking the garden and the lake. Upstairs balcony and downstairs deck are perfect places to enjoy morning coffee or afternoon refreshments. For nature lovers, the squirrels and a great variety of birds enhance the interest of the garden. Fruit trees in the garden include banana, papaya, avocado and lime. The large walled and fenced lot (1317.6 sq.m.) is located about 250 meters from the lake in a central location handy to the boat launch area, hotels, restaurants, the Mayan village, etc, and the district is inhabited by expats from many countries. One of the attractions of the of the property is the safety and security, not just of the property but of the entire district. The quiet and serene surroundings is another important feature of the property. The lovely tropical garden is irrigated automatically with underground sprinklers using lake water and the property has its own power, high-speed internet and water supply. The sewage system consists of a septic tank followed by a Rotoplas biodigester and leach field and is trouble free. The property is ideal for rental to small groups or people with pets and/or children and is currently maintained by an excellent local Mayan guardian on a three day/wk basis. Shopping is usually done by taking the water taxi to Panajachel, the small tourist-oriented city located 15 to 20 minutes from Santa Cruz by water taxi, which arrives and departs every 20 minutes. There are some small shops in Santa Cruz and there is a weekly market where many people buy their fresh vegetables, home-baked bread, etc. There are no fast food outlets but there are several fine hotel dining rooms and restaurants as well as home delivery of pizza, local cuisine, etc.. There is a wide range of activities in the area, truly something for everyone. Visits to art galleries, yoga and spiritual exercises, bicycle tours, volcano hikes, zip lining, paddle boards, kayaking, fine dining, happy hour, learn Spanish, etc.. Or if you're not in the mood for adventure or strenuous activity, simply relax and enjoy the beautiful surroundings.

BASE INFORMATION:

Bedrooms : 2

Bathrooms : 3

AREA INFORMATION:

Varas : 1888

Construction : 100

Lot : 1317.6

CONVENIENCE:

Exterior Amenities: Garden,Covered Patio,

Interior Amenities: Internet Available
,Cable TV,

Landscape Amenities: Lawn Area,



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