

UNDER CONTRACT: RESORT VILLA AND  
FOUR BUILDING SITES ON THE RENOWNED  
LAKE ATIT

Residential. \$ 450 000

KM 10.5, San Antonio Palopo, Guatemala, 00000, United States

USA and Canada  
THE PROPERTY: The property consists of a beautiful three bedroom/three bath Villa and four additional building sites with 100 meters/335 feet of Lake Frontage on Lake Atitlan Guatemala, considered to be the most beautiful lake in the world. It is now virtually impossible to find lake frontage of this size. The lake basin has also been classified as the most temperate zone in the world with year round temperatures of 70-80 during the day and mid 60s at night. The property is located in an exclusive area and Lake Frontage of this length is no longer available. Over \$600,000 invested. My loss is your gain. THE VILLA: The architecturally designed Villa was constructed to the highest standard using only the finest materials: German windows and exterior doors; custom interior doors; custom floor tiles and an American style kitchen with cherry cabinets, quartz counter tops and stainless steel appliances (including a wine cooler). The master and one guest suite are equipped with king beds. The second guest suite has two single beds. The Villa has Direct TV from the U.S.A. There is also a 1 bedroom Apartment adjacent to the Villa which is currently used by staff. The Villa is fully furnished and has been used for resort rental. Rental prices range from \$295 per night low season to \$595 high season. All you need is your tooth brush!! Should you desire to continue resort rental, management is provided by a 5 star resort. BUILDING SITES: There are four additional sites available and engineering plans are completed and included. The electrical and water infrastructure is in place. Sell the building sites or increase your profit by building additional Villas. MAKES MONEY: The Villa has a successful resort rental history. WHY AVAILABLE: The Villa served as a guest house/rental unit for our primary residence at the lake. We have sold the primary residence and require a larger home. Villa \$449,000/4 building sites \$200,000. WE ARE LOOKING FOR: Downsizing or equal trade. We will consider any type of property but would prefer resort property in Central America, Canada or the U.S.A.

MORE INFORMATION

Swap for

Any State, Alberta, British Columbia, Manitoba, New Brunswick, Newfoundland, Northwest Territories, Nunavut, Nova Scotia, Ontario, Prince Edward Island, Quebec, Saskatchewan, Yukon, Outside of US Swap Type : Can add other assets, Owned free and clear, Downsizing, Swap even Max Swap Value : 450000

BASE INFORMATION:

Bedrooms : 3

DISTINGUISHED PROPERTY  
FEATURES:

Name piazzasj