

# FOR SALE

\$ 506,493.50 USD

Guatemala - Guatemala

Zona 09

Listing ID: 002983082022

Two-story house with a split-level design, ideal for commercial or residential use. It has two independent entrances to the second level, making it extremely versatile. A functional, modern property with great commercial potential. Land area: 257 sq. yd. Construction area: 308 sq. m. First Level (Downstairs): Electric gate Parking for 2 vehicles Large kitchen with cabinets Laundry area Service bedroom with full bathroom Secondary bedroom with bathroom Patio with sink Pergola in patio area Second Level: Large living room 1 Bedroom with full bathroom 1 Secondary bedroom with half bathroom Second Level (Independent): 1 Large home theater or game room 1 Monitoring area EQUIPMENT: 3 Air Conditioners Solar Panels (Equipment in the second level area) LED Lighting



SUSANA MEDRANO  
Sales Agent  
502 42111054  
[smedrano@remax-top.com.gt](mailto:smedrano@remax-top.com.gt)



**RE/MAX TOP**

Guatemala City, Guatemala, Guatemala

Each office is independently owned and operated