

# FOR SALE

Q 1,100,000.00 GTQ

Guatemala - Guatemala

Villa Nueva

Listing ID: 003013919005

Exceptional investment opportunity located in one of the most strategic and fast-growing industrial zones of Villa Nueva, ideal for light industrial, commercial, or mixed-use purposes. The property offers excellent access to major routes connecting to Guatemala City and the southern region, surrounded by logistics and industrial development. Property features: Warehouse – 258.95 m<sup>2</sup> (2,787 sq. ft.) Spacious and well-distributed area, ideal for storage, workshop, or logistics operations. One-story house – 235.91 m<sup>2</sup> (2,540 sq. ft.) Includes a covered garage, office, study, open-concept living, dining and kitchen area, three bedrooms, 2.5 bathrooms, pantry, and patio. This property is perfect for those looking to live and operate their business in the same place, or for investors seeking a high-return asset in a prime location with growing industrial demand.



[SEE PROPERTY ON GOOGLE MAPS](#)



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