

HOUSE · PURCHASE

CASA BUGANVILIA

Condado del Obispo

PURCHASE

HOUSE

HOUSE FOR SALE

\$1,350,000

DETAILS

 [Schedule a visit](#)

Code	CVF410	Price	\$1,350,000
Type	House	Status	Purchase
Bedrooms	4	Bathrooms	5
Service room	1	Parking	1
Front / back meters	15.00 m / 32.00 m	Total land area	534.00 m²
Square varas	764.06 v²	Pets / Airbnb	Yes / No
Updated	Jan 28, 2026		

FEATURES

-  Domes

 Guest Bathroom

 dining room

 hall
-  Utility room

 Storage

 Bathroom

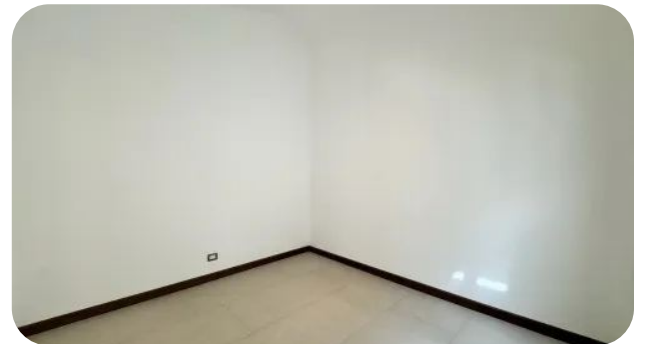
 Fireplace
-  Cava

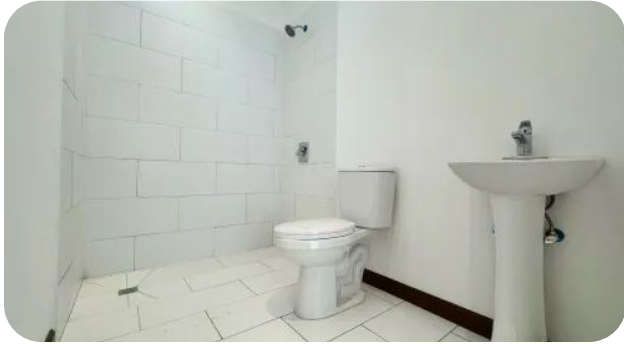
 laundry

 Kitchen

 bedrooms

GALLERY





DESCRIPTION

House for sale en Condado del Obispo

LOCATION

House for Sale in Antigua Guatemala

LOCATION

Gated Community: Condado del Obispo, San Juan del Obispo, Antigua Guatemala

Just 10 minutes from Antigua Guatemala's Central Park, offering quick access to its colonial charm, restaurants, cafés, and cultural attractions.

Only 5 minutes away is El Parador de Santa Clara Shopping Center, where you'll find a supermarket, banks, restaurants, cafés, shops, and all essential day-to-day services.

Also 5 minutes away is Finca Carmona, an exceptional outdoor destination perfect for nature walks, open green areas, family activities, picnics, scenic views, photography sessions, small events, and peaceful moments surrounded by nature.

AMENITIES

- Spacious social lounge
- Open pergola ideal for events



- Heated swimming pool
- Jacuzzi
- Tower viewpoint with panoramic volcano views (Agua, Fuego & Acatenango)
- 130-meter colonial-style central park inspired by Tanque La Unión
- Traditional-style antigüeño water tank with decorative arches
- Ground-level reflecting pool
- Extensive green areas
- Walking paths
- Decorative búcaros
- Resting benches and shaded spots
- 9-meter-wide cobblestone streets
- 1.5-meter sidewalks
- Secure, private, and nature-rich environment

LAYOUT

First Floor:

- Garage for 1 vehicle
- Storage room
- Guest half bathroom



- Foyer
- Service room
- Laundry area
- Kitchen with dome
- Living room
- Dining room with fireplace
- Bar with wine cellar
- Family room
- Central garden with búcaro
- Primary bedroom with mezzanine, walk-in closet, bathtub, fireplace, and private garden
- 2 secondary bedrooms with closet, private bathroom, and shared garden

Second Floor:

- Master bedroom with walk-in closet, bathtub, fireplace, and terrace
- Sauna
- Jacuzzi
- Full bathroom inside the sauna area
- Firepit on terrace
- Beautiful terrace with stunning views



CONSTRUCTION DETAILS

- **Land area:** 449.92 m² 4,842 ft²
- **Lot measurements:** 16 m (52.49 ft) frontage x 32 m (104.99 ft) depth
- **Total construction:** 534 m² 5,748 ft²
- Double-height foyer with wooden coffered ceiling, elegant hanging chandelier, and black-and-white porcelain flooring
- Spanish terrace connecting the social area with an 87 m² (936 ft²) garden and linking to secondary bedrooms and family room through a glass pocket door
- Wooden beams, laminated flooring, and abundant natural light creating warm and inviting spaces
- Architectural design focused on comfort, privacy, and serene living with volcano views and authentic colonial character
- Reinforced concrete foundations and structural system
- Block walls fully plastered and finished
- Aluminum and glass windows
- Double-height cypress-wood coffered ceilings
- Navarra Especial-style kitchen by SAXS
- Frigidaire appliances: double oven tower, refrigerator, cook-top, dishwasher, and hood
- Light gray imported melamine cabinetry
- Island with white porcelain countertop featuring black veining



- Concrete-look ceramic flooring in kitchen
- Wooden and glass pocket doors
- Gas fireplace in social area
- Bar equipped with kitchenette and stone-clad wine cellar
- Decorative wooden beams
- Water cistern
- Water heaters
- Decorative fountain
- Pre-installation for video-surveillance system
- Pre-installation for audio system
- Pre-installation for WiFi network
- Pre-installation for home automation
- Installed gas line with tank
- Laundry room
- Parking area
- Direct adjacency to the community's green area



MAINTENANCE FEES

HOA fee: GTQ 1,142

Quarterly IUSI tax: US \$2,126

ANOTHER OPTION FOR YOU

Here is another property we have available in Antigua Guatemala:

<https://quick-real-estate.elevenestudio.site/property/dona-beatriz>

****For scheduling a visit and discovering every detail of this property, contact us at +502 7720-3501.****

ADDRESS

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Condado del Obispo

CITY

Antigua Guatemala

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DEPARTMENT

Sacatepéquez

