

HOUSE · PURCHASE

# CASA VIVA

RESIDENCIAL PORTAL DE LAS ROSAS II

PURCHASE

HOUSE

HOUSE FOR SALE

# \$265,000

DETAILS

|                     |                  |                 |              |
|---------------------|------------------|-----------------|--------------|
| Code                | CVF545           | Price           | \$265,000    |
| Type                | House            | Status          | Purchase     |
| Bedrooms            | 3                | Bathrooms       | 3.5          |
| Service room        | 0                | Parking         | 1            |
| Front / back meters | 8.00 m / 15.00 m | Total land area | 171.70 m²    |
| Construction m²     | 180.00 m²        | Square varas    | 245.67 v²    |
| Pets / Airbnb       | Yes / No         | Updated         | Aug 27, 2026 |

FEATURES

- ✔ Guest Bathroom

✔ Bathroom

✔ bedrooms
- ✔ Garden

✔ parking



Ana Karen Molina

REAL ESTATE AGENT

EMAIL

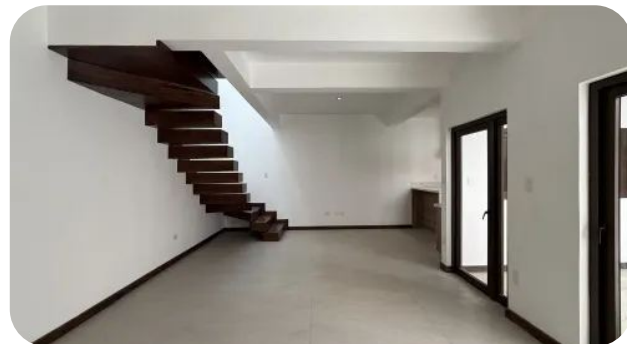
amolina@quick-realestate.com

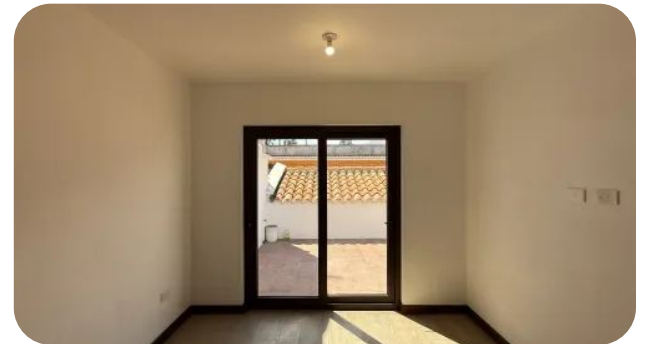
WHATSAPP

+502 7832-2660

 Schedule a visit

## GALLERY





## DESCRIPTION

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# House for sale en RESIDENCIAL PORTAL DE LAS ROSAS II

## LOCATION

### HOME FOR SALE IN CONDOMINIO PORTAL DE LAS ROSAS II

#### LOCATION:

This exceptional home is located within Condominio Portal de las Rosas II, a residential community that perfectly blends security, tranquility, and an ideal family environment. This is an outstanding choice for those seeking high quality of life within a safe and harmonious setting, benefiting from enhanced privacy and controlled access.

#### LAYOUT:

##### First floor:

- Garage
- Bedroom with a full bathroom
- Guest half bathroom
- Garden with traditional fountain (búcaro)
- Corridor
- Kitchen



- Dining Room
- Living Room

### **Second floor:**

- 2 Bedrooms
- 2 Bathrooms
- Terrace

### **CONDOMINIUM AMENITIES:**

- Green areas
- Children's playgrounds
- 24/7 Security

### **CONSTRUCTION DETAILS:**

The property is built on a generously sized lot, providing a highly functional distribution.

- **Frontage:** 26.25 ft
- **Depth:** 49.21 ft
- **Lot Area:** 1,291.67 sq.ft
- **Construction Size:** 1,937.50 sq.ft

### **MAINTENANCE FEE:**



US\$ 55 / GTQ 425

**PROPERTY TAX (IUSI) Quarterly:**

US\$ 317.25 / GTQ 2434.14

**ANOTHER OPTION FOR YOU:**

In the following link, you will find another option for you:

<https://quick-real-estate.elevenestudio.site/en/property/hacienda-malaga-casa-tipo-b>

Contact us at: **\*\*+502 7832-2660 - +502 7720 3500\***

**ADDRESS**

ADDRESS

**RESIDENCIAL PORTAL DE LAS ROSAS II**

DEPARTMENT

**Sacatepéquez**

CITY

**Antigua Guatemala, Zone 0**

COORDINATES

**14.522023447523454,  
-90.80024161468961**

**Open in Google Maps**

**Open in Waze**