

FOR SALE

\$ 2,200,000.00 USD

Guatemala - Santa Rosa
Monterrico
Listing ID: 003193822072

INVESTMENT OPPORTUNITY – BEACHFRONT COMPLEX Monterrico / El Garitón Project with existing inventory, projected cash flow, and strong expansion potential in one of the country's highest-demand vacation rental areas. Project composition: 7 villas to be remodeled 2 villas in shell condition Space available for 3 additional units?? Total projected: 12 villas Value proposition: Direct beach access Each unit with private pool and rancho Ideal format for Airbnb / short-term rentals Established location with consistent demand Immediate scalability potential Business model: Vacation rentals (Airbnb) + asset appreciation after renovation and stabilization Conservative scenario: Average rate: \$120/night Estimated occupancy: 50% Monthly income per unit: ~\$1,800 ?? Total monthly income: \$21,600?? Gross annual income: \$259,200 Execution strategy: Phase 1: Renovation of 7 ...



SEE THIS PROPERTY ON THE MAP



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