

# FOR SALE

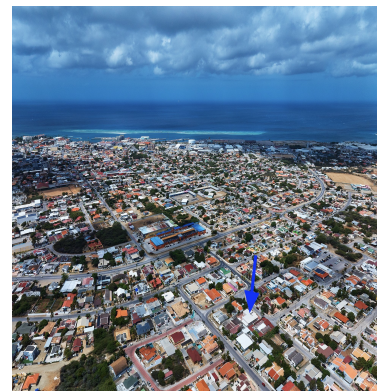
## \$ 795,000.00 USD

Aruba - Aruba

Oranjestad

Listing ID: 00130282629

Introducing an exceptional investment opportunity in the heart of Aruba's capital region: an income-generating commercial apartment building situated on 690 m<sup>2</sup> of long lease land in the thriving Paradijswijk / Santa Helena area. Just minutes from downtown Oranjestad, the international airport and the hotel district, this property combines prime location with reliable rental potential. This well-maintained building offers twelve fully independent apartment units, each with a combined living, kitchen and sleeping area, as well as ensuite bathrooms outfitted with fixtures and full ceramic tile finishes. The units vary in size, with a total built-up area of approximately 316 m<sup>2</sup> and are supported by reinforced concrete construction, aluminum windows and doors and ceramic flooring throughout. All apartments are equipped with air-conditioning, individual water and electricity meters, and kitchens featuring granite countertops, cabinetry, stainless steel sinks and stainless steel cooking tops. Ten units use gas for cooking, while two units are equipped with electric stoves. The electricity meters for the apartments operate



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