



## Prime Fixer-Upper! Transform This Property into Your Dream Home or Investment!

Under Contract

**Caya Frère Alexius 5, Oranjestad**

### Charming Fixer-Upper with Endless Potential in a Great Location!

Discover a fantastic opportunity to own a **690 square meter property** in a nice **residential area** of Aruba! Whether you're looking for the perfect **family home** or a **high-potential investment**, this property is a blank canvas waiting for your vision.

**Location is everything!** This property is **centrally located**, offering the best of both convenience and tranquility:

Less than **5 minutes** from **Downtown Oranjestad**

Only **4 minutes** from the world-famous **Eagle Beach**

Less than **10 minutes** to the vibrant nightlife and entertainment of **Palm Beach**

With **ample space for expansion**, renovation, or even a multi-unit project, this property presents an exciting **fix-and-flip** or **long-term investment** opportunity.

If you're ready to turn potential into reality, don't miss out on this **one-of-a-kind property**! Contact us today for more details, Tel. +297 699 1119 | +1 786 800 5515

**Contract:**

For sale

**Type:**

Lease Land

**Area:**

Oranjestad

**Bedrooms:**

4

**Bathrooms:**

3

**Pool:**

No

**Lot size:**

690 m<sup>2</sup>

**Build up area:**

248 m<sup>2</sup>