



## 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

<b>Contract:</b>	For sale
<b>Type:</b>	Lease Land
<b>Area:</b>	Oranjestad
<b>Bedrooms:</b>	4
<b>Bathrooms:</b>	3
<b>Pool:</b>	No
<b>Lot size:</b>	690 m <sup>2</sup>
<b>Build up area:</b>	248 m <sup>2</sup>