

## FOR SALE



### Lux Villas with additional properties

**Price:** USD 3.146.068 (AWG 5.600.001)

**Location:** Noord

**Lot size:** 4.925 m2

**Bathrooms:** 18

**Built up size:** 988 m2

**Bedrooms:** 9

Property description: This boutique luxury apartment complex offers a rare opportunity to own in one of Aruba's most in-demand rental markets, just 5 minutes from Eagle Beach. Designed for high-performing short-term rentals, the property blends minimalist luxury with tropical appeal—exactly what today's travelers are booking. With 9 turnkey apartments, a resort-style pool, and additional 3 plots for expansion with permission to construct an additional six apartments, this is an ideal acquisition for investors seeking strong cash flow, appreciation, and scalability. The Residences: Constructed in 2019 Lux Villas in Bubali, features 2 bedrooms and 2 bathrooms, sleeping 4 guests comfortably—a proven layout for maximizing occupancy and nightly rates. Open-plan living, private patios, and unique finishes create a strong competitive edge in Aruba's luxury rental market, especially being

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