

## FOR SALE

**Modanza 110 A****Price:** USD 525.000 (AWG 934.500)**Location:** Tanki Leendert**Lot size:** 326 m<sup>2</sup>**Bathrooms:** 2**Built up size:** 132 m<sup>2</sup>**Bedrooms:** 3

Family Living in Modanza Villa Park – Turn-Key Comfort with Pool  
Discover the perfect blend of comfort, style, and modern convenience in this move-in-ready family home at Modanza Villa Park. Situated on 326 m<sup>2</sup> of property land with 132 m<sup>2</sup> of thoughtfully designed living space, this home enjoys a prime position at the end of a quiet cul-de-sac, offering peace, privacy, and a true family-friendly atmosphere. Step inside and you're welcomed by a bright, open-concept layout where kitchen, dining, and living areas flow seamlessly together. Large windows fill the home with natural light, while oversized sliding doors invite the outdoors in. From here, your living space extends effortlessly onto the covered porch and backyard oasis. With a sparkling pool, outdoor shower, and shaded lounge areas, every day feels like a private retreat designed for both relaxation and entertaining. This

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