

## FOR SALE



### Palm Beach 6-C

**Price:** USD 446.500 (AWG 794.770)

**Location:** Noord

**Lot size:** 221 m2

**Bathrooms:** 4

**Built up size:** 135 m2

**Bedrooms:** 4

Located in the highly sought-after neighborhood of Palm Beach, the two-story residence sits on the famous Palm Beach Road leading straight to Aruba's prime high-rise hotel area. Situated on property land, the one of four connected, two-story homes (end unit) is currently set up with a commercial area on the ground floor and housing on the first floor. Adjacent to the house are two separate apartments.. The excellent location allows for a strategic investment opportunity in the heart of Palm Beach. The ROI and rental income potential creates the possibility for commercial and/or short term/long term real estate capabilities. The house can be easily expanded in its entirety with a living area, extra bedrooms and bathrooms. Drawings and permits are already in place! Located less than a mile from the pristine Palm Beach, minutes away from the best of Aruba's nightlife while immediately

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