

## COMMERCIAL FOR SALE



## CASA Office Space with Apartments

**Price:** USD 850.000 (AWG 1.513.000)

**Location:** Oranjestad

**Bathrooms:** 8

**Bedrooms:** 6

Explore an exceptional investment opportunity that offers immediate returns and substantial long-term growth potential in both short and long-term rentals. This brand-new, architecturally modern complex, ideally located at John G. Emanstraat 24, provides an exclusive chance to acquire a premium property in the heart of Oranjestad, Aruba. Meticulously constructed exceeding building codes, this two-story complex seamlessly blends concrete and steel, resulting in a resilient and visually impressive mixed-use building designed for enduring value. The property comprises four lower-level units with private patios, two upper-level units, and ground-level commercial space. This innovative layout offers versatility for both short and long-term apartment rentals, as well as commercial office utilization. The property's engineering and construction materials allow for potential expansion. The four rear apartments on the second level can accommodate an additional four units, promising increased rental income and profitability. Each apartment features a fully equipped kitchen with modern appliances, including full-sized refrigerators and

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