

FOR SALE

\$ 649,000.00 USD

Aruba - Aruba

Paradera

Listing ID: 001304605001

Located in the peaceful residential community of Modanza Villa Park, this well-maintained single-family villa combines comfortable indoor living with a spacious private outdoor area, complete with a swimming pool and covered porch. Set on 656 m² of property land (full ownership), the villa occupies a generous corner lot in a particularly quiet section of the neighborhood, with very limited passing traffic. The corner setting and ample outdoor space provide a pleasant sense of privacy around the home. The residence offers approximately 152 m² of total built-up area, including a spacious covered terrace and covered entrance/porch. The practical floor plan features three bedrooms and 2.5 bathrooms, as well as a separate laundry and storage room. All three bedrooms and the living room are air-conditioned, and the home is equipped with a hot-water system. At the heart of the home is the open-plan living area, where the living room, dining area, and kitchen flow naturally together. From the living room and two of the bedrooms, there is direct access to the covered porch and garden, creating a seamless connection between i



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