



**CENTURY 21**  
Aruba Houses  
Aruba

**Douglas Rey**  
Broker / Owner

Office: (297) 586-4242  
douglas@c21aruba.com  
<https://century21aruba.com>

CENTURY 21 Aruba Real Estate, Palm Beach 4-G, Oranjestad, Noord, Aruba

## Matividiri 23-B

Ayo (Paradera) 📍 Aruba

**MLS# 1153699**

Single Family Homes

**699,000**



**District/Area:** Ayo (Paradera)

**Region/Country:** Aruba

**Prop.Type:** Single Family Homes

**Prop.View:** Garden View

**Beds:** 6

**Baths:** 5½

**Living Space:** 453 m²

**Year Built:** 2012

**Land Area:** 1,331 m²

**Class:** Residential

### Features and Amenities

#### Condition

Well Maintained

#### Outdoor Features

Garden  
Trees

#### Furnished

Unfurnished

#### Parking - Type

Private Parking

#### Air Conditioning

Split Level A/C

#### Patio - Deck - Porch

Patio  
Deck  
Covered Patio  
Multiple

#### Near By

Town  
Agricultural Activities  
Elementary School  
Park - Green Area  
Recreational Activities  
Woods  
Bicycle path

#### Swimming Pool

Large In-Ground

#### Accessibility

Easy Access

#### Front Access Road

City Maintained

### Remarks

Villa in natural environment for sale!

Generate on 2024-05-09@11:02:58

v1713970313

The villa is located in the family-friendly neighborhood of Matividiri in Ayo that's only a 10-minute drive to Oranjestad and 15 minutes to Aruba's best beaches, restaurants, shopping malls, supermarkets and Palm Beach/High-Rise Hotel area. Local supermarkets, shops and schools are within reach. This magnificent 453m<sup>2</sup> (4876 sq.ft.) villa embraces the essence of tranquil living on a sprawling 1331m<sup>2</sup> (14322 sq.ft.) long lease land. As you approach, a lush front garden invites you into a world of natural beauty and serenity. Step inside this thoughtfully designed home to discover an airy open floorplan where the heart of the house resides—an expansive kitchen seamlessly connected to the dining and living areas. The effortless flow creates an inviting space for gatherings and daily living, adorned with ample natural light that dances through the windows.

Boasting 4 well-sized bedrooms and 3.5 elegantly appointed bathrooms, including a master suite with its walk-in closet and en suite bathroom, this villa ensures comfort and privacy for every resident. Additionally, a convenient 1-bedroom apartment and studio apartment adjacent to the main house offer flexibility and additional space for guests or as a private retreat. Beyond the interiors lies an outdoor sanctuary, a true oasis where relaxation meets beautiful nature views. Step onto the patio and revel in the splendor of Aruba's breathtaking nature while lounging by the inviting pool—a serene vista that elevates the concept of outdoor living. The covered patio provides an idyllic setting for entertaining, be it a lively gathering or a tranquil evening under the starlit sky.

This villa epitomizes the harmony between luxurious comfort and the allure of nature, offering an unparalleled opportunity to own a haven in one of Matividiri's most captivating settings.

Contact us for more information or to schedule a viewing!