



**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

## Purun 31

Modanza (Oranjestad East) 📍 Aruba

**MLS# 1152333**

Single Family Homes

**310,000**



**District/Area:** Modanza (Oranjestad East)

**Region/Country:** Aruba

**Prop.Type:** Single Family Homes

**Prop.View:** Garden View

**Beds:** 2

**Baths:** 2.0

**Living Space:** 85 m<sup>2</sup>

**Year Built:** 2023

**Land Area:** 347 m<sup>2</sup>

**Class:** Residential

### Features and Amenities

**Condition**

Brand New

**Appliances**

Refrigerator  
Stove

**Furnished**

Fully Furnished

**Air Conditioning**

Split Level A/C

**Laundry**

No Washer/Dryer  
None

**Near By**

Playground  
School(s)  
Shopping  
Town  
Agricultural Activities  
Elementary School  
Commercial Activities  
College  
Highway  
Public Transportation  
Recreational Activities

**Location Features**

Accessible

**Driveway**

Concrete

### Remarks

Brand new home in residential area for sale!

The contemporary house is situated within the serene residential locality of Purun. Purun is centrally located providing easy access to the high-rise hotel area, Palm Beach, top restaurants, entertainment spots and Aruba's best beaches. This house is a true gem nestled on a generous 347m<sup>2</sup> (3735 sq. ft.) of prime property land. As you step through the beautiful front door, you'll be greeted by an inviting open floor plan that seamlessly connects the living, dining, and kitchen areas. The spacious design of the main living space is accentuated by an abundance of large windows that flood the interior with natural light, creating an airy and welcoming atmosphere throughout the day.

This remarkable home features 1 generously sized bedroom that offers comfort and privacy, ensuring a peaceful retreat for rest and relaxation. Additionally, there is a versatile office space that can easily be converted into a second bedroom, making it ideal for guests, family, or as a home office. With two well-appointed bathrooms, each strategically placed on opposite sides of the house, convenience and functionality are paramount. This clever design allows for separate living spaces, offering the possibility of creating two distinct 1-bedroom apartments, perfect for those seeking investment opportunities. Outside, the property boasts ample space for a potential pool, providing the perfect backdrop for outdoor entertainment, relaxation, and enjoying the sunny days by the water. Whether you envision hosting gatherings with friends and family or simply basking in your own private oasis, this outdoor area offers endless possibilities for customization and enjoyment.

Don't miss the chance to make this exceptional residence your own, where modern living and versatile design meet in harmony. Contact us for more information or to schedule a viewing!