



## Modanza Villa

**Price:** USD 550.000 (AWG 990.000)

**Location:** Paradera

**Bathrooms:** 2

**Bedrooms:** 3

**Lot size:** 541 m2

**Built up size:** 156 m2

Nestled in Modanza Villa Park, this contemporary 3 bedroom, 2.5 bathroom home offers the perfect blend of style, comfort, and functionality. Designed for effortless living, the residence features soaring wood beam ceilings that create a light and bright ambiance throughout. With a private pool, this home provides the ultimate retreat for relaxation and entertainment. The open-concept layout flows seamlessly, centered around a spacious kitchen with built-in stainless steel appliances, a breakfast bar, and ample storage. The primary suite offers a tranquil escape with a private en-suite bathroom and direct access to the outdoor patio. Each bedroom exudes an airy ambiance, providing a light and refreshing atmosphere that enhances comfort. Step outside to your own private oasis — a covered backyard designed for entertaining, hosting, and al fresco dining in the Caribbean breeze. The large covered patio overlooks a lounge ready pool, making it the perfect space to unwind in the Aruba sunshine. The fully enclosed yard offers privacy, while the beautifully landscaped garden is enhanced by various tropical plants and flowers. Additional features include a dedicated laundry and storage room, a pump house for the pool, and a parking spot in the front yard. Located in a family-friendly community, this home

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