

## Team Rog Aruba



## Windstraat 37

Price: USD 338.000 (AWG 608.400)

Location: Oranjestad Lot size: 144 m2 Bathrooms: 1 Built up size: 176 m2

Bedrooms: 5

Prime Commercial Long-Lease Property - Downtown OranjestadLocated in the vibrant center of Oranjestad, this wellpositioned commercial property offers approximately 180 m<sup>2</sup> of built-up space on 144 m<sup>2</sup> of long-lease land. The ground floor features a welcoming reception area, three enclosed offices, a kitchen/pantry, and a storage/archive room. Upstairs, a spacious 55 m² attic provides flexible options for additional workspace, storage, or potential living quarters—ideal for a live-work concept.Zoning & Potential UsesDoctor's or medical officeConsultancy or business servicesCoffeehouse or takeaway conceptSmall, cozy restaurantBoutique retail shopCreative studio or professional workspaceLive-work setupKey HighlightsCentrally located in Oranjestad's commercial districtLonglease land with a solid structureFlexible interior layoutStrong investment potentialFor more information, please contact Sharlene Starke at +297 593 6930 or sharlene.starke@rogdutchcaribbean.com.







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A Caya Harmonia 1 - Unit 13, Oranjestad, Aruba