BERKSHIRE HATHAWAY HOMESERVICES | ARUBA REALTY



# San Nicolas Villa

**Location:** San Nicolas
**Price:** 550562 USD
**Bathrooms:** 2
**Bedrooms:** 3
**Lot size:** 809 m2
**Built up size:** 255 m2







Stunning Hillside Villa with Spectacular Views in San Nicolas, ArubaPerched on an elevated lot in one of San Nicolas' most desirable residential areas, this spacious two-story villa offers breathtaking panoramic views, generous living space, and endless potential. Situated on a 809 m² long-lease parcel with approximately 255 m² of built-up area, this property is ideal for families seeking privacy, comfort, and the opportunity to create their dream home.The property features 3 spacious bedrooms, 2 bathrooms, bright and airy living and dining areas, a functional kitchen, a large balcony with spectacular views, a separate guest room with bathroom, a laundry area, a two-car garage, and a spacious backyard with room for a swimming pool, gazebo, outdoor kitchen, or tropical garden.One of the home's most remarkable features is its elevated position, offering some of the most stunning views in San Nicolas. Enjoy refreshing trade winds, beautiful sunrises, and unforgettable sunsets from the comfort of your own balcony.While the property would benefit from updates to the windows, doors, and portions of the outdoor area, it presents an exceptional opportunity for buyers to add their own style and value while preserving its unique

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Berkshire Hathaway HomeServices Aruba Realty
Website: **bhhsaruba.com** | Office number: **+(297) 280-0047** | Email: **info@bhhsaruba.com**
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