



## Prime Commercial Land 10,533 m<sup>2</sup>

**Location:** Wayaca

**Lot size:** 10.533 m<sup>2</sup>

**Price:** 3090000 USD

Prime Land for Sale in Wayaca – 10,533 m<sup>2</sup> An extraordinary investment opportunity awaits! This expansive 10,533 m<sup>2</sup> property is located in one of Aruba's most strategic areas, offering unparalleled potential for a variety of developments. Key Value Points

- 1. Strategic Location**
  - Situated near Queen Beatrix International Airport, providing excellent visibility and accessibility for travelers and locals alike.
  - Close to major roads like L.G. Smith Boulevard, seamlessly connecting Oranjestad to San Nicolas.
  - Neighboring conveniences such as restaurants, shops, gyms, and the Hyatt Place Aruba Airport, a boutique hotel with 116 rooms.
- 2. Development-Ready Property**
  - A vast 10,533 m<sup>2</sup> lot, ideal for large-scale projects or mixed-use developments.
  - Surrounded by essential amenities and infrastructure, ready for immediate development.
- 3. Permitted Uses** According to zoning regulations (Airport Zone, Article 24), this property offers a wide range of development opportunities:
  - Airport Support Services: Retail, restaurants, bars, car rental facilities, and offices.
  - Accommodation: A boutique hotel with up to 116 rooms.
  - Parking Facilities: Ideal for airport parking or car rental services.



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**Berkshire Hathaway HomeServices Aruba Realty**

Website: [bhhsaruba.com](http://bhhsaruba.com) | Office number: +(297) 280-0047 | Email: [info@bhhsaruba.com](mailto:info@bhhsaruba.com)

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