



Caribbean Town

VILLAS & APARTMENTS
EAGLE ARUBA



WWW.REALESTATEARUBA.AW

- **328 UNITS**
- **9 MODELS**
- **42,000 MT2**
- **2 PHASES**
- **PHASE 1 DELIVERING Q2 2024**
- **PHASE 2 DELIVERING 2025**

- **EAGLE AREA**
- **RESIDENTIAL & GATED COMMUNITY**
- **OUTDOOR FITNESS + JOGGING ROUTE**
- **POOL + PLAYGROUND + RECREATION AREA+ PET PARK**
- **ARTISTIC COMPONENT**
- **SUSTAINABLE & INNOVATIVE**

- **COMMERCIAL AREA**
- **FACILITIES BUILDING**
- **PROPERTY MANAGEMENT**

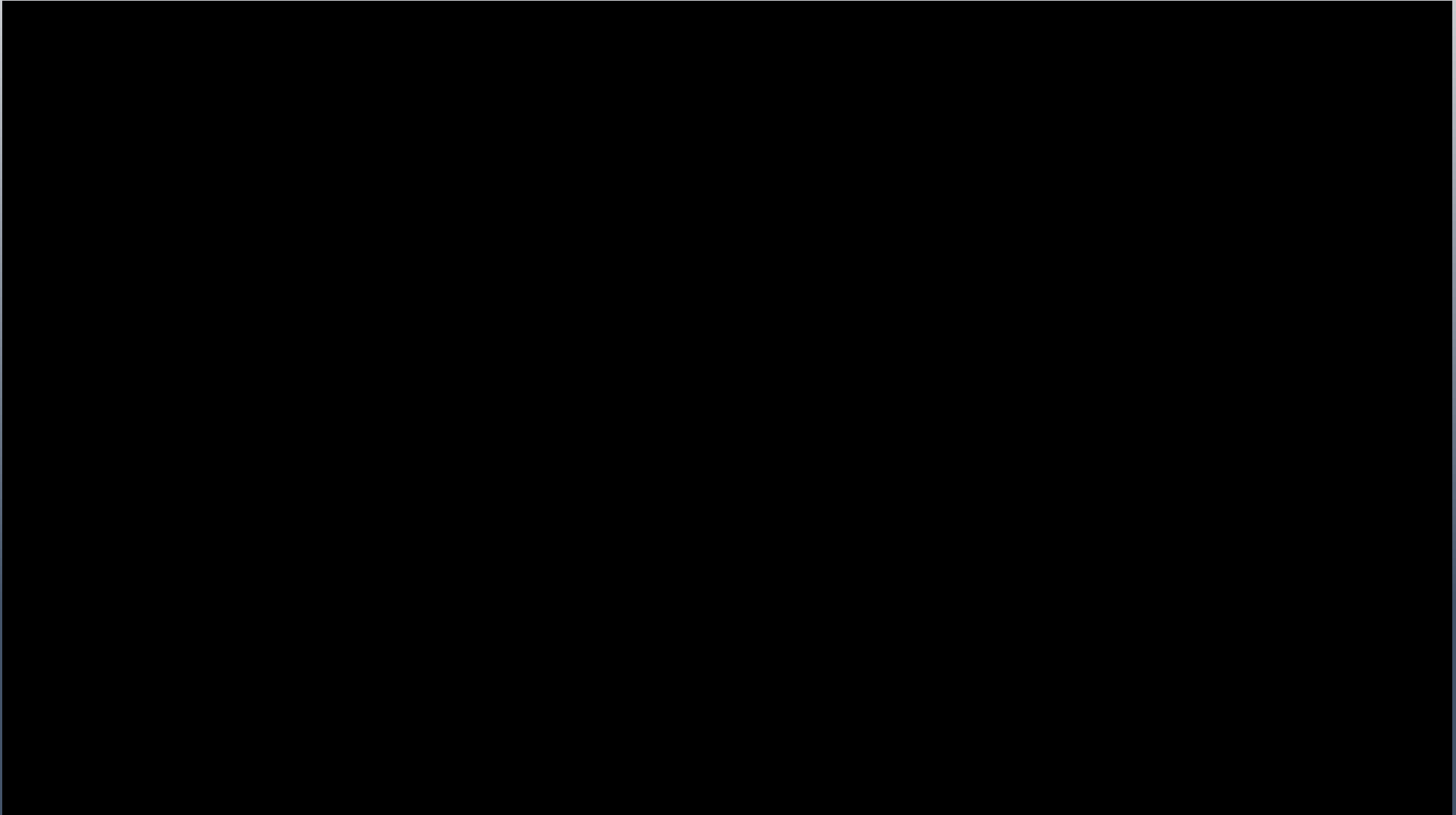




PROME CONDOMINIUM LIVING PA **LOCAL** NA ARUBA.



Caribbean Town



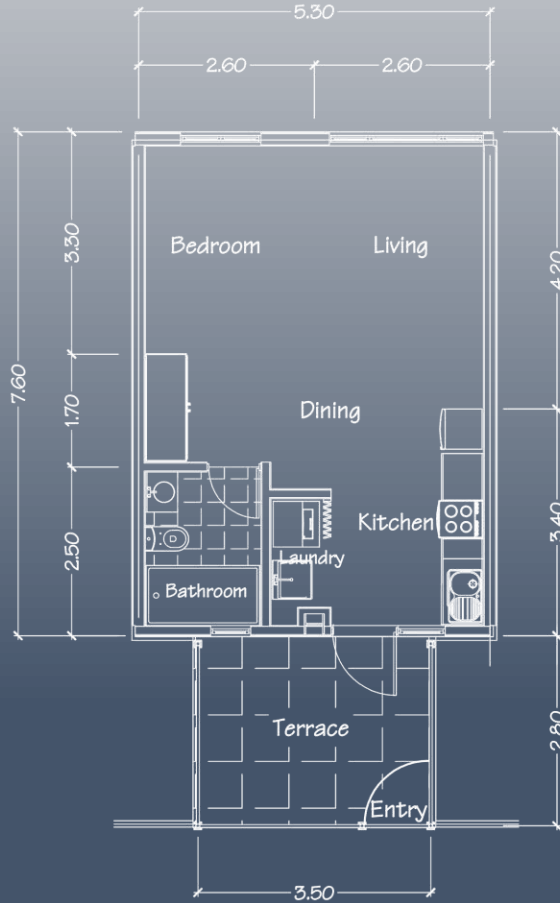
Turks & Caicos Terrace



Guadeloupe Building Terrace



Prices starting from: **AWG 223.000,- / US\$396.940,-**



HAVANA

Model: Studio

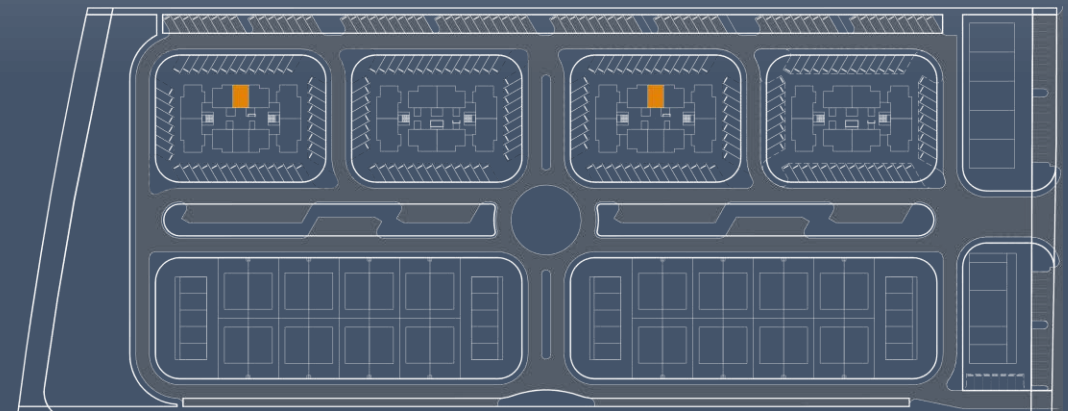
Internal Area: 39.50 m²

Terrace Area: 10 m²

Total Area: 49.50m²

HOA: AWG 356.40 / US\$634.39

Utility bundle: AWG 118.48 / US\$ 210.89



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Idea of the floors

PVC flooring



Idea of the AC

PTAC



ZoneAire Premier features advanced coil design to deliver exceptional energy efficiency

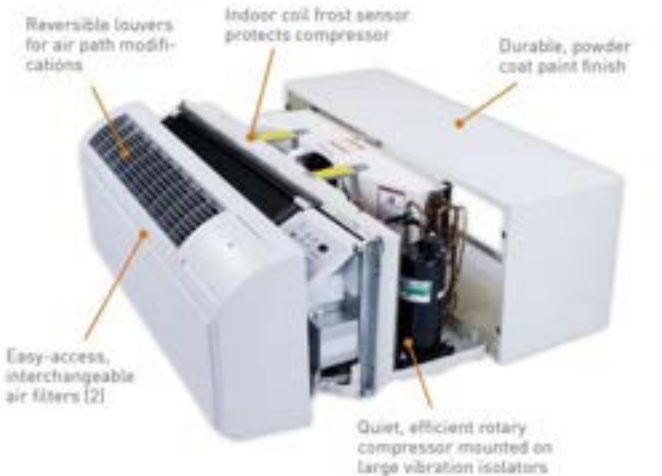
The curved coil design of the Premier Series maximizes the internal surface area to deliver higher efficiencies

Key components can be easily accessed by your maintenance team so units can be removed, serviced and placed back in service faster.



Indoor coil and outdoor curved coil are coated with Diamondblue Advanced Corrosion Protection[®]

Friedrich PTACs utilize a modular design that provides easy access to key components for maintenance or service



IMPORTANT NOTE: Sleeves are sold and shipped separately to accommodate new construction and replacement requirements. Fits other PTAC sleeves without the added expense of a baffle kit.



Easy to read and use digital controls



Large tangential fan provides smooth, powerful airflow

Prices starting from: **AWG 244.000,- / US\$ 137.078,-**

PUNTA CANA

Model: 1 bed/1.5 bath

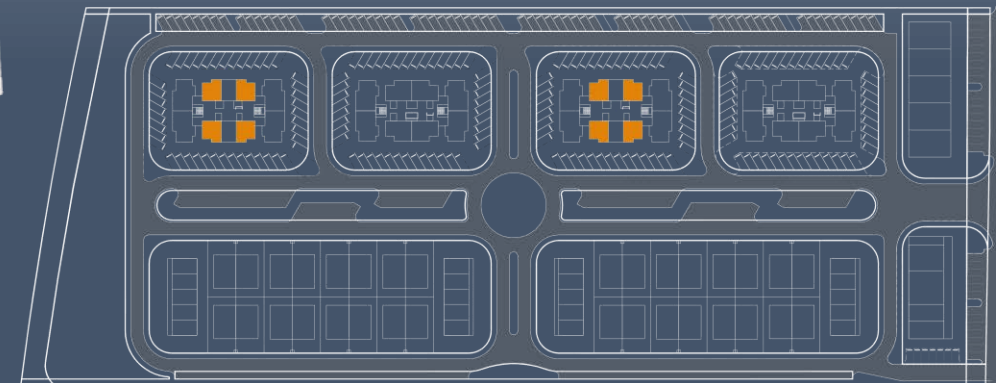
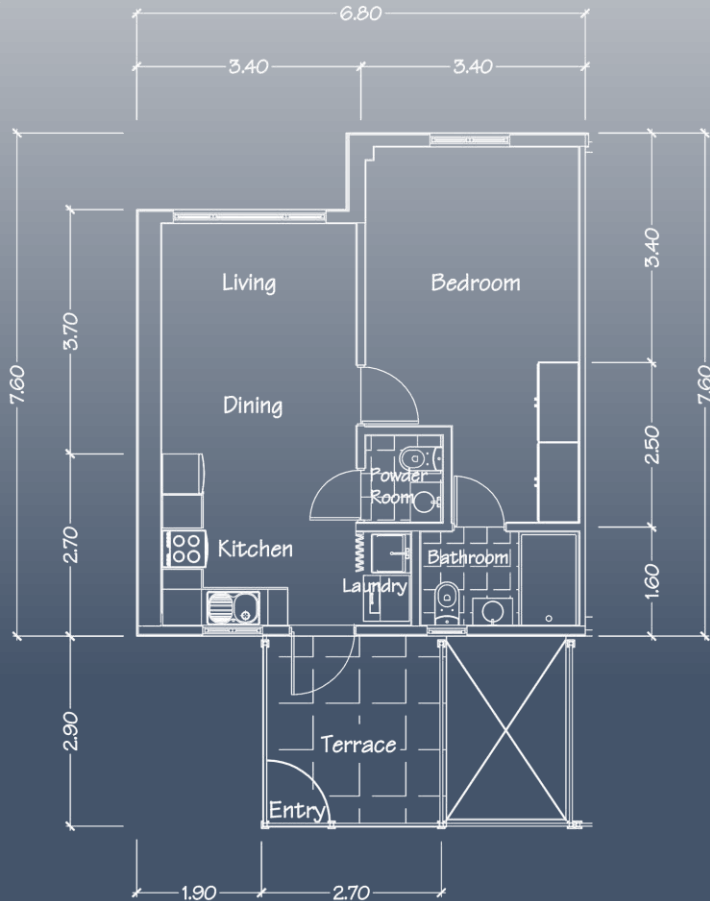
Internal Area: 46.20 m²

Terrace Area: 7.30 m²

Total Area: 53.50 m²

HOA: AWG 385.20 / US\$ 216.40

Utility bundle: AWG 121.82 / US\$ 68.43



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Prices starting from: **AWG 316.000,- / US\$ 177.528,-**

RINCON

Model: 2 bed/1 bath

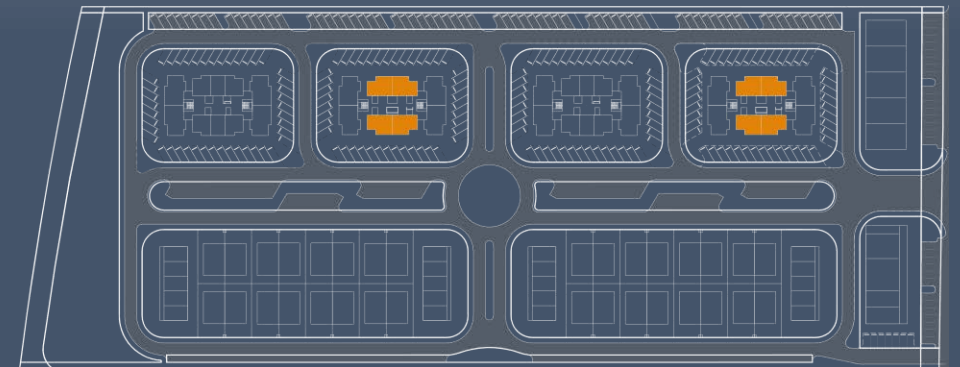
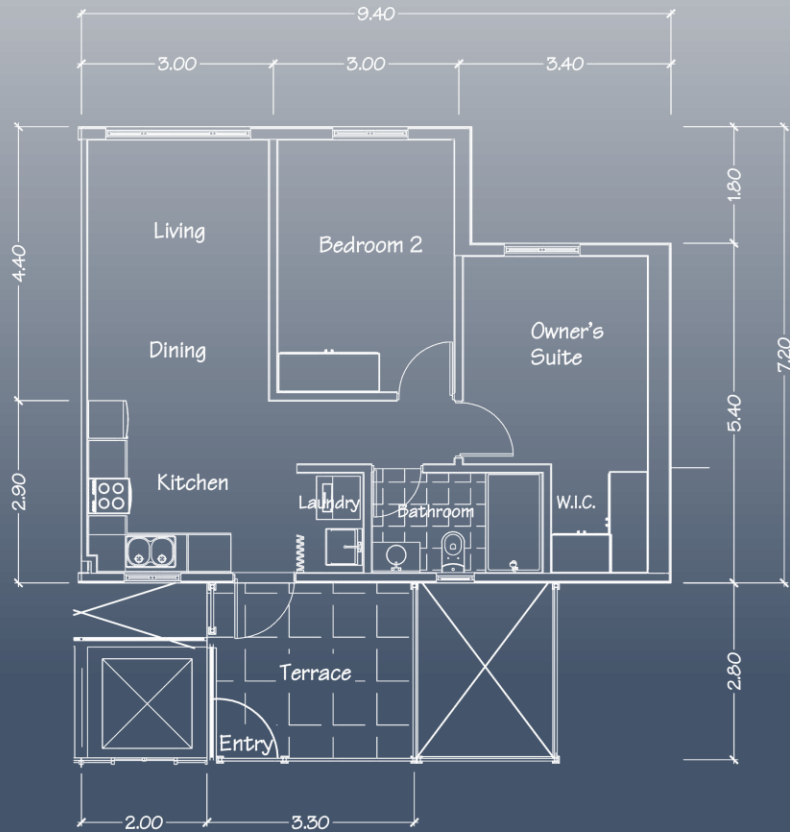
Internal Area: 59.40 m²

Terrace Area: 10 m²

Total Area: 69.40 m²

HOA: AWG 478.86 US\$ 269.02

Utility bundle: AWG 127.89 / US\$ 71.84



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Prices starting from: **AWG 365.000,- / US\$ 205.056,-**

SAN JUAN

Model: 2 bed/2 bath

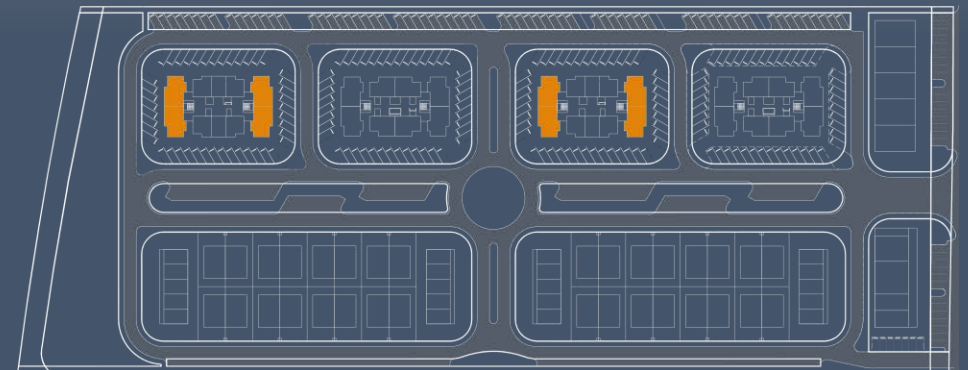
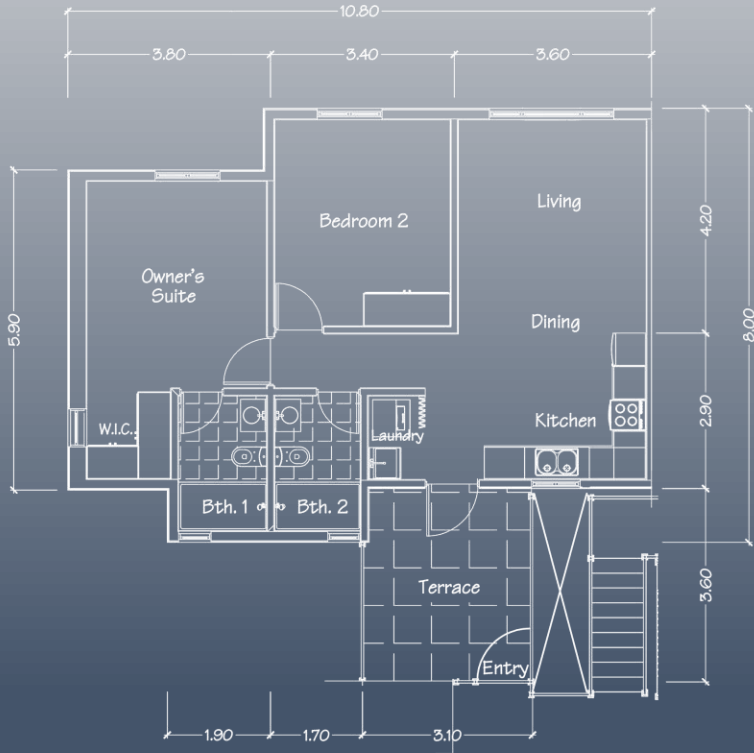
Internal Area: 73.90 m²

Terrace Area: 11.50 m²

Total Area: 85.40 m²

HOA: AWG 587.26 / US\$ 329.92

Utility bundle: AWG 139.58 / US\$ 78.41



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Prices starting from: **AWG 375.000,- / US\$ 210.674.-**

PORT AU PRINCE

Model: 2 bed/2 bath

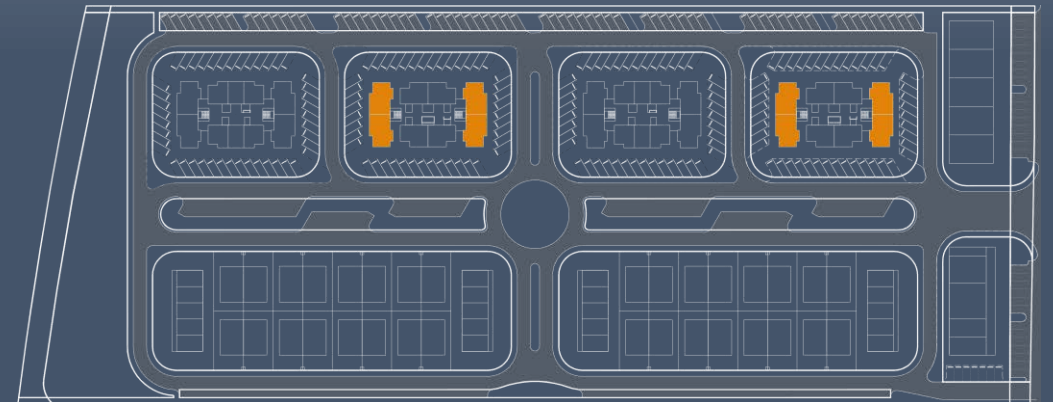
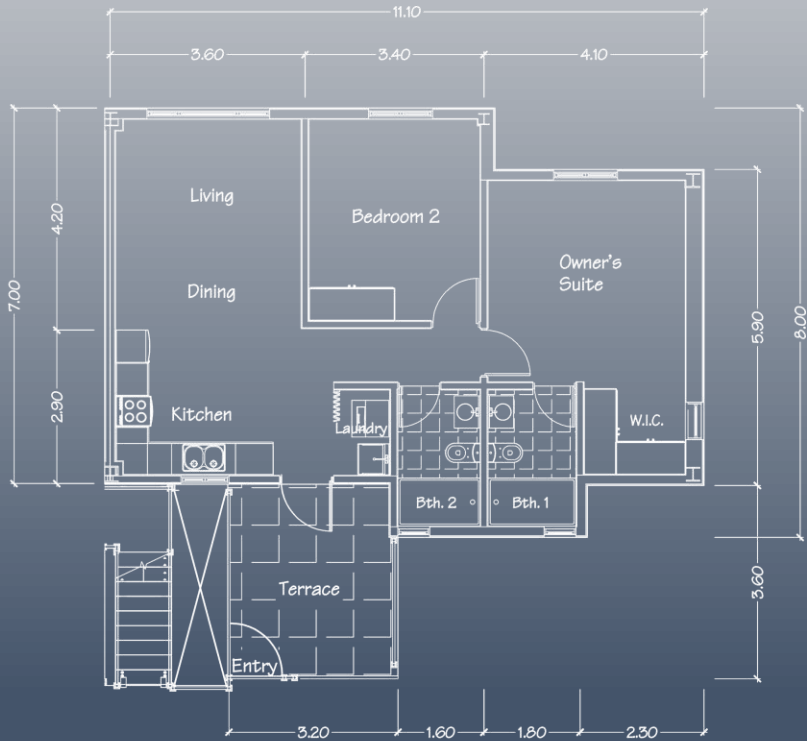
Internal Area: 75.80 m²

Terrace Area: 11.50 m²

Total Area: 87.30 m²

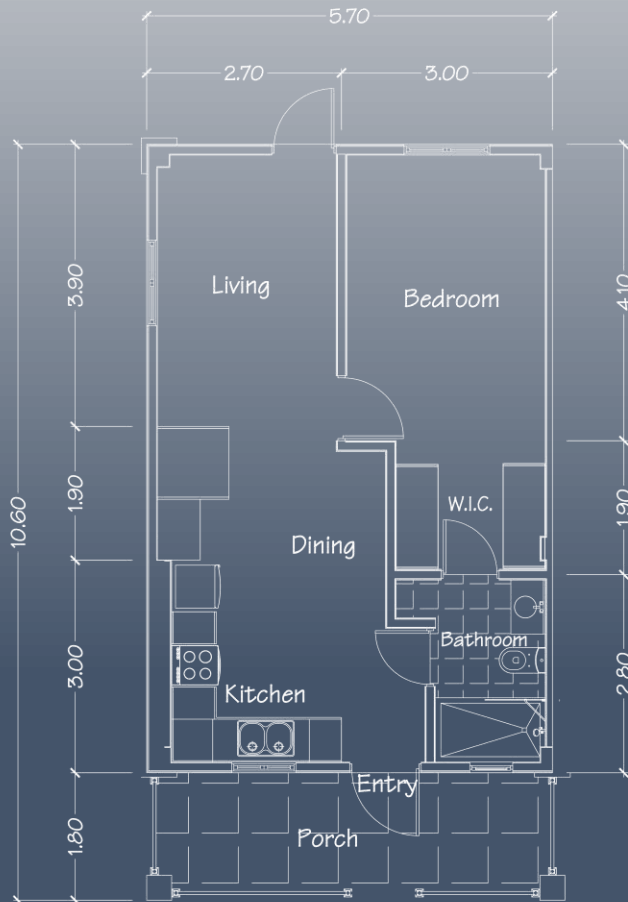
HOA: AWG 598.56 / US\$ 342.03

Utility bundle: AWG 150,- / 84.26



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Prices starting from: **AWG 283.000,- / US\$ 158.988,-**



ST.JOHN I

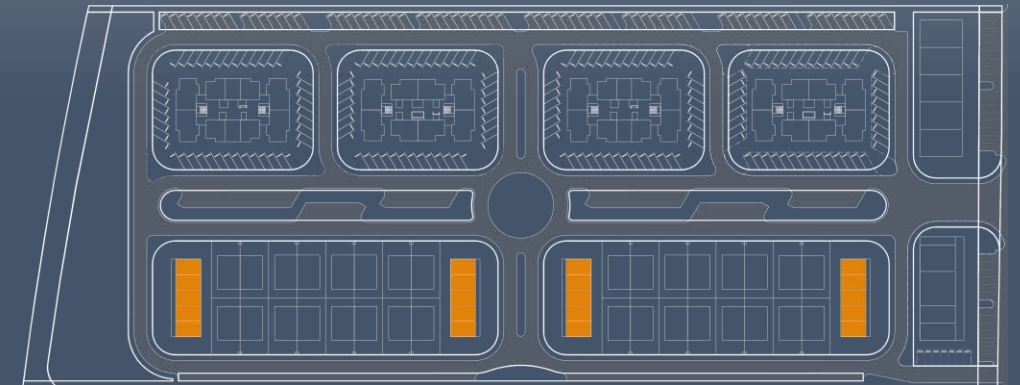
Model: 1 bed/1 bath

Internal Area: 56,50 m²

Patio Area: 22 m²

HOA: AWG 541.15 / US\$ 304.01

Utility bundle: AWG 131.11 / US\$ 73.65



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Prices starting from: **AWG 268.000,- / US\$150.561.79**

ST.JOHN II

Model: Studio

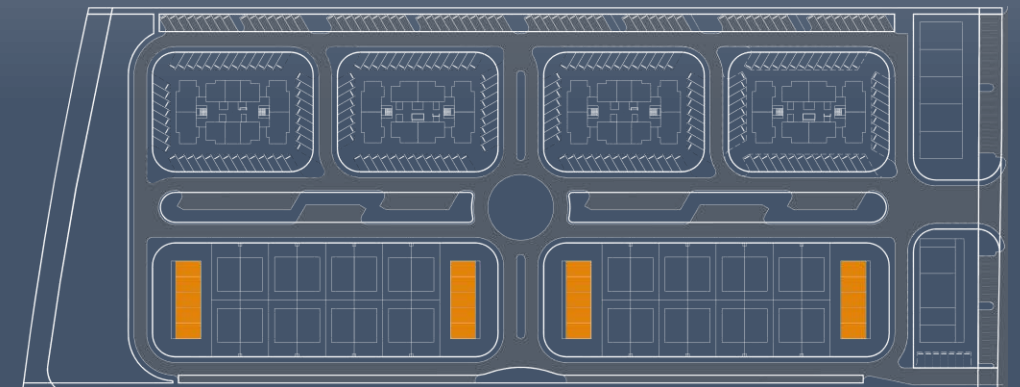
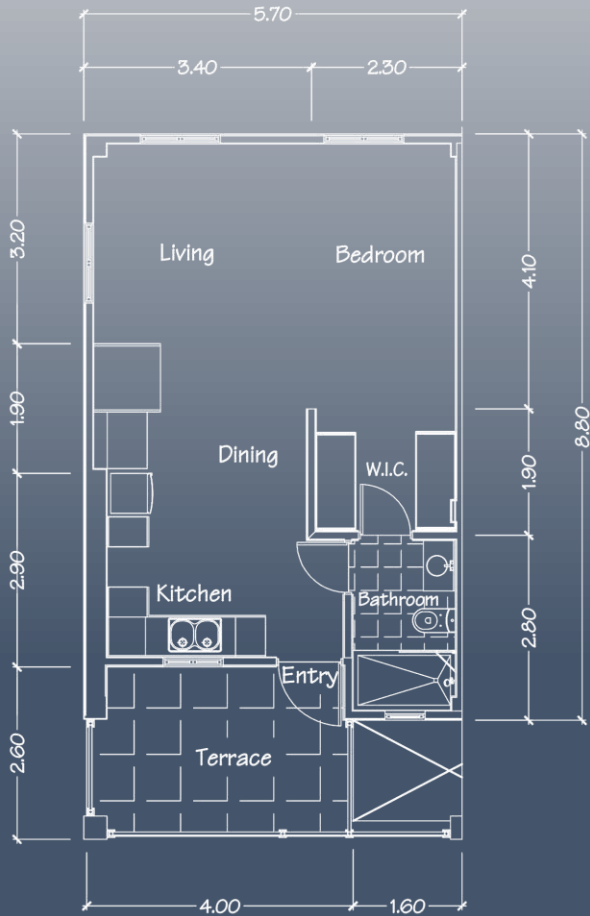
Internal Area: 48 m²

Terrace Area: 8 m²

Total Area: 56 m²

HOA: AWG 442.40 / US\$ 248.53

Utility bundle: AWG 121.27 / US\$ 68.12



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Prices starting from: **AWG 470.000,- US\$ 264.044,-**

VILLA NASSAU

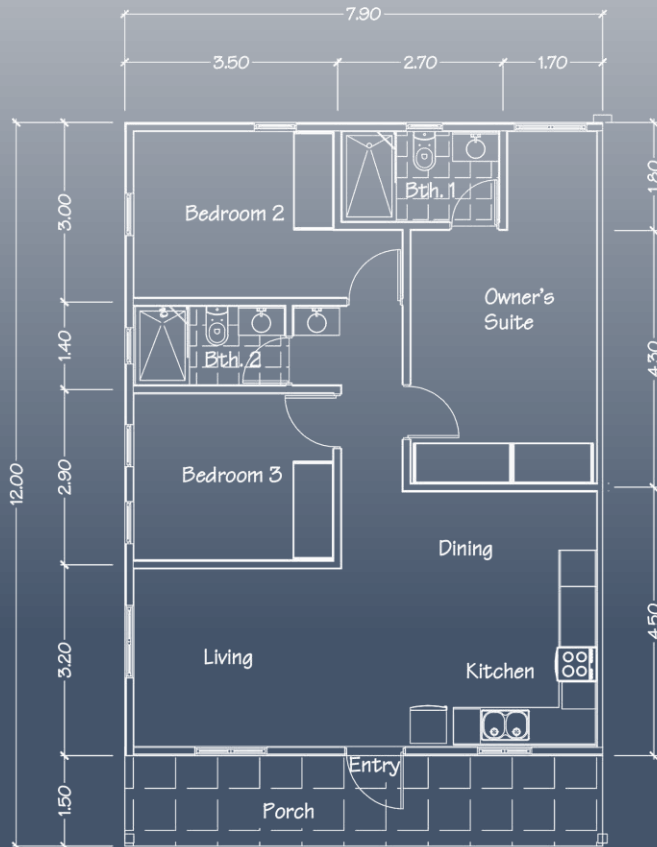
Model: 3 bed/2 bath

Indoor/terrace: 90 m²

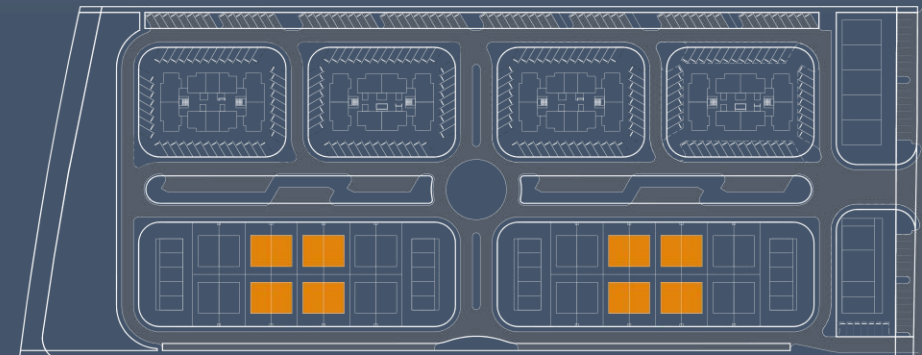
Plot Area: 200 m²

HOA: AWG 910.87 / US\$ 511.72

Utility bundle: AWG 167.94 / US\$ 94.34



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Prices starting from: **AWG 470.000,- / US\$264.044,-**

VILLA NEVIS

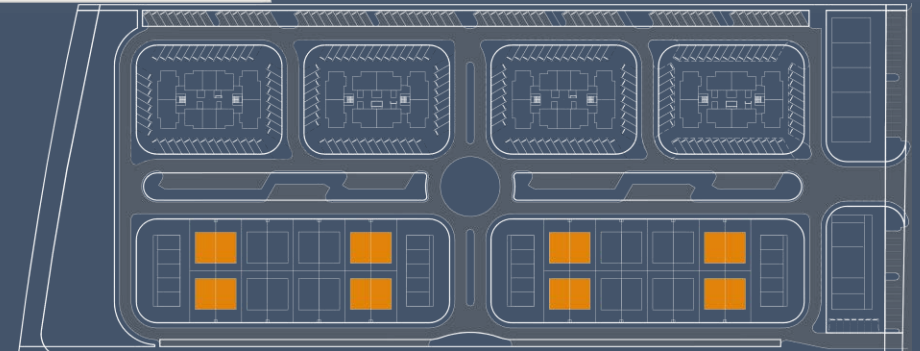
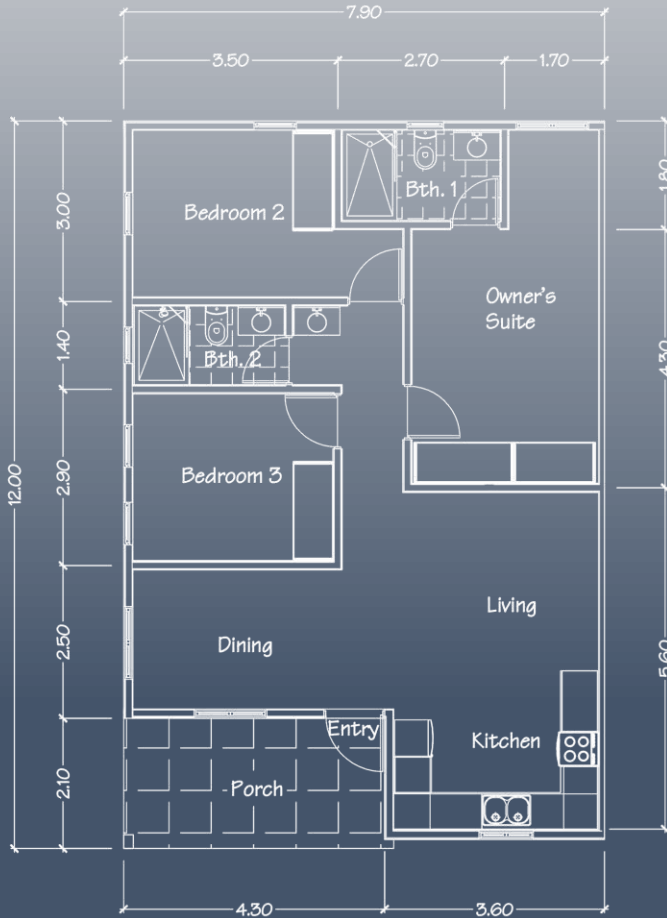
Model: 3 bed/2 bath

Indoor/terrace: 91.30 m²

Plot Area: 200 m²

HOA: AWG 910,87 / US\$511.72

Utility bundle: AWG 167.94 / US\$ 94.34



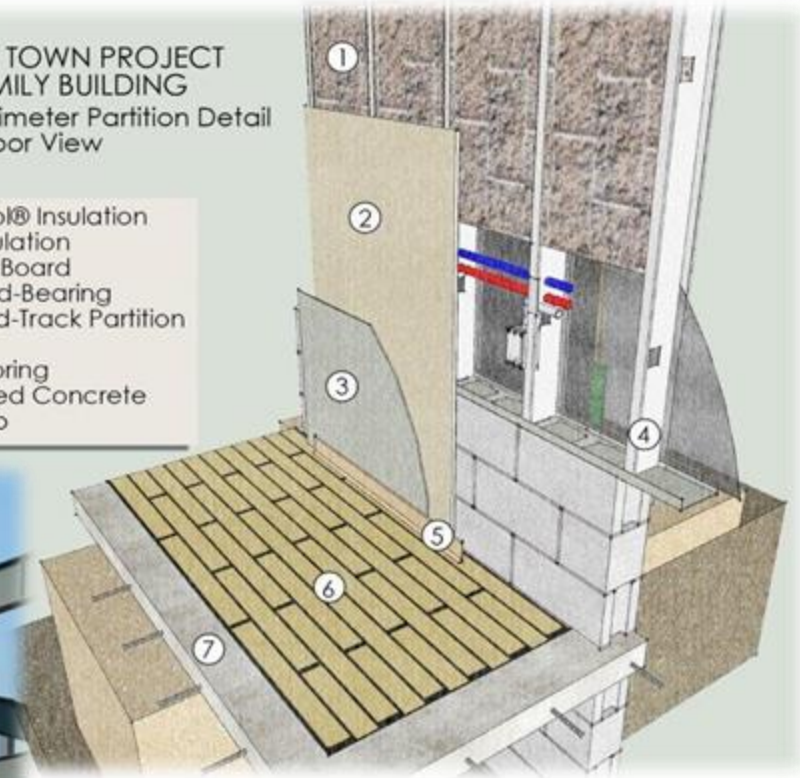
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Proceso di Construcccion di Multi-family building

- Fundeshi te vloer
- Structura (kolom+levels)
- Partitions & Envelope system
- Acabadonan
- Roof/Dak

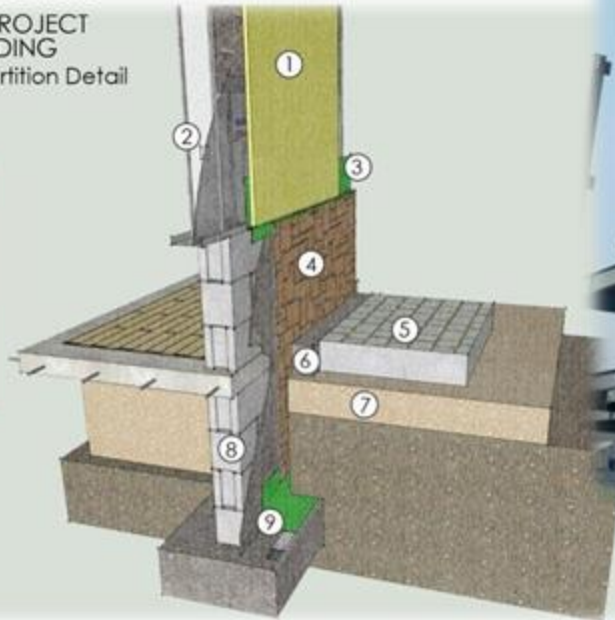
CARIBBEAN TOWN PROJECT
MULTIFAMILY BUILDING
Non-Exposed Perimeter Partition Detail
Indoor View

1. Rockwool® Insulation
2. Rigid Insulation
3. Gypsum Board
4. Non-Load-Bearing Steel Stud-Track Partition
5. Plinth
6. Vinyl Flooring
7. Reinforced Concrete Floor Slab



CARIBBEAN TOWN PROJECT
MULTIFAMILY BUILDING
Non-Exposed Perimeter Partition Detail
Indoor View

1. Dens Glass®
2. Non-Load-Bearing Steel Stud-Track Partition
3. Waterproof Flashing
4. Faux Stone Veneer Tiling
5. Grass Block Paver
6. Concrete Retainer
7. Compacted Fill
8. CMU Block
9. Waterproof Flashing





Caribbean Town

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Monthly Maintenance Fee



Item	Expenses - Description	Contractor / Supplier	Unit Count	Unit Cost (AWG/Unit)	Year 1	
					Monthly (AWG.)	Yearly (AWG.)
1	Utilities					
1.01	Electricity	Elmar	1	3,450.00	3,450.00	41,400.00
1.02	Water	Web	1	350.00	350.00	4,200.00
1.03	SETAR community office telephone and internet	Setar	1	100.00	100.00	1,200.00
1.04	SETAR: internet service included in all units	Setar	162	-	-	-
1.05			-	-	-	-
	Total 1				3,900.00	46,800.00
2	Operation					
2.01	Security	Orion Security	1	14,508.00	14,508.00	174,096.00
2.02	Lawn & landscaping	CTPM	1	500.00	500.00	6,000.00
2.03	Pest Control	CTPM	1	500.00	500.00	6,000.00
2.04	Pool Maintenance	Contractor & CTPM	-	1,000.00	-	-
2.05	Waste Management	CTPM	162	17.50	2,835.00	34,020.00
2.06	Water Treatment Plan	Contractor & CTPM	1	400.00	400.00	4,800.00
2.07	Common Area Cleaning and Maintenance	CTPM	1	750.00	750.00	9,000.00
2.08	Sewer pump System	Contractor & CTPM	1	300.00	300.00	3,600.00
2.09	Alarm & Fire Extinguishers	GANS & CTPM	1	350.00	350.00	4,200.00
2.10	IT (Communications, surveillance cameras)	Contractor	1	350.00	350.00	4,200.00
2.11	AC, Generator and Appliances	Contractor	1	250.00	250.00	3,000.00
2.12	Repair and upgrades	Contractors & CTPM	1	750.00	750.00	9,000.00
2.13	Vehicles maintenance and gas	CTPM	1	600.00	600.00	7,200.00
2.14	Elevators	CTPM	-	1,000.00	-	-
2.15					-	-
2.16					-	-
2.17					-	-
	Total 2				22,093.00	265,116.00
3	Administration					
3.01	Insurance	AHS	1	1,000.00	1,000.00	12,000.00
3.02	Property Tax & Lease Cannon	GIMP	-	3,350.00	-	-
3.03	Labor provided by Property Manager	CTPM	3	3,750.00	11,250.00	135,000.00
3.04	Operation Manager Salary	CTPM	1	5,000.00	5,000.00	60,000.00
3.05	Property Manager Fee	CTPM	162	17.50	2,835.00	34,020.00
3.06	Accountant & Professional Services	ICFA	1	750.00	750.00	9,000.00
3.07	Management & board of directors	Corporation	1	250.00	250.00	3,000.00
3.08	Legal & Professional Services	CWR Law Firm	-	500.00	-	-
3.09	Bank Charges	CMB	1	300.00	300.00	3,600.00
3.10					-	-
3.11					-	-
	Total 3				21,385.00	256,620.00
	sub-total (1+2+3)				47,378.00	568,536.00
4	OTHERS					
4.01	Adjustments		1	500.00	500.00	6,000.00
4.02	Community furniture		1	500.00	500.00	6,000.00
4.03	Office Furniture & office supply		1	250.00	250.00	3,000.00
4.04	Events & General Meetings		1	200.00	200.00	2,400.00
4.05					-	-
4.06					-	-
	Total 4				1,450.00	17,400.00
	Grand Total (1+2+3+4)				48,828.00	585,936.00

	Monthly Maintenance Fee
Rincon	AWG 478.86
San Juan	AWG 587.26
Havana	AWG 356.40
Punta Cana	AWG 385.20
Port-au-Prince	AWG 598.56
St. John I	AWG 541.15
St. John II	AWG 442.40
Nevis	AWG 910.87
Nassau	AWG 910.87

Utilities Bundle like no other



Full Operation Unit's Utility Bundle Arrangement and Leasehold Canon per month Preliminary Estimation (AWG)					Description					
Phase	Parcel	Building	Model Home	Built up area (mt.2)	GAS (AWG/month)	INTERNET (AWG/month)	WASTE COLLECTION (AWG/month)	LEASEHOLD CANON (AWG/month)	Total (AWG/month)	Total/mt.2 per month (AWG/mt.2)
I	1	Turks & Caicos Residences	Rincon	69.40	24.66	77.19	17.93	8.11	127.89	1.84
I	1	Turks & Caicos Residences	San Juan	85.40	30.34	77.19	22.07	9.98	139.58	1.63
I	2	Guadeoloupe Residences	Havana	49.50	20.56	77.19	14.95	5.78	118.48	2.39
I	2	Guadeoloupe Residences	Punta Cana	53.50	22.22	77.19	16.16	6.25	121.82	2.28
I	2	Guadeoloupe Residences	Port-au-Prince	87.30	36.25	77.19	26.37	10.20	150.01	1.72
I	5	Northwest Residences	St. John I	68.50	23.94	77.19	19.95	10.02	131.11	1.91
I	5	Northwest Residences	St. John II	56.00	19.57	77.19	16.31	8.19	121.27	2.17
I	5	Northwest Residences	Villa Nevis/Nassau	115.30	40.30	77.19	33.58	16.87	167.94	1.46

	Utilities Bundle (Gas, Internet, Waste collection, Long Lease Tax)
Rincon	AWG 127.89
San Juan	AWG 139.58
Havana	AWG 118.48
Punta Cana	AWG 121.82
Port-au-Prince	AWG 150.01
St. John I	AWG 131.11
St. John II	AWG 121.27
Nevis	AWG 167.94
Nassau	AWG 167.94

PAYMENT PLAN

		Payment 1				Payment 2				Payment 3			
		Event	Date	Payment (%) of the Purchase Price	On the Bank Account of	Event	Date	Payment (%) of the Purchase Price	On the Bank Account of	Event	Date	Payment (%) of the Purchase Price	On the Bank Account of
PAYMENT PLAN	A	Signing of the SPA	Day 1	10%	Notary	Signing of the Deed of Transfer	Delivery of the Dwelling	90%	Notary	-	-	-	-
	B	Signing of the SPA	Day 1	10%	Notary	Signing of the Deed of Transfer	Delivery of the Dwelling	65%	Notary	-	-	-	-
				25%	YAMBO								
				35%									
	C	Signing of the SPA	Day 1	10%	Notary	Signing of the Deed of Transfer	Delivery of the Dwelling	50%	Notary	-	-	-	-
				40%	YAMBO								
				50%									
	D	Signing of the SPA	Day 1	10%	Notary	Under Construction	Before Day 120	40%	YAMBO	Signing of the Deed of Transfer	Delivery of the Dwelling	10%	Notary
				40%	YAMBO								
				50%									

