

# Tuscany

RESIDENCE ARUBA



# ARASHI CONDOMINIUMS

Pricelist

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**Contact us for PRE-CONSTRUCTION PRICES!**

**Arashi Condominiums (Expected delivery: spring 2021)**

Condo	Model	Floor	Side	AC Area sq.ft.	Balconies sq.ft.	Total sq.ft.	Price
101	Type A	GF	PS	760	258	1018	\$ 419.000
103	Type A	GF	PS	760	258	1018	\$ 419.000
105	Type B	GF	OS	816	267	1083	\$ 435.000
107	Type B	GF	OS	816	267	1083	\$ 435.000
109	Type B	2nd	PS	816	267	1083	\$ 425.000
111	Type B	2nd	PS	816	267	1083	\$ 425.000
113	Type B	2nd	OS	816	267	1083	\$ 435.000
115	Type B	2nd	OS	816	267	1083	\$ 435.000
117A	Type B	3rd	PS	816	267	1083	\$ 425.000
117B	Type B	3rd	PS	816	267	1083	\$ 425.000
117C	Type B	3rd	OS	816	267	1083	\$ 435.000
117D	Type B	3rd	OS	816	267	1083	\$ 435.000

(PS = Park Side, OS = Ocean Side)

**Prices are including:**

- o The total purchase price for condominium right
- o The total building contract
- o The costs of architects, construction engineers and advisers
- o The costs for construction fees (land Aruba)
- o The costs for landscaping front yard including DRIP irrigation system
- o The costs for the elevator, for the pool (592 sq.ft.) including terrace, BBQ area and gazebos
- o The costs for one parking lot
- o Fully equipped German kitchen and bathrooms
- o Wardrobes

**Prices are excluding:**

- o Transfer tax and other government taxes (when and if applicable)
- o Connection, deposits and consumption costs related to water, electricity, cable TV and other telecommunications services
- o The register and legal fees on the land purchase price and buildings
- o Interior light fixtures and installation of light fixtures in general
- o Furniture
- o Private home security (alarms & surveillance)
- o Private home insurance
- o Appliances
- o Mortgage cost and processing fee, mortgage rent during construction
- o Any changes in the sales tax law of the land Aruba

**Community fees in accordance with the "Tuscany Residence Aruba Masterdeclaration"**

- o Monthly Community fee for a Condo is \$ 150 (exclusive taxes and exclusive cost building association). Estimated cost building association is \$ 75 - \$ 85 per month

The fees will cover:

- o Maintenance, illumination and upkeep of all general areas including pools and grounds, roads and sidewalks, main entrance and green areas including water and electricity costs
- o Trash removal
- o Garden maintenance and irrigation (DRIP)
- o Outside painting Building (reservation)
- o Reservation for unforeseen repairs (plumbing, garden pool and sewerage)
- o Management and administration

**Building association fees**

Fees management and maintenance for the private condos:

- o Periodic maintenance roof
- o Periodic maintenance and inside painting of Buildings (excluding private units)
- o Periodic maintenance and power supply Elevator
- o Energy and water cost
- o Administration and bank charges
- o Property insurance of building including third party liability

**Other provisions**

The sale is entered into under the non fulfillment of conditions precedent.

Terms:

1. No later than July 31, 2020 at least 50% of the condominiums on the stage of the project sold or much or less as determined by vendor
2. That all for the realization of the project required final government permits, order and/or approvals by June 30, 2020 are provided and no objection has been raised in this jurisdiction

**Details**

Every Condo has an 1/12 undivided share in plot number 26, 27, 28, 97 and 80, total size 1.663 m2/ 17.815,5 sq.ft.

**Payment schedule Turn-Key**

Downpayment	20% of the purchase price
The Balance	80% upon transfer of the Title

*All payments are made through the notary's escrow account in Aruba.*

*\* Prices are valid until December 31, 2019.*