

Tuscany

RESIDENCE ARUBA



TOWNHOUSES

Pricelist

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Townhouses

Pricelist		sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	Total sq.ft.	Price \$ *
Tuscany Residence Aruba	Lot nr.	Property land	Ground floor	First Floor	Entrance porch	Terrace	Balcony		
Townhouse	8	1958	585	585	129	209	73	1581	sold
Townhouse	9	1506	585	585	129	209	73	1581	\$ 345,000
Townhouse	10	1506	585	585	129	209	73	1581	\$ 345,000
Townhouse	11	1980	585	585	129	209	73	1581	\$ 356,500
Townhouse	18	2626	585	585	129	209	73	1581	\$ 387,500
Townhouse	19	3703	585	585	129	209	73	1581	sold
Townhouse	29	1818	585	585	129	209	73	1581	sold
Townhouse	30	1431	585	585	129	209	73	1581	\$ 345,000
Townhouse	31	1517	585	585	129	209	73	1581	sold
Townhouse	32	2378	585	585	129	209	73	1581	sold

Prices are including:

- o The total purchase price for home rights
- o The total building contract
- o The costs of architects, construction engineers and advisers
- o The cost for construction fees (land Aruba)
- o The cost for landscaping front yard including DRIP

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 Yard maintenance
- 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 attached Townhouse is \$ 200 and for a semi-detached Townhouse \$ 235 (prices does not include taxes)

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 Front garden maintenance and irrigation (DRIP)
- o Outside painting Building (reservation)
- o Unforeseen and reserve fund for plumbing, garden, pool and sewerage repairs
- o Management and administration

Payment schedule Pre-Construction	
The purchase of the exclusive use of the townhouse (sold property)	
1.	20% of the property and development costs upon signing of contracts
2.	80% upon transfer of the Title (Property)
<i>Payments are made through the notary's escrow account in Aruba.</i>	
Building price for the structure	
1st installment	20% of the Building price, to be paid after signing the deed of transfer of title of the Property
2nd installment	20% of the Building price, to be paid after completion of the foundation, reinforcement steel for the foundation, concrete beams, concrete floor, sewer system under and in the floor, electrical system in the floor
3rd installment	10% of the Building price, to be paid after completion of the cellulaire concrete construction, walls, floors and roof with parapets
4th installment	5% of the Building price, to be paid after application of the plaster inside walls and ceilings
5th installment	5% of the Building price, to be paid after application of the windows and doors, glass and roofing
6th installment	10% of the Building price, to be paid after applying floor tiles and wall tiles inside
7th installment	5% of the Building price, to be paid after applying plaster on the outside
8th installment	5% of the Building price, to be paid after application tiling, siding and awnings on the outside
9th installment	5% of the Building price, to be paid after painting inside & outside
10th installment	10% of the Building price, to be paid after Final assembly sanitary, kitchen and airconditionings
11th installment	5% (the balance) of the Building price, to be paid before the key transfer

Payment schedule Turn-Key	
Downpayment	20% of the purchase price
The Balance	80% upon transfer of the Title
<i>All payments are made through the notary's escrow account in Aruba.</i>	

** Prices are valid until April 1, 2020.*