

# Tuscany

RESIDENCE ARUBA



## VILLAS

Pricelist

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## Luxury Villas with private pools

		sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	sq.ft.	Price \$ *
Villa Lot nr.	Bedr.	Property land	Ground floor	Second floor	Third floor	Front porch	Back porch	Balcony	Roof terrace	Total	
<b>7</b>	4	6305	1108	617	101	91	315	74	627	2934	\$ 862.500
<b>12</b>	3	5057	1315	305		98	218		409	2345	\$ 649.800
<b>13</b>	3	4013	1315	305		98	314		409	2440	SOLD
<b>14</b>	4	6951	1108	617	101	91	426	74	627	3045	\$ 849.500
<b>15</b>	3	4530	1315	305		98	218		409	2345	\$ 637.500
<b>16</b>	3	5229	1315	305		98	314		409	2440	\$ 665.000
<b>17</b>	4	6327	1108	617	101	91	426	74	627	3045	SOLD
<b>39H</b>	4	4627	1108	617	101	91	426	74	627	3045	\$ 867.500

### Prices are including:

- o The total purchase price for villas 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
- o Appliances referred in the contract
- o The cost for a pool with a water surface area of 15.00 m2 including pump house for lot 12, 13, 15, 16, 17 and 39H
- o The cost for a pool with a water surface area of 35.00 m2 including pump house for lot 7 and 14
- o pool finishing will be done with Diamond Brite in the color of your choice

### 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 and private pool 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

- o Monthly Community fees are for 3 bedroom villa \$ 275 a

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 Reservation for Unforeseen repairs (plumbing, garden, pool and sewerage)
- o Management and administration

Payment schedule Pre-Construction	
<b>The purchase of the exclusive use of the villa (sold property)</b>	
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>
<b>Building price for the structure</b>	
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
5th installment	5% of the Building price, to be paid after application of the windows and doors,
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
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
11th installment	5% (the balance) of the Building price, to be paid before the key transfer

\* Prices are valid until March 1, 2020.