

## PRICELIST TURN-KEY

Nr	Model	AC Area sf	Covered Areas sf	Garage/Storage sf	Total Built-Up sf	Total Lot sf	Price	Pre-Sales	YOUR BENEFIT NOW*!		Status
60-A	W3	1639	368	89	2097	2349	\$ 673,500	\$ 639,825	\$ 63,261	9.4%	
60-B	W1	975	108	n/a	1083	1851	\$ 494,500	\$ 469,775	\$ 44,707	9.0%	UNDER CONTRACT
60-C	W1	975	108	n/a	1083	1843	\$ 494,500	\$ 469,775	\$ 44,707	9.0%	
60-D	W1	975	108	n/a	1083	1808	\$ 494,500	\$ 469,775	\$ 44,707	9.0%	
60-E	W2	1639	108	n/a	2007	1787					SOLD
60-F	W1	975	108	n/a	1083	1862					SOLD
60-G	W1	975	108	n/a	1083	1798					SOLD
60-H	W3	1639	368	269	2277	2540	\$ 695,500	\$ 660,725	\$ 66,033	9.5%	
60-I	W3	1639	368	269	2277	2594					SOLD
60-J	W1	975	108	n/a	1083	1808					SOLD
60-K	W1	975	108	n/a	1083	1798					SOLD
60-L	W1	975	108	n/a	1083	1862					SOLD
60-M	W3	1639	368	269	2277	2486					SOLD
60-N	W3	1639	368	269	2277	2885	\$ 668,500	\$ 635,075	\$ 64,631	9.7%	
60-O	W1	975	108	n/a	1083	1905	\$ 504,500	\$ 479,275	\$ 45,167	9.0%	UNDER CONTRACT
60-P	W1	975	108	n/a	1083	1991	\$ 504,500	\$ 479,275	\$ 44,707	8.9%	
60-Q	W1	975	108	n/a	1083	1894	\$ 474,500	\$ 450,775	\$ 43,787	9.2%	
60-R	W3	1639	368	89	2097	2422	\$ 658,500	\$ 625,575	\$ 62,571	9.5%	

\* Since Tuscany Residence Aruba is a freehold property, the land will be transferred first, giving the buyer an extra financial advantage with much lower transfer costs.

All dimensions are in square feet and prices in US\$.

## All Water Villas come with complete furnishings

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### Furniture Package Model W1 (2 bedrooms & 2.5 bathrooms):

The kitchen is equipped with all appliances and all necessities for 6 people and a dining area with chairs, a sitting area with smart TV and TV cabinet, a coffee table, rug, complete lighting, curtains and wall decoration. The bedrooms are equipped with fitted wardrobes, pass mirror, king size bed with headboard, side table with mirror and chair, smart TV, nightstands, lighting, curtains and wall decoration. All bed linen and towels. Outside on the terrace is a lounge set with coffee table, 2 sun loungers with side table and a SABER Grill.

### Luxury Furniture Package Model W2 & W3 (3 bedrooms & 3.5 bathrooms):

The kitchen is equipped with all appliances and all necessities for 8 people. There is a dining table with chairs, a sitting area with smart TV and TV cabinet, a coffee table, rug, complete lighting, curtains and wall decoration. The bedrooms are equipped with fitted wardrobes, pass mirror, king size bed with headboard, side table with mirror and chair, smart TV, nightstands, lighting, curtains and wall decoration. All bed linen and towels. Outside on the terrace is a lounge set with coffee table, a dinner table with chairs, 2 sun loungers with side table and a SABER Grill. On the balcony are 2 lounge chairs with side table.

### Prices are including:

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The total purchase price for the villa right, the total building contract, the costs of architects, construction engineers and advisers, the costs for construction fees (land Aruba), the costs for landscaping front and backyard, including DRIP irrigation system, the costs for the pool (approx. 2.400 sf) parking lot, fully equipped German kitchen and bathrooms and inclusive a complete in and outdoor luxury furniture package.

### Prices are excluding:

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Transfer tax (6%) and other government taxes (when and if applicable), connection, deposits and consumption costs related to water, electricity, cable TV and other telecommunications services, the register and legal fees (est. 1.5 %) on the land purchase price and buildings, private home security, mortgage cost and processing fee, mortgage rent during construction, any changes in the sales tax law of the land Aruba.

## Maintenance fees in accordance with the “Tuscany Residence Aruba Master-declaration”

Maintenance fee for Water Villas model W1 is \$ 220 per month (exclusive taxes) and for Water Villas models W2 and W3 \$ 385 per month (exclusive taxes).

### The fee will cover:

Maintenance, illumination and upkeep of all general areas including community pool and grounds, roads and "sidewalks, main entrance and green areas including water and electricity cost, trash removal, front and back garden maintenance and irrigation (DRIP), outside painting Building (reserves), reserves for unforeseen repairs (plumbing, garden, pool) and sewerage, maintenance of the water villa pool, including chemicals, management and administration .

## Home Owners Association fee

Monthly HOA fee for model W1 is \$ 189 and for model W2 is \$ 350 (exclusive taxes). For model W3 this varies per residence: 60-A and 60-R \$ 366, 60-H, 60-I, 60-M and 60-N \$ 397 (exclusive taxes). The HOA Fee is an assumption based on our calculations and will be determined by the home owners association.

### The fee will cover:

The cost of repair and maintenance of the septic tank system, pool pump, pool and garden lighting, drip system and restoration of plantings, reserves for maintenance of all roofs, replacement or modifications to the pool and septic tank system and pool and garden lighting, cost of energy and water for the pool, gardens and drip system, keeping terraces around the pool clean, insurance of the buildings, cost of management of the HOA as well as the cost of administration and banking of the HOA.

## Completion

Daimari Water Villas will be completed end 2022 (subject to the time of issuance of the building permit).

## Payment schedule

Payment 1	Reservation Deposit: 10% of the total purchase price
Payment 2	Purchase Land (Property) plus transfer and notary costs (Minus Reservation Deposit)
Payments 3 - 14	Installments for the Structure

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