

12 EXCLUSIVE RESIDENCES AT ARASHI BOUTIQUE CONDOMINIUMS

PRICELIST TURN-KEY (FULLY FURNISHED)

| Nr | Model | Floor | Side | AC Area | | Balconies | | Total | | Price | Status | |
|----|-------|-------|------|----------------|----|----------------|----|----------------|-----|-------|------------|------|
| | | | | m ² | sf | m ² | sf | m ² | sf | | | |
| 1 | 99 | A | GF | PS | 78 | 834 | 37 | 397 | 114 | 1231 | | SOLD |
| 2 | 101 | A | GF | PS | 78 | 834 | 37 | 397 | 114 | 1231 | \$ 679,000 | |
| 3 | 103 | B | GF | OS | 83 | 893 | 39 | 418 | 122 | 1311 | \$ 679,000 | |
| 4 | 105 | B | GF | OS | 83 | 893 | 39 | 418 | 122 | 1311 | | SOLD |
| 5 | 107 | B | 2nd | PS | 83 | 893 | 25 | 267 | 108 | 1160 | \$ 690,000 | |
| 6 | 109 | B | 2nd | PS | 83 | 893 | 25 | 267 | 108 | 1160 | \$ 690,000 | |
| 7 | 111 | B | 2nd | OS | 83 | 893 | 25 | 267 | 108 | 1160 | \$ 690,000 | |
| 8 | 113 | B | 2nd | OS | 83 | 893 | 25 | 267 | 108 | 1160 | \$ 679,000 | |
| 9 | 115 | B | 3rd | PS | 83 | 893 | 25 | 267 | 108 | 1160 | | SOLD |
| 10 | 117 | B | 3rd | PS | 83 | 893 | 25 | 267 | 108 | 1160 | \$ 739,000 | |
| 11 | 119 | B | 3rd | OS | 83 | 893 | 25 | 267 | 108 | 1160 | | SOLD |
| 12 | 121 | B | 3rd | OS | 83 | 893 | 25 | 267 | 108 | 1160 | \$ 739,000 | |

(PS = Park Side, OS = Ocean Side)

All prices are in US\$.

All condominiums come with complete furnishings

Furniture Package (2 bedrooms & 2 bathrooms):

The kitchen is equipped with all appliances and all necessities for 4 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 and queen 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 dining set lounge set and a lounge chair.

Prices are including:

The total purchase price for condominium 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 yard including DRIP irrigation system, the costs for the elevator, for the pool (592 sf) including terrace, BBQ area and gazebos, the costs for one parking lot, fully equipped German kitchen and bathrooms.

Prices are excluding:

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, Interior light fixtures and installation of light fixtures in general, private home security (alarms & surveillance), content insurance, appliances, 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"

Monthly Toscano Maintenance fee is \$ 380 (price index 2026).

The fees 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, sewerage, management and administration).

Home Owners Association fee

Monthly HOA fee is \$ 380 (price index 2026). 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, reservation/repair and maintenance for elevator, 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, cleaning general inside areas, insurance of the buildings, content and liability, cost of management of the HOA as well as the cost of administration and banking of the HOA.

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 sf.

Payment schedule

| | |
|-----------|--|
| Payment 1 | Reservation Deposit: 10% of the total purchase price |
| Payment 2 | Remaining amount plus transfer and notary costs |

This document is compiled in accordance with the current taxation regime on Aruba.
We reserve the right to adjust all taxes accordingly, as mandated by any changes in the taxation laws of Aruba.

No rights can be derived from this document.