

# KIBAIMA APARTMENTS

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 Palm Beach 4G, Aruba



# Welcome to Smart Luxury Living



## In the Heart of Oranjestad

Kibaima Apartments are strategically located in a prime area that combines tranquility with the convenience of city living.

Minutes away from the bustling city center, residents have easy access to

Embrace the essence of smart, luxury living at Kibaima Apartments in the heart of beautiful Aruba.

This former hotel site has been expertly transformed into a haven of 18 modern smart apartments, merging rich history with modern elegance.

Perfectly situated minutes from Aruba's vibrant city center and entertainment hotspots. Kibaima Apartments offer an exclusive blend of convenience and style.

Aruba's finest attractions, including stunning beaches, shopping districts, and entertainment venues.

The location is not just about accessibility; it's about offering a lifestyle that balances peace with excitement.

## Your Dream

### Home Awaits

Experience the allure of upscale living at an accessible price. our modern apartments with private balcony are prices from 175.000 usd including own secured private parking, inventory package and access to premium amenities. Notably, the purchase price is subject to transfer tax only on the apartment rights, ensuring a clear and straightforward financial transaction and making the investment even more attractive an financially beneficial.

Dive into our pricing guide made available by our brooker Agency C21, to explore how affordable luxury can be yours.

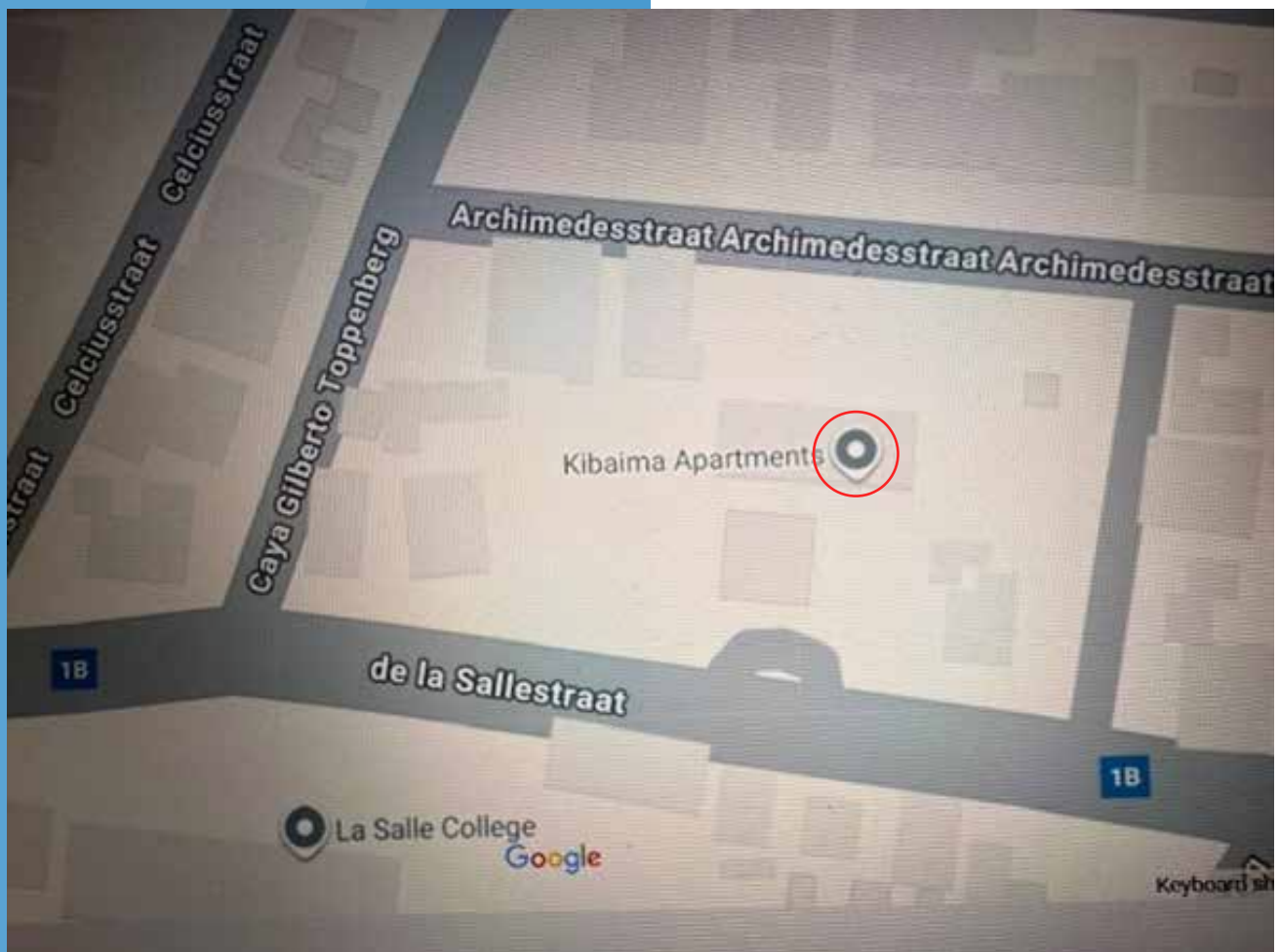
### Landscaping with

### Thoughtful Design

Complement the smart luxury lifestyle, offering beauty and functionality in every aspect.

**Club facilities:** ✓ The landscaping ✓ Luxury pool area ✓ Secure private parking

## Our Location





## Investment Opportunity & Rental Potential

Kibaima Apartments present a unique investment opportunity thanks to the building's hotel permit in possession of the Kibaima Real Estate & Hotel Management N.V. As an owner, you have the flexibility to earn a return on your investment through short or long-term rentals.

In collaboration with the Kibaima company, you can rent out your apartment when not in use, offering a hassle-free way to generate income. This arrangement is not just an investment in property; it's an investment in a lifestyle that pays out in yield. With Kibaima's management, you can rest assured that your property is in good hands, maximizing your earnings and ensuring your peace of mind.

## Intelligently Designed Living Spaces

Each modern apartment optimizes space without compromising on style or comfort:

### Kitchens:

*Compact and equipped with high-end appliances and sleek finishes.*

**Cabinetry:** Sleek and modular kitchen

**Walls – Floor:** Acrylic Paint – Elegant stone flooring

**Doors & Windows:** Wooden and double glazed aluminum

### Living Room:

*Smartly designed for maximum comfort and functionality.*

**Walls:** Acrylic Paint

**Floor:** Elegant stone flooring

**Climate control:** Energy-efficient air conditioning.

**Doors & Windows:** Wooden and double glazed aluminum



### Master Bedroom:

*Compact and equipped with high-end appliances and sleek finishes.*

**Walls:** Acrylic Paint.

**Floor:** Elegant stone flooring.

**Closet:** Wardrobe combination, white, 150x66x201 cm.

**Climate control:** Energy-efficient air conditioning.

**Doors & Windows:** Wooden and double glazed aluminum



## Bathroom:

Compact yet luxurious, with high-quality fixtures and stone finishes, for a spa-like experience

**Cabinetry:** Sleek and modular kitchen

**Walls:** Acrylic Paint

**Floor:** Elegant stone flooring

**Doors & Windows:** Wooden and double glazed aluminum

### Accessories Info:

- ✓ BROGRUND shower set with thermostatic mixer tap, chrome-plated
- ✓ Basin combination for countertop, GODMORGON, dark grey, 82x49x43 cm
- ✓ Storage mirror, LINDBYN, black, 40x70 cm
- ✓ High basin mixer tap, VOXNAN

## Balcony:

Intimate outdoor spaces with sophisticated stone flooring and serene lighting, perfect for relaxation.

**Walls:** Acrylic Paint

**Floor:** Elegant stone flooring

**Railing:** Premium coated metal railing

## Residence Amenities

*Kibaima Apartments isn't just a place to live; it's a lifestyle statement. Our facilities are designed for the modern urbanite.*

- ✓ State-of-the-art laundry facilities.
- ✓ A refreshing swimming pool with an outdoor shower.
- ✓ Cozy lounge area's.
- ✓ Convenient elevator access.
- ✓ Secure private parking.
- ✓ A comprehensive camera security system.
- ✓ Automated entrance for added convenience and safety.





## Facilities List

### Kibaima Apartments

#### KITCHEN

- ▶ Kitchen (incl. cutlery divider, connection materials & installation)
- ▶ Oven / fridge-freezer / dishwasher / stove / sink / kitchen faucet

#### SANITARY

- ▶ 1 full bathroom & fittings

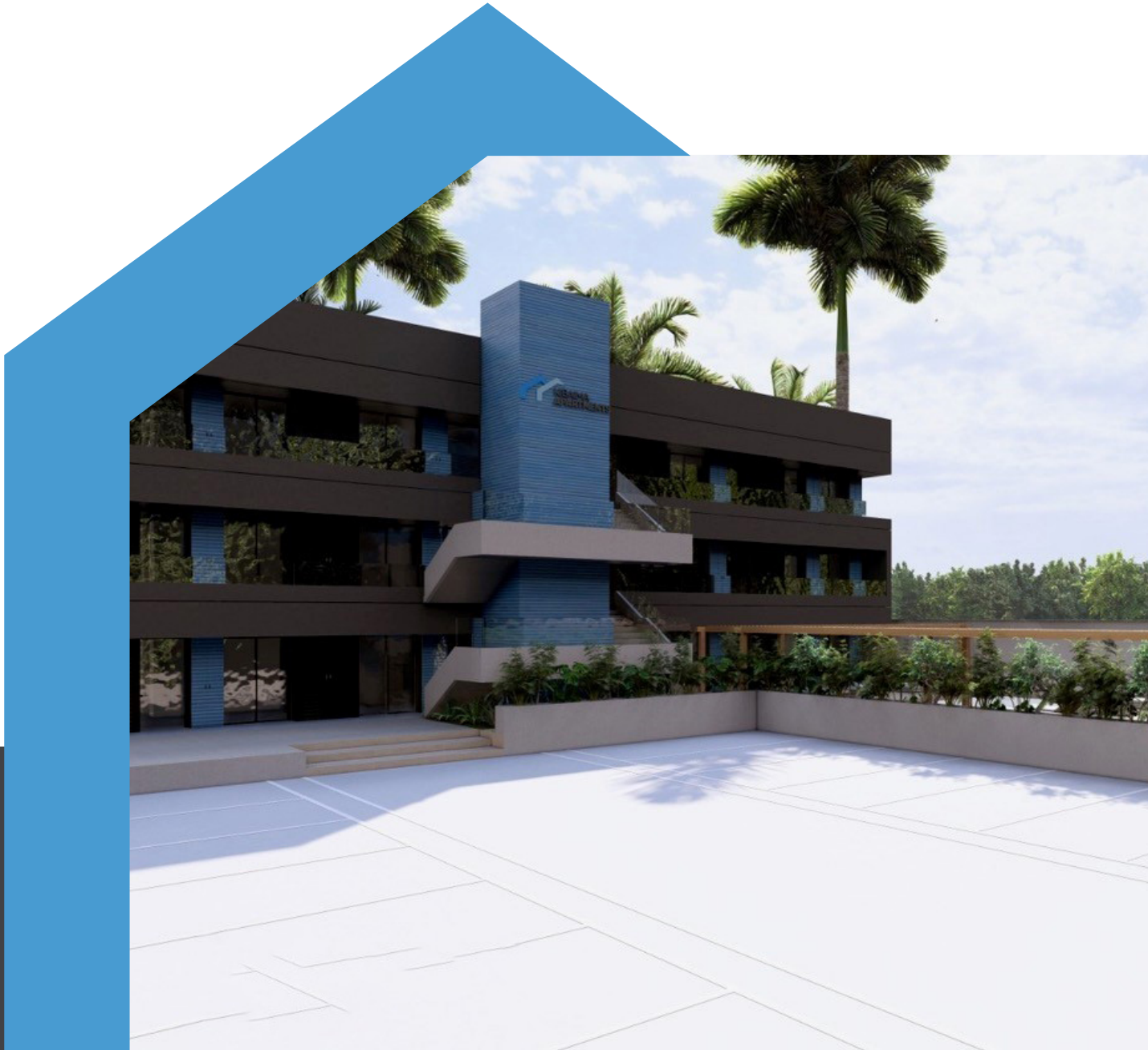
#### OUTDOOR

- ▶ Shared pool
- ▶ Shared outdoor shower
- ▶ Own private parking lot

#### INDOOR

- ▶ Recessed spotlights full apartment
- ▶ Indoor tiles
- ▶ 1-built in closet
- ▶ Airconditioning





# **BUYER'S LIST & EXPLANATION**

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# 1. INTRODUCTION

TVD Real Estate VBA congratulates you on the purchase of your new apartment in the Kibaima Apartments project! Since the apartments are offered in full, no changes are possible. In this way, the furnishing and renovation of your apartment is delivered as it was designed by us.

To inform you about what will be delivered, we have explained everything in this manual "Buyer List & Explanation".



## 1.1 Online File

A link that you will receive after signing the building agreement will give you access to your personal buyer portal. In this portal you can go through everything at home, behind your computer. Here you can find also the sales contract documents (technical description, sales contract, drawing, etc.). You can also communicate with your buyer guide via the buyer portal. The questions and answers can be found on your portal.



## 1.2 Guidance during construction

Throughout the renovation process, we pay a lot of attention to informing the buyers of our apartments. The personal guidance by your buyer's guide ensures that you stay informed of developments throughout the construction period. If you have any questions, please contact your buyer's advisor. Your buyer's guide can be reached via your buyer portal. Please keep in mind that it can take up to approximately 10 working days for the processing of your questions. In some cases, it may take more than two weeks to answer or resolve your questions, because certain questions need to be checked with third parties. Of course, we will try to answer you as soon as possible.

Changes to personal details: We would like to promptly receive notification of any interim moves or changes regarding your telephone number and/or e-mail address. We request that you change your new details with effective date in your buyer portal, so that your buyer advisor can ensure that the parties involved are informed of the changes in a timely manner.

## 2. TO BE DELIVERED



### 2.1 Sizing

The positions indicated on the drawing (height and width) are approximately measures. If you would like additional wall sockets or other electricity points, please indicate these including the dimensions in cm on the option drawing.

## 3. KITCHEN, PLUMBING, TILING AND INTERIOR DOORS



### 3.1 Kitchen

The apartments in Kibaima Apartments project are standard equipped with a complete kitchen, including appliances. The kitchens are fully equipped with an oven, fridge-freezer, dishwasher, stove, sink and kitchen tap. See Annex C for a detailed description of the kitchen and appliances per unit.



### 3.2 Sanitary

The apartments come standard with 1 full bathroom.

The sanitary ware is from the brand Fortifura and INK. See Annex C for a detailed description of the sanitary facilities. It is not possible to cancel the sanitary facilities.



### 3.3 Tiles

The apartments are standard equipped with tiling in all areas. The colour of the tiles for the interior floor can be found in Annex C.



### 3.4 Interior doors

In the Kibaima Apartments project, there are no options offered for interior doors.



## 4. MISCELLANEOUS



### 4.1 Work by third parties

After the delivery of your apartment, you can of course have changes made (by third parties). We would like to emphasise that only changes that have been carried out by or on behalf of TVD Real Estate VBA before delivery are covered by the guarantee and guarantee scheme. TVD Real Estate VBA is not liable for damage to materials and installations that are the result of work by third parties and/or under its own management. Also, work carried out by third parties or under own management is not covered by the warranty. It is not permitted to carry out work or changes to the apartment yourself before completion. It is also not possible to supply your own materials, such as tiling and sanitary ware, due to the warranty and insurance regulations.

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### 4.2 Guarantee

For all delivered work, the standard warranty scheme of 12 months applies. If standard facilities are cancelled, the guarantees relating to this will lapse. We would like to point out that if you have any changes made to the Apartment yourself or by third parties after delivery, the guarantees will expire completely.

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### 4.3 Slight deviations of products

The products quoted are based on a standard product, with minor deviations in color and/or design. TVD Real Estate VBA is not liable for any colour nuances that arise from the use of different types of material (plastic, ceramic, sheet metal). Products with name and type can be replaced by equivalent products, without this being announced in advance. If products are no longer available at the time of execution, you will be informed as soon as possible. Despite the great care we take in construction, we cannot prevent cracking that is the result of drying, hardening or shrinkage of materials.

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### 4.4 Contradictions

In the event of any discrepancies between the buyer's list and the corresponding drawings, the buyer's list shall prevail. In the event of any discrepancies between the buyer's list and the technical description, the technical description shall prevail.

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### 4.5 Price

All prices mentioned in the buyers list include BBO/BAZV (Turnover Tax). Prices mentioned in quotations are only valid for the period of validity of the quotation. Increase of prices due to government requirements will always be passed on to you.

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### 4.6 Visualizations

No rights can be derived from the content of visualizations. Colors shown may differ from reality. Assortment, price and model changes reserved.



## Sanitair List Kibaima Apartments



### Toilet Roll Holder

Fortifura Calvi - No cover,  
round, Gunmetal PVD



### Toilet Brush Holder

Fortifura Calvi - Wall- mounted,  
closed model, round, Gunmetal



### Fountain Tap

Fortifura Calvi - Built-in,  
18 cm spout (shortenable),  
Brushed Gunmetal PVD



### Drain Plug

INK Stop&Go - Click  
waste, Gloss White



### Bottle Trap

Viega - Plastic with wall  
pipe 5/4" and rosette



### Flush Plate

QeramiQ Push Metal - Dual  
flush, round buttons,  
Gunmetal (for Geberit UP320)



### Wall-Hung Toilet

QeramiQ Dely - 36.3x51.7 cm, deep flush, rimless, slim seat, Gloss White



### In-Wall Tank Frame

Geberit Duofix UP320 Sigma - 112x12 cm, for wall toilet, wall anchor & sound insulatio



### Walk-in Shower

Fortifura Galeria - 60x200 cm, clear glass, wall arm, Gunmetal



### Rain Shower Set

Fortifura Calvi - Built-in, thermostatic, 25 cm overhead, stick hand shower, Gunmeta



### Vanity Cabinet

INK - 80x45x52 cm, 2 drawers, handleless, 45° edge, MDF lacquer (Matte Cashmere / Gloss White / Matte Anthracite)



### Bathroom Mirror

Adema Squared - 100x70 cm, indirect LED lighting, touch switch, mirror heating



### Washbasin Tap

Fortifura Calvi - Built-in with installation unit, Gunmetal PVD



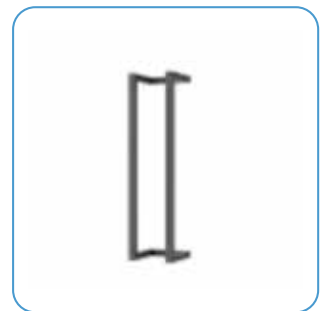
### Washbasin

INK Faktor-80x45x1.5 cm, 1 basin, 0 tap holes, Polystone Gloss White



### Shower Drain

Fortifura Galeria - 70 cm, closed grid, floor flange, Gunmeta



### Towel Rack

Fortifura Calvi - 60x12.5x12.5 cm, Gunmetal





GRAY

## AMALPI

Indoor Floor & Wall Tile

- ✓ This tile will be used on all inside floors, kitchen & bathroom.
- ✓ It has an ideal finish on the surface and is easy to clean.

We will provide this tile with size 100 x 100 cm2



## WESTLAKE OUTDOOR FLOOR & WALL TILE

This beautiful wood style tile will be used on all terrace floors & poolarea.

This tile will also be used on some outdoor walls on each floor.

The size will be: 30 x 150 cm2

The standard colour: Natural



## Facilities Tailored for Modern Living

At Kibaima Apartments, we blend sustainability with luxury living. Join a community that values eco-friendly practices and stylish, efficient living spaces. Each 48m<sup>2</sup> apartment at Kibaima Apartments is a marvel of design efficiency and elegance. With cleverly designed spaces, including stylish balconies, cozy yet luxurious living areas, and fully equipped, modern kitchens and bathrooms, these apartments redefine the concept of smart, upscale living in what we call a smart luxury apartment.



Ground Floor



DISCLAIMER: 1. All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances. 2. All materials, dimensions and drawings are representative only. 3. Information is subject to change without notice. 4. Developer's absolute discretion. 5. Actual area may vary from the stated area. 6. Drawings are not to scale. 7. All images used are for illustrative purposes only and do not represent the actual site features, specifications, fittings and furnishing. 8. The developer reserves the right to make revisions or alterations, at its absolute discretion, without any liability whatsoever.



First & Second Floor



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FLOORPLANS

## Worry-free returns with full-service rental management

At Kibaima Apartments, every unit is not just a place to own — it's a ready-made income opportunity. All owners have the possibility to participate in our full-service rental management program, designed to maximize returns while minimizing effort.

### Our experienced on-site team takes care of everything:

- ✓ Listing your apartment on leading platforms (Vrbo, Booking.com, Expedia etc.)
- ✓ Professional photography, guest communication & dynamic pricing
- ✓ 24/7 check-in coordination and guest support
- ✓ Weekly cleaning, linen service, and maintenance
- ✓ Transparent reporting and secure monthly payouts

Thanks to Kibaima's location, resort-style amenities and turnkey furnishing, occupancy rates are expected to remain strong year-round — especially with Aruba's growing digital nomad and mid-stay rental market.

### Key benefits for owners:

Passive rental income,  
professionally managed

Dual rental model: short- and  
long-term stays allowed

High yield potential in a growing  
tourism economy

No operational stress —  
everything is handled for you

Prices are including full inventory  
ready to rent out

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Whether you're based in Aruba  
or abroad, your investment is  
always working for you.

**EARN INCOME.**  
Preserve flexibility.  
Let us do the rest.





# READY-TO-RENT INTERIOR PACKAGE

Your unit, fully equipped ready to rent out from day one.

Price  
**17.500** USD  
incl VAT and handling

Item Description	Quantity
Bed & mattress 160 x 200	01
Mattress protector	01
Pillow small	02
Pillow large	02
Linen set (sheets, duvet cover, pillowcases 4)	02
Extra blanket / throw (optional)	01
Bedside tables	02
Safe	01

## Living Room

Item Description	Quantity
Sofa	01
Coffee table	01
Side table	01
Chair or pouf	01
Dining table with 2 chairs	02
Wall decoration	01
Curtain rod	01
Curtains / blinds	01

Item Description	Quantity
2× Inverter air conditioners	02
Iron	01
Ironing board	01
Drying rack	01

## Kitchen Inventory

Item Description	Quantity
Electric kettle	01
Dish rack	01
Cutting board	01
Chef's knife	01
Paring knife	01
Opener	01
Cooking spoon set (plastic)	01
Cooking pots (set)	01
Dinner plates	04
Sandwich plates	04
Soup bowls	04
Coffee cups	04
Drinking glasses	04
Wine glasses	04
Knives	01
Forks	01
Spoons	01
Teaspoons	01
Cutlery tray	01
Trash bin (kitchen)	01

## Bathroom & Cleaning

Item Description	Quantity
Trash bin (bathroom)	01
Cleaning set (broom, dustpan, mop, bucket)	01
Bathroom trash bin	01

## Outdoor & Extras

Item Description	Quantity
Beach towels	02
Balcony chairs	01
Balcony table	01

# LAND REGISTRY DIVISION APPLICATION

