



k a b o u r i

W A T E R V I L L A S

2 AND 3 BEDROOM LUXURY RESIDENCES AT TUSCANY RESIDENCE ARUBA

+ (297) 290 6040 | sales@tuscanypressidencearuba.com



Only nine
exclusive water villas

WELCOME TO CAREFREE ISLAND LIFE AT TUSCANY RESIDENCE ARUBA!

We are pleased to inform you about Kabouri Water Villas in Tuscany Residence Aruba. Kabouri Water Villas is a unique project for Aruba consisting of 9 luxury Water Villas with 2 or 3 bedrooms built on your own lot, with your private parking in front of your home and with your own entrance granting direct access to the beautiful Damari pool. The pool is only accessible to the residents of the Kabouri Water Villas.

Highest Quality in Aruba At Tuscany Residence Aruba, we build to the highest building standards and deliver the finest quality homes in Aruba. We build with the best materials and we do not compromise on quality.

Totally Unburdening the Owners Besides the highest quality standards, it is at least as important that we take care of the owners completely. Besides the rental program and property management, we as the developers know better than anyone what is needed to maintain your home. Within the walls of Tuscany Residence Aruba we take care of everything for the owners, so you can enjoy your island residence and the island life without worries.

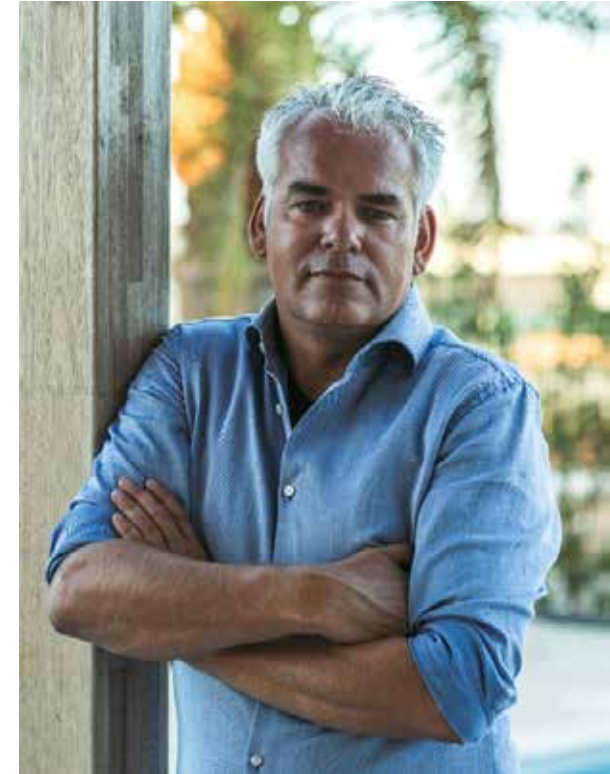
If you have any question or feedback, I am always happy to personally assist you,

Sincerely,



Bas de Groot
Managing Director

TRA Property & Hospitality Management VBA



kabouri
WATER VILLAS













TUSCANY RESIDENCE ARUBA

Within walking distance of the finest white beaches and the clear blue ocean, Tuscany Residence Aruba is founded in one of the best and most popular neighborhoods of Aruba, close to the shopping and nightlife of Palm Beach.

Tuscany Residence Aruba brings luxury living to a new level. Within the walls of the residence, around 180 exclusive properties will be built in all different sizes and prices, suitable for everyone's wishes. The buildings vary greatly in layout and offers luxury comfort. You can choose from 2- or 3-story villas with private pool and rooftop terrace, spacious townhouses, beautiful water villas or very well utilized condominiums. Tuscany Residence Aruba enjoys an abundance of luxury amenities and services. Everything is aimed at providing homeowners and holidaymakers of Tuscany Residence Aruba with a relaxing stay.

The combination of the beautiful Dutch modern international architecture and the Aruban palm trees creates a pleasant luxurious Aruban feeling and a relaxed atmosphere in the resort.

kabouri
WATER VILLAS

KABOURI AMENITIES

Property Land

Private Parking

Water Villas pool, total approx. 2.500 sf

Landscaped garden

Covered terraces

Dutch Design

Construction by European standards and materials



ENJOY



Kabouri Water Villas are one story residences, all around the beautiful pool.

The water villas features 2 and 3 bedrooms, 2 and 3 bathrooms, a living-room with dining area, a TV corner with a smart TV, modern sofas, a luxury kitchen with stove, oven, fridge, dishwasher and kitchenware and an utility room with Washer and Dryer. The spacious sliding doors give access to the covered pool terraces. The bedrooms features king size beds, a smart TV, a private bathroom and a closet. Several water villas offer a one car garage.

All accommodations are air conditioned and have wireless internet. Private Parking is available in front of each Water Villa.



FREQUENT ESCAPE

The Kabouri Water Villas two or three bedroom residences with covered pool terraces let you design the perfect full-time home in one of the best neighborhoods of Aruba. Comprehensive services from Tuscany's personal concierge to room service on-demand make every day a resort-style experience.

FULL-TIME RESIDENCE

Kabouri Water Villas at Tuscany Residence Aruba is ideal for those seeking an exciting escape destination. Every residence will be fully furnished with luxury furniture, including "smart" TVs, high-speed Internet access and WIFI. With full access to every service and amenity at Tuscany Residence Aruba, you enjoy the privileges of ownership and the freedom of a resort

ALWAYS EFFORTLESS

TRA Property & Hospitality Management take care of every detail related to the rental and property management of residences at Tuscany Residence Aruba

kabouri
WATER VILLAS

RESIDENCE FEATURES

NUMBER OF UNITS

9

STORIES

2 Bedroom Water Villa – 1 Story

3 Bedroom Water Villa – 1 Story

RESIDENCE FEATURES

2 and 3 bedrooms with wardrobes

2 and 3 bathrooms

Fully furnished

Fully equipped German kitchen

Fully airconditioned

Wide aluminum sliding door to the covered pool terraces

Several water villas offer a one car garage

Private parking in front of the unit

SERVICES

Onsite maintenance Team

Rental Program

Property Management

Medical assistance and care facilities

TRA PROPERTY & HOSPITALITY MANAGEMENT

TRA Property & Hospitality Management is the management company of Tuscany Residence Aruba and takes exclusive care of the maintenance of the park, management of all facilities and the rental and management of the properties in Tuscany Residence Aruba.

Our goal is to keep Tuscany Residence Aruba in excellent condition, to completely unburden home owners and to give holidaymakers a unique experience.

One organization that provides and manages everything within Tuscany Residence Aruba with office and staff on location, increases efficiency and optimizes service.



RESORT AMENITIES

Security

High-speed Internet

AMINITIES COMING SOON

Community Pool

Restaurant and Bar

Lounge

Reception & Offices

Gym

Massage & Personal Care

Children playground







The site plan illustrates a residential development with nine lots, numbered 1 through 9. The lots are arranged in a grid-like fashion, with Lot 1 at the top left and Lot 9 at the bottom right. The plan shows building footprints, parking areas, and landscaping. The building footprints are shaded in grey, and the parking areas are indicated by hatched patterns. The landscaping is shown in green. The plan also includes a north arrow in the top right corner and a scale bar in the bottom left corner. The lot numbers are placed in the top right corner of each lot. The building footprints are labeled with their respective lot numbers. The parking areas are labeled with the number of parking spaces. The landscaping is labeled with the type of vegetation. The plan also includes a north arrow in the top right corner and a scale bar in the bottom left corner.

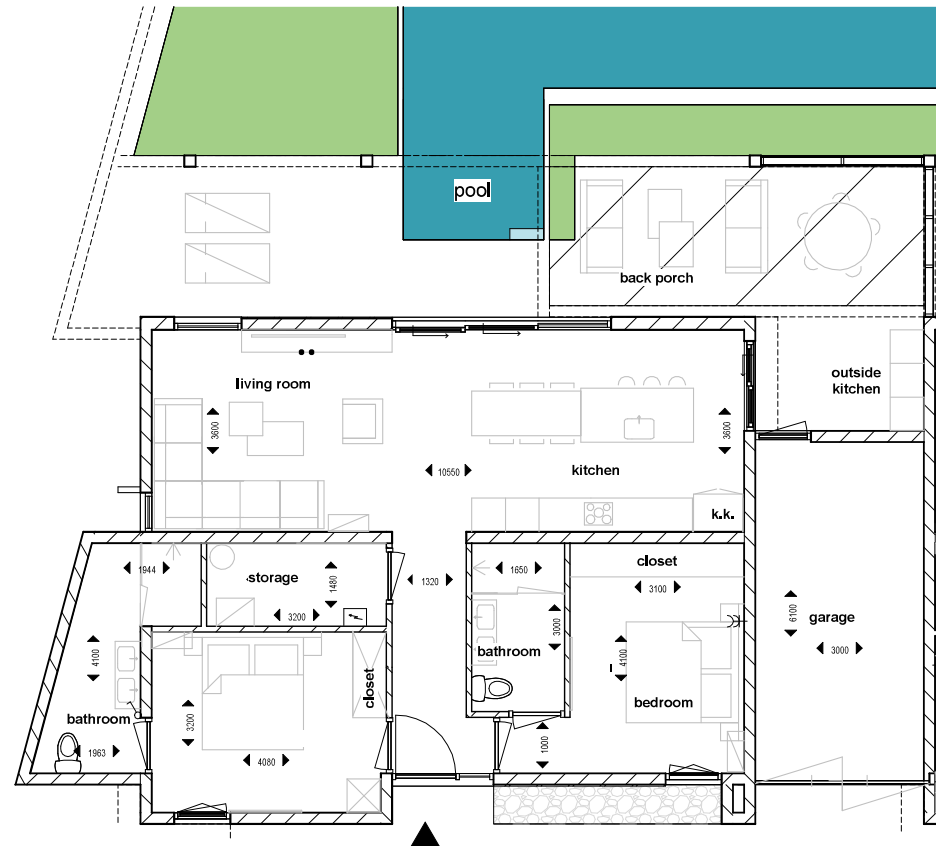


UNIT 178 LOT 1

2 BEDROOMS | 2 BATHS | GARAGE

BUILD UP: 1384 SF

LOT SIZE: 2788 SF

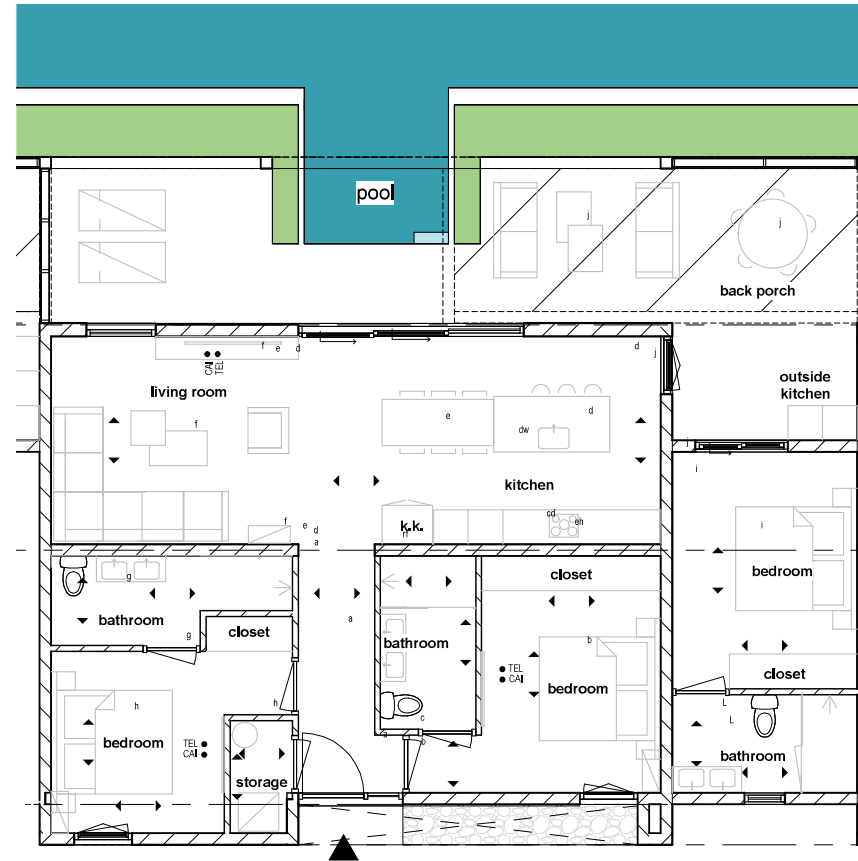


UNIT 180, LOT 2

3 BEDROOMS | 3 BATHS

BUILD UP: 1326 SF

LOT SIZE: 2530 SF

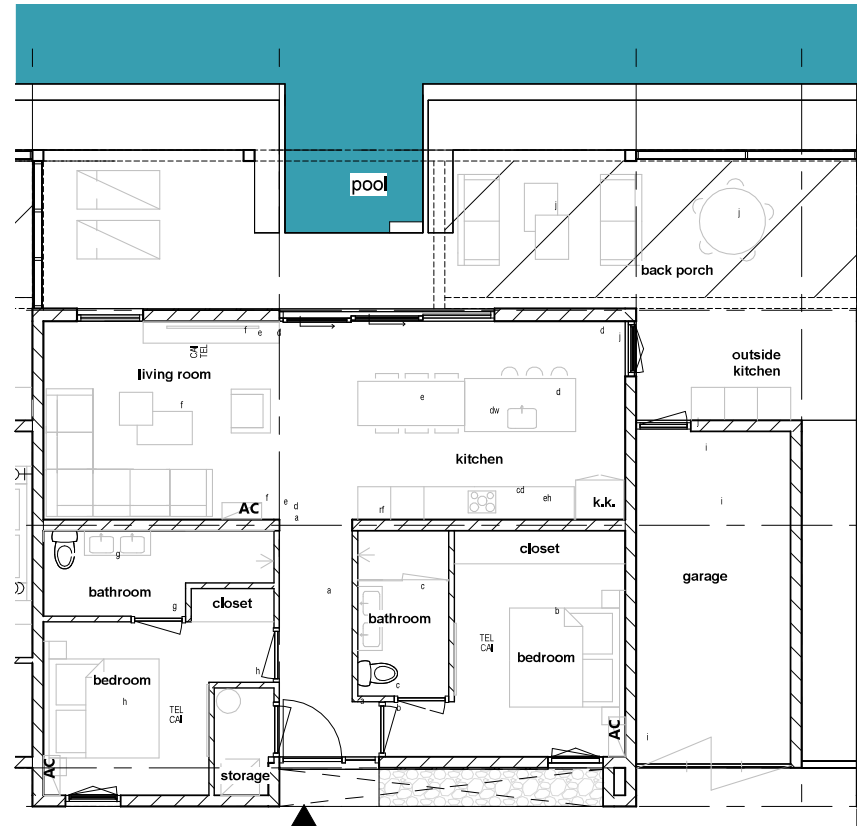


UNIT 182, LOT 3

2 BEDROOMS | 2 BATHS | GARAGE

BUILT UP: 1516 SF

LOT SIZE: 2669 SF

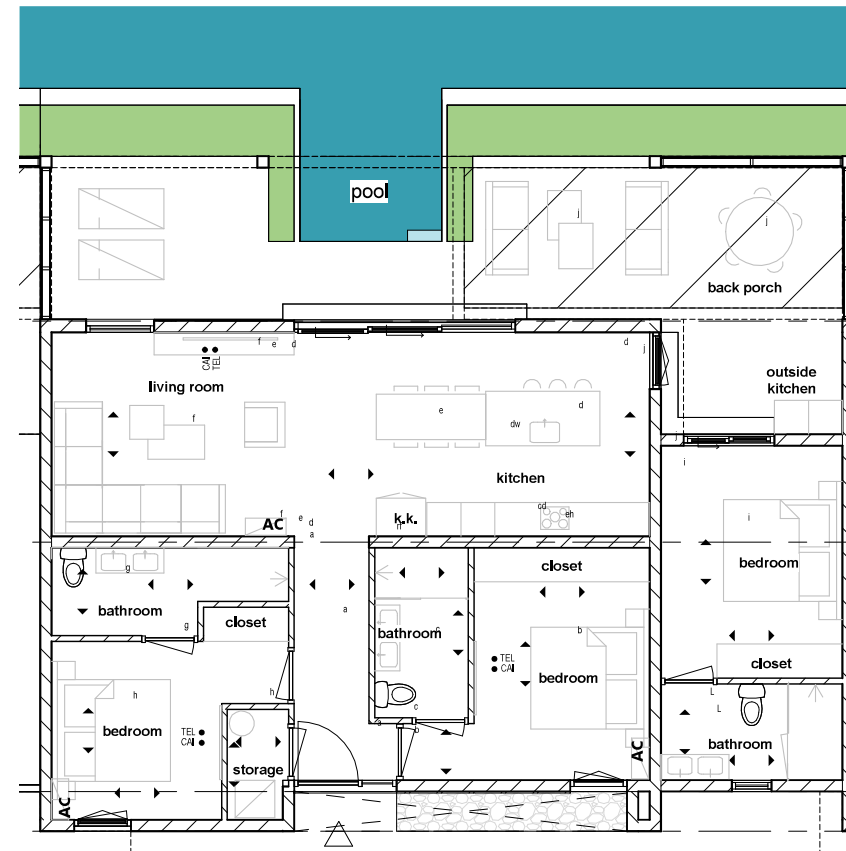


UNIT LOT 184, LOT 4

3 BEDROOMS | 3 BATHS

BUILT UP: 1326 SF

LOT SIZE: 2530 SF

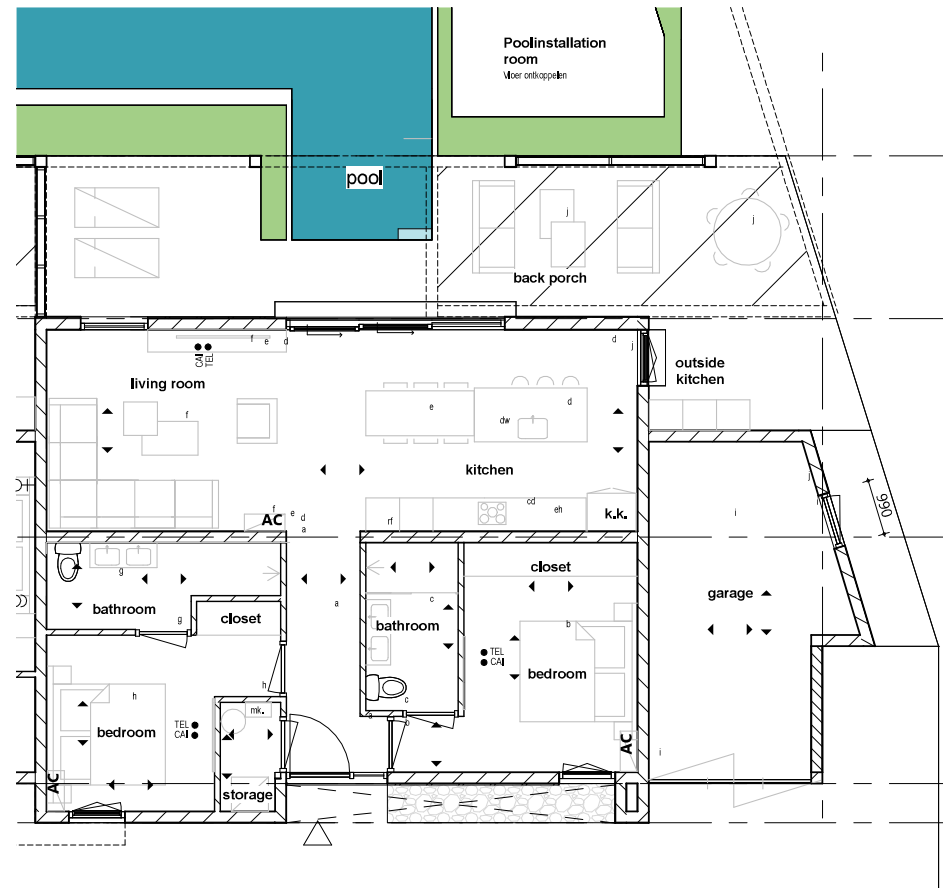


UNIT 186, LOT 5

2 BEDROOMS | 2 BATHS | GARAGE

BUILT UP: 1316 SF

LOT SIZE: 2734 SF

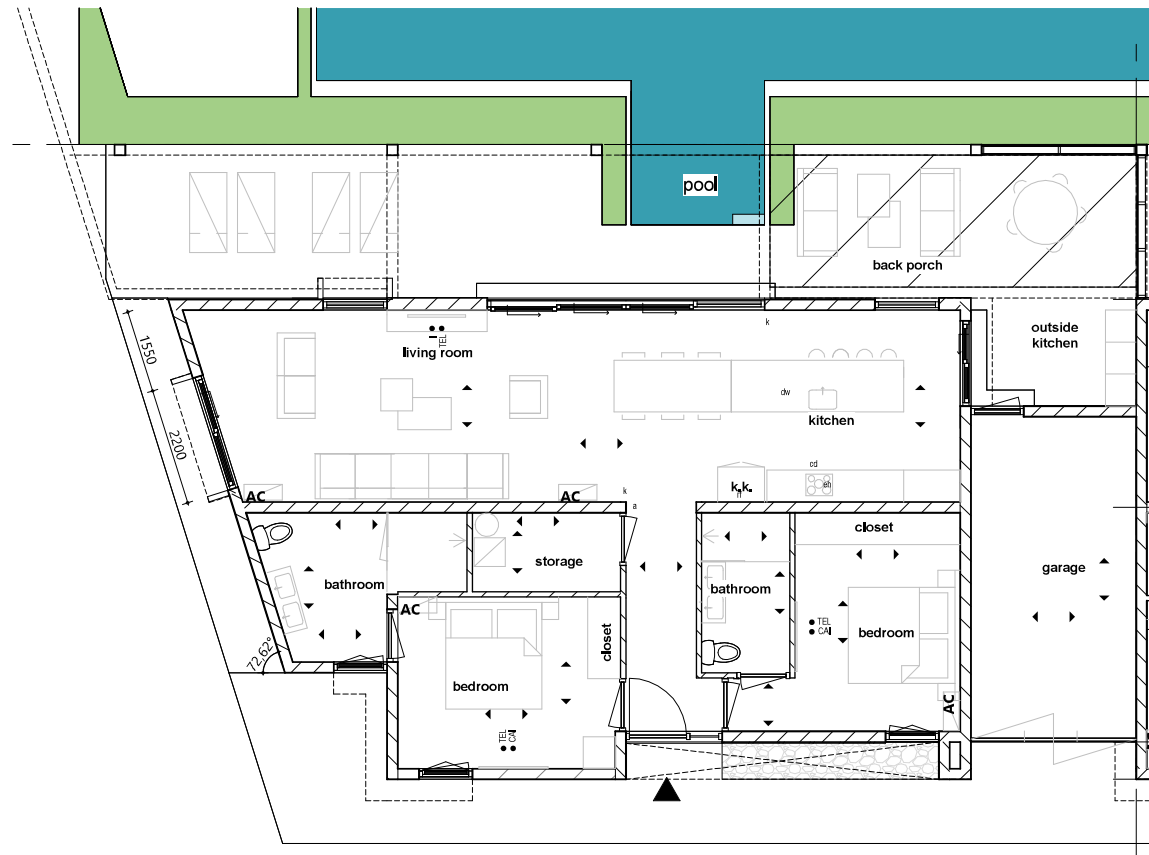


UNIT 188, LOT 6

2 BEDROOMS | 2 BATHS | GARAGE

BUILT UP: 1534 SF

LOT SIZE: 3122 SF

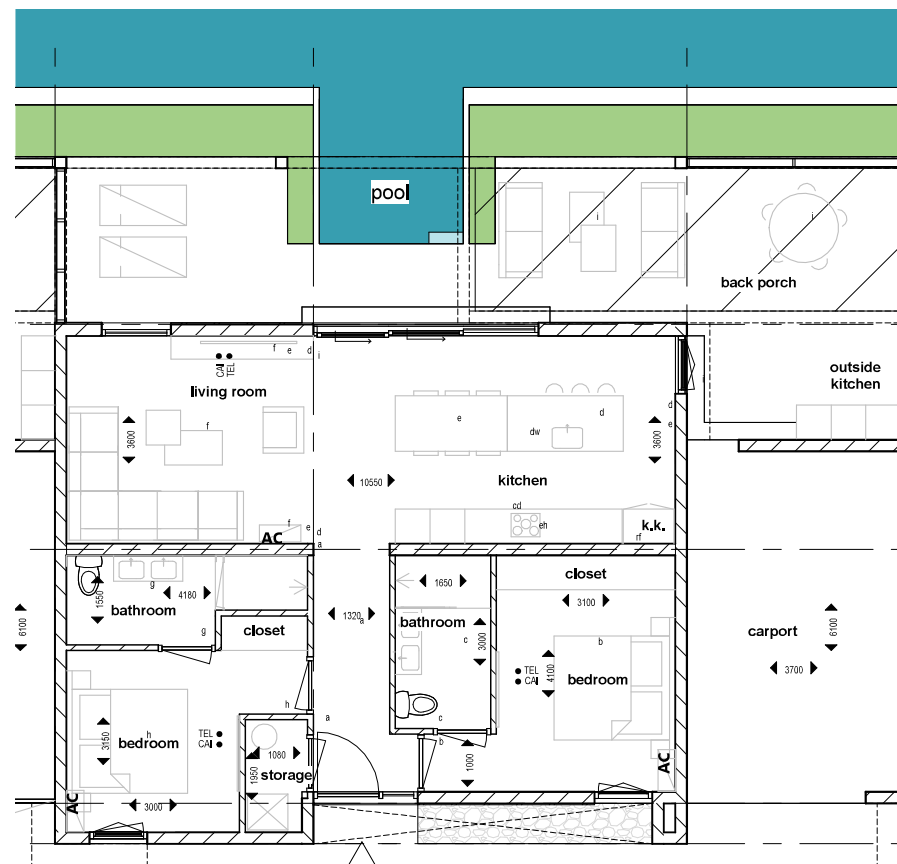


UNIT 190, LOT 7

2 BEDROOMS | 2 BATHS | CARPORT

BUILT UP: 1359 SF

LOT SIZE: 2616 SF

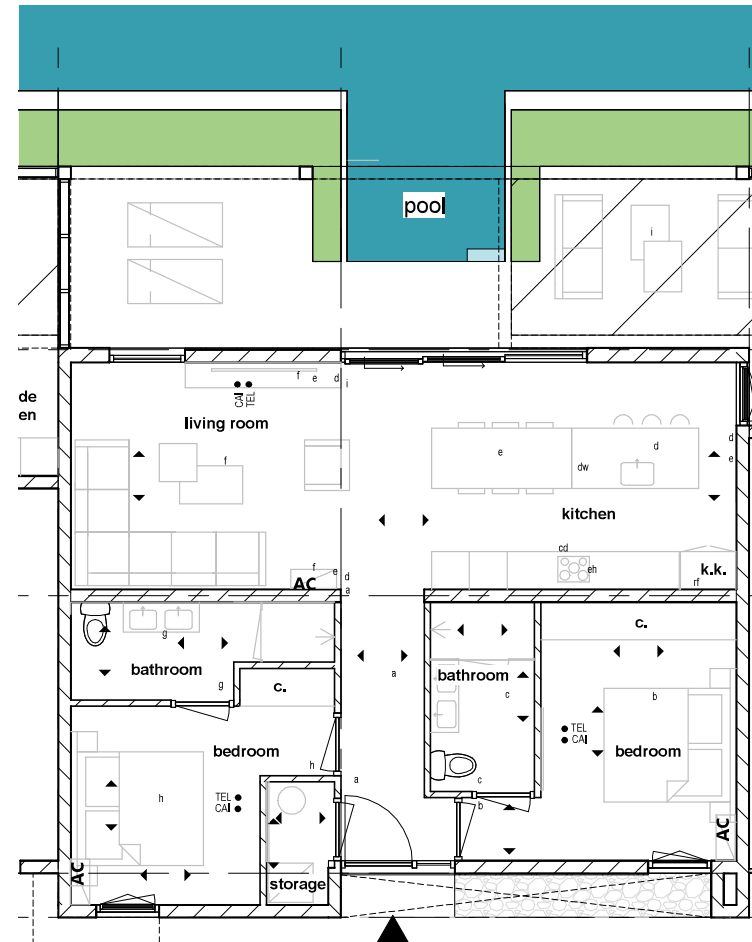


UNIT 192, LOT 8

2 BEDROOMS | 2 BATHS

BUILT UP: 1109 SF

LOT SIZE: 2131 SF

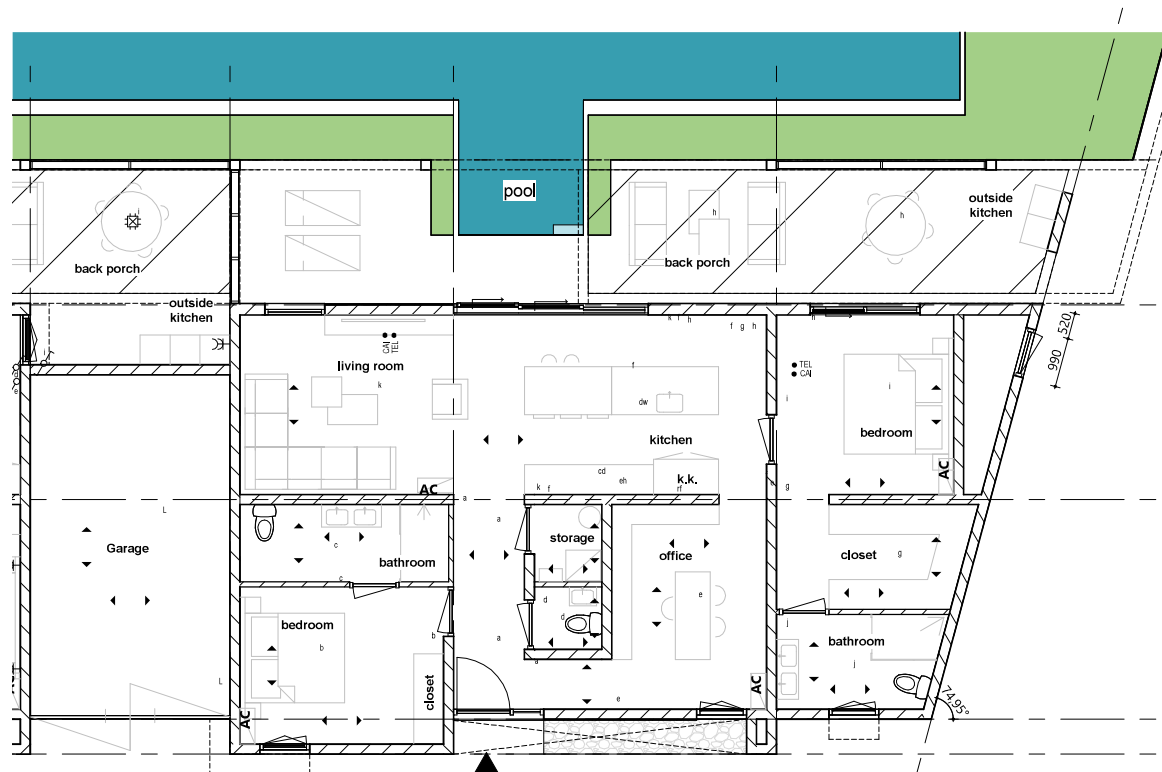


UNIT 192, LOT 9

3 BEDROOMS | 3 BATHS | GARAGE

BUILT UP: 1757 SF

LOT SIZE: 3509 SF





RESIDENCES

NUMBER OF UNITS

9

STORIES

Single story Water Villas

RESIDENCE FEATURES

Luxury Interior

2 or 3 bedrooms and 2 or 3 bathrooms

Fully equipped German kitchen

Fully Air conditioned

Wide Aluminum sliding doors to covered terraces

UNIT

W1 2 bedrooms and 2 bathrooms

W2 2 bedrooms, 2 bathrooms and carport

W3 2 bedrooms, 2 bathrooms and garage

W4 3 bedrooms and 3 bathrooms

W5 3 bedrooms, 3 bathrooms and garage

INTERIORS

KITCHENS

Sleek open kitchens designed by Schuller

Induction cooktop, oven, microwave, dishwasher & refrigerator

Under-mount sink

Stone countertops

BATHROOMS

Elegant European designed

Hansgrohe Coolstart taps & Raindance showers

TOTO Toilets

LAYOUT

Living with open Kitchen, Utility room, 2 Bedrooms, 2 Bathrooms & Covered Pool Terrace

Living with open Kitchen, Utility room, 3 Bedrooms, 3 Bathrooms & Covered Pool Terrace

SERVICES & AMENITIES

SERVICES

Onsite maintenance Team

Rental Program

Property Management

Security

AMENITIES

Water Villa pool 2.500 sf

Landscaped garden

Covered pool terraces

Private Parking

High-speed Internet

SIZE

Residences between 1109 and 1757 sf

Lots between 2131 and 3509 sf





ARASHI

TIERRA DEL SOL
GOLF COURSE

RITZ-CARLTON
ARUBA
ARUBA
MARRIOTT
RESORTS



NOORD

ALTOVISTA

PALM BEACH



DEVELOPER

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