



ENJOY THE  
ISLAND LIFE  
WITHOUT ANY  
WORRIES!



# ABOUT 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 in excellent condition, to completely unburden home owners and to give holidaymakers an unique experience.

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

# TUSCANY RESIDENCE ARUBA RENTAL

TRA Property & Hospitality Management is the exclusive rental organization within Tuscany Residence Aruba in order to maintain and monitor the quality of Tuscany Residence Aruba and to guarantee consistent and unambiguous conditions, policies and pricing.

Our goal is to make your Holiday with TRA Property & Hospitality Management: Comfortable, Beautiful, Memorable, Peaceful, Exclusive & Personalized.

Next to offering many activities and entertainment, our destination team helps you to experience the best authentic and local experiences.

TRA Property & Hospitality Management will focus on online marketing. SEO Management (Search Engine Optimizations Management) and Channel Management are the core marketing activities of TRA Property & Hospitality Management.



# BENEFITS OF ONE RENTAL AND MANAGEMENT TEAM IN TUSCANY RESIDENCE ARUBA

---

- Central marketing
- Price monitoring
- Quality control (investment protection)
- Centralized reception
- Registered guests access to community facilities
- 24/7 service in case of emergencies
- Concierge service
- Onsite cleaning team, refresh towels and linen, house keeping
- Collaboration with Aruba Aloe
- Stock and spare parts in stock. Items will be replaced immediately, repairs can be done later on
- Onsite maintenance team
- Keyless door system, remote doors to open
- Future beach shuttle for TRA tenants
- Special deals for TRA tenants with Tierra del Sol, Vela and others
- Free beach chairs for TRA tenants (subject to, limited number available)
- Discounts in restaurants and wellness of Tuscany (future)
- Catering services from the Tuscany Restaurant (future)
- TRA pays a monthly tourist tax and environmental levy for the house owners

# WHY MAKE A RESERVATION WITH TUSCANY RESIDENCE ARUBA RENTAL?

Homeowners have online insight into all bookings and how they have been established. Owners can also follow the maintenance of the house online and are informed online when minor repairs have to take place.

For own account TRA Property & Hospitality Management will install a keyless entry system at all rental properties managed by TRA Property & Hospitality Management.

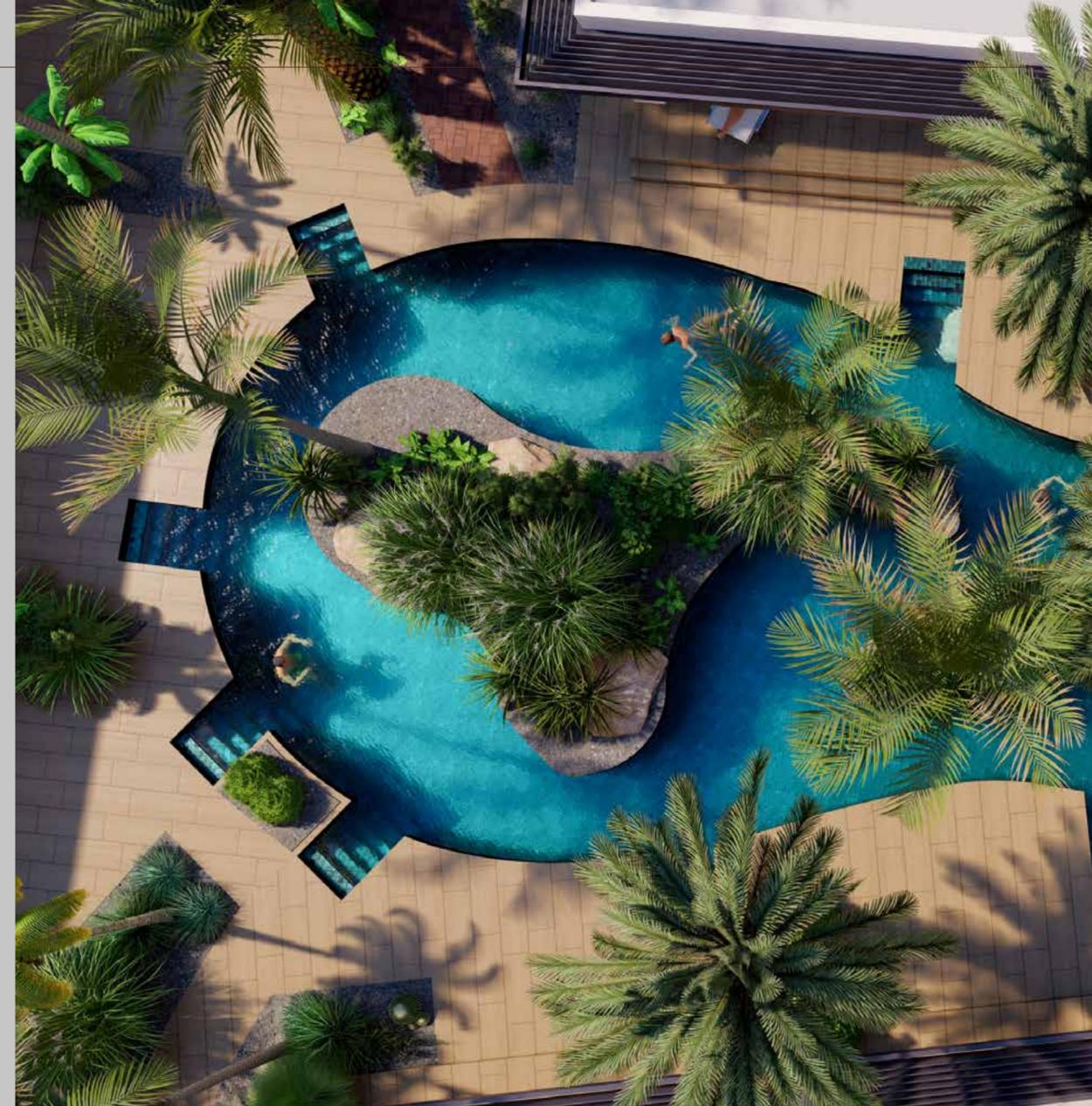
The website of Tuscany Residence Aruba Rental is [www.tuscany-aruba.com](http://www.tuscany-aruba.com)

- Welcome Package
- Extra cleaning and linen change upon request, at an additional cost
- Beach cooler & Beach chairs available
- Baby cribs available upon request
- Entry to the community pool
- Onsite maintenance response team
- Free Wi-Fi
- Special Rate at the Tierra del Sol 18 hole golf course
- Special Rate at the Tierra del Sol fitness center and tennis court
- Special Rate at Watersports at Palm Beach
- Grocery shopping service, babysitting & personal Chef are available at an additional cost
- Breakfast service is available at an additional cost
- Airport pickup at an additional cost
- Guest Services & Concierge Services

# MAINTENANCE

TRA Property & Hospitality Management is responsible for the maintenance of Tuscany Residence Aruba, which means:

- 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 costs"
- Trash removal
- Front garden maintenance and irrigation (DRIP)
- Outside painting properties (reserves)
- Reserves for unforeseen repairs (plumbing, garden, pool and sewerage)
- Management and administration



# ON-SITE PROPERTY MANAGEMENT

TRA Property & Hospitality Management will also take care of property management or the rental inventory of Tuscany Residence Aruba.

## Services Included:

- Perform periodic inspections (inside and outside)
- Empty mailbox
- Contact person for all utility companies, pest control, pool company and garden company
- Paying utility companies, tax, insurances, pool maintenance, garden maintenance, mortgage, etc.
- Responding to and resolving any emergencies
- Send owner periodic reports of the condition of the property
- Provide online insight into all bookings and financial statements
- Buying necessary items for your property under USD 500.00. Above that amount need to discuss first with the owner
- Taking care of your tax office paperwork like monthly tourist tax
- For additional fee of USD 750.00 we will prepare the annual financial statements and provide your required annual tax return



# CARE FREE LIVING AT *TUSCANY RESIDENCE ARUBA*



# FEES

<i>Property</i>	<i>Maintenance Fee</i>	<i>HOA Fee<sup>2</sup></i>	<i>Rental Fee</i>	<i>Management Property Fee</i>	
				<i>Without TRA rental</i>	<i>With TRA rental</i>
Arashi Boutique Condominiums	\$ 250 <sup>1</sup>	\$ 325	17.5% / 27.5%	\$ 175	\$ 125
Townhouse	\$ 200	n/a	17.5% / 27.5%	\$ 250	\$ 150
Townhouse Semi Detached	\$ 235	n/a	17.5% / 27.5%	\$ 250	\$ 150
Daimari Water Villas					
Water Villa – 2 bedrooms	\$ 220 <sup>1</sup>	\$ 189	17.5% / 27.5%	\$ 175	\$ 125
Water Villa – 3 bedrooms	\$ 385 <sup>1</sup>	\$ 397	17.5% / 27.5%	\$ 175	\$ 125
Luxury Villa – 3 bedrooms	\$ 290	n/a	17.5% / 27.5%	\$ 275	\$ 175
Luxury Villa – 4 bedrooms	\$ 325	n/a	17.5% / 27.5%	\$ 275	\$ 175

## FEES & COMMISSIONS

A 27.5% commission fee is charged by TRA Property & Hospitality Management to the homeowner over the rental revenue (excluding the Departure Cleaning Fee). A commission fee of 17.5% is applicable if a homeowner handles its own rental. If a reservation comes in through an OTA (Online Travel Agency) a commission fee of 17.5 % is applicable. By Rental Revenue is meant the actual rental income received by Manager after possible deduction of bank and credit card cost.

Aforementioned maintenance fee can be adjusted each year based on the indexes determined in Aruba by the authorities for bulk consumption of water and electricity and based on the index of the wage costs customary in Aruba.

<sup>1</sup> The Maintenance Fee of the Water Villas and Condominiums also includes the maintenance of the pool of the Water Villas and Condominium, including chemicals.

<sup>2</sup> 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, content and liability, cost of management of the HOA as well as the cost of administration and banking of the HOA.

# THANK YOU

[WWW.TUSCANYRESIDENCEARUBA.COM](http://WWW.TUSCANYRESIDENCEARUBA.COM)

[WWW.TUSCANY-ARUBA.COM](http://WWW.TUSCANY-ARUBA.COM)

Call: + (297) 280 4664

***DISCLAIMER** This offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. This is not an offer to sell, or solicitation of offers to buy, the condominium units in states where such offer or solicitation cannot be made. All drawings are conceptual renderings and the Developer expressly reserves the right to make modifications. Photographs may be stock photography used to depict suggested lifestyles rather than any that may exist. Prices, plans, architectural interpretations and specifications are subject to change without notice. No rights can be derived from this document.*