

Sales and Rental  
Opportunities

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THE WATER'S EDGE

A Collection of Luxurious Beachfront  
Residences Located in Aruba





# Buildings & Residences

The Water's Edge has been designed to take advantage of Aruba's year-round perfect weather, stunning Caribbean views, and the beauty of Rodger's Beach. Two, three-story buildings connected by an open-air corridor feature a total of 18 single-family units - three on each floor. All homes allow for indoor-outdoor living with each featuring either a ground-floor terrace or a large and spacious balcony.

## Exterior



The Water's Edge features a modern take on the traditional designs of the island with arching covered walkways, natural wood adornments, and a stone facade. Lush, native greenery welcomes residents to a private outdoor entrance.



## Beachfront

Large sliding glass doors, tiled balconies, and private terraces separated by natural wood panels allow for outdoor relaxation, socializing, and privacy. Enjoy a short walk to the beach on the private path and sunbathe on the sandy beach before taking a swim in the warm waters of the Caribbean Sea.



# Amenities

## CONDOMINIUM

- Private common area directly on the water with no public access
- On-site building personnel
- Accessible parking in front and adjacent to the building
- Central air conditioning
- Whirlpool washer and dryer, stackable or combo

## PRIVATE DECK

- Overlooks the ocean
- Deck size: 5.38 m. x 5 m. per unit (17.5 ft. x 16 ft.)
- Room for table for four and lounge chairs
- Tile floors
- Electricity and water



## MASTER BATH & SECOND BATH

- Quartz vanity with two above-counter basins and drawer storage. Second bath has one basin.
- Glass-enclosed shower
- Kohler deluxe shower fixtures
- Tiled shower walls and floors
- Kohler Persuade Curv dual-flush toilet

## KITCHEN

- Deluxe open kitchens with wood cabinetry and stainless steel Reginox brand appliances
- Quartz countertops
- Center island with seating for four people and a Reginox sink (New York model with Belaya pull-out tap)
- Decorative tile backsplash
- Stainless steel 20-cubic-foot LG refrigerator with water dispenser
- Stainless steel M-System built-in gas cooktop
- Bosch Series 6 dishwasher
- M-System multi-functional built-in oven with hood
- Bosch built-in microwave





# Location

Make your home along the quiet, crystal-clear beaches of southwest Aruba on Rodger's Beach. The calm ocean footsteps from your front door provides easy access to sunbathing, swimming, or snorkeling. And when you are looking for a break, you are only minutes away from the island's second largest city - San Nicolas. Known as the Sunrise City, you have access to historic architecture, restaurants, and shopping. A short thirty-minute drive will bring you to Aruba's capital city - Oranjestad, an upbeat town filled with gourmet restaurants, luxury shopping, gambling, and entertainment.



# Shopping

The city's second largest city of San Nicolas is located nearby, offering markets for your daily needs, boutique shops for casual browsing, and art galleries for discovering local artists. Join in on the Caribbean Festival every Thursday night where you'll experience music, shows, crafts, and traditional homemade cuisine.



# Dining

San Nicolas offers dining and nightlife experiences at all levels and tastes, from high-end cuisine inside a 100-year-old mansion to local flip-flop-style dive bars. Visit the local mainstay, Charlie's Bar, famous for its underwater items found and displayed on its walls by scuba divers dating back to the 1940s.





# The Water's Edge Condominiums

Luxury On Sale  
Living On the Water

Unit Details &  
Financial Information



# Welcome

- At the Water's Edge Condominiums, we have luxury and living on the water for sale.
- Our model introduces you to the quality of our construction and modern styling for comfortable and peaceful living.
- The unit is fully air conditioned with complete tile floors throughout.
- Large decks offer the ultimate in outdoor living and relaxation.
- The windows and sliding glass doors allow for lots of light and amazing views of blue water.
- Convenient parking is also available.



## Choice of Tiling

- We offer two choices of tiling for the floors throughout. Samples are available in the model.
- The floors shown in the model are an upgrade item.
- We offer an allowance toward your upgrade of \$2.00 per meter.
- An additional fee may be charged for installation of upgraded tiling depending upon selection.
- Our provider is Banjolux, and they will be happy to assist you in your selections.



# Your Kitchen

- The heart of your home makes a statement with style and functionality, as well as lots of storage and counter space.
- Our deluxe kitchen is provided by Eurokitchen Design.
- All-wood cabinets include adjustable shelves and self-closing drawers.
- Large island with seating for four.
- Quartz countertops.
- Stainless-steel refrigerator and range hood.
- Tiled back splash shown in the model is an upgrade. We offer a large selection of included tiled back splashes, which can be selected by visiting our supplier Banjolux.
- Bosch stove, oven and microwave.
- Stainless-steel designer faucet.
- Standard high-hat lighting is included throughout the unit.
- Decorative lighting over the island is not included.



## Common Area

- As an owner, you will have something no other condominium nearby offers and that is a common area right on the water with direct access to the water for swimming.
- The common area will be reachable from the center staircases directly onto a lighted walkway, which will lead you to the path to Rogers Beach.
- You will enjoy your man-made private beach, which will be available to our owners and their guests.
- Private seating will be available on the private beach.
- Direct access to the water is available if you decide not to go to Rogers Beach.



## Your Master Bedroom and Bathroom

- It is your oasis and it should be bright and airy with a modern sophisticated bathroom.
- Everything in our model unit is included except for the lighted mirror over the sink, which is available as an option.
- Full tile throughout the bathroom.
- Deluxe two-sink vanity with tiled backsplash.
- Glass enclosed, no-threshold shower with hidden stainless-steel drain.
- Second bathroom offers the same features except with a single vanity and sink.



## Your Deck Overlooking Rogers Beach

- It is the place where you will spend most of your time enjoying the outdoors and the magnificent view The Water's Edge offers.
- The extra-large deck is fully tiled with clear glass railings.
- The privacy wall is included, but the decorative finish is an option.
- There is room for a table and chairs, as well as additional seating.
- Lighting included throughout the deck area.



## Your Living Space

- Your living space adjacent to your kitchen provides a comfortable area to entertain or just sit, relax, or admire the view.
- The decorative wall is not included, but is available as an option.
- Living room lighting as seen in the model is not included, but is available as an option.
- Your unit will come with standard high hats to provide indoor lighting within the living room area.





# The Water's Edge Condominiums

Rental Pool

Return On Investment



## Return on Investment in the Amount of \$425,000

- Increase in unit value due to Introductory Pricing.
- Further increase in unit value as area around Rogers Beach and Baby Beach develops.
- A projected return from the rental pool equaling a 7% yield.



# Projected Annual Rental Income

Owner unit rental allowing for three months owner use

- Rental income projected at \$250 per day = \$1,750 per week
  - Rental income at 39 weeks = \$68,250



# Projected Annual Monthly Expenses

Management Fees	\$6,825
Concierge Front Desk	\$3,640
Office Billing Clerk	\$1,520
Maids and Handyman	\$5,200
Auto - Airport Pick Up	\$3,250
Laundry and Paper Goods	\$1,820
Repairs and Maintenance	\$3,000
Utilities	\$3,600
Miscellaneous Expense	\$2,400
Legal and Accounting	\$1,350
Reserve for Replacements	\$2,540
Condominium Fees	\$3,600
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Total Monthly Expenses	\$38,745
Balance Available	\$29,505