

**CROUIDEA**  
RESIDENCES

*As Unique As You Are*



*Villa Vanda*



**CROUIDEA**  
RESIDENCES

*As Unique As  
You Are*

ONE HAPPY ISLAND

Aruba

ATTRACTION MAP

12.5211° N, 69.9683° W

● THE LINKS AT DIVI ARUBA

● SUPERFOOD PLAZA

● BUTTERFLY FARM

● PALM BEACH ENTERTAINMENT DISTRICT

● PALM BEACH

● THE RITZ CARLTON

● FISHERMAN'S HUTS

● MALMOK BEACH

● TRES TRAPI BEACH

● ARASHI BEACH

● TIERRA DEL SOL GOLF COURSE

● CALIFORNIA LIGHTHOUSE



**ORQUIDEA RESIDENCES**





# Introduction

## ORQUIDEA RESIDENCES

Experience the allure of Orquidea Residences, a premier residential development in Noord, Aruba. Nestled within a secure gated community spanning 14,880 m<sup>2</sup> (161,600 sqft.) of prime property land, this project harmonizes modernity, sustainability, and convenience for unparalleled comfort.

Explore a selection of 18 captivating one- or two-story villas and 39 condominium units distributed across five meticulously crafted buildings, each curated to enrich your lifestyle. Each villa and condo building are beautifully named after an exquisite type of orchid, adding a touch of elegance and uniqueness.

Immerse yourself in an exquisite lifestyle within a setting designed for those who truly appreciate life's finest pleasures.

*A masterpiece of ultimate sophistication awaits you in the beautiful island of Aruba.*



\*THIS IS AN ARTISTIC RENDERING

## Villa Vanda

### LIFESTYLE

Experience the living at Orquidea Residences, where convenience and peace of mind are an important priority, and where a house becomes your home. Enjoy a relaxing, unique environment with everything you need nearby, making every moment truly worth it. Our residences will be a community that enriches your life.

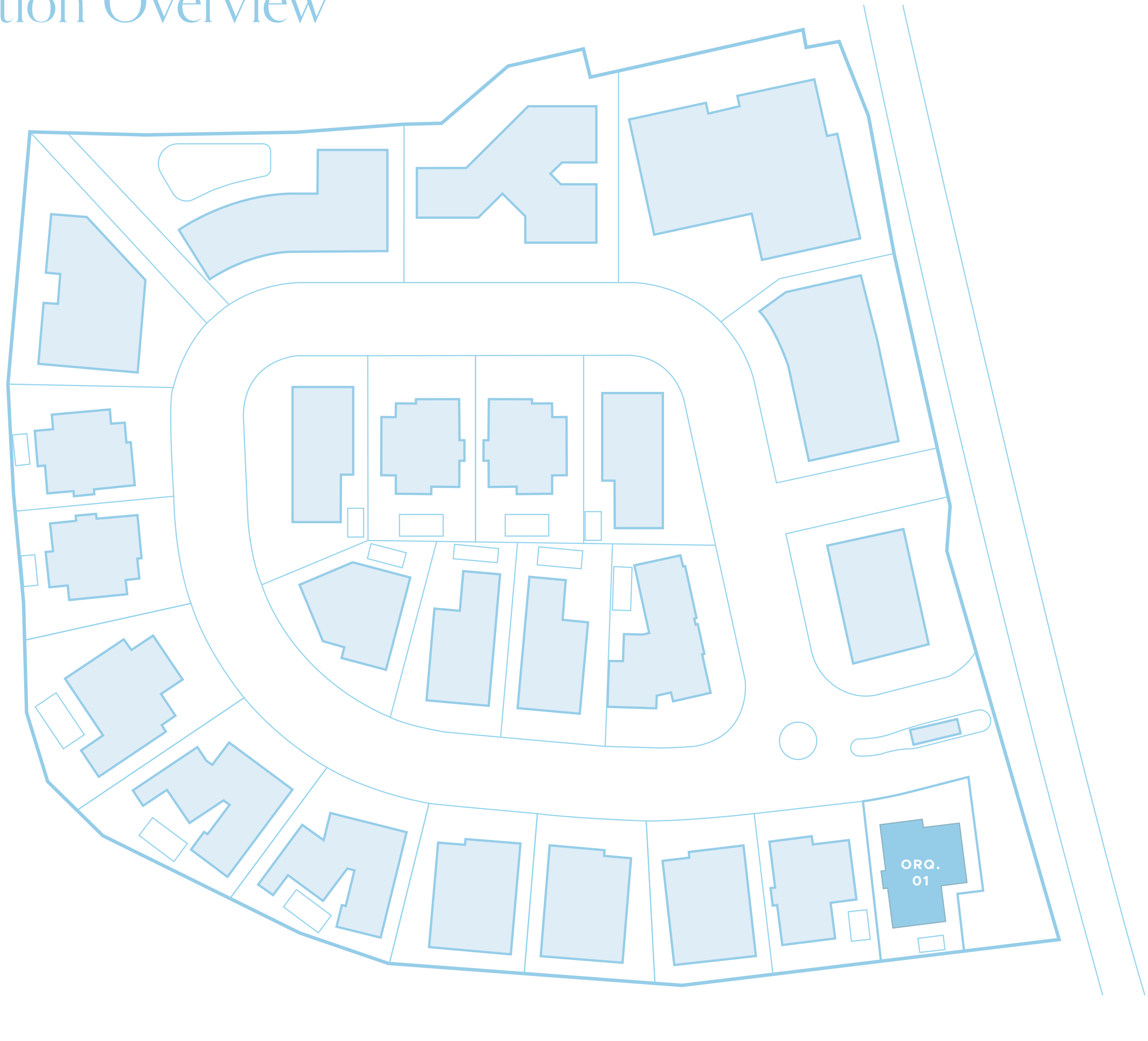
## The Details

### ORQ 01, 02

-  3 Bedroom
-  3.5 Bathroom
-  Two-story Villa
-  Living Room with Double-height Ceiling
-  L-Shaped Kitchen with Breakfast Bar
-  Laundry and Storage Room

ORQUIDEA RESIDENCES  
Location Overview

SALINA CERCA 55, NOORD



Siteplan














PRIVATE PROPERTY LAND

PLOT SIZE ORQ. 01

□ 317 m<sup>2</sup>      3412 sq ft

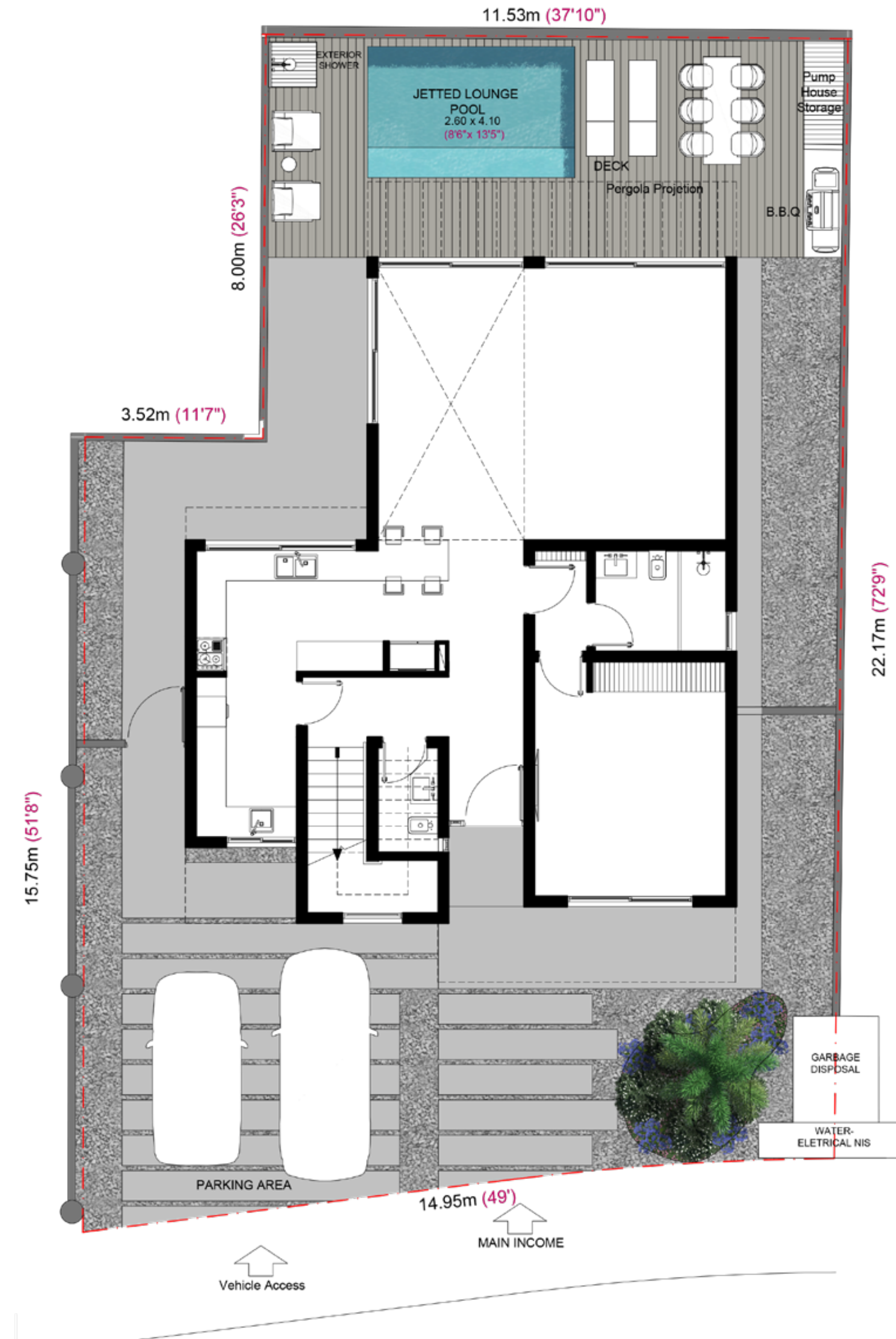
# Property Layout

## ARCHITECTURAL DETAILS

-  Parking for 2 cars
-  Walkway to entrance
-  Lush tropical front garden
-  Separate black and gray water inspection wells
-  Irrigation from central sewage system
-  Custom designed doors for the side gate and electrical / water / garbage housing
-  Concrete path to backyard
-  BBQ Area
-  Pool and large pool deck
-  Outdoor shower
-  Pool pump house
-  Pergola
-  Lounge Area

### OUTDOOR LIVING SPACE









## ORQ. 01



LIVING SPACE	ORQ. 01
<input type="checkbox"/> BUILD-UP	288 M2 3,104 SQFT
<input type="checkbox"/> OUTDOOR	130 M2 1,404 SQFT
<input type="checkbox"/> TOTAL	419 M2 4,509 SQFT

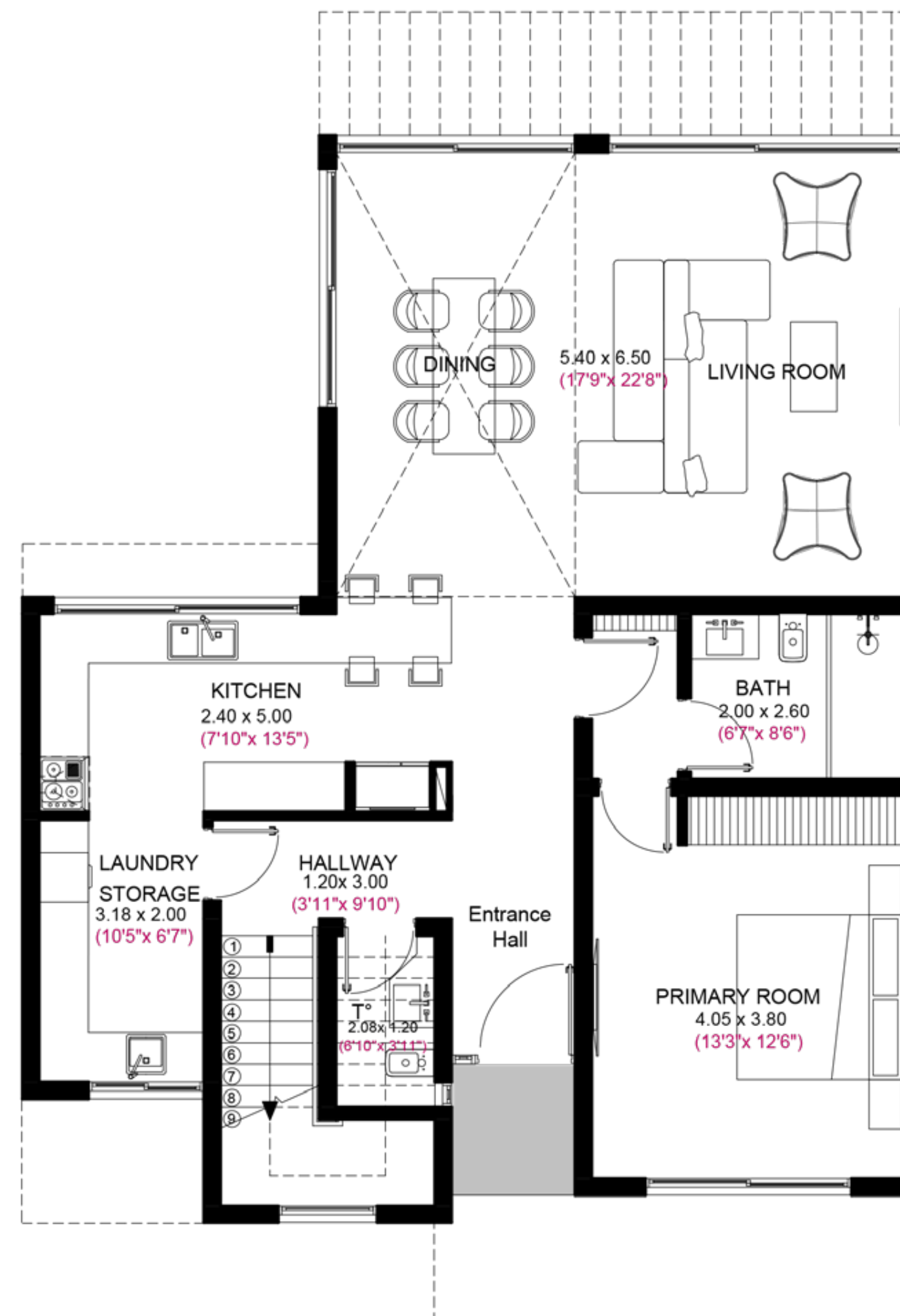
# Floorplan

INDOOR LIVING AREA

-  Entry hall
-  1 Bedroom
-  1.5 Bathroom
-  Laundry and storage room
-  L-Shaped Kitchen
-  Breakfast Bar
-  Dining room with double-height ceiling
-  Living Room

GROUND FLOOR PLAN

ORQ. 01





# Floorplan

INDOOR LIVING AREA



Loft



Primary bedroom



Ensuite bathroom



Walk-in closet



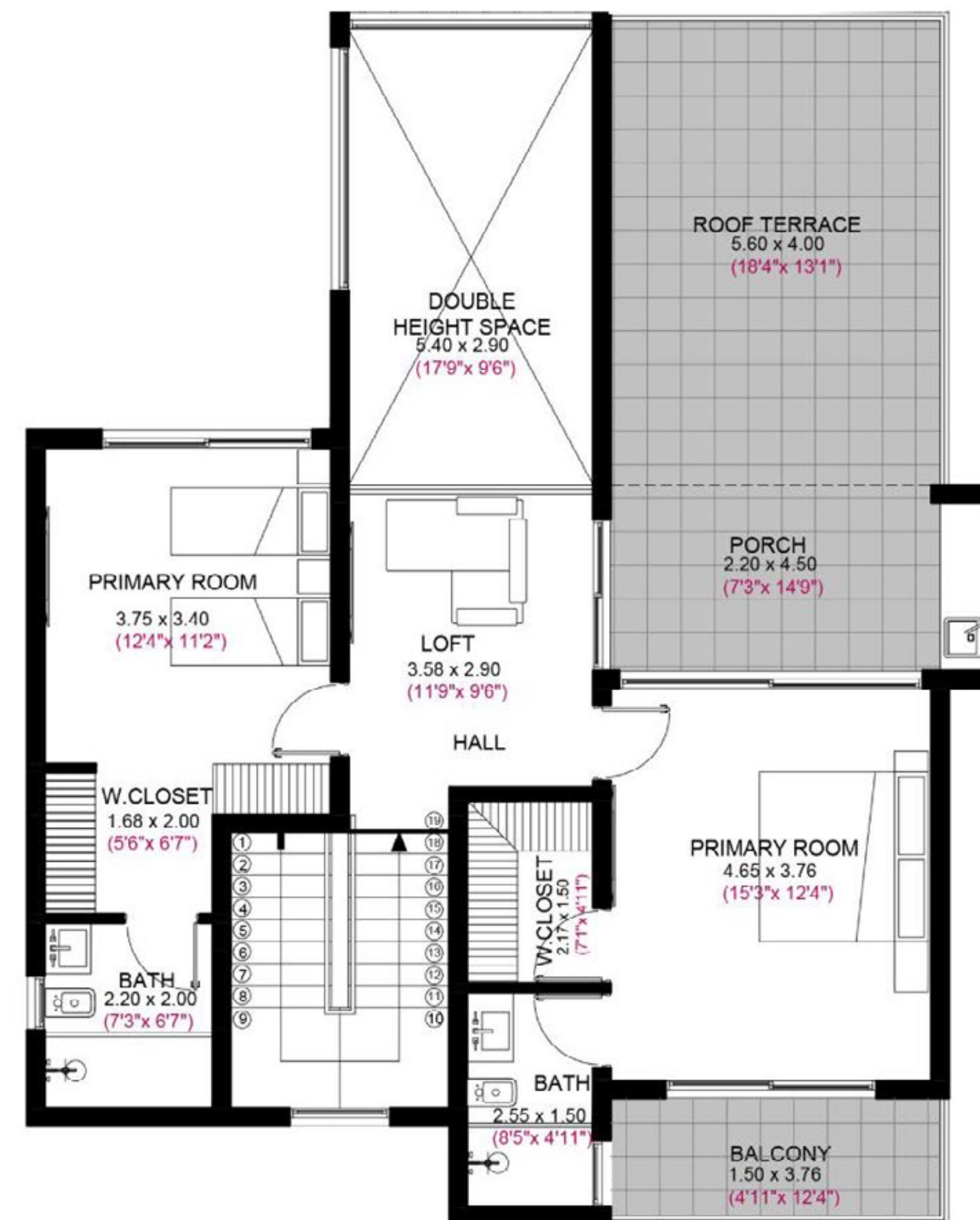
Semi-covered roof terrace



Balcony

## SECOND FLOOR PLAN

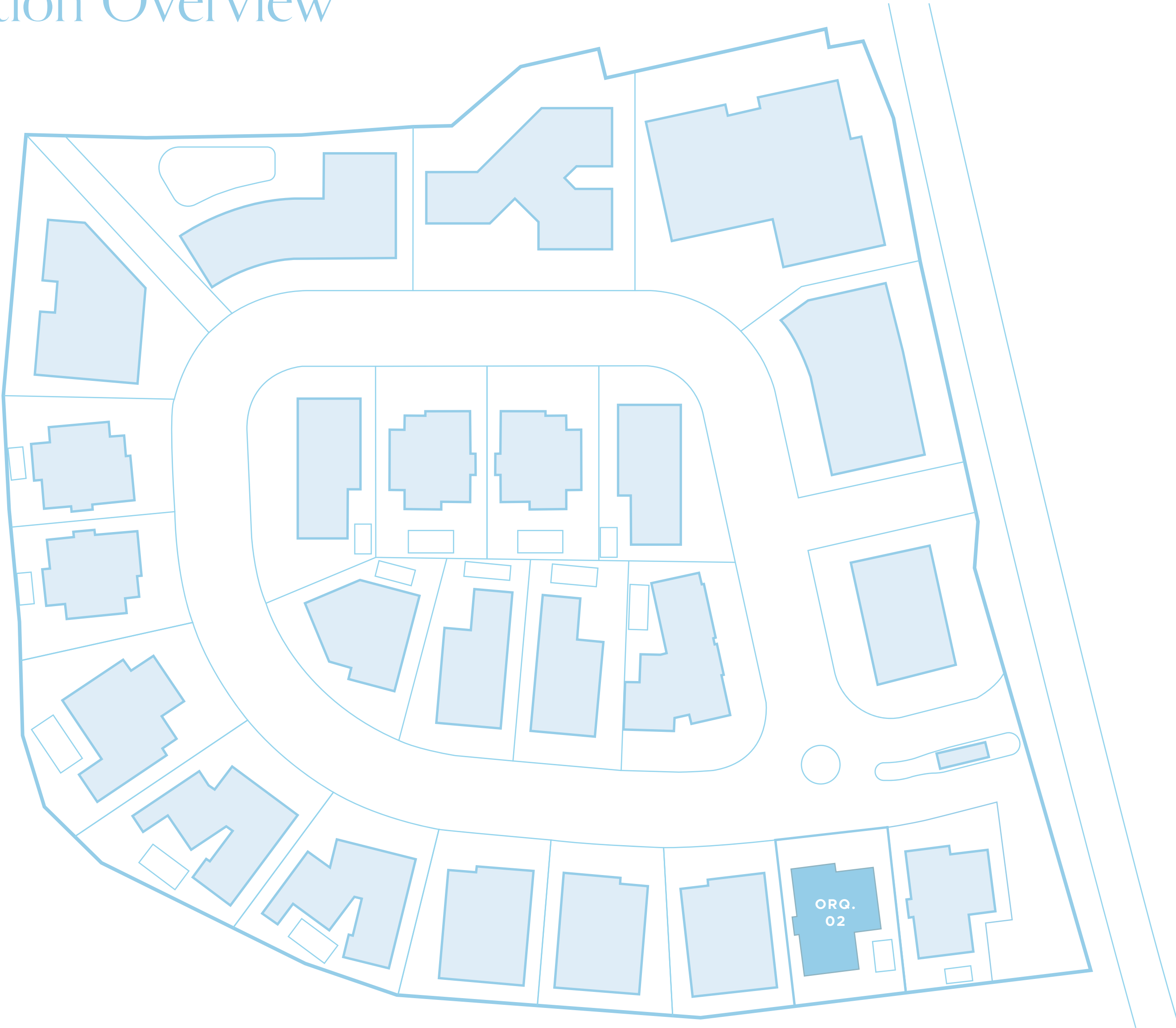
### ORQ. 01



ORQUIDEA RESIDENCES

Location Overview

SALINA CERCA 55, NOORD



Siteplan














PRIVATE PROPERTY LAND

PLOT SIZE ORQ. 02

□ 332 m<sup>2</sup>      3574 sq ft

# Property *Layout*




## ARCHITECTURAL DETAILS

-  Parking for 2 cars
-  Walkway to entrance
-  Lush tropical front garden
-  Separate black and gray water inspection wells
-  Irrigation from central sewage system
-  Custom designed doors for the side gate and electrical / water / garbage housing
-  Concrete path to backyard
-  BBQ Area
-  Pool and large pool deck
-  Outdoor shower
-  Pool pump house
-  Pergola
-  Lounge Area

### OUTDOOR LIVING SPACE









## ORQ. 02



LIVING SPACE	ORQ. 02
 BUILD-UP	288 M2 3,103 SQFT
 OUTDOOR	144 M2 1,555 SQFT
 TOTAL	433 M2 4,659 SQFT

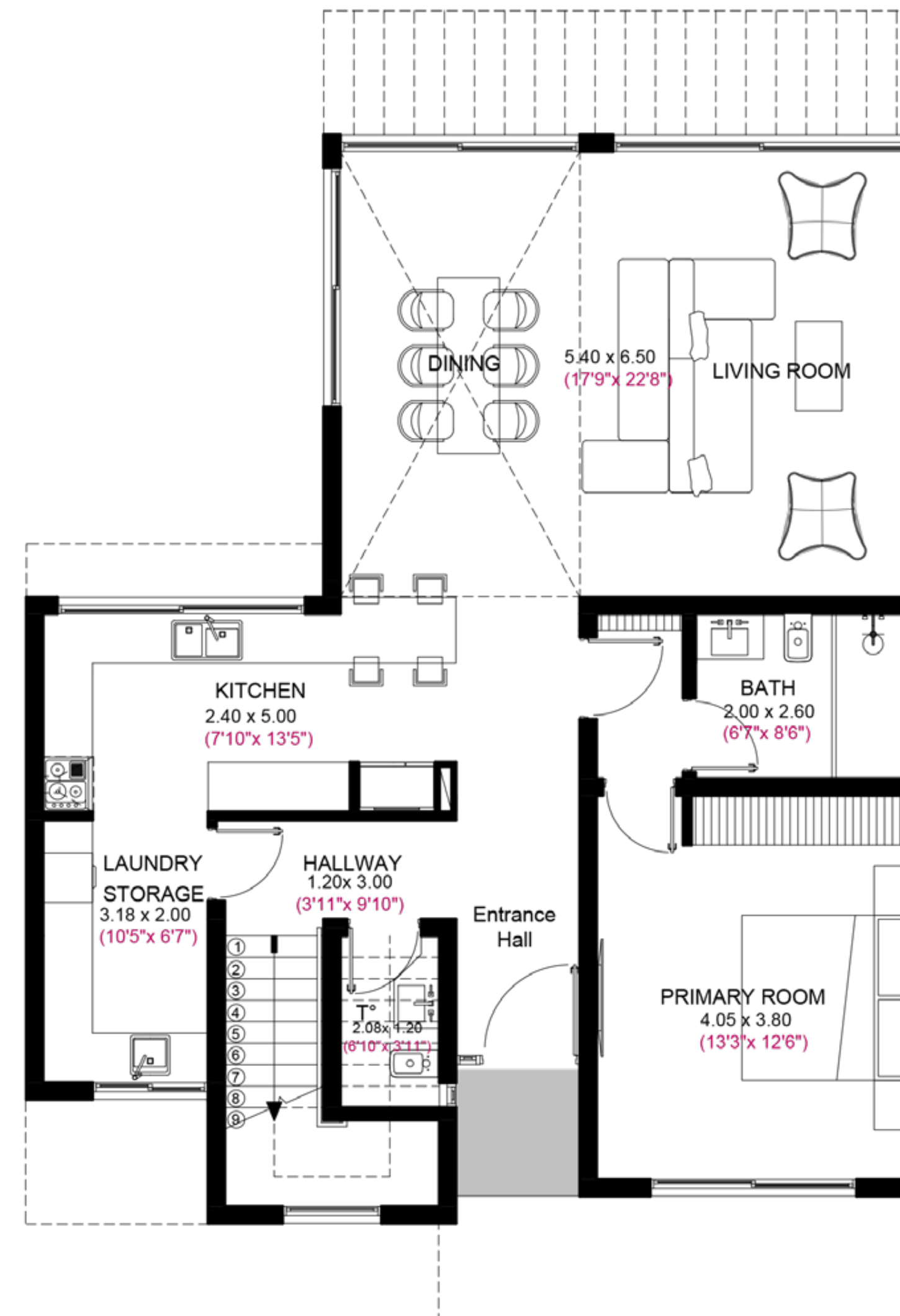
# Floorplan

INDOOR LIVING AREA

-  Entry hall
-  1 Bedroom
-  1.5 Bathroom
-  Laundry and storage room
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-  Breakfast Bar
-  Dining room with double-height ceiling
-  Living Room

GROUND FLOOR PLAN

ORQ. 02



# Floorplan

INDOOR LIVING AREA



Loft



Primary bedroom



Ensuite bathroom



Walk-in closet



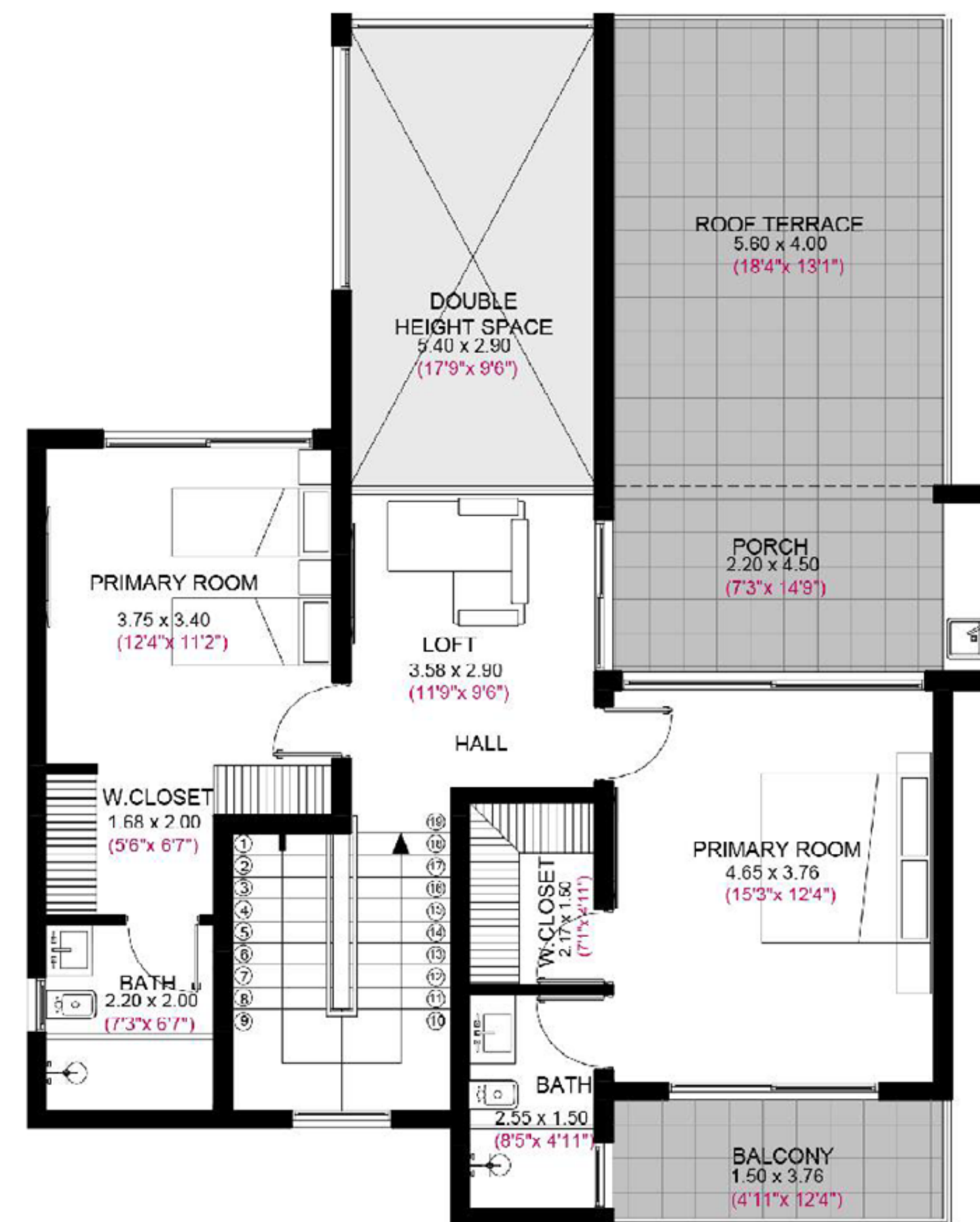
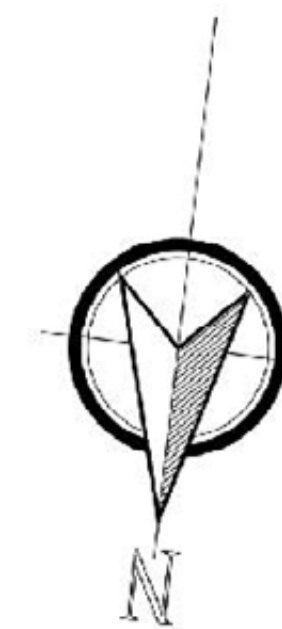
Semi-covered roof terrace



Balcony

## SECOND FLOOR PLAN

# ORQ. 02



# Key Features

## VILLA VANDA

-  Spacious Interior
-  Solar Panels
-  Double Glassed Aluminum Windows and Doors
-  Hot and Cold Water
-  Inverter AC's
-  Fully Equipped Kitchen and Laundry
-  Quality Brand Appliances
-  Smoke Detector
-  Fiber Optics Cable and Wifi
-  Connection to Irrigation System
-  Vacation Rental Ready
-  Mineral Painting inside





THIS IS AN ARTISTIC RENDERING

Exterior - Pool Area













\*THIS IS AN ARTISTIC RENDERING





# Kitchen *Features*

## MODERN ITALIAN DESIGN KITCHEN

-  Double door refrigerator
-  Electric stove
-  Oven
-  Range hood
-  Dishwasher
-  Kohler\* Sink and faucets
-  Soft closing kitchen cabinets
-  Hot and cold water
-  Kitchen Island with breakfast bar
-  Quartz\* Kitchen Counter Top

\*OR EQUIVALENT



\*THIS IS AN ARTISTIC RENDERING

Interior - Dining Area










\*THIS IS AN ARTISTIC RENDERING



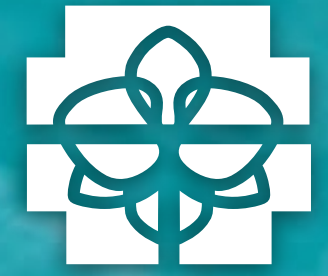
## Bathroom *Features*

DESIGNED BY KOHLER\*

-  Primary bathroom with bidet toilet seat
-  Soft closing toilet seat
-  (Rain) Showerhead
-  Walk-in shower with glass division
-  Bathroom vanity with mirror
-  3 piece bathroom accessories
-  Hot and cold water

\*THIS IS AN ARTISTIC RENDERING

\*OR EQUIVALENT







**CROUIDEA**  
RESIDENCES

*A masterpiece of  
ultimate Sophistication*





# Community Amenities

## ORQUIDEA RESIDENCES

At Orquidea Residences, every detail is meticulously designed to enhance your comfort and meet your every need. Each aspect of our community is dedicated to elevating your lifestyle to new heights.

-  Security 24/7
-  High quality solar streetlights
-  Fiber-optic internet
-  Wheelchair accessible

### RESORT SERVICES

-  Concierge service
-  Property management
-  Rental management
-  Maintenance management





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# The Clubhouse

CATTLEYA

Welcome to clubhouse Cattleya, the heart of our community. This elegant space offers a versatile setting for relaxation, social gatherings, and recreational activities. Equipped with top-tier amenities designed for your enjoyment, the clubhouse is where neighbours become family and every day feels like a retreat.

-  Reception
-  Concierge
-  Meeting Space
-  Modern Gym
-  Outdoor Shower
-  Community Pool
-  BBQ Area
-  Play Garden



\*THIS IS AN ARTISTIC RENDERING



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Clubhouse - Pool Area





MODERN GYM



COMMUNITY POOL



BBQ AREA



## *Eco-Friendly*

### OUR EFFORTS

Sustainable living is a top priority at Orquidea Residences. We are committed to eco-friendly practices such as:

- ❁ Implementing a central sewage and irrigation system where black and grey water are collected separately, filtered, and 100% reused.
- ❁ Equipping all villas with solar panels to harness renewable energy.
- ❁ Installing inverter AC units for reduced energy consumption.
- ❁ Cultivating green areas featuring tropical fruit plants and flowers.
- ❁ Utilizing traditional blocks for thermal insulation to enhance energy efficiency.
- ❁ Using an eco-friendly special mineral paint for indoor and outdoor application.
- ❁ LED lamps
- ❁ Double glassed windows and doors.

# Eco-Friendly

## MINERAL PAINT

Products by KEIM offer more than 140 years of know-how and experience. Their unique quality has been demonstrated for decades by countless projects all over the world.

- Made from natural raw material.
- Free of emissions
- KEIM paints are not flammable and do not release toxic gasses in event of a fire.
- Thanks to their ideal moisture balance and drying behavior, mineral paints do not require any biocides to prevent algae.
- KEIM paints have been proven to be particularly suitable for sensitive people such as children or allergy sufferers.
- Does not contain harmful substances.
- Includes 10 years warranty.





SOLAR PANELS

GREEN AREAS

REUSABLE WATER SYSTEM

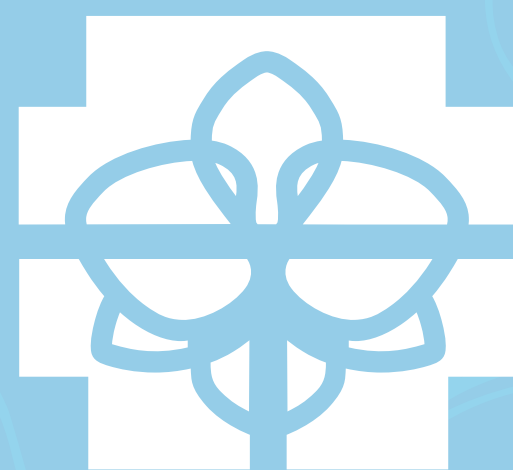


## Your *Investment*

### INVESTMENT DETAILS

Investing in these premium villas offers an exceptional blend of modern luxury, sustainable living, and long-term value. Here's how your investment is positioned for strong returns:

- *Capital Appreciation*: With sustainable and modern features, along with proximity to popular tourist attractions, these villas are poised for strong property appreciation over time.
- *Rental Income*: High demand for short-term vacation rentals in beachfront locations offers significant potential for consistent rental income, boosted by the eco-friendly, low-maintenance features that appeal to today's market.
- *Energy and Costs Savings*: Energy-efficient construction and infrastructure reduce utility and maintenance costs, contributing to a higher net return on investment.



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