

CROUIDEA
RESIDENCES

As Unique As You Are



Villa Vanilla



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

● CALIFORNIA LIGHTHOUSE

● TIERRA DEL SOL GOLF COURSE



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 m² (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 *Vanilla*

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 03, 04, 05

-  3 Bedroom
-  3.5 Bathroom
-  One-Story Villa
-  Dining Room
-  Kitchen with Breakfast Bar
-  Covered Patio with BBQ Area

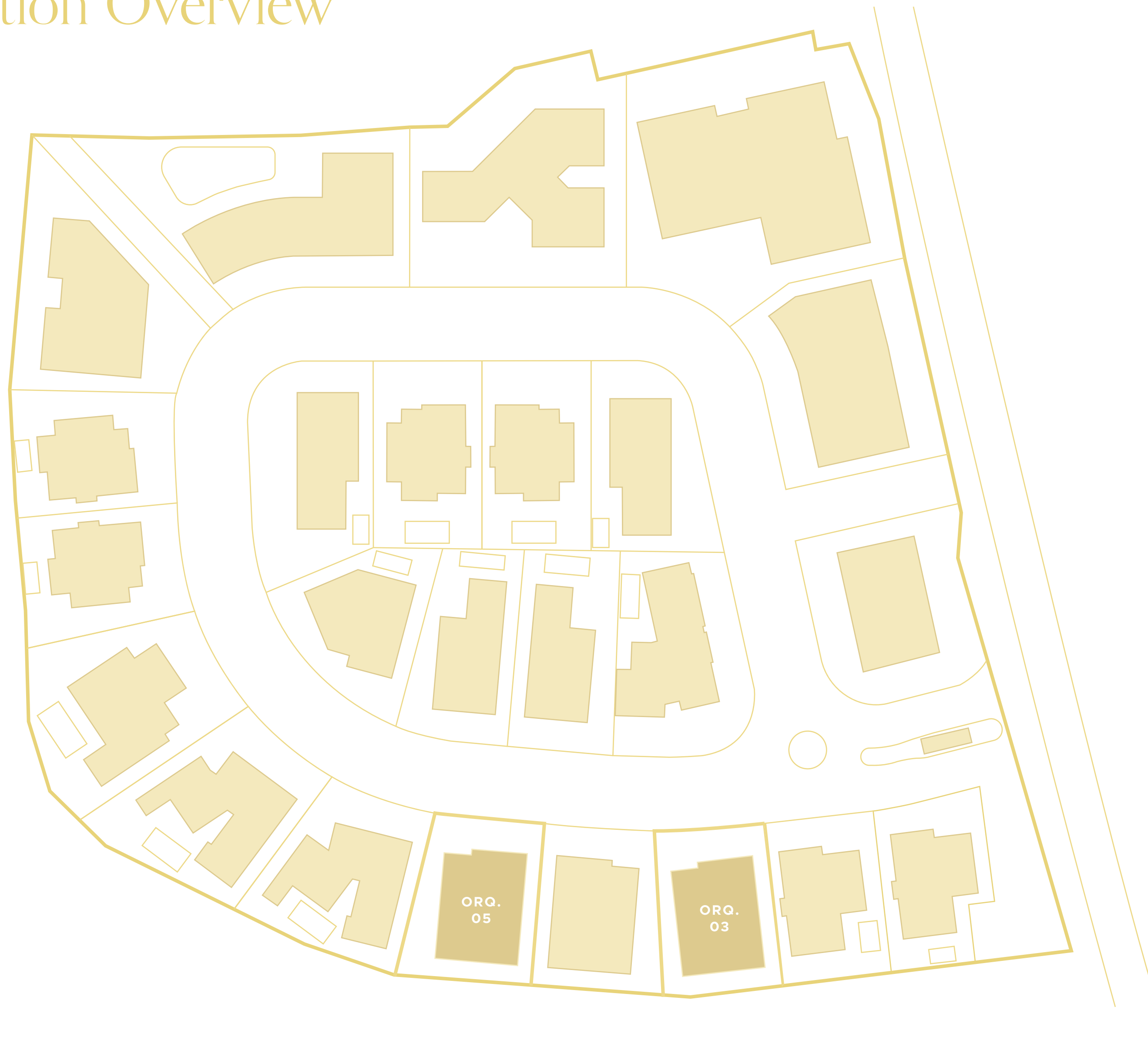
ORQUIDEA RESIDENCES

Location Overview

Siteplan

PRIVATE PROPERTY LAND

SALINA CERCA 55, NOORD



PLOT SIZE ORQ. 03










□ 350 m² 3,767 sq ft

PLOT SIZE ORQ. 05

□ 372 m² 4,004 sq ft

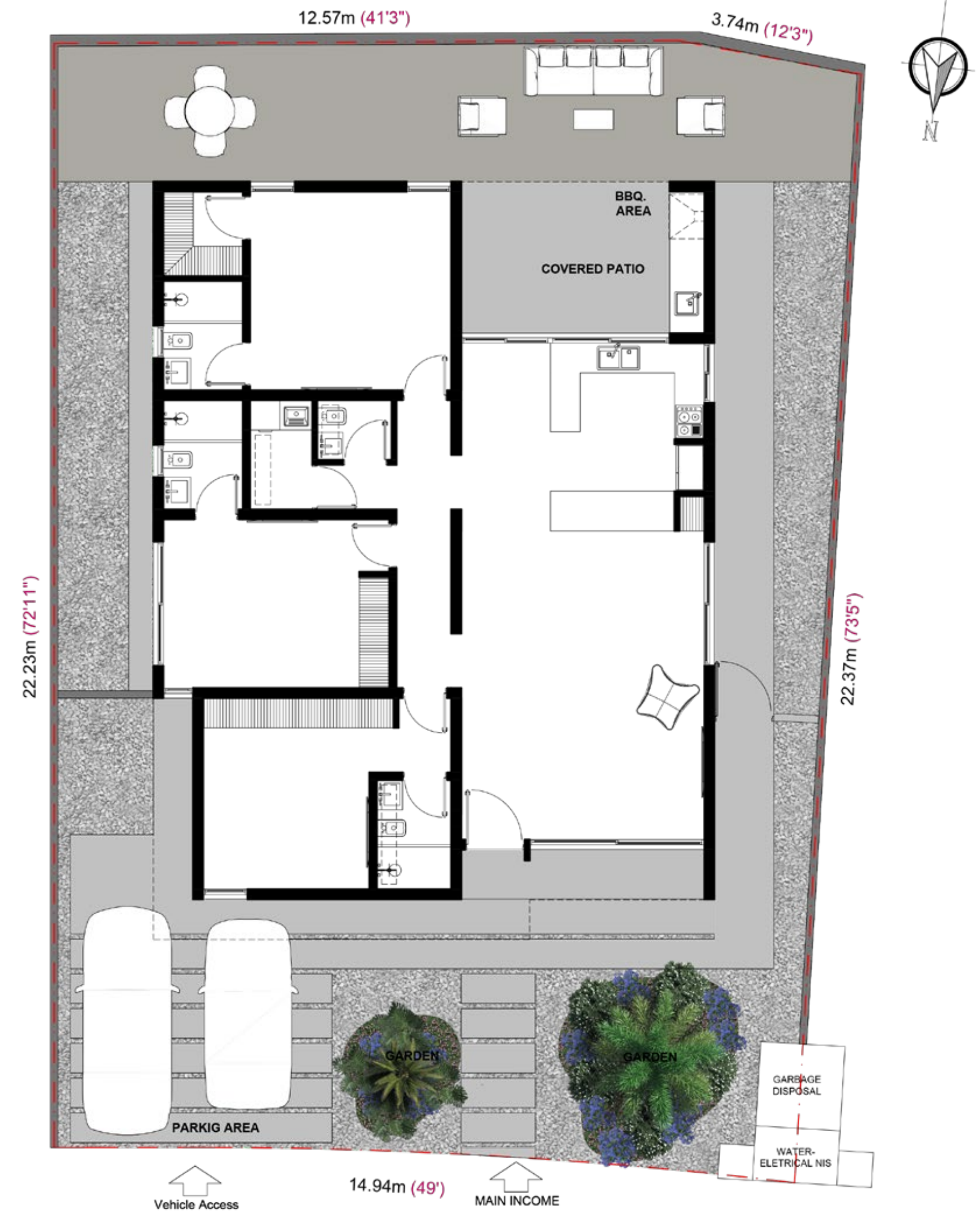
Property Layout

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
-  Covered Patio

OUTDOOR LIVING SPACE

ORQ. 03 & 05











THIS IS THE PLOT OF ORQ 03. ORQ 05 SHARES THE SAME LAYOUT BUT HAS A DIFFERENT PLOT SIZE.

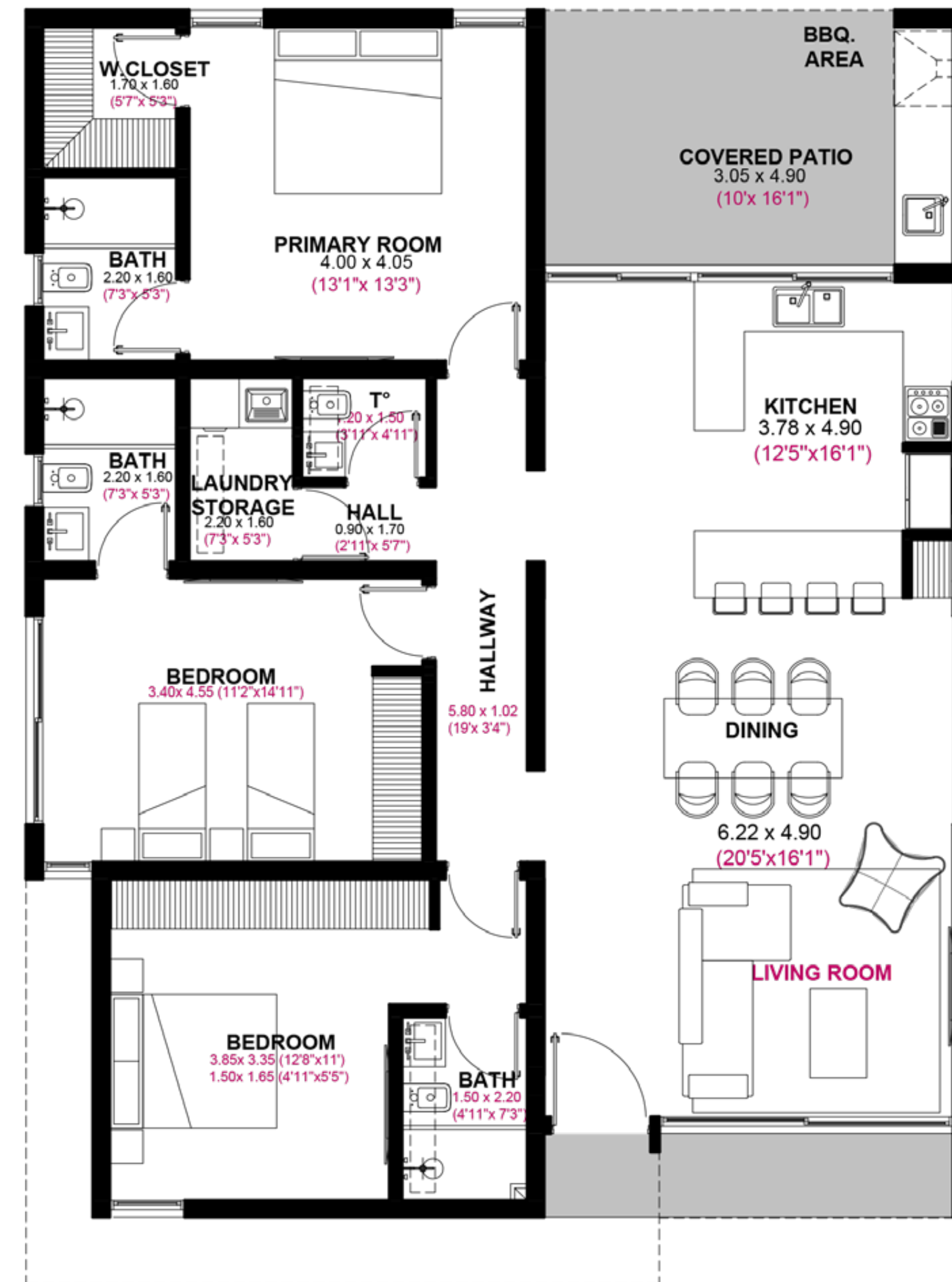
LIVING SPACE	ORQ. 03	ORQ. 05
 BUILD-UP	169 M2 1,816 SQFT	169 M2 1,816 SQFT
 OUTDOOR	116 M2 1,247 SQFT	117 M2 1,256 SQFT
 TOTAL	285 M2 3,063 SQFT	286 M2 3,071 SQFT

Floorplan

INDOOR LIVING AREA

-  3 Bedroom
-  3.5 Bathroom
-  Laundry and storage room
-  Walk-in closet in primary bedroom
-  Kitchen
-  Dining room
-  Living room
-  Breakfast bar

GROUND FLOOR PLAN ORQ. 03 & 05

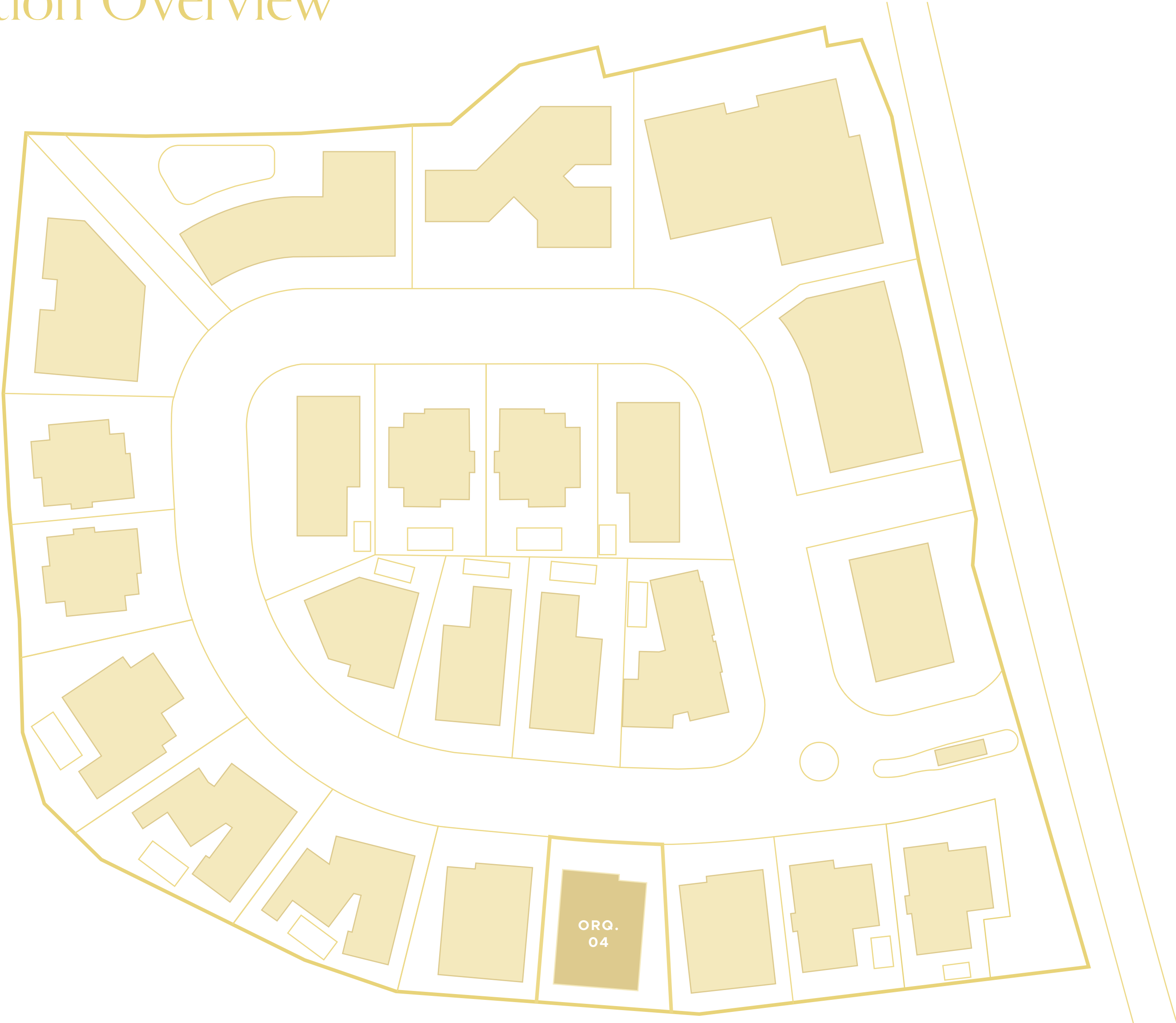


THIS IS THE PLOT OF ORQ 03. ORQ 05 SHARES THE SAME LAYOUT BUT HAS A DIFFERENT PLOT SIZE.

ORQUIDEA RESIDENCES

Location Overview

SALINA CERCA 55, NOORD



Siteplan










PRIVATE PROPERTY LAND

PLOT SIZE ORQ. 04

□ 364 m² 3,918 sq ft

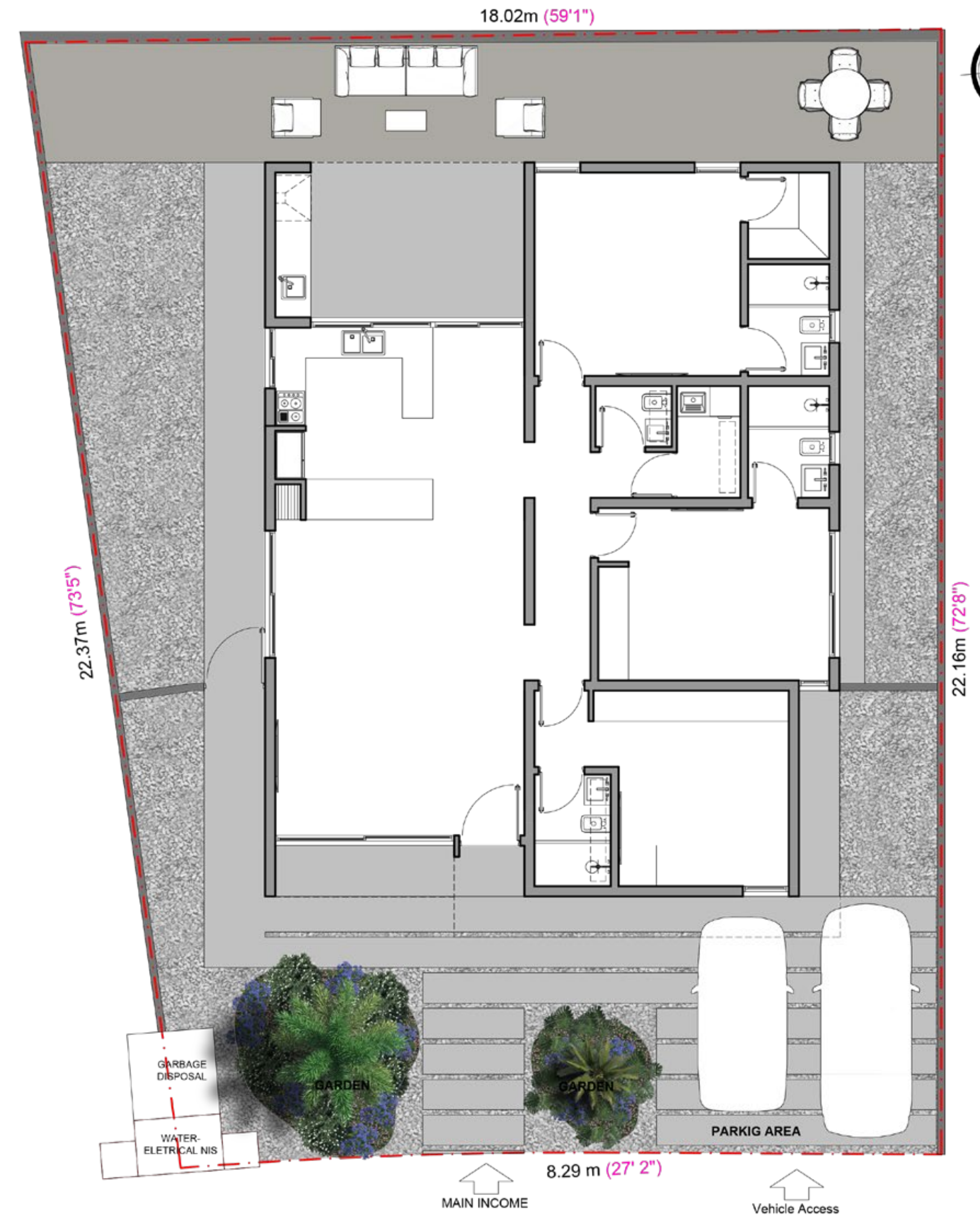
Property *Layout*




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
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OUTDOOR LIVING SPACE









ORQ. 04



LIVING SPACE	ORQ. 04
 BUILD-UP	169 M2 1,816 SQFT
 OUTDOOR	117 M2 1,256 SQFT
 TOTAL	286 M2 3,071 SQFT

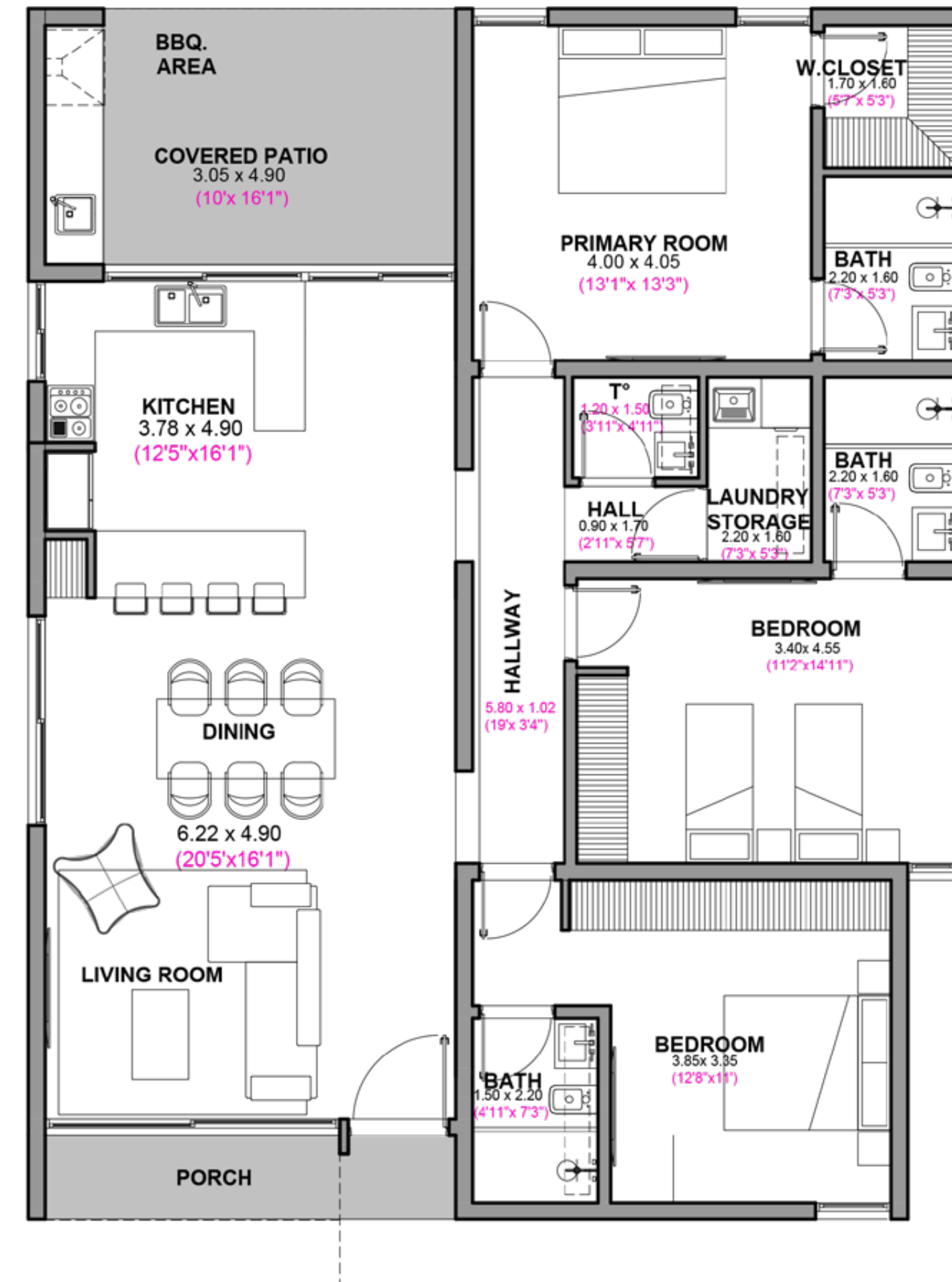
Floorplan

INDOOR LIVING AREA

-  3 Bedroom
-  3.5 Bathroom
-  Laundry and storage room
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-  Kitchen
-  Dining room
-  Living room
-  Breakfast bar

GROUND FLOOR PLAN

ORQ. 04





Key Features

VILLA VANILLA

-  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 - Covered Patio













*THIS IS AN ARTISTIC RENDERING

Interior - *Living Room*



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*










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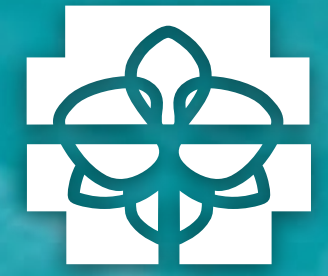


Bathroom *Features*

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

*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



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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

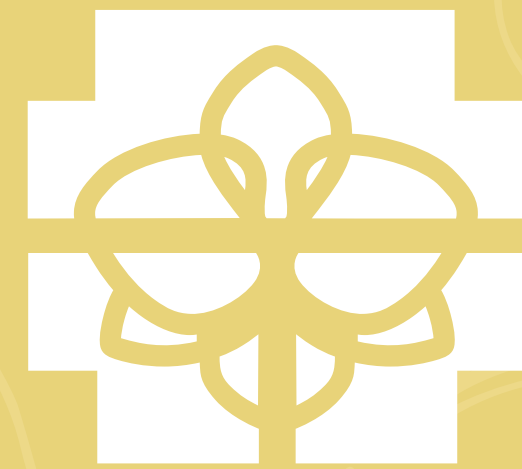


Your *Investment*

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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