

INTRODUCTION

Luxury Living by the Sea



Welcome to ORA Residences - where timeless island elegance meets modern luxury on the tranquil shores of Aruba's Savaneta coast. Thoughtfully designed with contemporary architecture and sustainable features, ORA offers an elevated lifestyle in an exclusive boutique community. Whether you're looking for a full-time residence or a serene island retreat, discover the perfect blend of comfort, style, and coastal living.



ORA RESIDENCE



STARTING AT only \$242,125

Modern Luxury Meets Island Serenity



ORA Residences in Savaneta Aruba, offers boutique condominiums designed for tranquil island living.

Upper-level units feature private terraces with breathtaking views of the Caribbean Sea perfect for unwinding or entertaining in style. Blending modern architecture with the natural beauty of Aruba's serene southern coast, ORA presents an exceptional opportunity for a peaceful retreat or a smart, longterm investment. Completion is anticipated in 2027.

FEATURES

SLEEK

ORA condos feature sleek modern kitchens, elegantly designed bathrooms with dual showers, premium porcelain flooring, and thoughtfully furnished interiors. Energy-efficient systems enhance both comfort and sustainability—offering a refined take on contemporary island living.



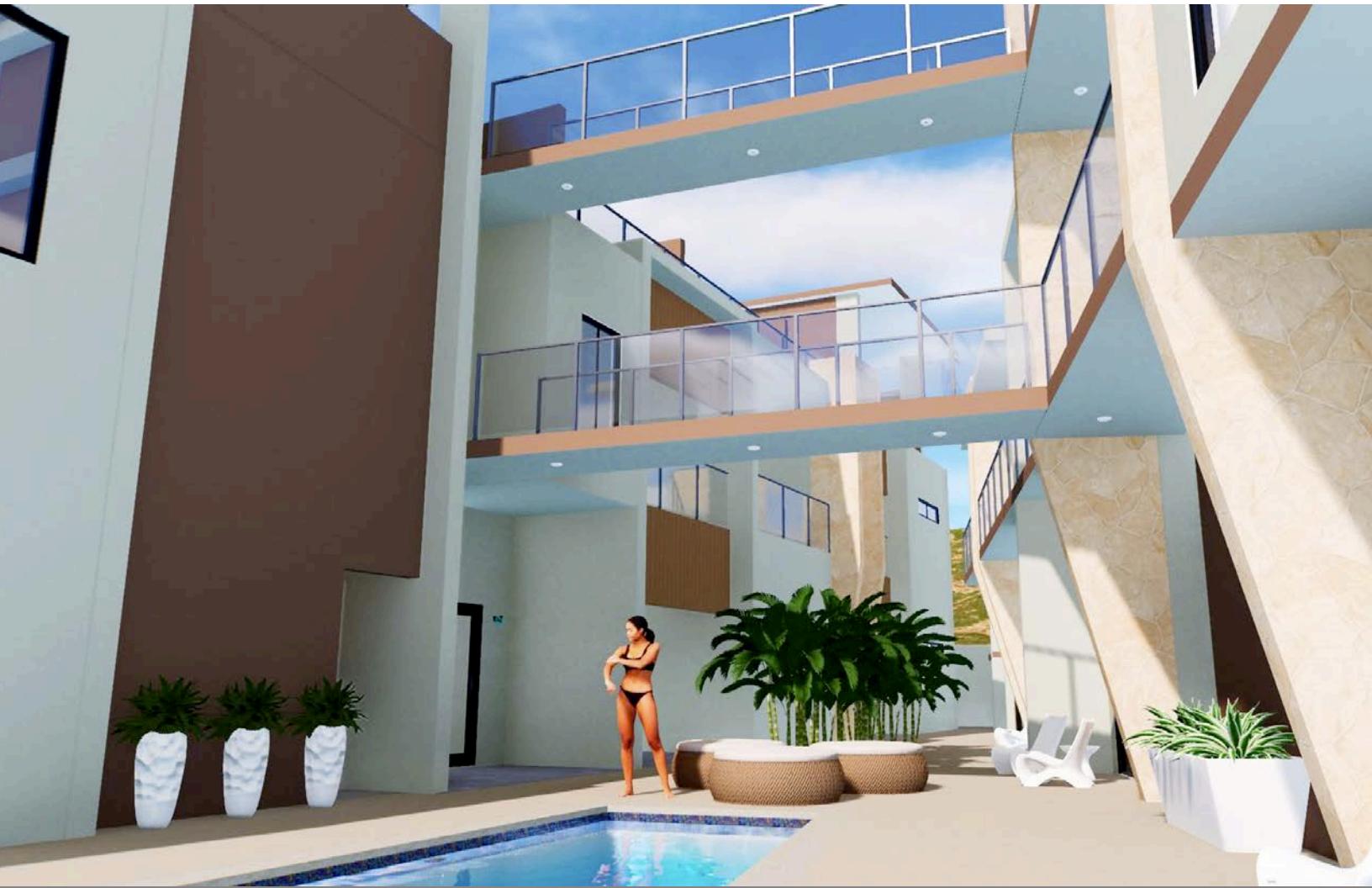
MINIMALIST

ORA invites you into a world of secure, sophisticated living where style meets serenity. Enjoy the ease of elevator access, covered hallways that blend comfort with elegance, private parking, lush landscaped grounds, and beautifully paved walkways that make every stroll feel like a getaway.



EXCLUSIVE AMENITIES

Curated Comforts Modern Living

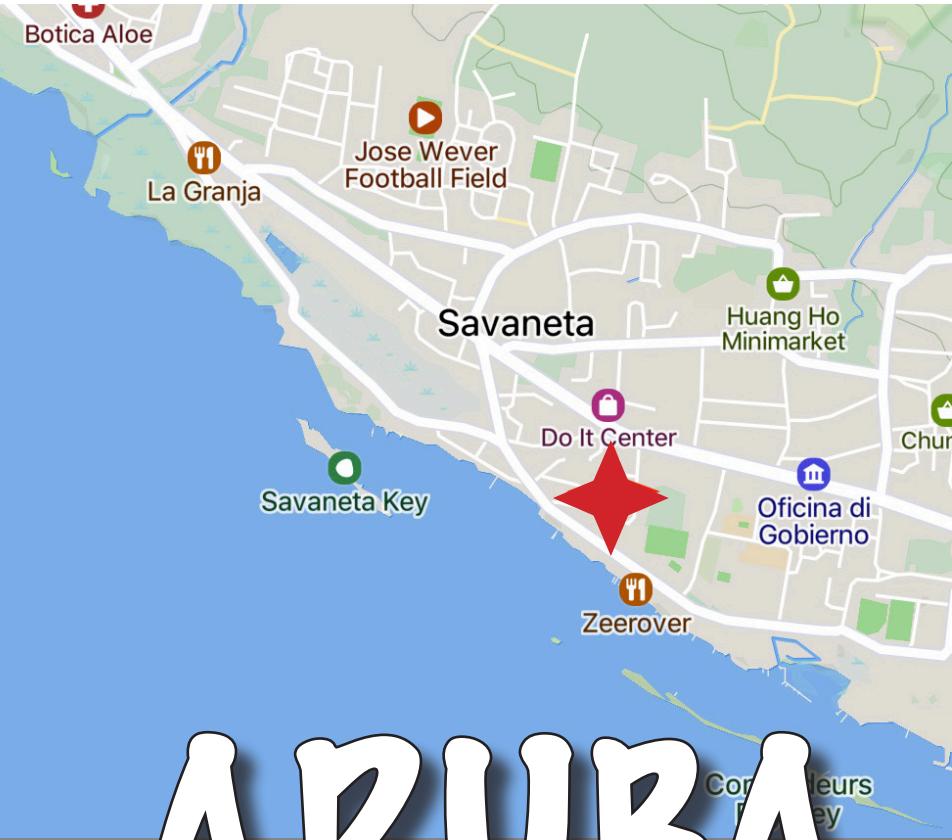


Experience peace of mind and effortless living at ORA, starting amenities include gated security, elevator access, private garden and rooftop spaces, a fitness center, and stylish lounge and storage areas. Your low HOA fees starting at \$280 covers it all~pristine common area maintenance, pool upkeep, pest control, fire insurance, parking, and lush landscaping~so you can focus on enjoying the island lifestyle you deserve!

LOCATION



ARUBA



ORA Residence

LOCATION FACT SHEET

Savaneta, Aruba

Walking distance to Zeerovers, a popular local seafood restaurant.

1-minute drive to The Flying Fishbone and The Old Man and the Sea -two renowned beachfront dining spots.



EASY ACCESS TO ATTRACTIONS

5 minute drive to Mangel Halto

Beach-perfect for snorkeling and paddleboarding

10 minute drive to Baby Beach, a family-friendly spot with calm, shallow waters.

20 minutes to Downtown Oranjestad for shopping, dining, and culture

15 minutes from Queen Beatrix International Airport (AUA).

17 Minutes to palm beach area



ORA RESIDENCE GROUND FLOOR

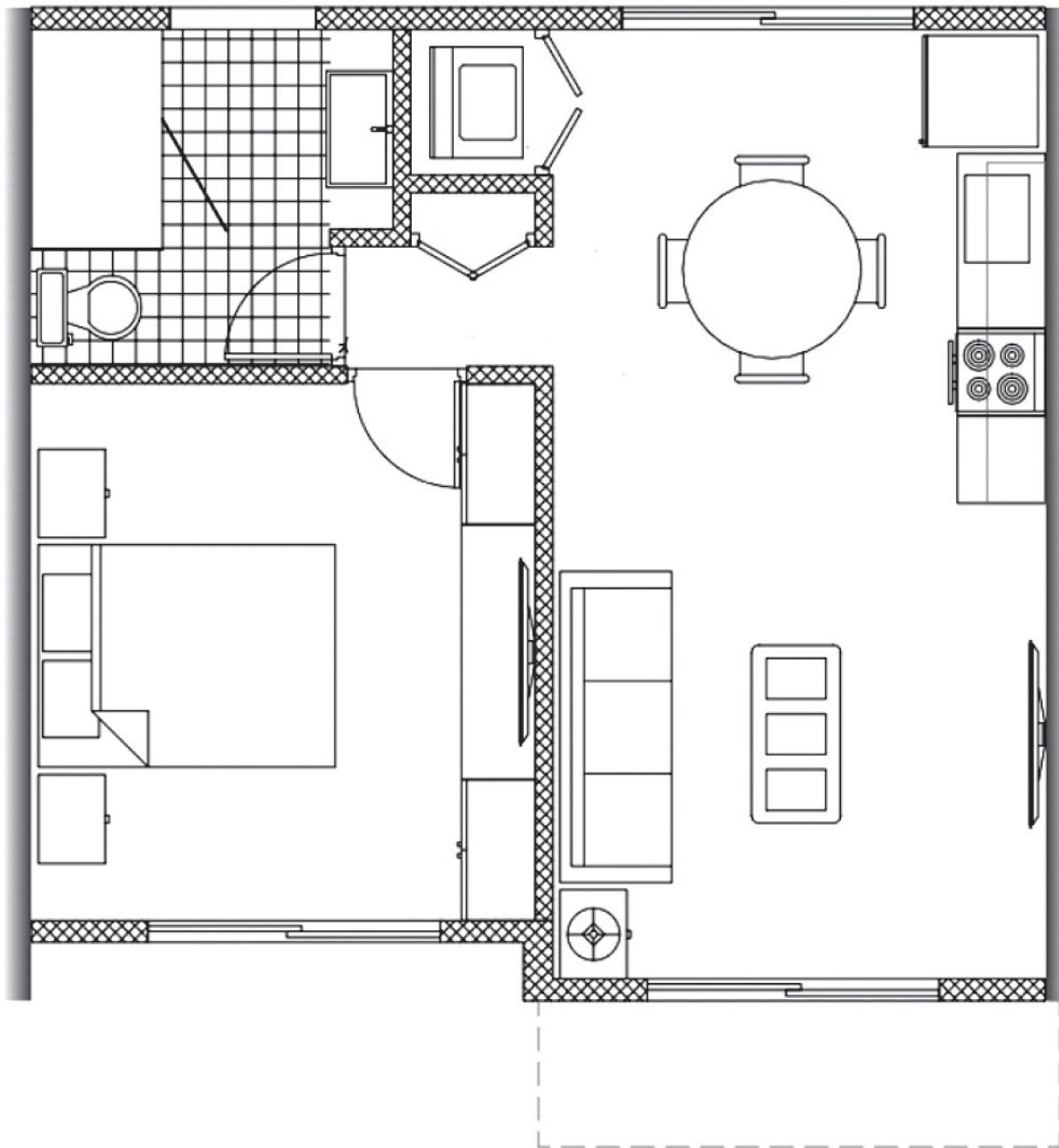


ORA RESIDENCE FIRST FLOOR



 **ORA**

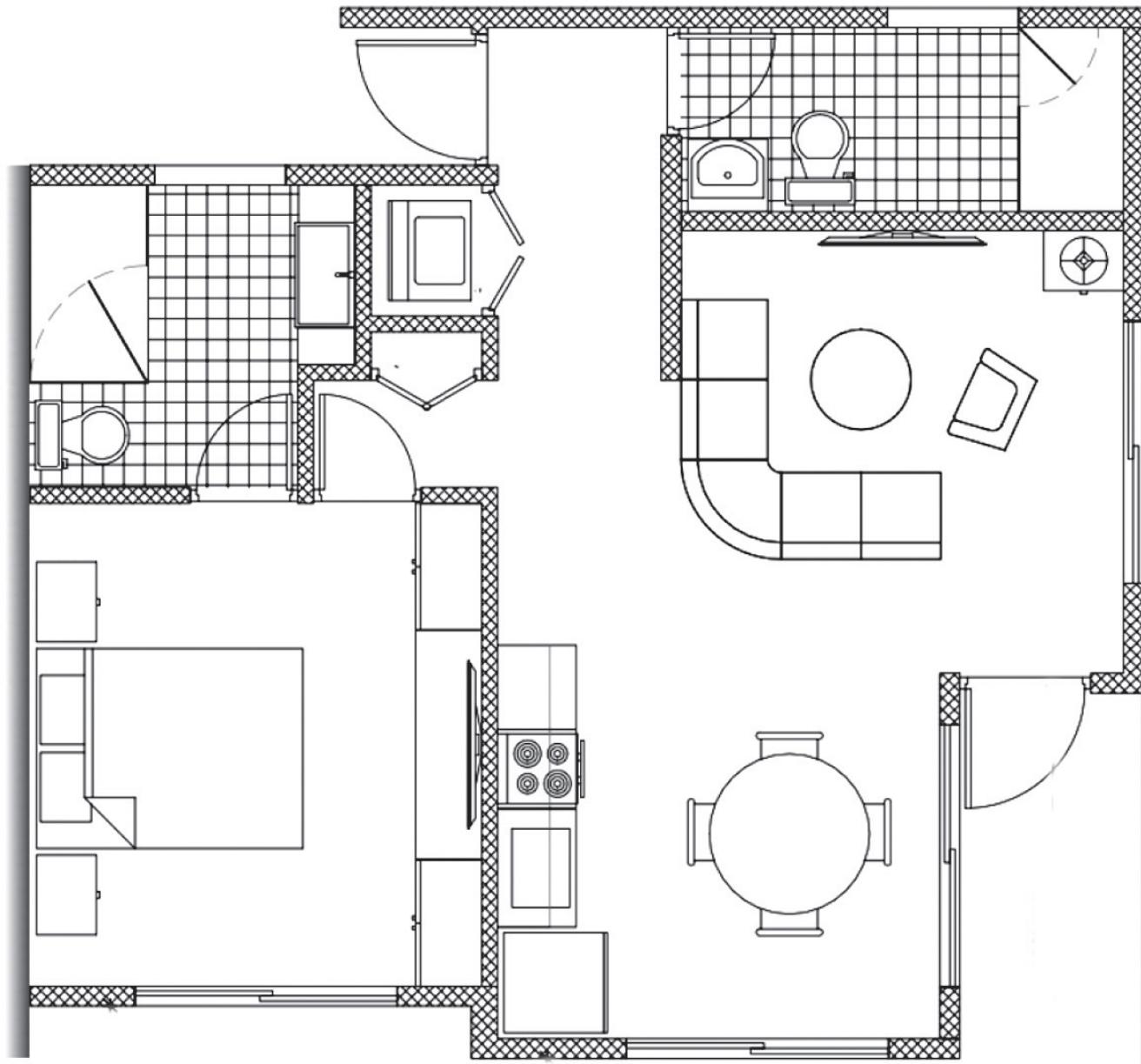
VELA UNITS 115/116/118/225/226



 ORA

EAST WING 5 units
Floorplan: 46 m² • 495 ft²
Balcony: 3.5 m² • 37.9 ft²

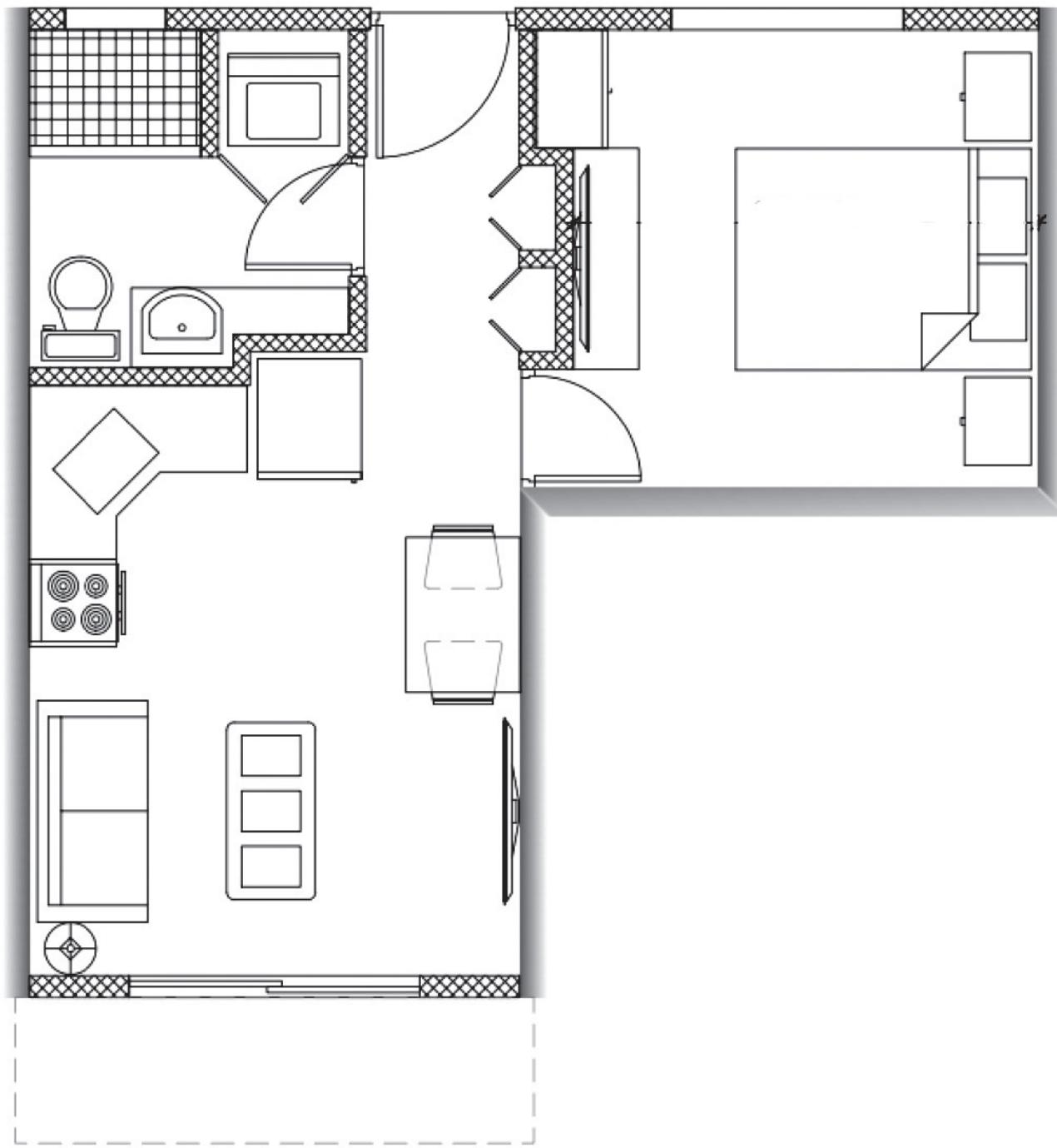
SOL UNIT 228



 ORA

EAST WING 1 unit
Floorplan: 59 m² • 635 ft²
Balcony: 14 m² • 151 ft²

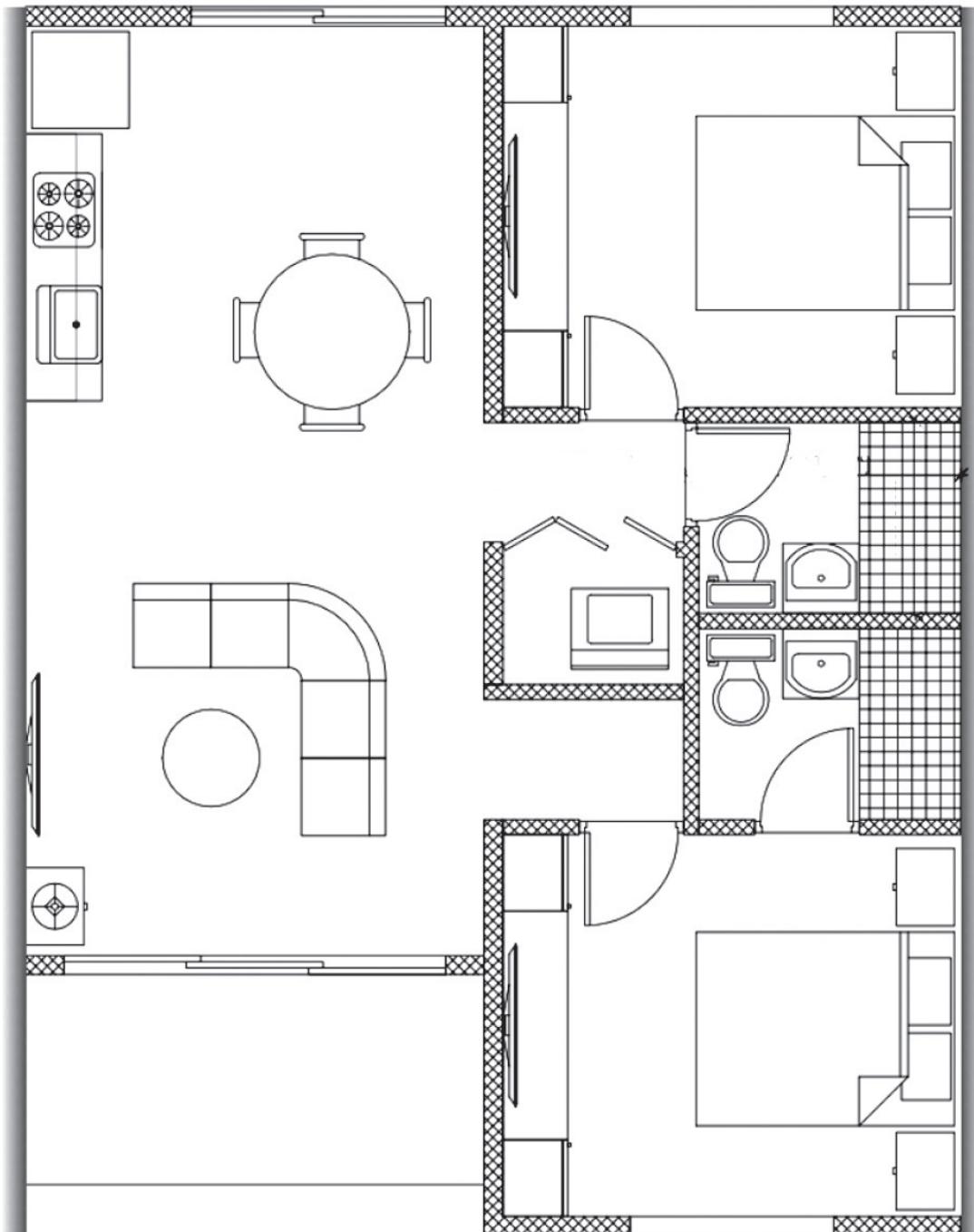
ZORA UNITS 117/227



 ZORA

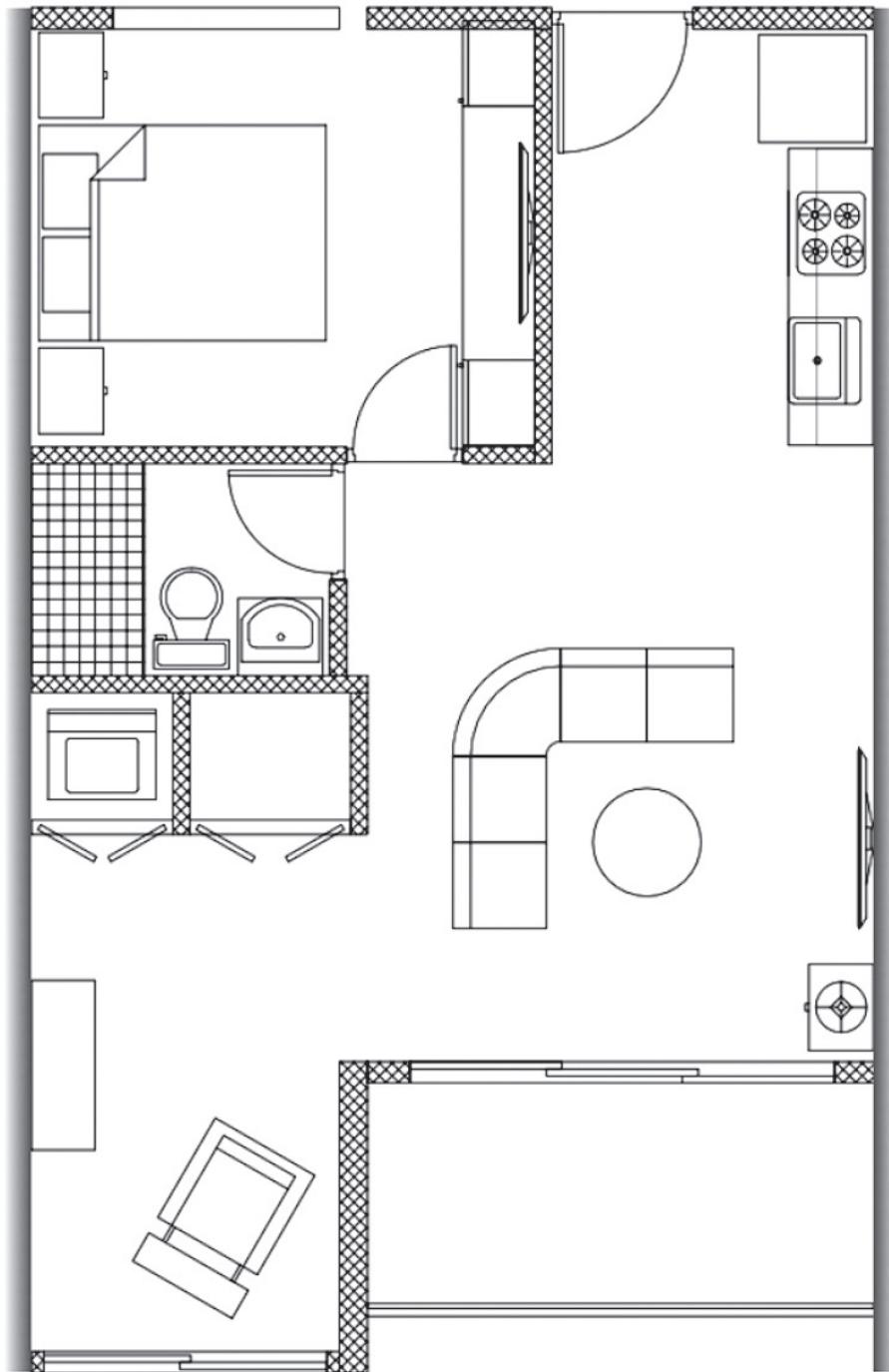
EAST WING 2 units
Floorplan: 35 m² • 377 ft²
Balcony: 3.5 m² • 37.7 ft²

BELA UNITS 110/112/114/214



WEST WING 4 units
Floorplan: 64 m² • 689 ft²
Balcony/Porch: 6 m² • 64.6 ft²

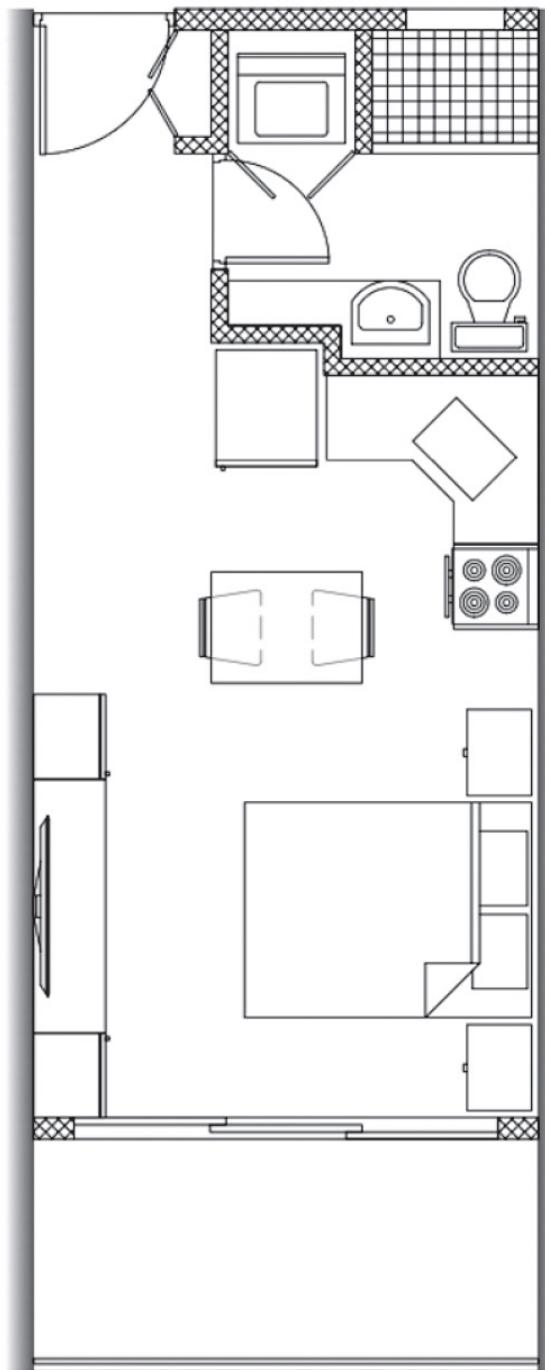
SANA UNIT 211



 ORA

WEST WING 1 unit
Floorplan: 50 m² • 538 ft²
Balcony: 6 m² • 65 ft²

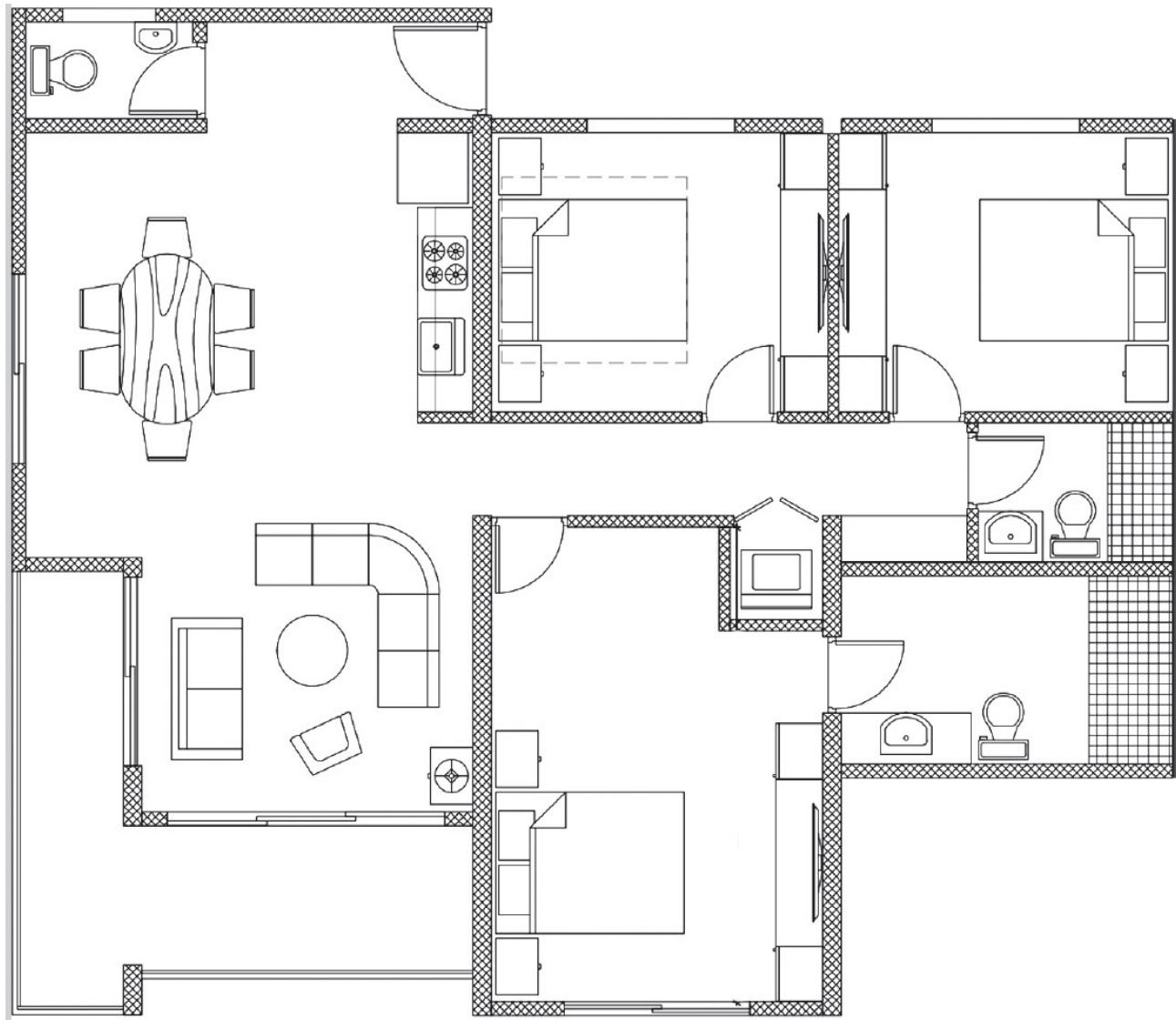
ANZA UNIT 212



 ORA

WEST WING 1 unit
Floorplan: 29 m² • 312 ft²
Balcony: 6 m² • 65 ft²

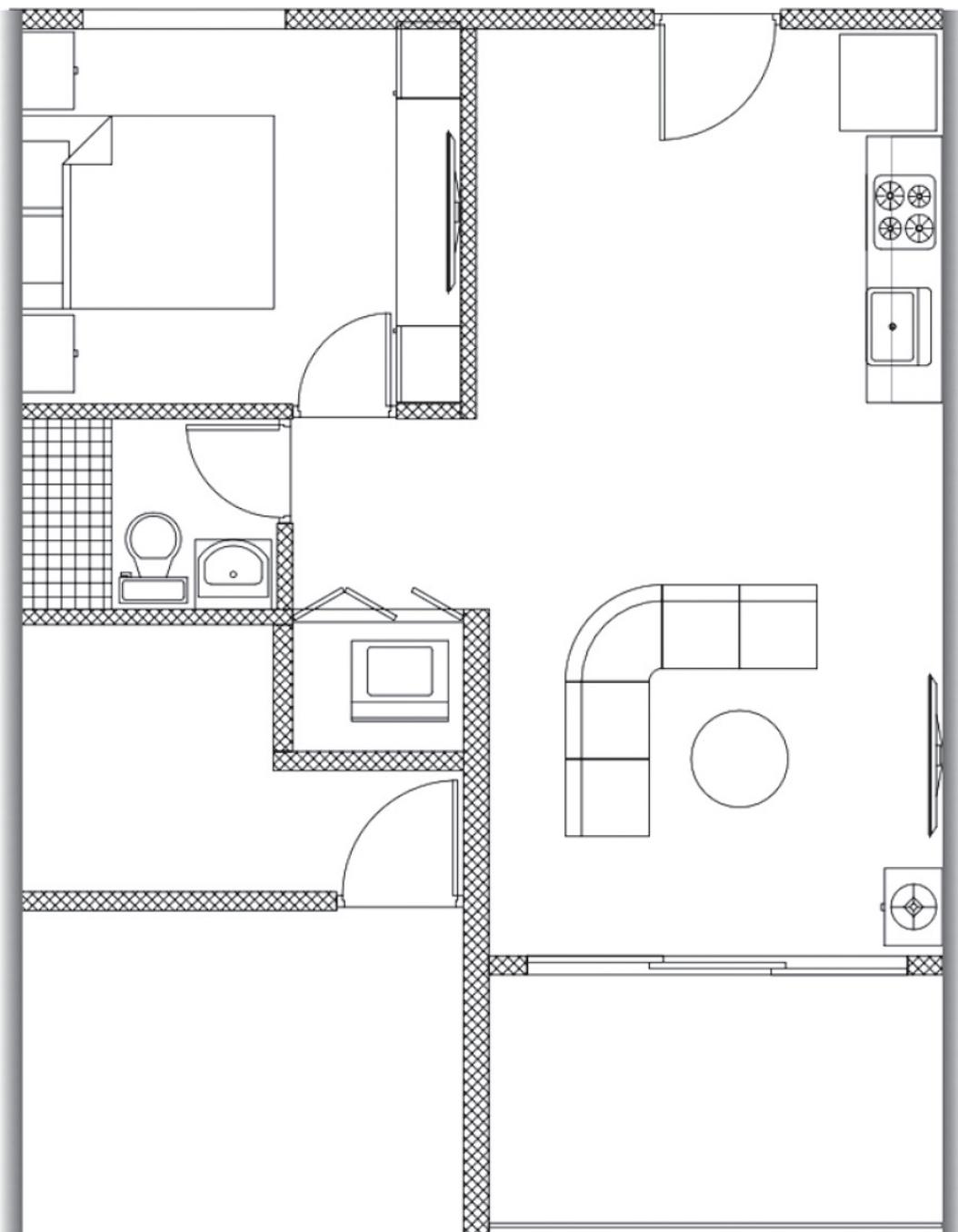
RUBA UNIT 210



 ORA

WEST WING 1 unit
SOLD

MAR UNIT 111



WEST WING 1 unit
Floorplan: 47 m² • 506 ft²
Porch: 8 m² • 86 ft²

ORA RESIDENCE PRICE LIST

Building	Unit	Model	Type	Floor	Indoor Area M2	Storage M2 Total 2 m3	Balcony M2 Poolside Terrace M2	Rooftop Terrace M2	Garden Terrace M2	PRICE USD	Status
West	110	BELA	2BR/2Bath	1	64	1	3.6		6	\$409,450	
West	111	MAR	1BR/1Bath	1	47	1	7.02		6	\$331,365	
West	112	BELLA	2BR/2Bath	1	64	1	3.6		6	\$409,450	
West	114	BELLA	2BR/2Bath	1	64	1	3.6		6	\$409,450	
East	115	VELA	1BR/1Bath	1	46	1	3.6		6	\$305,950	
East	116	VELA	1BR/1Bath	1	46	1	7.2		6	\$326,650	
East	117	ZORA	1BR/1Bath	1	35	1	3.5		6	\$242,125	
East	118	VELA	1BR/1Bath	1	46	1	7.2		6	\$326,650	
West	210	RUBA	3BR/2.5Bath	2	105	1	12	69		\$851,000	SOLD
West	211	SANA	1BR/1Bath	2	50	1	6	32.7		\$409,500	
West	212	ANZA	Studio/1Bath	2	29	1	6	32.7		\$288,750	
West	214	BELA	2BR/2Bath	2	71.3	1	11.3	32.7		\$562,450	
East	225	VELA	1BR/1Bath	2	52.9	1	11.3	29.8		\$449,400	
East	226	VELA	1BR/1Bath	2	46	1	3.5	29.8		\$364,875	
East	227	ZORA	1BR/1Bath	2	35	1	3.5	29.8		\$301,625	
East	228	SOL	1BR/2Bath	2	59	1	14	49.3		\$548,750	

(PRICES SUBJECT TO CHANGE WITHOUT NOTICE)

Payment Schedule

- At signing purchase agreement deposit 20%
- Pouring of building foundations 20%
- Pouring of first floor 20%
- Walls of the units 20%
- Installation of windows 10%
- Balance at closing transfer at the notary 10%

1 SQUARE METER = 10.76 SQUARE FEET



ORA CONDO INVESTORS SNAPSHOT

Your Investment Opportunity in Paradise

Property Overview

- **Location:** Savaneta, Aruba
- **Development:** ORA - Boutique, eco-conscious condo community
- **Unit Type:** 2-Bedroom Luxury Condo
- **Purchase Price:** \$450,000
- **Monthly HOA Fees:** \$280

Short-Term Rental Strategy (Airbnb/VRBO)

- **Avg. Nightly Rate:** \$275
- **Occupancy Rate:** 65% (~20 nights/month)
- **Gross Monthly Income:** \$5,500
- **Annual Gross Income:** \$66,000

Estimated Annual Expenses:

- HOA: \$3,360
- Property Taxes & Insurance: \$2,400
- Utilities: \$2,000
- Management & Cleaning (15%): \$9,900
- **Total Expenses:** \$17,660

Net Operating Income (NOI): \$48,340/year

ROI: ~10.7%

Long-Term Rental Strategy

- **Monthly Rent:** \$2,600
- **Annual Gross Income:** \$31,200

Estimated Annual Expenses:

- HOA: \$3,360
- Taxes & Insurance: \$2,400
- Maintenance: \$1,200
- **Total Expenses:** \$6,960

Net Operating Income (NOI): \$24,240/year

ROI: ~5.4%

Appreciation Potential

- Annual Market Growth Estimate: **5%**
- Estimated Value in 5 Years: **~\$576,000**
- Projected Equity Gain: **\$126,000+**

Why Invest in ORA?

- Prime coastal location in fast-growing Aruba
- Sustainable design & boutique experience
- Strong short-term rental demand
- Ideal for lifestyle + income



Figures based on conservative but optimized assumptions. Individual returns may vary. Short-term rental laws and performance may be subject to regulation. Projected returns are estimates only and not guaranteed. Actual performance depends on various market and operational factors beyond our control.