

APPRAISAL REPORT

2025-069

**Pertaining: A Modern Concrete Stone House Located at
Ruby #16, Noord, Aruba.**



Undersigned, Greg Laclé, Architect, Construction engineer and Appraiser, established at Shiribana 13, Unit 2, Aruba, hereby certifies to have surveyed upon request of _____ to have appraised and established the current execution value, the current free market value and the reconstruction value for insurance purposes:

CADASTRAL INFORMATION**COMPRESSED CADASTRAL DATA****Parcel Location:** Ruby 16, Noord, Aruba, Aruba**Parcel Type:** Long Lease Land**Parcel Size:** 600m²**Parcel Cadaster Registration:** 2-A-636 in C Register Deel/Number 1205/13

Along an asphalt road, a parcel Long Lease Land with a modern concrete stone house built on it, locally known as Ruby 16, Noord, Aruba, Aruba is registered as follows:

A Parcel, Long Lease Land, Size 600m², is registered at the DLV as Land Aruba, Kadastral Registration 2-A-636 in C Register Deel/Number 1205/13.

A Cadastral document, a siteplan, a floorplan and some photos of the existing house are included this report.

House spaces includes:

A Living Area	6.00m x 6.10m
A Kitchen Area	5.10m x 3.93m
A Dining Area	4.25m x 5.97m
A Patio	8.25m x 2.50m
A Bedroom 1	5.00m x 4.15m
A Bathroom 1	2.50m x 1.67m
A WIC	2.35m x 1.35m
A Master bedroom	5.00m x 4.76m
A Master bathroom	2.50m x 3.80m
A WIC	2.35m x 3.80m
A ½ Bath	2.35m x 1.00m
An Office	2.38m x 2.14m
A Bedroom 2	3.65m x 4.35m
A WIC	1.32m x 1.67m
A Bathroom 2	4.60m x 4.35m
A Pumphouse	2.01m x 0.76m

Total Built-up area of this house: 217m²**Two Apartments with the following Areas**

A Living Area with Kitchen area	3.35m x 2.13m
A Bathroom	2.24m x 1.40m
A Bedroom Area	3.35m x 2.75m

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Shiribana 13, Unit 2
Oranjestad, Aruba
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.....
A Living Area with Kitchen Area 3.35m x 2.13m

A Bathroom 2.24m x 1.40m

A Bedroom Area 3.35m x 2.75m

Total Built-up area of the Apartment: 46m²

Total Built-up area of the Maid's Quarter: 21m²

Total Built-up area: 284 m²

Note: Uncovered areas were not considered into the Built-up areas but are considered in our valuation.

The CAD Floorplan provided is intended for a close proximity for Valuation purposes. Precise size of spaces and rooms and precise location & size of doors and windows are not intended to be precise in the provided CAD Floorplan.

The provided CAD floorplan is intended to use for the sole purposes of valuation and not for other type of purposes.

CONSTRUCTION DESCRIPTION

FOUNDATION:

The foundation is made of reinforced concrete strip foundations. The walls are made of concrete stone blocks. The floor consists of a 10 cm thick concrete floor (reinforced with round 5 mm thick reinforcing steel mesh), poured on a compacted granite backfill.

WALLS:

The walls are made of concrete stone blocks, with a reinforced concrete ring beam.

Both sides are plastered with 10mm to 15mm plaster.

Some walls are erected with metal / wooden studs and finished with 5/8" sheetrock panels.

ROOF CONSTRUCTION:

The main house roof structure includes a low-slope roof type, made of a wooden support structure of wolmanized pitch pine wooden beams, plywood sheathing, two layers of Asphalt paper and finished with APP.

CEILING CONSTRUCTION:

The house is equipped with a suspended ceiling, consisting of a metal stud framework or wooden framework construction and finished with ½" sheetrock panels.

WINDOWS & DOORS:

The Windows are high grade, powder coated aluminum windows with double pane glass with argon gas.

Interior doors are great wooden door frames in which flat factory wooden interior doors are hung. The entrance doors include a modern metal door. The rear patio door includes a high grade, powder coated double pane sliding door with argon gas.

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KITCHEN CABINET:

The kitchen of the house is equipped with a modern German kitchen cabinet, consisting of base cabinets, wall units and tall units that includes drawers and includes a white quartz countertop. The kitchen also includes a large breakfast bar with induction stove, built-in stove and microwave oven.

SANITARY:

The bathrooms are equipped with a water closet with toilet, a luxurious vanity with sink & faucet and a tiled shower room with shower installation.

FLOOR AND WALL TILES:

The walls of the bathrooms and kitchen are tiled with porcelain tiles. The floors of the bathroom and kitchen floors are tiled with porcelain tiles.

SEWERS & WATER PIPE

The sewage system consists of PVC pipes and is connected to a Septic Tank or Cesspool. The water supply system consists of copper pipes and is connected to the W.E.B. main water pipe.

ALARM:

The house is equipped with a modern alarm system.

ELECTRICAL:

The house is equipped with a modern electrical installation for the necessary electrical wall outlets, switches and light points for all areas. This electrical installation is connected to the electrical system of the ELMAR. The house is secured with a modern alarm system. The house is also equipped with data and sound cabling.

AIR-CONDITIONING:

This house includes split-type air-conditioning in all bedrooms with their external air compressors. The living area includes a cassette type air-conditioning with the external air compressor.

FENCING:

The plot has a concrete stone fence in which iron entrance gates are included at the front.

GARDEN LAYOUT AND LANDSCAPING

The garden includes a tiled pool deck, concrete steps, gravels and around the pool with natural tiles and is planted with ornamental shrubs and trees and has a drainage system.

IMPRESSION OF THE REALESTATE

The house is current in layout and size. This house has been built in accordance with the standards and requirements of reasonable craftsmanship, using reasonable quality building materials.

MAINTENANCE CONDITION:

At the time of this recording, the state of maintenance of this house, inside and out, has been approved by the undersigned.

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Taxatie Bureau
Jozef Lacle
Shiribana 13, Unit 2
Oranjestad, Aruba
Cell. +297-394-0936
info@taxatie-bureau.com
WWW.TAXATIE-BUREAU.COM
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LOCATION:

The location is excellent, in an area with many large modern homes, at a close proximity to the nearest beaches in Noord and two-minute driving distance to the high rise hotels and restaurants.

VALUATION

CURRENT VALUATION				
Element	Description	Area		Total(AWG) Total(\$)
Parcel	Long Lease	600	m2	232,800 \$133,028.57
New Modern House	build-up	214.6	m2	665,260 \$380,148.57
Apartment	build-up	46	m2	126,960 \$72,548.57
Rear Apartment	build-up	25	m2	65,000 \$37,142.86
Patio		20.8	m2	28,288 \$16,164.57
Fence	fencing	1	set	42,000 \$24,000.00
Pool & Pumhouse		21	m2	38,850 \$22,200.00
Pool Deck		160	m2	28,000 \$16,000.00
Cabana & BBQ Area		24	m2	38,400 \$21,942.86
Landscaping & Garden		1	set	8,000 \$4,571.43
Photovoltaic Panels		10	KW	87,500 \$50,000.00
				1,361,058 \$777,747.43
Added Value		20%		272,212 \$155,549.49
Current Free Market Value				1,633,270 \$933,296.91
Current Execution Value			Reduced to	1,306,616 \$746,637.53
Current Re-Construction Value (for Insurance Purposes)			Added Demo+Transp	1,540,517 \$880,295.18

Undersigned hereby states to have surveyed above-mentioned Real Estate and to have checked the registration of the parcel Long Lease Land of which most information have been gathered and hereby certifies to have no interest of no kind in above mentioned real estate.

Taxatie Bureau Jozef Laclé is not responsible for hidden defects caused by wrongful execution or application of bad quality building materials and/or possible defaults caused by the drainage system of the property.

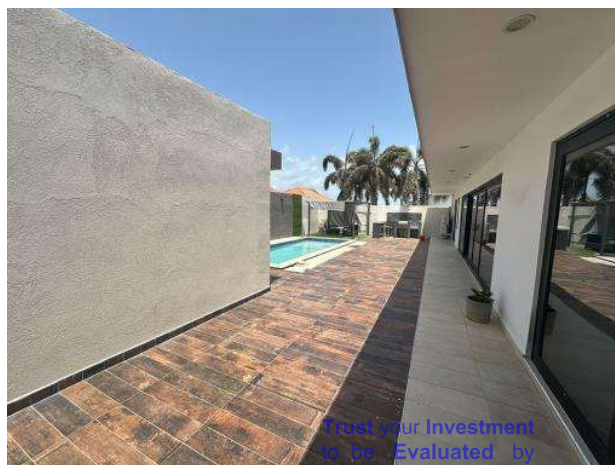
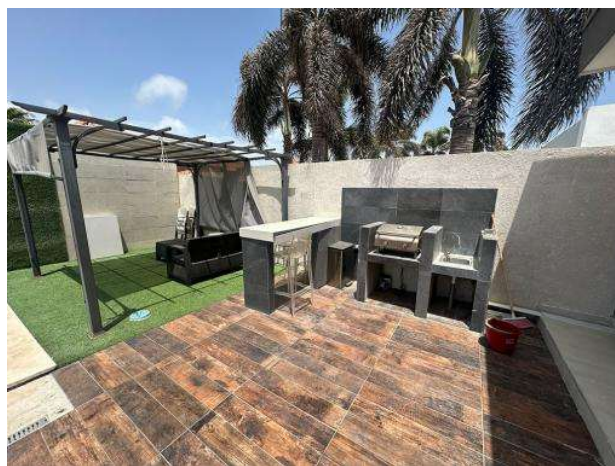
Thus, done in Aruba, August 6, 2025

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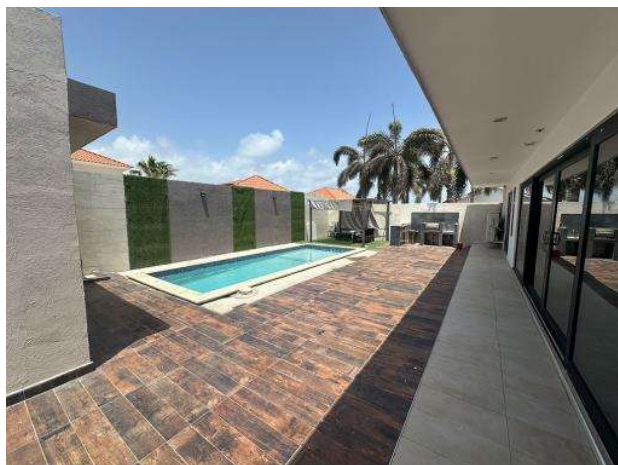
Greg Laclé



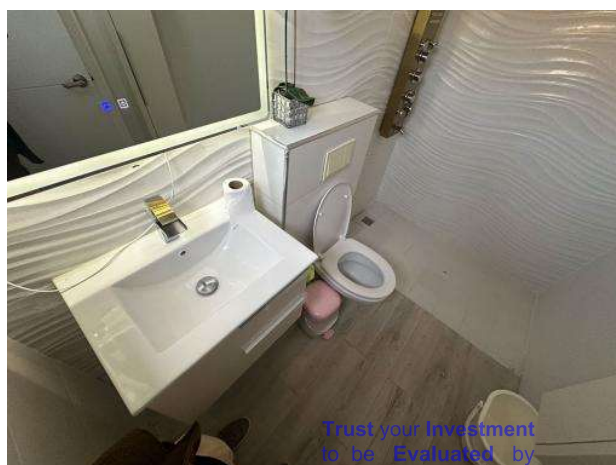
Shiribana 13, Unit 2
Oranjestad, Aruba
Cell: +297-594-0936
info@taxatie-bureau.com
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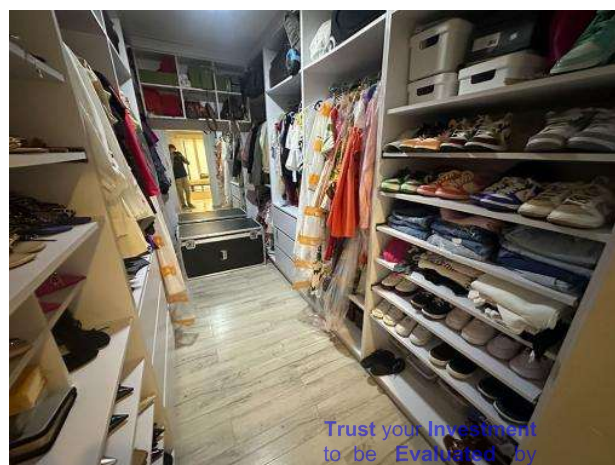
**TaxatieBureau
Jozef Lacle**
Shiribana 13, Unit 2
Oranjestad, Aruba
Cell: +297 (0) 9 0938
info@taxatiebureau.com
www.TAXATIE-BUREAU.COM
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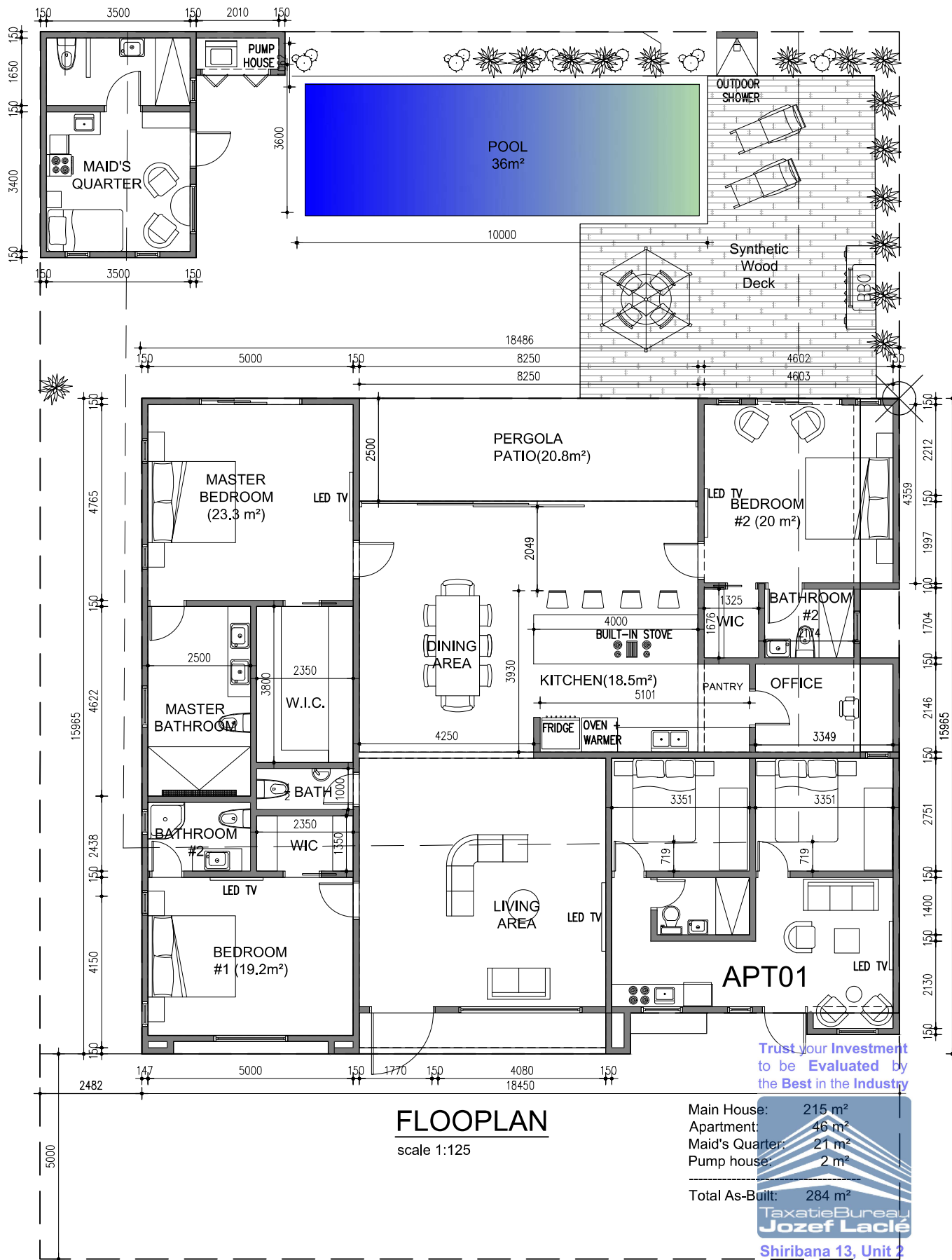
**TaxatieBureau
Jozef Lacié**
Shiribana 18, Unit 2
Oranjestad, Aruba
Cell: +297-594-0936
info@taxatie-bureau.com
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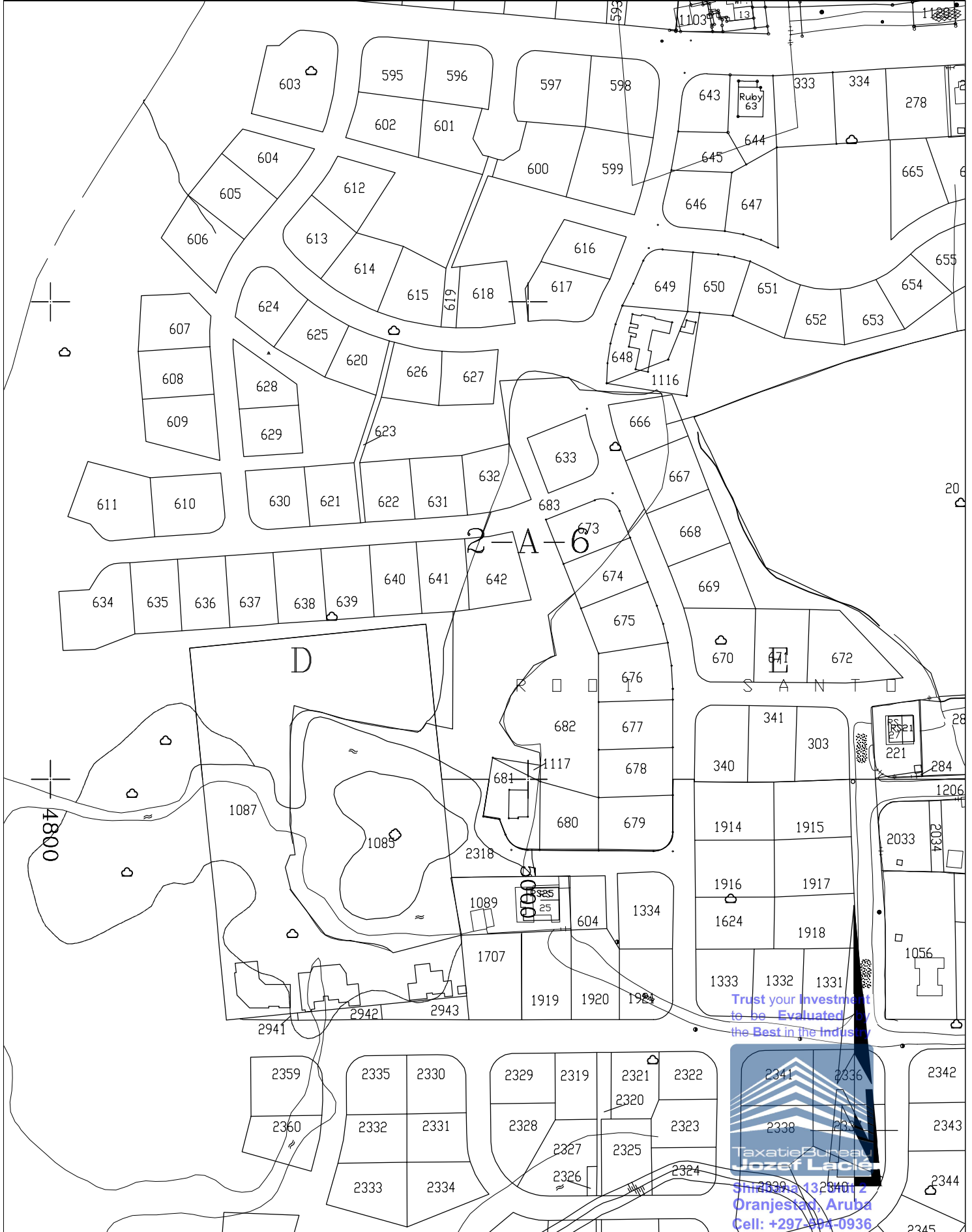


**Taxatie Bureau
Jozef Lacle**
Shiribana 13, Unit 2
Granjestad, Kuba
Cell: +297-594-0936
info@taxatiebureau.com
www.TAXATIEBUREAU.COM
OVER 30 YEARS OF EXPERIENCE



• email: info@zenarch.net
 • website: www.zenarch.net
 • Cell: +297-594-0936

PROJECT:	2025-069	SHEET NR:	T-01
ADDRESS:	Ruby #16, Noord, Aruba		
AREA:	As Noted		
SCALE:	1:100		
PAPER FORMAT:	A4		



- email: info@zenarch.net
- website: www.zenarch.net
- Cell: +297-594-0936

PROJECT:	2025-069	SHEET NR:	T-01
ADDRESS:	Ruby #16, Noord, Aruba		
AREA:	As Noted		
SCALE:	1:2000		
PAPER FORMAT:	A4		

Kadastraal uittreksel (object) beperkt

Registratie bijgewerkt t/m	3-7-2024
Inzage per	4-7-2024
Referentie	2024-3622
Prijs uittreksel	AWG 24,00

Kadastrale aanduiding object

Kadastrale aanduiding	2 A 636
Index	

Objectgegevens

Grootte	600 m ²
Omschrijving	Woonhuis en erf
Herkomst	Kadastraal perceel
Bladnummer	6
Bladvolgnr en ruit	c5
Locaties	Westpunt Aruba

Ruby 16
Aruba

Objectaantekening	Erfpachtstermijn tot
Datum ingang	
Geldig tot	
Omschrijving	19-12-2060

Objectaantekening	Erfpachtcanon
Datum ingang	
Geldig tot	
Omschrijving	Afl. 900,== p/j.

Gerechtigde 1/2 Erfpacht

Naam
Persoonsnummer
Geboren
Geslacht
Burgerlijke staat
Beroep
Geboorteland
Woonadres

Rechten

Recht verkregen bij	C register deel/nummer 1205/13
Type akte	Overdracht

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Shiribana 13, Unit 2
Oranjestad, Aruba
Cell: +297-594-0936

info@taxatie-aruba.com
WWW.TAXATIE-ARUBA.COM

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Kadastraal uittreksel (object) beperkt

koop prijs AWG 292.050,00
ingeschreven op 21-7-2022 13:00:00
verleden op 20-7-2022 voor mr. R.E. Yarzagaray
erfpachtcanon AWG 900,00
geldig tot 19-12-2060

Gerechtigde

1/2 Erfpacht

Naam
Persoonsnummer
Geboren
Geslacht
Burgerlijke staat
Beroep
Geboorteplaats
Geboorteland
Woonadres

Rechten

Recht verkregen bij
Type akte

C register deel/nummer 1205/13
Overdracht
koop prijs AWG 292.050,00
ingeschreven op 21-7-2022 13:00:00
verleden op 20-7-2022 voor mr. R.E. Yarzagaray
erfpachtcanon AWG 900,00
geldig tot 19-12-2060

Gerechtigde

1/1 Eigendom

Naam
Persoonsnummer
Zetel
Aard
Adres

ARUBA
0113973
Aruba
Onbekend
Sabana Blanco 68
Aruba

Subjectaantekening

Omschrijving

Na grondig onderzoek op de uitgangssituatie:

C 73/21;
C 285/102;
C 664/32.

Is gebleken dat alleen C 664/32 actueel is, voor zover het van toepassing is.

Rechten

Recht verkregen bij

C register deel/nummer 664/32

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Shiribana 13, Unit 2
Oranjestad, Aruba
Cell: +297-594-0936

info@taxatie-bureau.com
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Kadastraal uittreksel (object) beperkt

Type akte

Tenaamstelling

ingeschreven op 20-2-2006 15:05:00

verleden op 28-5-2002 voor Gouverneur van Aruba

In dit uittreksel zijn eventuele hypotheke en beslagen buiten beschouwing gelaten.

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Shiribana 13, Unit 2
Oranjestad, Aruba
Cell: +297-594-0936

info@taxatiebureau.com
WWW.TAXATIEBUREAU.COM

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Dienst Landmeetkunde en Vastgoedregistratie te Aruba
Sabana Blanco 68 Oranjestad Aruba
tel: (+297) 5 288 388, email: inzages@dlv.aw