



THE DUNES

By Cas Bon Group, Developer of Gold Coast & OCondominium

THE VISION

Welcome to The Dunes, Aruba's hottest new boutique-style condo that seamlessly blends sleek, modern architecture with the organic beauty of Aruba's sandy dunes.

Located in the highly sought out Noord neighborhood, and inspired by the breathtaking landscape surrounding it, this **fully furnished 2-stories, 32 unit** condo building offers an exceptional and unique living experience.

For those seeking an additional return, The Dunes offers a vacation rental and management program targeting the growing demand in the home vacation rental market.

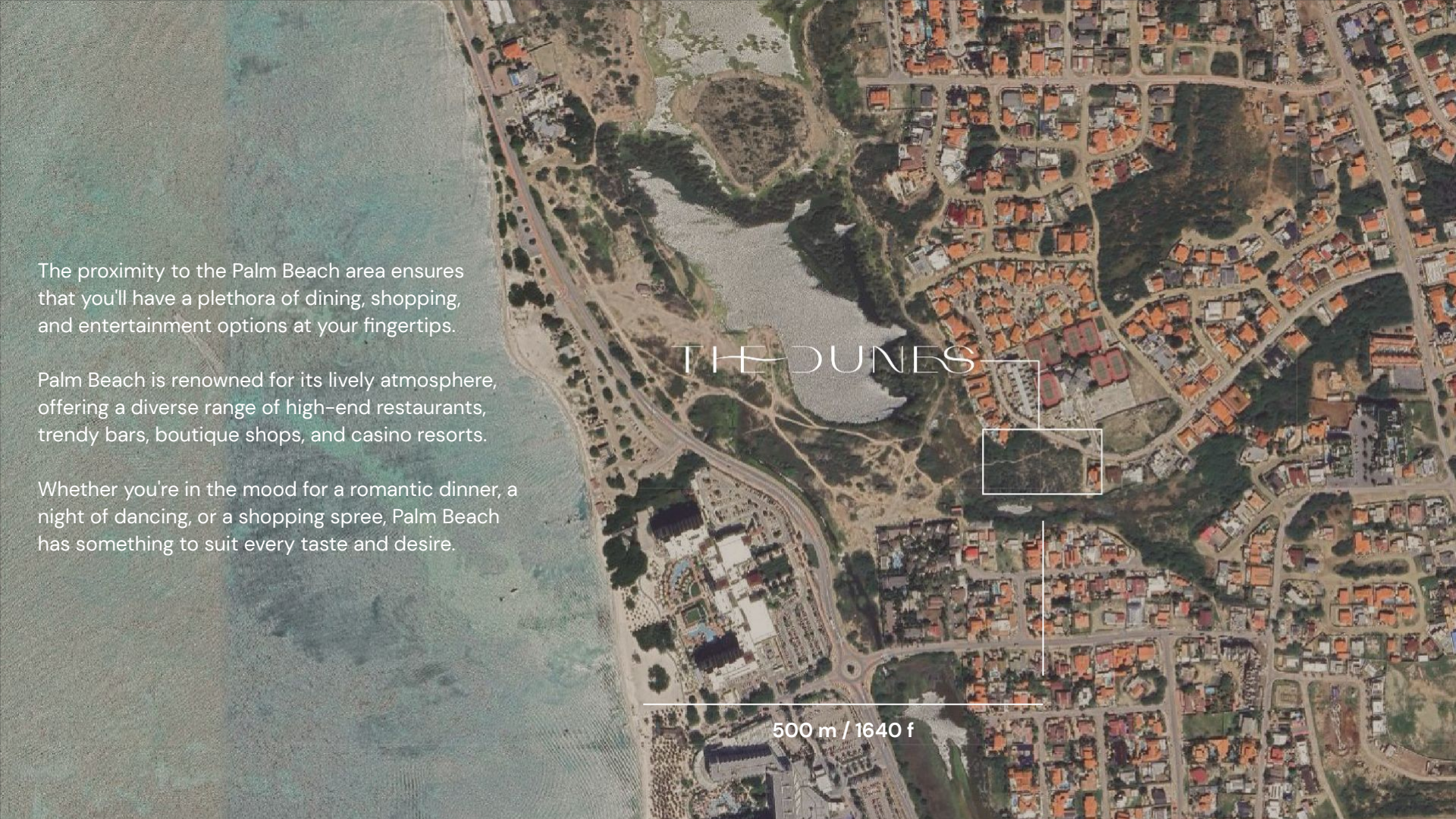




THE LOCATION

Just a mere 500 meters from the beach, The Dunes provides convenient access to the sun-drenched shores and crystal-clear waters that make Aruba famous.

Whether you're seeking a relaxing day of sunbathing, engaging in thrilling water sports, or taking leisurely strolls along the shoreline, the beach is just a stone's throw away, inviting you to indulge in the ultimate coastal experience.

An aerial photograph of a coastal area, likely Palm Beach, showing a mix of residential buildings with red-tiled roofs, greenery, and a body of water. A white scale bar at the bottom indicates 500 meters or 1640 feet. A white rectangular box highlights a specific area in the residential zone, with a vertical line extending downwards from its center. The text 'THE DUNES' is overlaid in the center of the image.

The proximity to the Palm Beach area ensures that you'll have a plethora of dining, shopping, and entertainment options at your fingertips.

Palm Beach is renowned for its lively atmosphere, offering a diverse range of high-end restaurants, trendy bars, boutique shops, and casino resorts.

Whether you're in the mood for a romantic dinner, a night of dancing, or a shopping spree, Palm Beach has something to suit every taste and desire.

THE DUNES

500 m / 1640 f

Marriott Surf Club

The Ritz Carlton

The Dunes (3D Rendering)





INTERIOR FEATURES

At The Dunes, each unit is delivered **fully furnished** with trendy Interior Design fixtures, finishes, and premium Architectural Elements. Every detail has been carefully curated to ensure that your condo is equipped with the finest features and amenities, seamlessly blending style, functionality, and cutting-edge technology.



KITCHEN FEATURES

- ~ Pre-Wired for Built-In Microwave
- ~ Energy Efficient Dishwasher
- ~ Kitchen Cabinetry with Island/Dining Table
- ~ Hard Countertop
- ~ Stainless Steel Bowl Sink
- ~ Kitchen Faucet
- ~ Appliances:
 - Fridge
 - Stove
 - Oven
 - Dishwasher
 - Microwave

BATHROOM FEATURES

- ~ Bathroom Cabinets, Sink, Faucets and Mirrors
- ~ Toilets, And Bathroom Accessories
- ~ Dual Shower System with Shower Heads and Hand Shower
- ~ Shower Nook
- ~ Shower Floor and Walls with Ceramic Tiles
- ~ Fixed Glass Shower Partition Panel
- ~ Bathroom Walls Partially Tiled
- ~ Exhaust Fan, Vent to the Outside
- ~ Linear Drain





OTHER FEATURES

- ~ Drop Ceilings of Sheetrock
- ~ Ceramic Tile Flooring 60cm X 60cm
- ~ Decorative Baseboards
- ~ Solid Front Door with Hardware
- ~ Interior Doors (Solid Core)
- ~ Closet Doors & Interior Door Hardware (Per Plan)
- ~ Sliding Aluminum Sliding Doors with Double Pane Tinted Glass (Per Plan)
- ~ Aluminum Windows with Double Pane Tinted Glass
- ~ Cable/Wi-Fi Outlets in All Bedrooms and Living Area
- ~ Washer / Dryer Ready, With Dryer Vent to the Outside
- ~ Energy Efficient Water Heater Of 30 Gal
- ~ Split Unit Air Conditioner with Inverter and Programmable Thermostat

EXTERIOR FEATURES

- ~ Four Staircases
- ~ Elevator
- ~ Covered Hallways
- ~ Rooftop Facilities
- ~ Paved Driveway, Parking, And Walkways
- ~ Assigned/Private Parking & Visitor's Parking
- ~ Landscaping
- ~ Water Treatment Facility for Irrigation
- ~ Decorative Exterior Wall Front Lights (Per Plan)
- ~ Designer Exterior Color
- ~ Full Stucco Exterior
- ~ Perimeter Fencing (Gated Compound)





THE AMENITIES

Besides being in one of the most sought out neighborhoods in Aruba, The Dunes will also ensure you have a **range of amenities** at your fingertips.

Main Area:

- ~ Lobby/Reception Area
 - Lounge Areas
 - Restrooms
- ~ Pool Area with Adult and Kids Pool, Lounge Chairs, Umbrellas & Patio Tables
- ~ Chairs, and Outdoor Shower
- ~ Gate For Beach Access

Roof Top:

- ~ Air-Conditioned Fitness Facility
- ~ BBQ Area
- ~ Covered Terrace with Furniture
- ~ Al Fresco Lounge Area

OTHER SERVICES

- ~ Concierge & Reception Services
- ~ Security (Dusk to Dawn)

Optional Services:

- ~ Vacation Rental Program & Management
- ~ Property Management
- ~ Maintenance And Janitorial Services
- ~ Final Inspection and Pre-Delivery Services
- ~ Interior Design and Decorating Services
(Pre/Post-Delivery)



WHY THE DUNES?

Lifestyle

Because you deserve it

Palm Beach

The location is iconic.

Exclusivity

As a boutique condo, The Dunes offers just 32 units

Design

Where architecture meets high art. The Dunes delivers unsurpassed quality with an eye for detail

Convenience

Live just minutes away from great dining, entertainment, shopping and beaches

Financing

Local financing is available at 6% fixed APR with your 50% owner's equity

Rental Management Program

Our rental and management program aims to meet all your needs and expectations

Strong Developer

Trust your investment to a developer with a proven track record and impeccable reputation

WHY ARUBA?

Aruba stands out as the premier destination for real estate investment and condo ownership, offering a myriad of compelling reasons to make it your top choice. From its stable economy and political climate to its unparalleled natural beauty and thriving tourism industry, Aruba provides an ideal environment for real estate investment and an exceptional lifestyle

The island's status as a tourist hotspot is a significant advantage for real estate investors. Aruba's pristine white-sand beaches, crystal-clear waters, year-round tropical climate, and being outside of the hurricane belt make it a sought-after destination for tourists from around the world. This constant influx of visitors ensures a robust rental market for condo owners, with excellent potential for generating rental income and maximizing return on investment.

Moreover, Aruba offers a high standard of living and a wide range of amenities and services. The island is renowned for its safety, cleanliness, and well-developed infrastructure, providing a comfortable and convenient lifestyle. From world-class restaurants and luxury shopping to vibrant nightlife and cultural attractions, Aruba offers a diverse array of experiences that cater to all tastes and preference.



THE DEVELOPER

Cas Bon Group NV, are the largest developers on the island with over 25 years of experience delivering homes for both the local and international markets. We have delivered over 1,100 homes and have some of the most established development projects in our portfolio including Gold Coast Aruba and O Condominium.

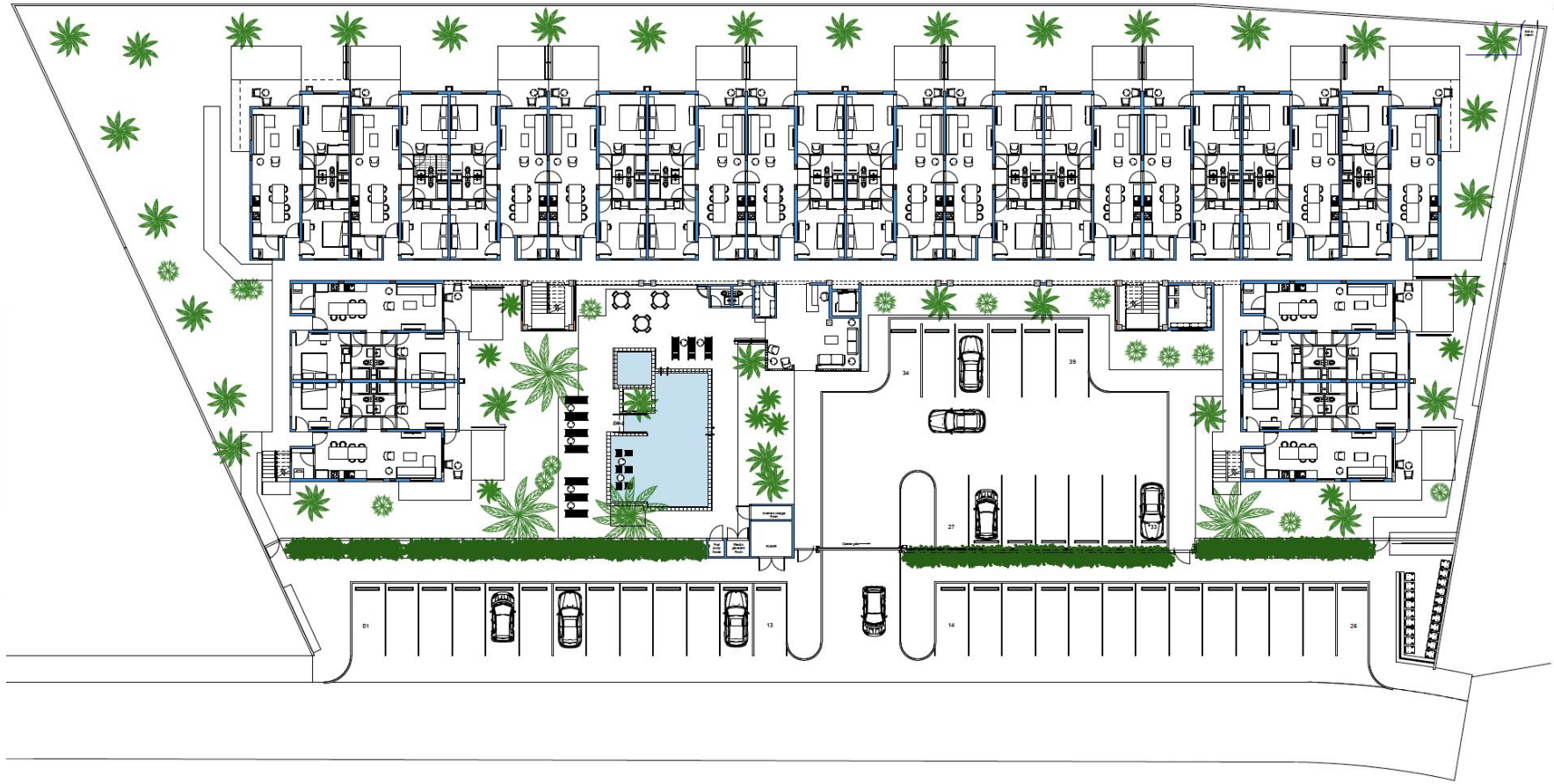
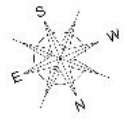




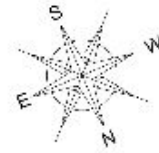
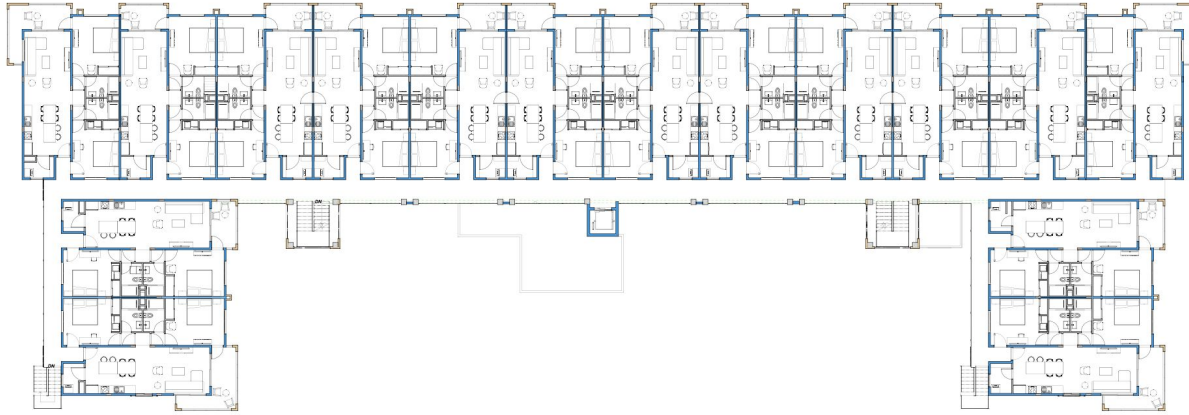




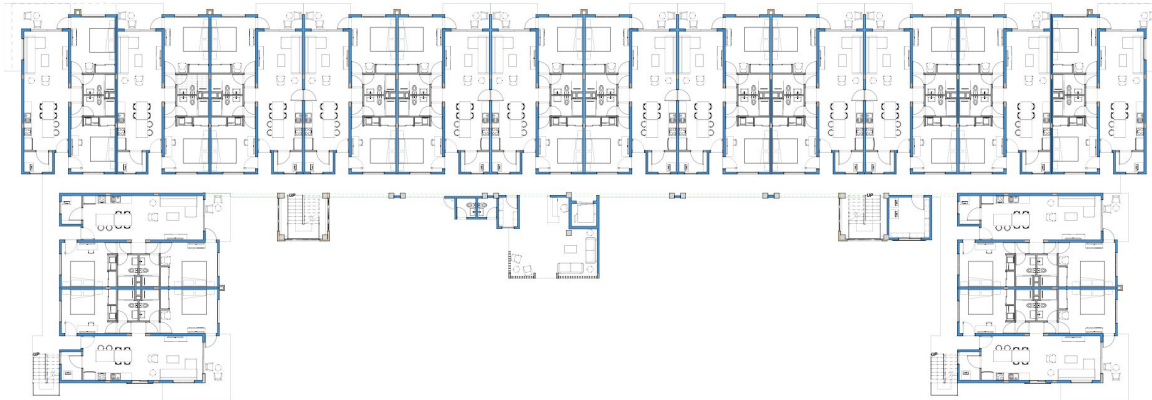




Upper Floor Plan



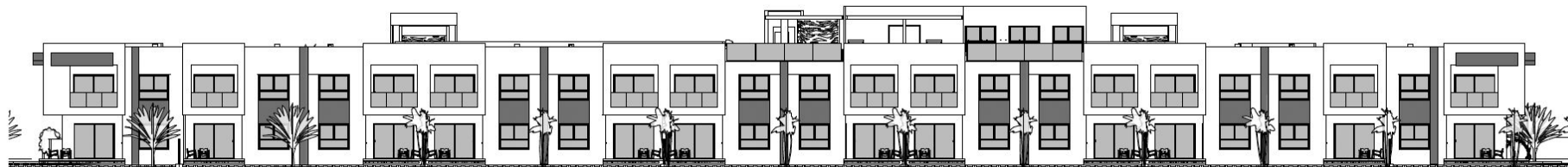
Ground Floor Plan



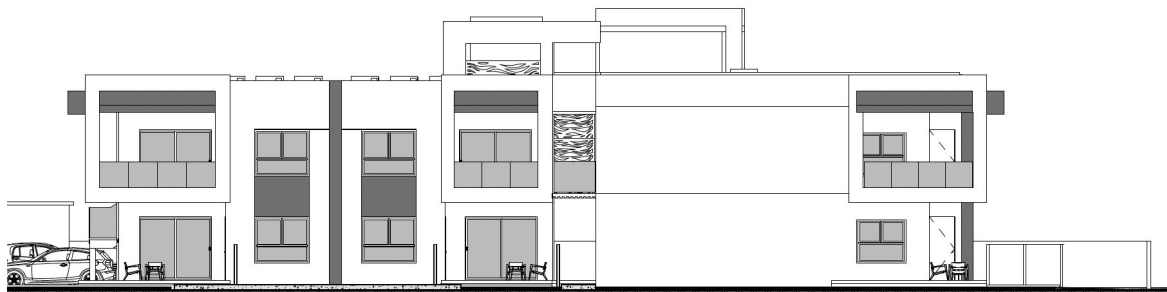
Front Elevation



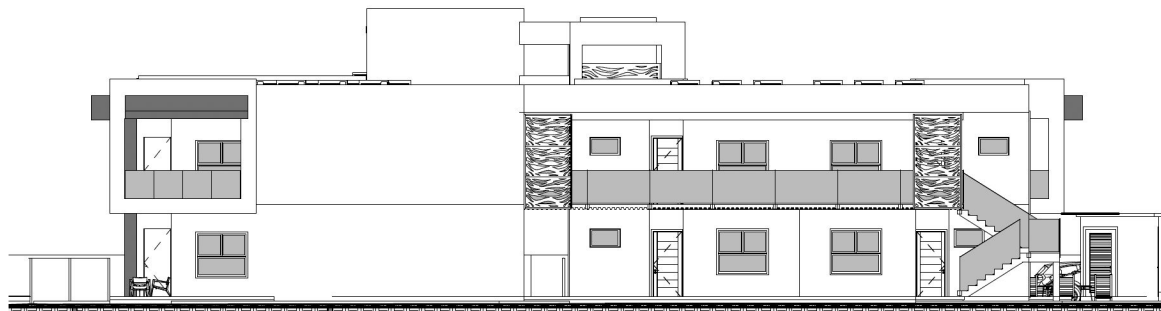
Back Elevation



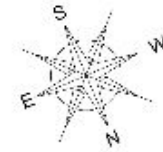
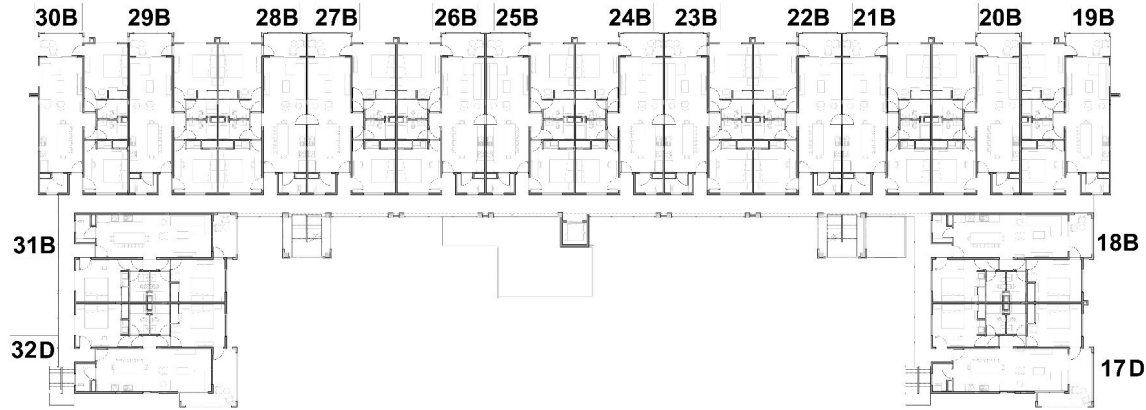
Right Elevation



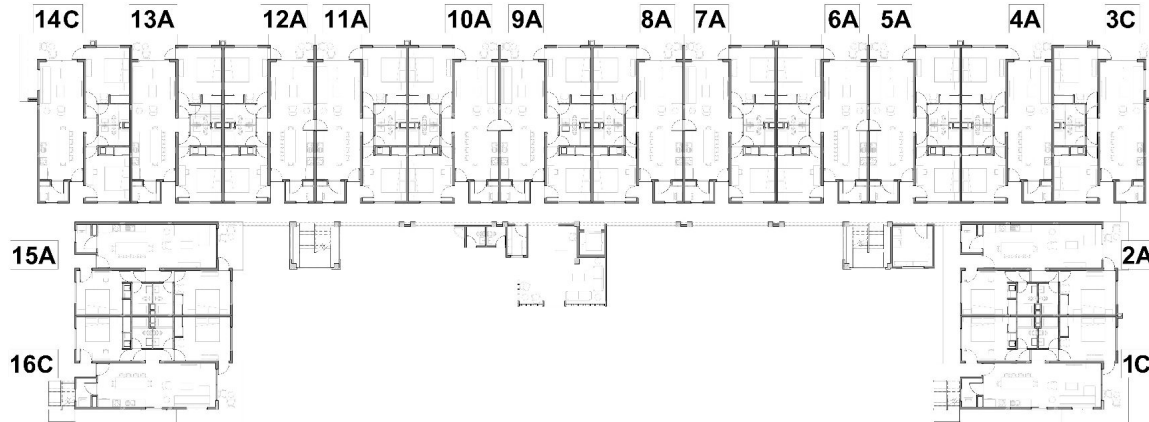
Left Elevation



Unit Numbers - Second Floor (Upper Floor)



Unit Numbers - First Floor (Ground Floor)

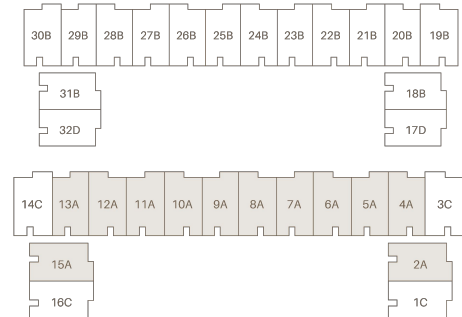
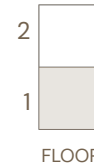


TYPE A: FLOOR PLAN – FIRST FLOOR – APT 2, 4 – 13, 15



Click [here](#) for detailed floor plan

Apartment A	
AREA	m2
Living	90.80
Terrace	7.33
Total	98.13
Description of Spaces: <ul style="list-style-type: none"> - 2 Bedrooms - 2 Bathrooms - Laundry - Living - Kitchen - Terrace 	

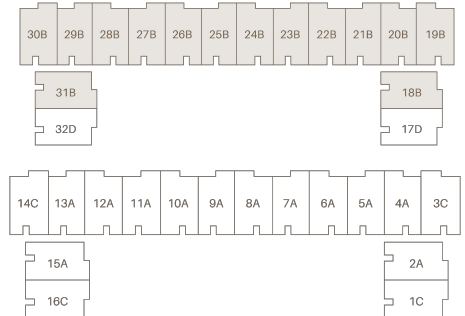


TYPE B: FLOOR PLAN – SECOND FLOOR – APT 18 – 31



Click [here](#) for detailed floor plan

Apartment B	
AREA	m2
Living	90.80
Terrace	7.58
Total	98.38
Description of Spaces:	
<ul style="list-style-type: none"> - 2 Bedrooms - 2 Bathrooms - Laundry - Living - Kitchen - Balcony 	

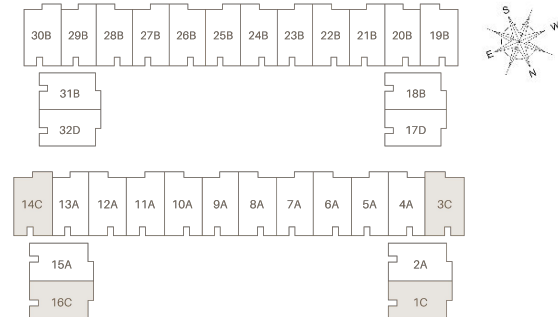


TYPE C: FLOOR PLAN – FIRST FLOOR – APT 1, 3, 14, 16



Click [here](#) for detailed floor plan

Apartment C	
AREA	m2
Living	90.69
Terrace	12.99
Total	103.68
Description of Spaces: <ul style="list-style-type: none"> - 2 Bedrooms - 2 Bathrooms - Laundry - Living - Kitchen - Terrace 	



TYPE D: FLOOR PLAN – SECOND FLOOR – APT 17, 32

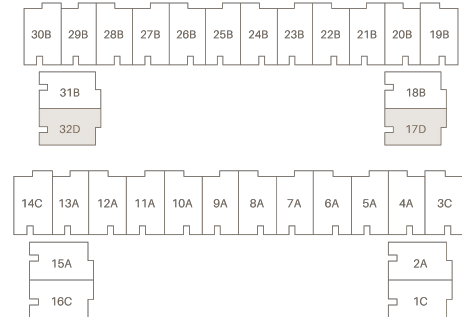
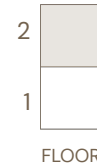


Click [here](#) for detailed floor plan

Apartment D	
AREA	m2
Living	90.69
Terrace	12.99
Total	103.68

Description of Spaces:

- 2 Bedrooms
- 2 Bathrooms
- Laundry
- Living
- Kitchen
- Balcony



THANK YOU

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