



BOCOBAY

LUXURY VACATION RENTAL PROGRAM
OVERVIEW

A COLLECTION OF LUXURY PRIVATE
RESIDENCES IN ARUBA



I can't stress how amazing my stay was with Bocobay.

I will continue to stay with Bocobay whenever I visit Aruba! They exceeded my expectations. They were helpful with any and everything I needed!

I booked massages and a private yoga session through their concierge.

They even helped me find film for my camera!

As UX designer, Bocobay deserves endless recognition for their amazing user experience. Can't recommend them enough! See you soon.

WHO ARE WE?

Bocobay is a luxury vacation rental operator, committed to providing the highest level of service in Aruba's finest private residences. Our full lifecycle management program allows owners to maximize their properties' potential revenue, with seamless operational procedures ensuring properties are maintained in top condition and vacation guests delighted with our service.

When Bocobay takes on a new property, it undergoes a rigorous onboarding process. This document outlines the end to end Bocobay management program, introducing all of the services included that we provide.





BOCOBAY WORKS WITH **HOMEOWNERS AND INVESTORS**, OFFERING A BEST IN CLASS - FULL MANAGEMENT PROGRAM FOR ARUBA'S FINEST VILLAS AND CONDOS.

OUR TECH-ENABLED PROGRAM COMBINED WITH OUR **BEST IN CLASS PROPERTY MANAGEMENT** AND ON THE GROUND CONCIERGE GIVES GUESTS A HOTEL-LEVEL EXPERIENCE.

BOCOBAY'S RENTAL PROGRAM PROVIDES OWNERS A HANDS OFF AND HASSLE FREE EXPERIENCE - WHILE ALSO ACHIEVING UP TO A **50% REVENUE INCREASE**.

WHY BOCOBAY?

LEADING REVENUE MANAGEMENT

OWNER PORTAL & NEXT-LEVEL
SUPPORT

DEDICATED ACCOUNT MANAGER

NO HIDDEN FEES

35% DIRECT BOOKINGS AT
BOCOBAY.COM

LINEN PROGRAM INCLUDED

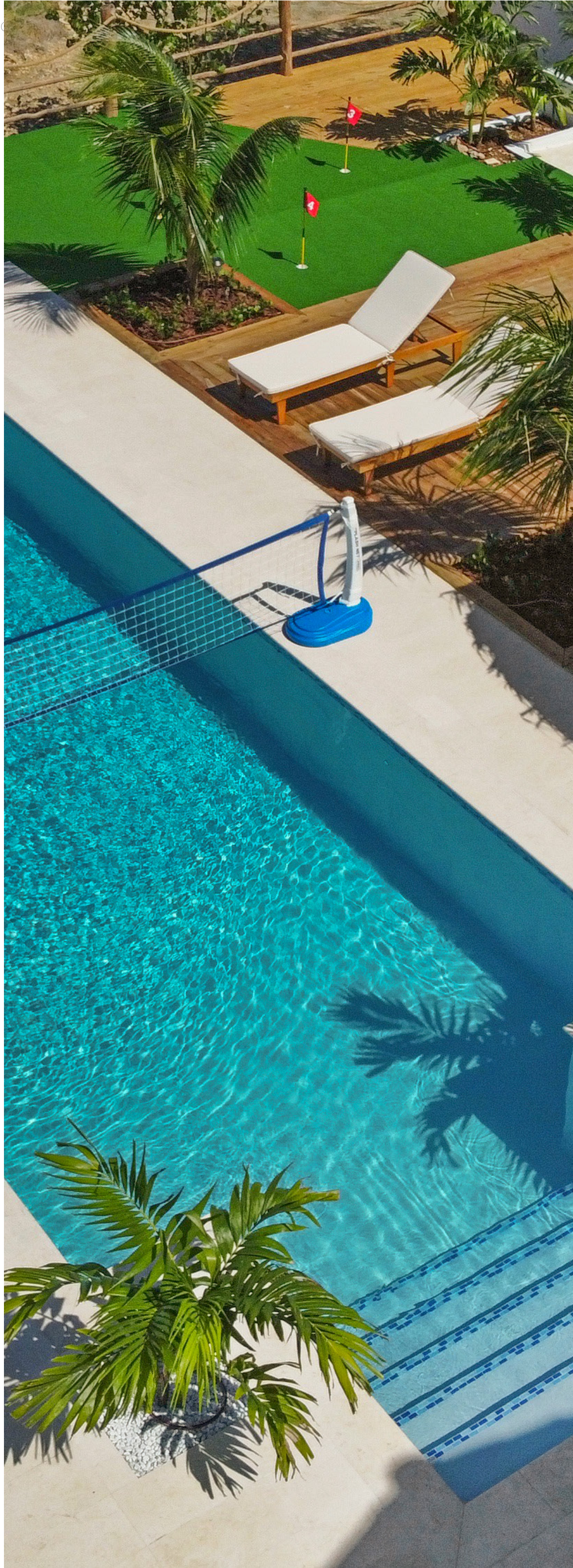
LUXURY HOTEL STYLE PERSONAL
GUEST CHECK-IN AND CHECKOUT

24/7 GUEST SUPPORT

CANCEL ANY TIME

UNLIMITED OWNER STAYS

HOTEL HOSPITALITY SERVICE
FOR GUESTS INCLUDING
UNLIMITED TOWEL CHANGES



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POST PURCHASE SUPPORT

From the moment you have purchased your property, Bocobay will be on hand to help

- Utility account set up - Bocobay operations team can set up Setar (wifi), Elmar (Electricity) and Web (water) bills on behalf of owners.
- Property ground tax accounts are required to be set up, Bocobay finance team can take care of this.
- Helping purchase items to prepare the property
- Simply being your on the ground helpers, checking things out and advising on any questions

ONBOARDING

The first stage of onboarding a new property is taking a full inventory and condition report, as well as developing a comprehensive understanding of how the property works.



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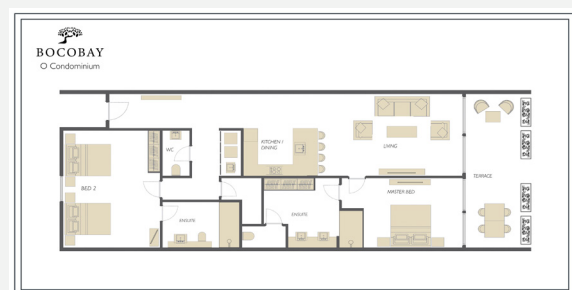
PHOTOGRAPHY & CONTENT

Following the onboarding process, the next stage of the Bocobay flywheel is marketing. This encompasses:

- Property staging, to ensure everything is photo-ready
- Professional photography by Nyree, Bocobay's professional photographer.
- Professional photo editing services
- Custom floor plan design, (This helps guests visualize the place and increases reservations).
- Professional drone photography and editing
- Copywriting for each individual listing



BOCOBAY FLOOR PLAN MARKETING



Floor plans drawn up in the designed format for every property

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LINEN PROGRAMME

The Bocobay linen program is a key USP to the Bocobay experience for both guests and owners.

Every Bocobay property is serviced with a hotel grade linen program. This is a centralized program that is managed from our operating and housekeeping office/facility.

The centralized system means our lines are reordered every 6 - 9 months. Keeping a very luxurious level of linen as well as soft fluffy towels!

Our full time housekeeping team manages the linen programme in-house, with laundry services provided by our partners - Oranjestad Laundry - who are trusted suppliers also to Aruba's top hotels.

We take care of everything - storing owners personal linens and towels. Owners are welcome to use the Bocobay linen program for their personal stays (Most do!). All linen is high thread count 100% cotton and towels are large and very soft & luxurious.



The Bocobay linen program includes the following:

- Pillow Protectors & Pillow covers
- Mattress protectors
- Fitted sheets & Flat sheets
- Duvet quilts & Duvet cover
- Bath towels & Beach towels
- Bath mats
- Wash clothes & Hand towels
- Kitchen towels



BOCOBAY LINEN PROGRAM - INCLUDED

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INSURANCE

All Bocobay properties have third party liability insurance to ensure all guests and owners are protected in the unlikely event of an accident.

As part of this guarantee, each property we onboard receives a walk-through inspection, where any potential concerns are raised and addressed. We also ensure each property is fitted with working fire and carbon monoxide alarms, and deploy tasteful signs where needed too, to ensure sensible, safe and respectful use of facilities by our guests.



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MARKETING

Once the marketing, inventory & insurance measures are completed, your property is ready to go live!

- We feature properties with several online travel agencies, including AirBnB, VRBO and Booking.com, as well as on our own website (bocobay.com, where we offer a discount to guests booking direct).
- Upon signing up with us, owners receive login access to our online portal, which allows them to see the booking revenue and calendars associated with their properties, as well as enabling them to block out dates for their own stays in real-time. More about this can be seen on My Bocobay (12)

Bocobay's in-house Pricing and Listing Manager, Sam, takes care of the dynamic pricing strategy to ensure the maximum revenue is achieved.

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HOUSEKEEPING

Full time professional housekeeping team keep your property in top condition. Everything is included.

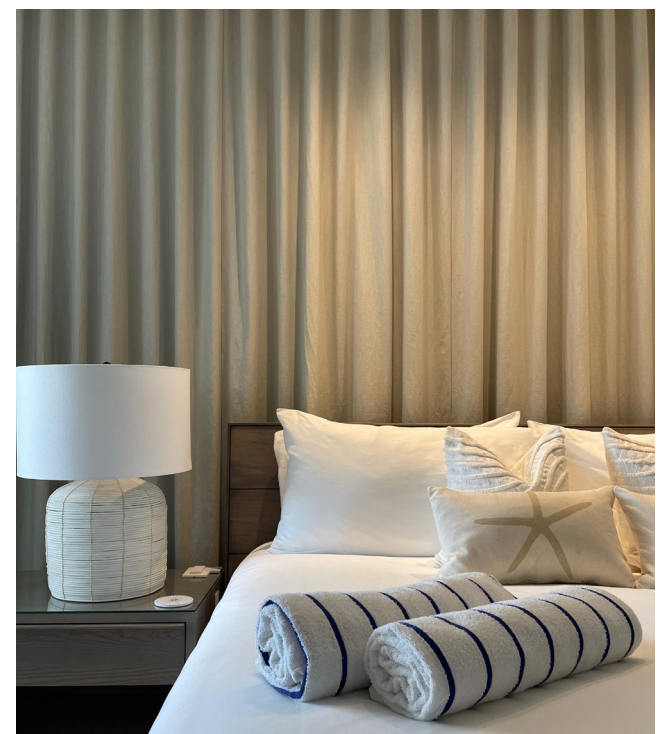
- Full time Bocobay Professional housekeepers (and housekeeping managers for quality control purposes)
- All cleaning tool
- Cleaning products
- Guest welcome pack, such as shampoo, conditioner, body wash, hand soap, dish soap, coffee and complimentary welcome drinks and snacks
- Deep clean (including hard to reach surfaces)
- Removal of used linen and towels from properties at the point of guest checkout, and replacement with fresh, clean linen bags for use in reset cleans.
- Professional linen laundering by Oranjestad Laundry - keeping our linen white and our towels soft!
- No linen or towel laundry is done on site.



CHECKIN / CHECK-OUT



LUXURY PRODUCTS



HOTEL LINEN PROGRAM

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GUEST EXPERIENCE

From the moment a guest enquires about a property right through to their departure from the island, Bocobay has a comprehensive procedure to curate an incredible guest experience.

- Every guest is greeted in-person to be checked in and out. As well as helped with luggage.
- Throughout a guest's stay, the Bocobay concierge team are available to help book anything from excursions and restaurants to taxis and car rentals
- Our team provide 24/7 guest message support
- Bocobay offer unlimited beach towel changes - This is a major USP as we align our guest experience to a hotel standard, helping increase revenue.
- A post-checkout inventory inspection is also conducted when guests vacate a property

Upholding this high level of service ensures that Bocobay continually receives incredible online reviews. Our exemplary reputation and online credibility drive demand, meaning Bocobay attracts higher nightly rates and occupancy levels across our portfolio, maximising each property's potential revenue.



PERSONAL CHECK-IN

UNLIMITED TOWEL SWAP



BOCOBAY CONCIERGE

24/7 GUEST SUPPORT

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MAINTENANCE

Both scheduled and unscheduled maintenance are vital to keeping a property in top condition.

- Unscheduled maintenance coordination (such as tightening a loose door handle, or fixing a broken toilet seat) we are on-hand for, 24/7, ensuring that issues are dealt with immediately.
- Scheduled maintenance, such as Air conditioner servicing can be coordinated on a routine basis as part of the property program.



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ACCOUNTING & FINANCE

Monthly, Bocobay provides owners with income statements and transfers funds to either locally or internationally

- Bocobay administrates local tourist taxes and pays these on behalf of owners.
- Owners can also monitor bookings and performance at each of their properties via the online owners portal (My Bocobay). Each owner's custom dashboard provides a comprehensive breakdown of upcoming bookings, key performance metrics and rental income, which is updated in real-time as bookings come in.
- Accurate, transparent and timely payment of owners is an integral part of the Bocobay service.

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BILL PAYMENT & ACCOUNT SET UP

Bocobay take care of recurring administrative tasks, All bills are paid at the exact rate and the invoices sit as line items on owners monthly commission statements. This means owners do not have to incur any transfer fees or cost associated with payments of these utilities and services.

- Bill payment - Bocobay can pay Setar (wifi), Elmar (Electricity) and Web (water) bills on behalf of owners and reconcile the cost on the monthly income statement.
- HOA fees - If you are part of a home owner association, Bocobay pay HOA fees on behalf of owners and we reconcile this cost on the monthly income statement.
- Setting up utility and tax accounts.

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CONTRACT & FEE

Simply, Bocobay offer our full service - as outlined - for a fee of 25% of net revenue (plus the housekeeping fee - paid separately by guests when they book online).

We do not request additional service fees from owners outside of this.

Bocobay upholds a cancel-anytime guarantee meaning, if owners do not feel satisfied with our services - they are entitled to cancel at any point.

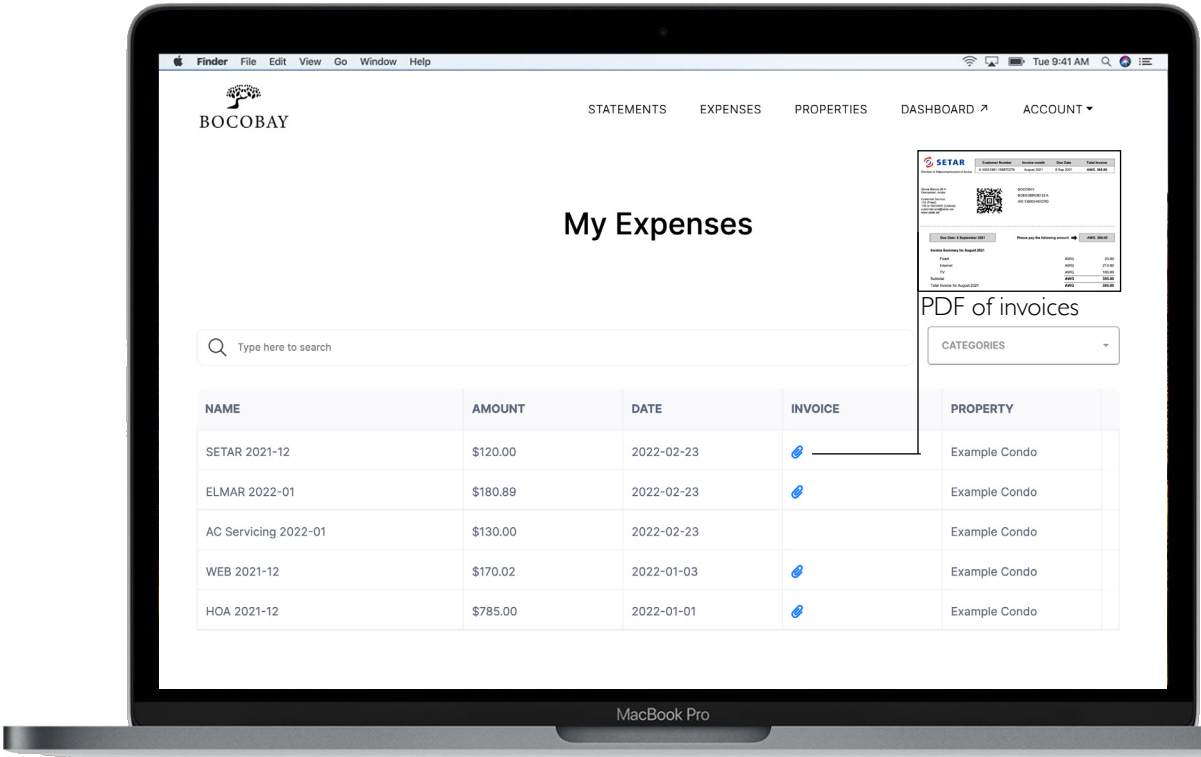
We establish fantastic working partnerships with our owners and are committed to delivering incredible service, time and again.

MY BOCOBAY ONLINE PORTAL

Every owner has personal online portal. The portal displays all information relating to your property.

This includes:

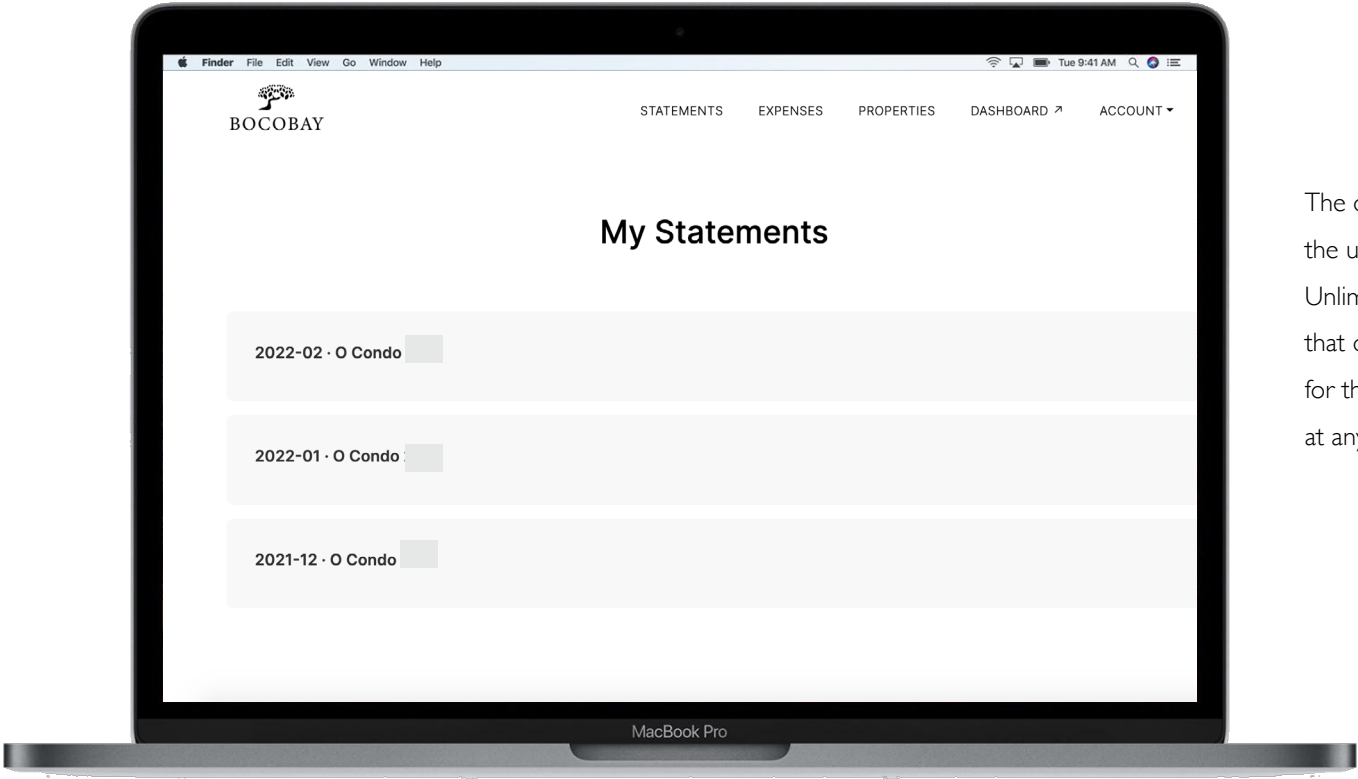
- Income statements
- Expenses (and related invoices, for example utility bills)
- Live calendar showing reservations
- Dashboard showing income, occupancy and further data



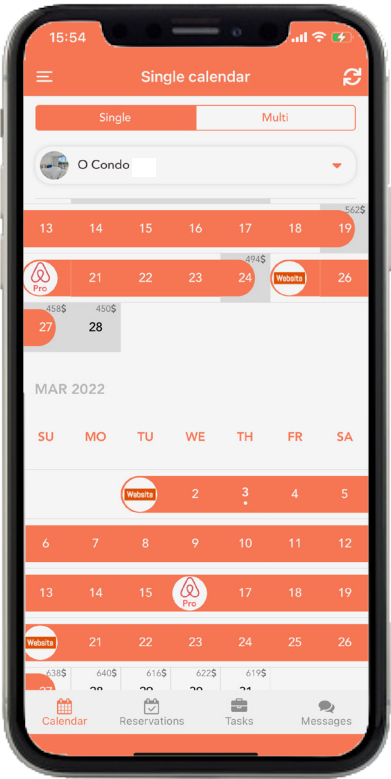
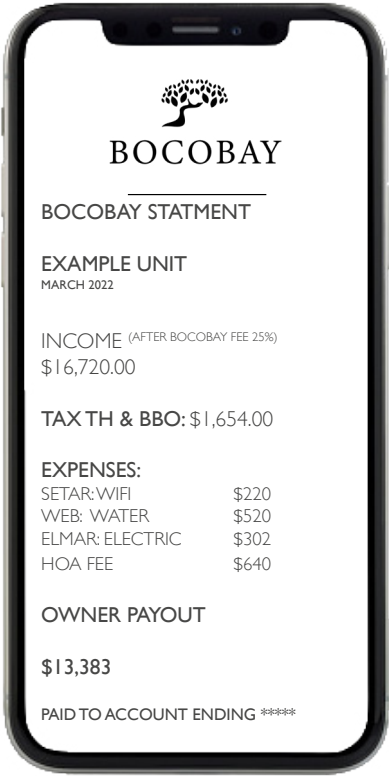
Income statements show all of the reservations, income, and costs such as utility bills.

Expenses, for example your electricity bill will show in the expenses tab. This will include PDF's of the invoices from the relevant suppliers.

All of your income statements will be available to see on the online portal, this will allow you to keep track of your monthly accounts.



The online calendar will shows the up to date schedule, Unlimited owner stays mean that owners can block the dates for themselves, friends or family at any time!



THE BOCOBAY **TECH AND DATA** TEAM,
BASED IN **LONDON**, UK, AND DELIVER BEST
IN CLASS VACATION RENTAL MANAGEMENT
PRODUCTS, DRIVING RESULTS FOR BOCOBAY
OWNERS AND GUESTS



MARKETING &
CONTENT



TECH &
FINANCE



DYNAMIC
PRICING

OUR PRICING TEAM USE OUR ARUBA-SPECIFIC
DATA TO PROVIDE CUSTOM ROI REPORTS

CUSTOM ROI
REPORT

Bocobay can provide revenue NOI and ROI estimates for our clients properties, or potential acquisitions. Utilising our proprietary seasonality and ramp-up models. This model incorporates our experience in expected costs for the owner, to accurately predict profits.

This is an example NOI report.

Introduction

- This sheet provides an estimate
- Average monthly revenue at maturity
 - Fixed OpEx per month
 - Variable OpEx per month

Revenue is split into the modern "RevPAN x available nights" model, where RevPAN is revenue per available night. This reflects Bocobays highly dynamic pricing model. Revenue is also weighted by demand curves for

(1) Seasonality: a seasonality curve is also applied to the revenue, where for example Jan outperforms September significantly.

(2) Ramp-up: we are able to hit higher revenues once we have a mature product with great reviews online. Both of the demand curves are backed from our own data, and data from Airdna.co and Pricelabs.co online.

Assumptions	
Month of entry	1/1/2022
Average revenue* post sales tax** and channel fees*** at maturity per month	18,900.00
Bocobay fee	25%
Average Fixed OpEx per month	1,138.83
Average Variable OpEx per month	750.00

2023 stabilized metrics		Dates	Season	Nightly	Weekly
Revenue	226,800.00	Dec 18 - Jan 3	Super high	\$1,500.00	\$10,500.00
NOI	147,434.00	Jan 3 - April 30	High	\$1,200.00	\$8,400.00
		April 30 - Aug 15	Mid	\$950.00	\$6,650.00
Operating margin	65.01%	Aug 15 - Nov 1	Low	\$750.00	\$5,250.00
		Nov 1 - Dec 18	Mid	\$950.00	\$6,650.00

* This average is then weighted by data-backed demand curves
** Bocobay charges the relevant TH, BBV and BBO taxes to guests, and administers this payment monthly on behalf of its client
*** Channel fees are for bookings via online website before payouts to Bocobay (eg 15% Airbnb fee)

2022 NOI	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022
Revenue post sales tax and channel fees	6,750.59	13,971.20	19,885.11	16,702.47	16,122.18	17,480.33	18,572.45	17,560.15	15,557.66	13,223.95	15,262.97	22,161.24
Bocobay fee	(1,687.65)	(3,492.80)	(4,971.28)	(4,175.62)	(4,030.55)	(4,370.08)	(4,643.11)	(4,390.04)	(3,889.42)	(3,305.99)	(3,815.74)	(5,540.31)
Fixed OpEx	(1,138.83)	(1,138.83)	(1,138.83)	(1,138.83)	(1,138.83)	(1,138.83)	(1,138.83)	(1,138.83)	(1,138.83)	(1,138.83)	(1,138.83)	(1,138.83)
Variable OpEx	(267.88)	(554.41)	(789.09)	(662.80)	(639.77)	(693.66)	(737.00)	(696.83)	(617.37)	(524.76)	(605.67)	(879.41)
NOI	3,656.23	8,785.16	12,985.91	10,725.23	10,313.03	11,277.75	12,053.50	11,334.45	9,912.05	8,254.37	9,702.72	14,602.68

BOCOBAY TEAM



Nick, Co- founder London
I studied maths at the Oxford University, and now am engaged with most of Bocobay's functions.



James, Co- founder Aruba
I studied Architecture at UCL, and now manage the Aruba office, focusing on new business.

SALES & ACCOUNT MANAGEMENT



Tiana, Client relations Management, Aruba
I work closely with owners/ investors to ensure everything is in good order, and any questions or issues are resolved.

Svenja, Sales and Account Management, Aruba
I work closely with my Sales Team, specifically on new business - I also look after owner accounts.



Mariela, Sales and Account Management, Aruba
I work closely with my Sales Team to develop and manage new owner accounts here at Bocobay.



Jose, Housekeeping Aruba (right)
Working across all properties in a housekeeping capacity, also organizing the centralized linen program.



Janet, Housekeeping Aruba (right)
Working across all properties in a housekeeping capacity, also organizing the centralized linen program.

LONDON TECH TEAM



Wenbo, Software Architect, London (left)
After graduating from Imperial in Mechanical Engineering, I have been working on developing customer the Bocobay owners portal.



Sam, Pricing Strategy and Ops, London (right)
Focussing on using data to maximize revenue opportunities. - Sam received 1st class from LSE, London and has experience in Real Estate PE.



Reyna, strategic partnerships London (left)
After graduating from Cambridge University, Reyna Supports on strategic partners with a strong background in analyzing real estate development



Issie, Founders associate London (right)
Issie previously worked for BDO in Accounting, and now helps the operations team run smoothly as well as coordinate bill payment and that the owner portal is in good order.

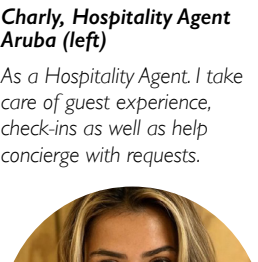
ARUBA OPERATIONS & HOSPITALITY



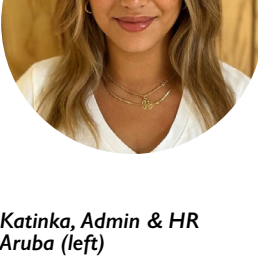
Daniela, Concierge, Aruba (left)
Responsible for the concierge desk - taking care of our guests and owners provide great service



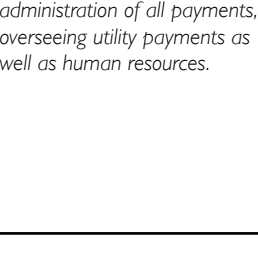
Nyree, Onboarding agent Aruba (right)
I am a talented photographer and do everything to do with our listing marketing, on-boarding and copyrighting



Charly, Hospitality Agent Aruba (left)
As a Hospitality Agent, I take care of guest experience, check-ins as well as help concierge with requests.



Shoghik, Hospitality Aruba (right)
I take care of guest experience, check-ins as well as help concierge with requests. Helping the ops team run smoothly.



Katinka, Admin & HR Aruba (left)
I am responsible for the administration of all payments, overseeing utility payments as well as human resources.



Charlotte, Operations Aruba (left)
I ensure the operations in each department run smoothly in order to provide the best experience to our guests



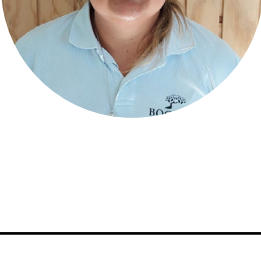
Denise, Maintenance Ops Aruba (right)
I make sure that all the properties look neat and that everything is working in good order ensuring satisfied guests.



Gijs, Hospitality Agent Aruba (left)
An international business student from NL, I am responsible for helping the guests have a great experience.



Megan, Content creator Aruba (right)
My main focus is on customer experience and marketing-related activities across the island.



Tara, Operations Aruba (left)
I ensure all operational activities are organized. This includes housekeeping, guest experience management, preventative maintenance coordination and more

FACILITY



Angela, Housekeeping Aruba (Left)
Working across all properties in a housekeeping capacity, also organizing the centralized linen program.



Janet, Housekeeping Aruba (Left)
Working across all properties in a housekeeping capacity, also organizing the centralized linen program.



Mayra, Housekeeping Aruba (above)
Working across all properties in a housekeeping capacity, also organizing the centralized linen program.



Gilari, Housekeeping Aruba (right)
Working across all properties in a housekeeping capacity, also organizing the centralized linen program.

BOCOBAY GUEST FEEDBACK

600 5* REVIEWS
AVERAGE 4.9*

OVER 5000
GUESTS
WELCOMED
TO THE
ISLAND

AIRBNB
SUPERHOST

* “BOCOBAY HOST DEFINITELY RAISED THE BAR FOR OUR TRAVELLING EXPERIENCES.” - GARY

* “BOCOBAY IS AN INCREDIBLE COMPANY” - ALISSA

“I’D GIVE 10 STARS IF I COULD!” - DENISE

“THE BOCOBAY RENTALS TEAM ARE FRIENDLY, RESPONSIVE & PROACTIVE! REAL CUSTOMER SERVICE ROCKSTARS!” - LEIGH

* “THE HOSTS THEMSELVES WERE THE STAR OF THE SHOW FOR ME” - MARCUS

“THE STAFF WAS THE BEST... I CAN’T SAY ENOUGH GOOD THINGS ABOUT OUR STAY.” - PETER

* “BETTER THAN THAN 5 STAR HOTELS WE HAVE STAYED AT” - ROOTVIK

* “THE STAFF WAS AMAZING! THEY WENT ABOVE AND BEYOND IN EVERY WAY.” - KELCY

* “ONE OF THE BEST STAYS AND EXPERIENCES WE HAVE EVER HAD THROUGH AIRBNB” - SHANE

* “THE BEST THING ABOUT THE APARTMENT IS BOCOBAY MANAGEMENT! IT WAS THE PERFECT BLEND OF AIRBNB INDEPENDENCE AND HOTEL CONCIERGE SERVICES” - ROMINA

‘THE CUSTOMER SERVICE WAS PHENOMENAL.’ - SALLY

“AFTER TAKING A CHANCE WITH BOCOBAY RENTALS, I WILL CONTINUE TO STAY WITH THEM WHENEVER I’M IN ARUBA!” - DIEUNINE

* “LITERALLY EVERYTHING WAS PERFECT” - LAMEKA

“THE STAFF WERE REMARKABLE” - SEAN

* “IMPECCABLE SERVICE FROM EVERY POINT OF VIEW” - MIRKO

“THE STAFF WAS EXCEPTIONAL!!!” - MISSY

* “THIS IS DEFINITELY NOT YOUR AVERAGE AIRBNB” - RICARDO

“BOCOBAY AND THEIR ENTIRE STAFF MADE OUR FAMILY VACATION TRULY FIRST CLASS!” - ASHLIE

OWNER TESTIMONIALS

PROPERTY DEVELOPER

NOORD

BOCOBAY IS THE ONLY OPERATOR I TRUST ON THE ISLAND. I’VE RECOMMENDED THEM TO ALL OF OUR CLIENTS WHO HAVE ALL REPORTED BACK THAT THEY OPERATE PROFESSIONALISM AND QUALITY OF SERVICE.

PRIVATE HOMEOWNER

PALM BEACH

BOCOBAY PROVIDED SUCH A GREAT SERVICE, AND DELIVERED SO WELL WE PURCHASED AN ADDITIONAL INVESTMENT PROPERTY TO SOLELY RENT WITH THE BOCOBAY RENTAL PROGRAMME.

PRIVATE HOMEOWNER

EAGLE BEACH

THE IMPACT OF BOCOBAY HAS BEEN PHENOMENAL. I’M OVER THE MOON WITH THE OCCUPANCY AND NIGHTLY RATES WE HAVE ACHIEVED IN OUR FIRST YEAR. IT HAS BEEN FAR ABOVE THE ESTIMATED ROI

WE HAVE STAYED IN ARUBA
MANY TIMES BEFORE. THE
EXPERIENCE HAS ALWAYS
BEEN GOOD

BUT BOOKING THROUGH
AND WORKING WITH
BOCOBAY RENTAL TOPS IT
ALL.

THE BOCOBAY STAFF WENT
ABOVE AND BEYOND TO
MAKE SURE OUR STAY WAS
THE BEST POSSIBLE!

BOCOBAY COLLECTION

Bocobay manages a portfolio of 60 luxury properties in Aruba. our portfolio, represents some of the very best vacation homes that the island has to offer.

Here, we show show a few of the wonderful Villas and Condos enrolled in our program!



SHORE THING O CONDOMINIUM 23

3 BED, 2.5 BATH

On the edge of Eagle Beach, one of the world's top beaches, and just ten minutes from picturesque downtown Oranjestad, the O Condominium is the hottest new address in Aruba with spectacular views of the famous soft white sands, crystal clear turquoise waters, and the iridescent sunsets of Eagle Beach.



SNEAKY SCAMPI O CONDOMINIUM 35

2 BED, 2.5 BATH

A new luxurious two-suite oceanfront condominium with spectacular views of the famous soft white sands, crystal clear turquoise waters and the famous sunsets of Eagle Beach. Minutes from Palm Beach, the O Condominium's premium location offers easy access to an eclectic mix of shopping, dining, entertainment, and exciting nightlife.



FLIRTY FLAMINGO

Eagle Beach

2 BED, 2 BATH

With a high level of luxury and privacy, the residence's design takes full advantage of the incomparable ocean-front location and Western (sunset) orientation, offering front row seats to the daily theatre of sunsets on the spectacular Eagle Beach stage. The property is the perfect vacation rental providing a unique and truly memorable Caribbean experience.



OCEAN VIEW RETREAT

O CONDOMINIUM 34

2 BED, 2.5 BATH

This residence is in the new O Condominium, the finest and most luxurious residence building in Aruba, with lush grounds, state-of-the-art amenities and facilities, and a spectacular collection of luxury residences. In addition, the O Condominium is just minutes away from a wide variety of ocean activities, water sports, golfing, spas and casinos



ISLAND TIME O CONDOMINIUM 19

3 BED, 2.5 BATH

The apartment is located in the brand new O Condominium development, the finest residence in Aruba - spacious and airy with top amenities and a high level of exclusivity, luxury, and privacy. An incomparable location with a Western (sunset) orientation, the residence is perfect for an unforgettable Caribbean vacation.



GARDEN PARADISE O CONDOMINIUM 03

4 BED, 4 BATH

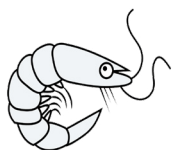
Luxury living, exclusivity and comfort, guests have full use of all of O Condominium's amenities. These include the Sol deck (an expansive beach-front pool area with infinity edge pool, jacuzzi, lounge chairs, umbrellas, BBQ area and showers), Oxygen (a state-of-the-art air-conditioned gym and fitness facility with out-door space and up-to-date gym equipment). The fourth floor Cloud Terrace with jacuzzis, lounge chairs, umbrellas and awesome panoramic views over the ocean, is also great for relaxing, and entertaining, where you can enjoy the warm ocean breezes.



SUNRISE DELIGHT O CONDOMINIUM 22

4 BED, 4 BATH

This spacious four-suite ocean front residence, features a main living area with full panoramic views that open to a large covered balcony-terrace boasting outdoor dining and lounge chairs. Adjacent to the living space is a spacious, modern fully equipped kitchen. The Master Suite also has direct access to the balcony-terrace with panoramic views of Eagle beach.

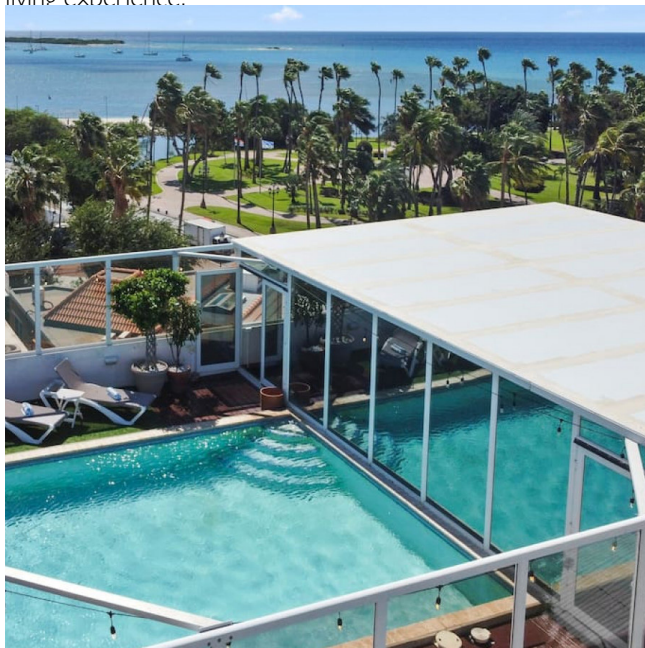


PENTHOUSE DOWNTOWN 402

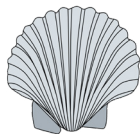


4 BED, 5 BATH

This new unique luxury penthouse apartment is located in the heart of Oranjestad seafront only a short walk to the beach, bars and restaurants. The very spacious 4-bedroom penthouse has a stunning private roof pool and sky lounge with views around the island and is the perfect vacation rental providing a unique and truly memorable Caribbean living experience.



BEACH HOUSE PALM BEACH

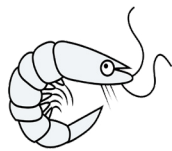


5 BED, (7 BEDS) 4 BATH

Located 3 minutes walk from the Marriott and Ritz Carlton beaches, this fantastic, very spacious 5-bedroom house with a private pool and garden is the perfect vacation house providing a unique and memorable inside-outside Caribbean beach-house living experience.



BELLA MARE MALMOK / BOCA CATALINA



4 BED, 4 BATH

This stunning grand villa is in the exclusive Malmok area, situated among mansions and right next to the pristine Boca Catalina Beach, with crystal clear calm waters and the best snorkeling in Aruba! Totally private with its own pool, garden and parking, this very spacious, fully equipped, beautifully appointed unique villa offers a peaceful sanctuary and a welcoming blend of Caribbean luxury, sophistication and charm.



HUMMINGBIRD TIERRA DEL SOL GOLF CLUB & RESORT



3 BED, 3 BATH

Located within Tierra del Sol, a prestigious gated community spanning Aruba's fantastic golf course, this spacious 3-bedroom villa boasts beautiful outdoor living space, a private pool and stunning uninterrupted views.



SUNSET HEIGHTS NOORD



4 BED, 4 BATH

This stunning villa sits on high ground with spectacular views across the island, only 1.5 miles from both Eagle and Palm Beaches. Totally private with its own pool, garden, games room with table tennis and parking, this very spacious unique villa offers a welcoming blend of Caribbean luxury and charm.



MORNING GLORY EAGLE BEACH



3 BED, 3 BATH

A luxurious 1st floor 3-suite oceanfront condo with truly breathtaking 180 degree views of the famous crystal clear turquoise waters and the famous iridescent sunsets of Eagle Beach.

The condo is in the Azure Residence, one of the finest residences in Aruba. Spacious and airy with top amenities and a high level of exclusivity, luxury and privacy.



SWIMMERS SUITE O CONDOMINIUM 15



3 BED, 2.5 BATH

This spacious two bedroom ocean front residence, features floor to ceiling glass doors providing unobstructed panoramic beach view that open to a large covered balcony-terrace boasting outdoor dining and lounge chairs. Gorgeous designer furniture with comfortable upholstered seating create a relaxing interior lounging area.



TREE TOPS NOORD



3 BED, 3 BATH

Set within your own very private tropical garden landscape, Tree Tops Villa, recently converted from an original Cunucu house, spans two levels of magnificent space.

The living area upstairs has stunning views, high vaulted ceilings, rich hardwood floors and openable shuttered timber doors on every side, all complemented by a stunning private pool, bar and grill. The villa sits within a vast outdoor flowering tropical oasis, offering a welcoming blend of Caribbean luxury and sophisticated charm.



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