



***Capricorn One N.V.***

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**Appraisal Report Full Ownership land plot at  
Caya Luna z/n**

**November 12, 2024**



### **Purpose of this appraisal report**

Undersigned, Ing. Joseph Dennis Ecury-Saponara, construction consultant and appraiser, declares to have drawn this appraisal report by order and for the account of Murray attorneys at law.

The purpose of this appraisal is to establish the market- and foreclosure value of the full ownership land plot.

Abovementioned plot of full ownership land, 702m<sup>2</sup> in size, is located in Tarabana, in the District of Oranjestad and is registered at the Cadastral Office as "Land Aruba, First Division, Section P, Number 3359, Delimitation Letter D1537 (1-P-3359/D1537) in Reg. C, Section 406, Number 78.

**The free market value in current state Afls. 281,000.00**  
**SAY: TWO HUNDRED EIGHTY ONE THOUSAND**

**The foreclosure value in current state Afls. 224,000.00**  
**SAY: TWO HUNDRED TWENTY FOUR THOUSAND**

Undersigned declares not to have any interest in aforementioned property and have made aforementioned appraisal to the best of his knowledge, the data and information supplied to him, his own observations and expertise.

Subsequently, drawn up and signed in Oranjestad, Aruba on November 12, 2024

The appraiser,



Ing. Joseph Dennis Ecury-Saponara

Caya Luna z/n



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## **The Full Ownership Plot**

The full ownership land plot is rectangular, deeper than wide.  
The full ownership land plot is completely overgrown with trees, bushes and cacti and is one of the last plots in that area to be unconstructed.

### **Location**

The property is located on an asphalted road in the Tarabana Residence in Oranjestad.

From the land plot Down Town Oranjestad can be reached in about 4 minutes and Down Town San Nicolas in about 26 minutes.

The Palm Beach area is about 13 minutes by car from location.

In the District of Oranjestad there are schools, super- and minimarkets, bar/ restaurants, pharmacies, sport facilities, gasoline stations and the Watty Vos Boulevard.

### **Appraisers' comment**

The full ownership land plot's location is in the middle of the island with roads leading to all directions.

The houses in the project are mostly high-class houses.

Caya Luna z/n



**Kadastraal uittreksel (object) beperkt**

Registratie bijgewerkt t/m 28-10-2024  
Inzage per 29-10-2024  
Referentie 2024-6124  
Prijs uittreksel AWG 16,00

**Kadastrale aanduiding object**

Kadastrale aanduiding **1 P 3359**  
Index D1537

**Objectgegevens**

Grootte  
Omschrijving Bouwterrein, ong. 702 m<sup>2</sup>  
Herkomst Kadastraal perceel  
Bladnummer 3  
Locatie Tarabana  
Aruba

**Gerechtigde**

**1/1 Eigendom**

Naam  
Geboren  
Geslacht  
Burgerlijke staat  
Beroep  
Geboorteland  
Woonadres  
Buitenland adres  
Willemstad  
Curaçao

**Rechten**

Recht verkregen bij C register deel/nummer 406/78  
Type akte Verkoop en koop  
koopprijs AWG 49.140,00  
ingeschreven op 1-11-1996 0:00:00  
verleden op 1-11-1996 voor mr. F.E.E. Tjon Ajong

**In dit uittreksel zijn eventuele hypotheek en beslagen buiten beschouwing gelaten.**













# Dienst Landmeetkunde en Vastgoedregistratie

## LEGENDA

Inwinnig

Gedigitaliseerd

Terristisch

Puntsymbool

Omschrijving  
 Afdelingsgrens  
 Sectiegrens  
 Bloksgrens  
 Kadastrale grens  
 Hoofgebouw  
 Bijgebouw  
 Overige lijnobjecten  
 Cultuurmonument  
 Perceelnummer  
 Perceelnummer verduimd  
 Huisnummer  
 Straatnaam

Kolk klein  
 Rook- / inspectieput  
 Electriciteitsmast  
 Telefoonmast  
 Electr. -/telefoonmast  
 Lantaarnpaal  
 Lichtmast  
 Afsluiter waterleiding  
 Brandkraan  
 Verkeerspaal/-bord  
 Verkeerslicht  
 Schakelkast elektriciteit

Schakelkast telefoon  
 Regelkast verkeerlichts  
 Boom

JAAR	GEBOUW	PERCEELNUMMER
20	10	24
25	10	24
2004	10	24
2004	10	24

Technische informatie

