


WARIRURI



Contact us at info@vecchiaestates.com or dial USA 1.305.407.9515 | Aruba +297.594.0262.



Simplify Your Living with *luxury.*

Life is sweet when you live at **Wariruri Condos**, Aruba's most desirable new boutique condo community, in Noord.

Being the proud owner of a new condo in the island's most prestigious neighborhood is just the beginning: Imagine a place where you can live in luxury, in a one-, two-, or three-bedroom condo, now offered at pre-construction prices, your peace of mind protected.

Wariruri Condos

Will be nestled in tropical gardens graced by hundreds of rare and exotic palms, clustered around an elongated pool with shallow lounge ledges and ample relaxation deck space. The pool oasis is flanked by an elevated Jacuzzi with gazebo, along with an outdoor BBQ pavilion.



**On any
given day,**

You can savor award-winning Mediterranean cuisine at the stylish Greek Italian bistro-pub or work out at the two-story fitness center with a rooftop terrace.







When in the mood for some casino or night-life action, you can head to **Aruba's famous Palm Beach**, just a short car ride away.



The new condo

community is being developed and built by **Vecchia Estates**, a boutique design/contracting/management company with the foresight and detail it takes to ensure the highest-quality lifestyle and convenience.

Be among the first to select your brand-new luxury condo from among 63 first-, second-, or third-floor configurations with panoramic elevators for ease of access. Each condo enjoys its own assigned parking space in the adjacent landscaped parking lot.

A modern, multi-story apartment building with a light-colored stone or concrete facade. The building features multiple levels of balconies with black metal railings and glass panels. Each balcony is furnished with white chairs and tables, and some have potted plants. The building is set against a backdrop of a sunset or sunrise sky with warm, orange and yellow hues. In the foreground, there are several palm trees and other tropical plants. The overall scene is bright and inviting, suggesting a high-quality, modern living environment.

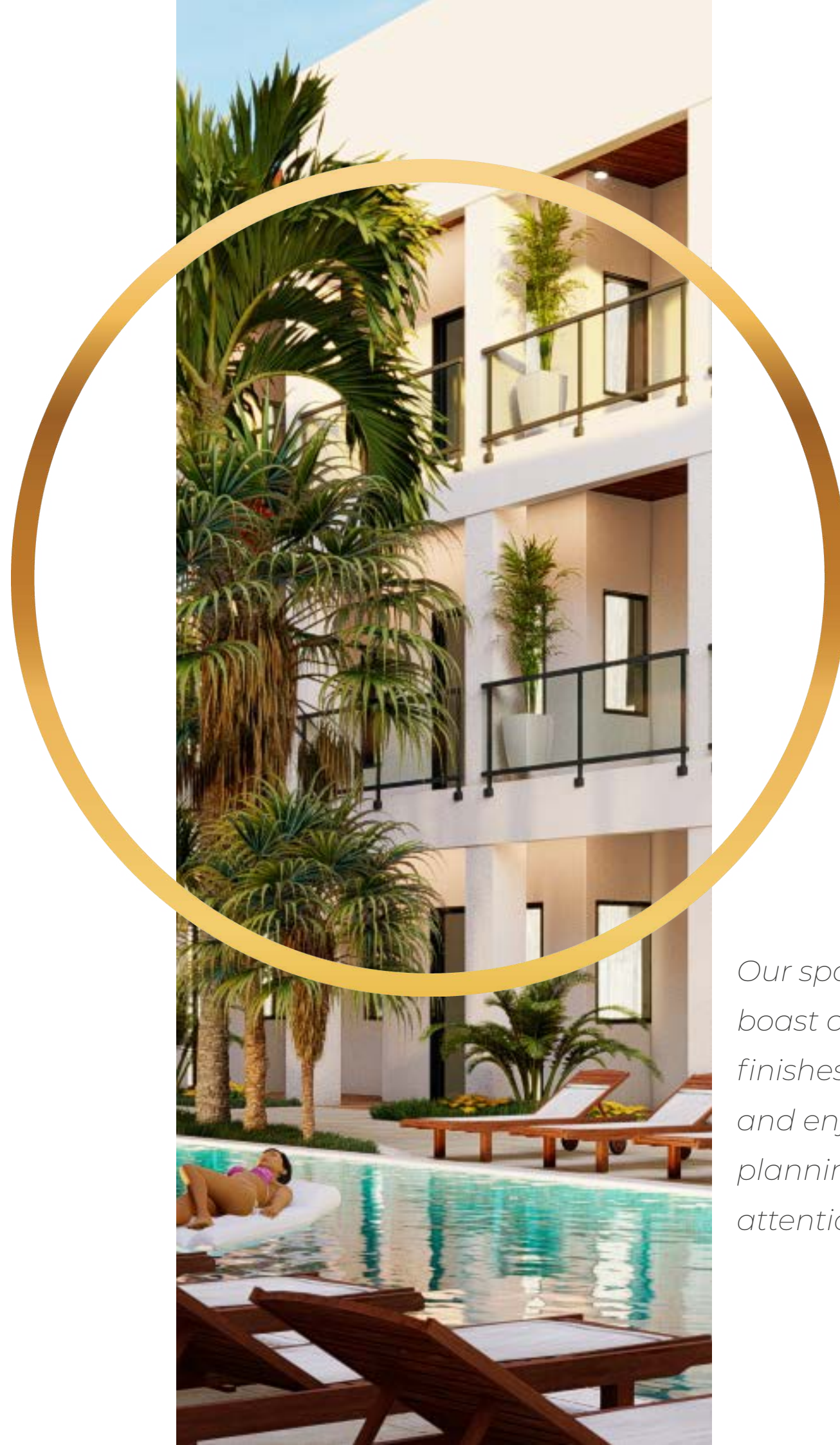
Here's why
condo living
is the next

best thing

Condos are a great way to combine home ownership and investment,
with the relief that comes from eliminating the burden of home
maintenance.

Wariruri Offers luxurious living

We guarantee the turnkey elegance and convenience of a five-star resort, combined with attractive amenities such as a spectacular pool, a fitness center, a restaurant, and social entertainment facilities, pursuing the most current trends of modernism and minimalism in the building's design.



Our spacious apartments boast countless luxury finishes in every room and enjoy flawless space planning and careful attention to detail.

Wariruri Offers a laid-Back lifestyle

Living in a condo means never having to worry about maintenance or repairs. Slow down, unwind, and enjoy your time in Aruba. And while away from the island, you have the option of maximizing the return on your investment by renting your condo!





Wariruri offers a great location

Situated in the residential Noord neighborhood, just 15 minutes from picturesque downtown Oranjestad, ten minutes from famous Eagle Beach, and five minutes from the turquoise waters of Palm Beach and the happening indulgences of the high-rise hotels. A great mix of shopping, dining, entertainment, gaming, nightlife, ocean activities, spa experiences, and golfing lies within a short driving distance.

Wariruri proudly features a spectacular ocean view from second- and third-floor condo terraces. The community is built on property land and draws color palette inspiration from Carib-Indian designs.



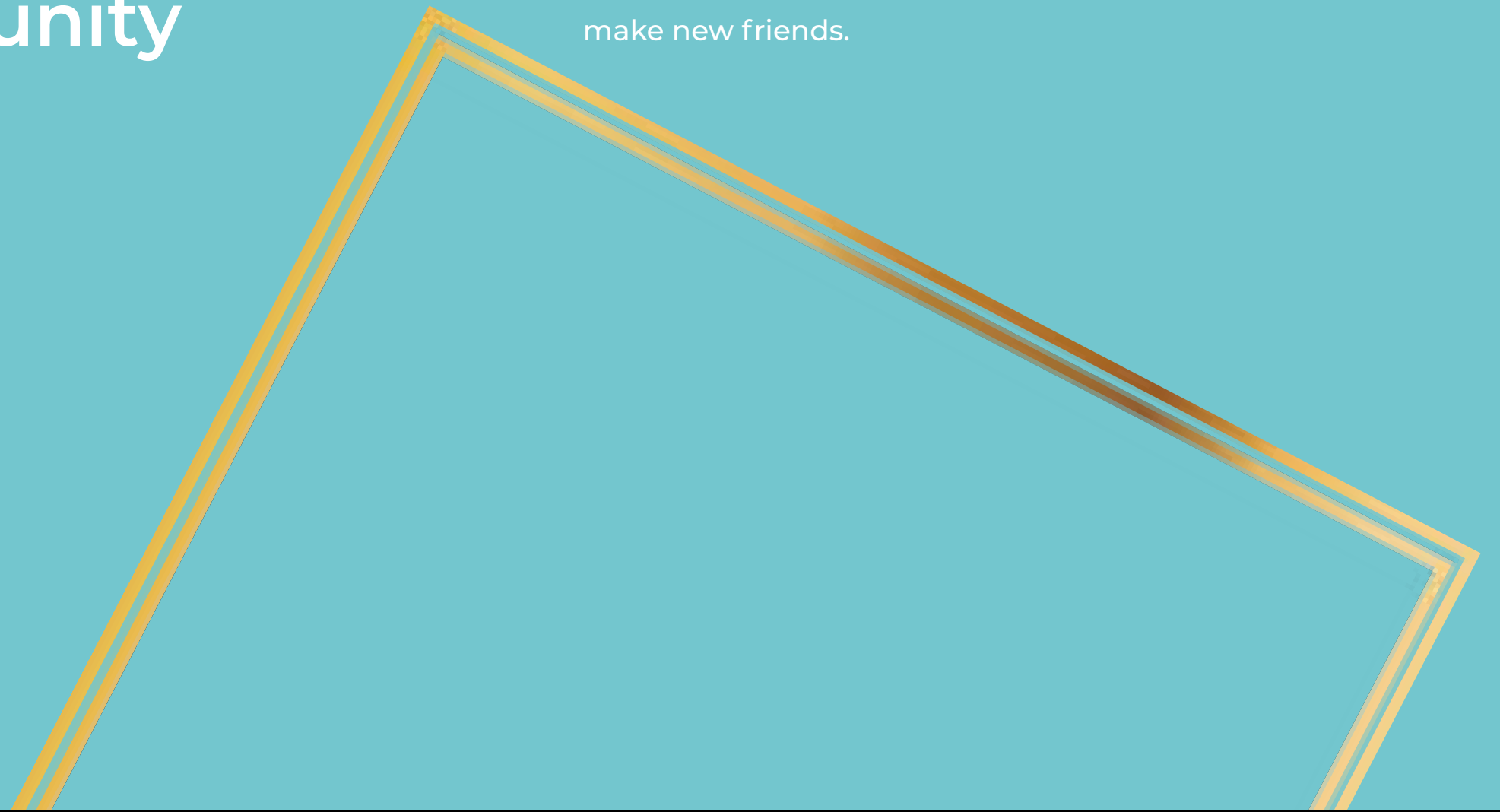
Wariruri offers safety within a gated community

Our gated entry promises 24/7 security. You can always rely on our security experts to keep residents, guests, and assets safe.

Wariruri

offers a diverse and
vibrant community

We are proud of the multinational environment we've created, where permanent residents and transient visitors share a vibrant community in an endless summer-vacation atmosphere. Here, you encounter countless opportunities to meet your neighbors and make new friends.



A modern bedroom interior featuring a large bed with a grey headboard and white bedding, accented with a dark brown throw blanket. The bed is flanked by two dark metal side tables, each holding a small potted plant or books. The room has a large window with horizontal blinds, offering a view of a balcony and a cityscape. The walls are a mix of light grey and dark wood paneling, with a large, curved, illuminated light fixture on the right wall. The ceiling has recessed lighting.

Come check out
**Wariruri
Condos—**
you won't be disappointed.

A sailboat with red and white sails is on the left side of the image, sailing on clear turquoise water. The sky is a deep blue with scattered white clouds. The text 'Why buy in' is written in white, bold, sans-serif font in the upper middle part of the image.

Why
buy in

Aruba

For over three decades now, Aruba has maintained its ranking as one of the best destinations for real estate investments in the Caribbean, based on a variety of considerations, including its favorable geographic position, its successful economic performance, and its stable political structure.

Second-home buyers enjoy attractive real estate opportunities in Aruba, excellent rental rates, protection from hurricanes, secure cost of living, healthy growth in tourism and other industries, steady job markets, and safety against crime.

So if you consider taking the plunge and living that dream, Aruba is your #1 choice and the only one worth making!

Most importantly, the weather is perfect. It is a steady 80 to 90 degrees year-round.

About the developer.

VECCHIA ESTATES

Executes only a very limited number of specialty contracts annually. Clients are assured of personal attention to detail from start to finish, through every phase of construction, including assistance with interior design, landscaping, and care of the property when unoccupied.

Vecchia Estates uses top of the line materials, such as Porcelain Tiles and Exterior Granplast Finishes, Quality, energy saving Appliances and Light fixtures and more.... We guarantee quality of construction and timeliness of design, allowing homeowners to invest with confidence.

We are dedicated to turning your dream of Aruba Homeownership into reality.



1st

FLOOR UNITS



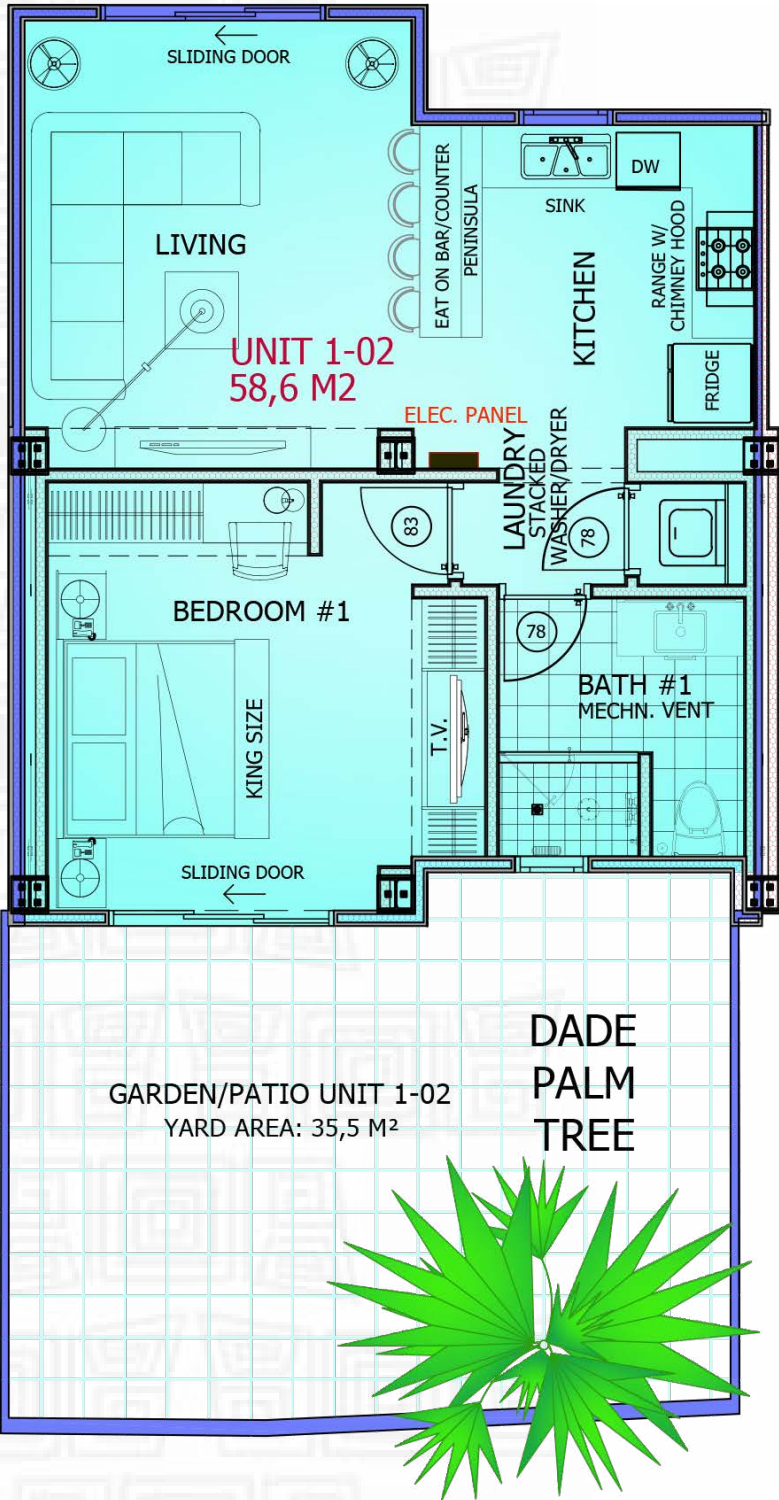
1st

Floor plan/level 0.00

23 Apt's

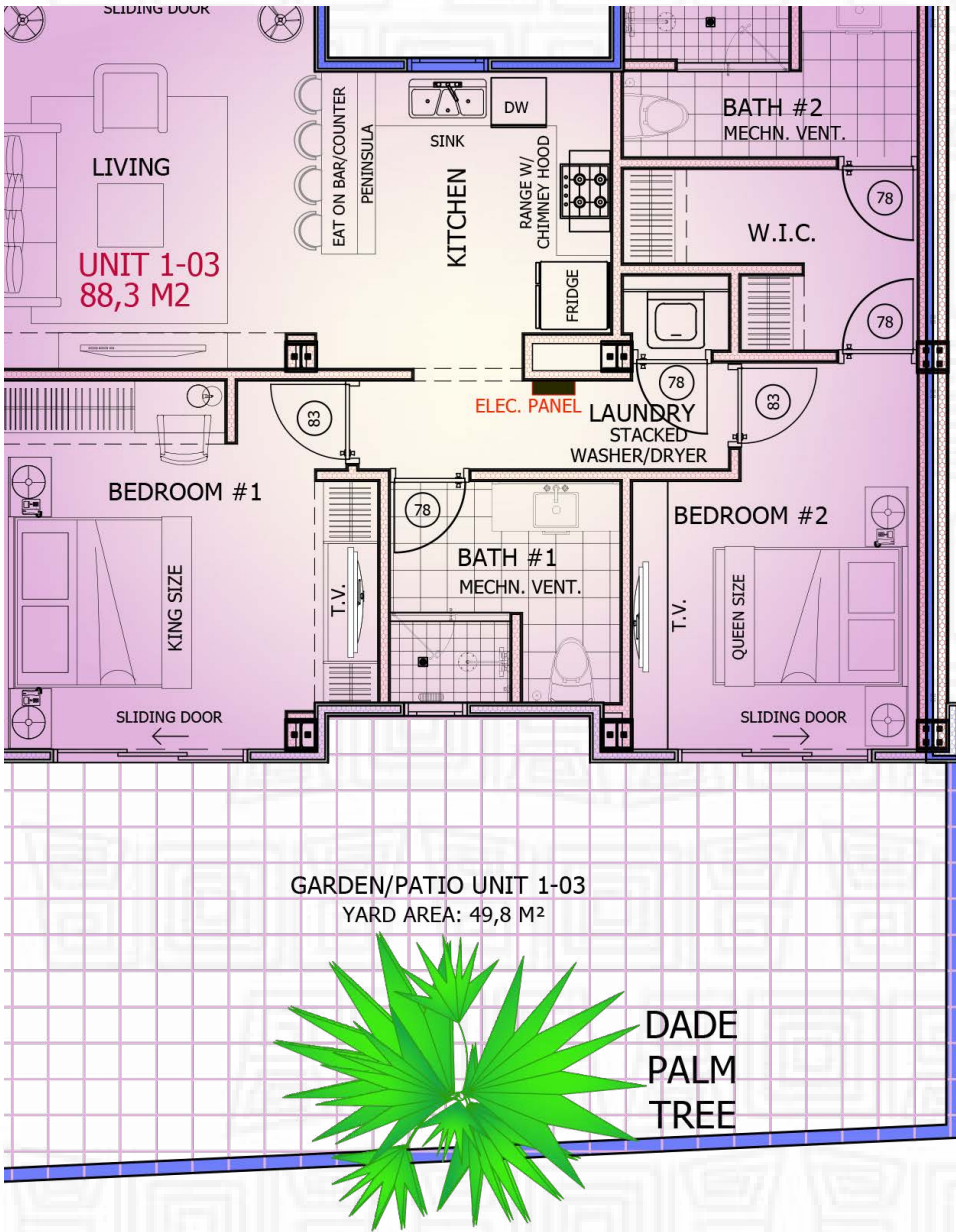


1-02



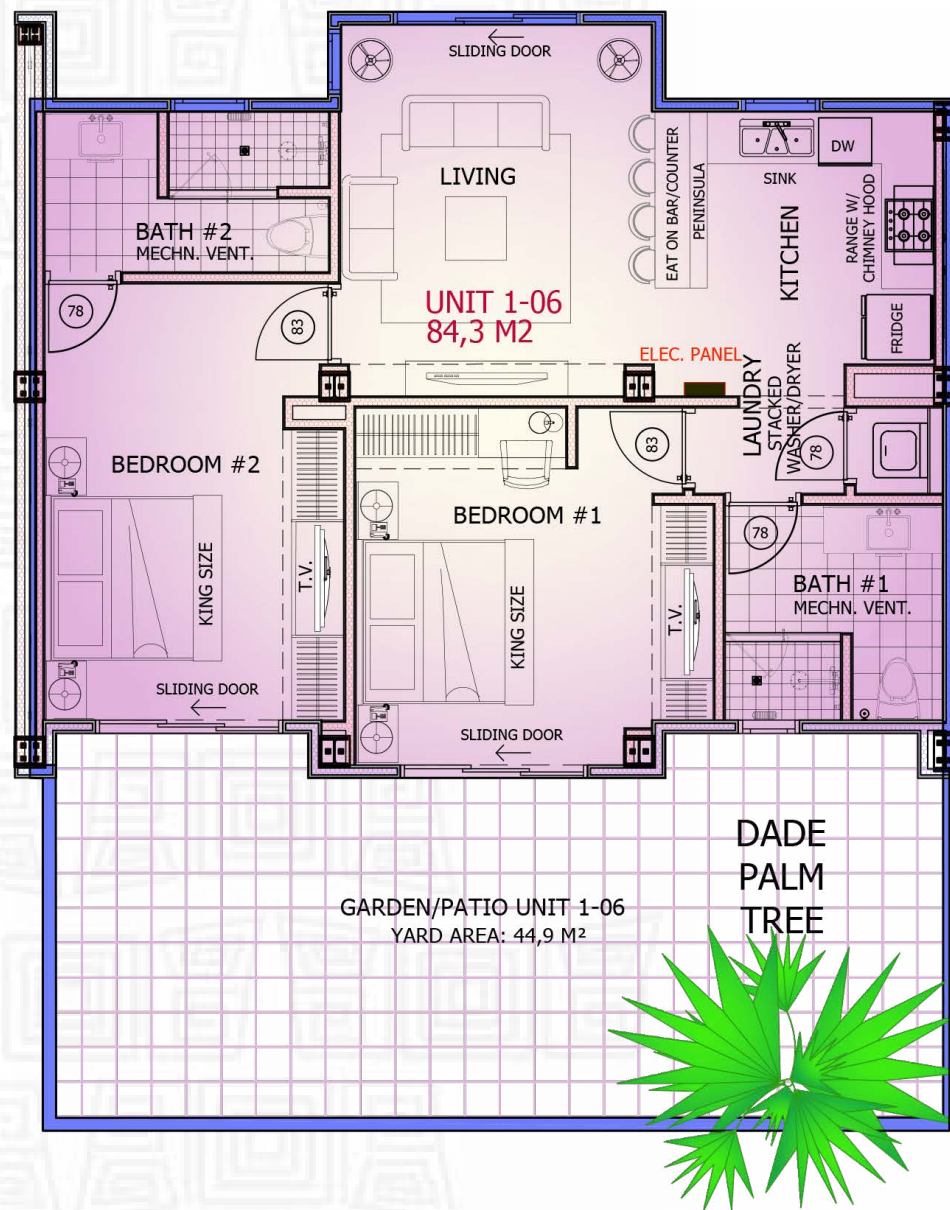
UNIT 1-02
AREA CONDO: 58,6 M²
AREA PATIO: 35,5 M²
SCALE 1/100

1-03



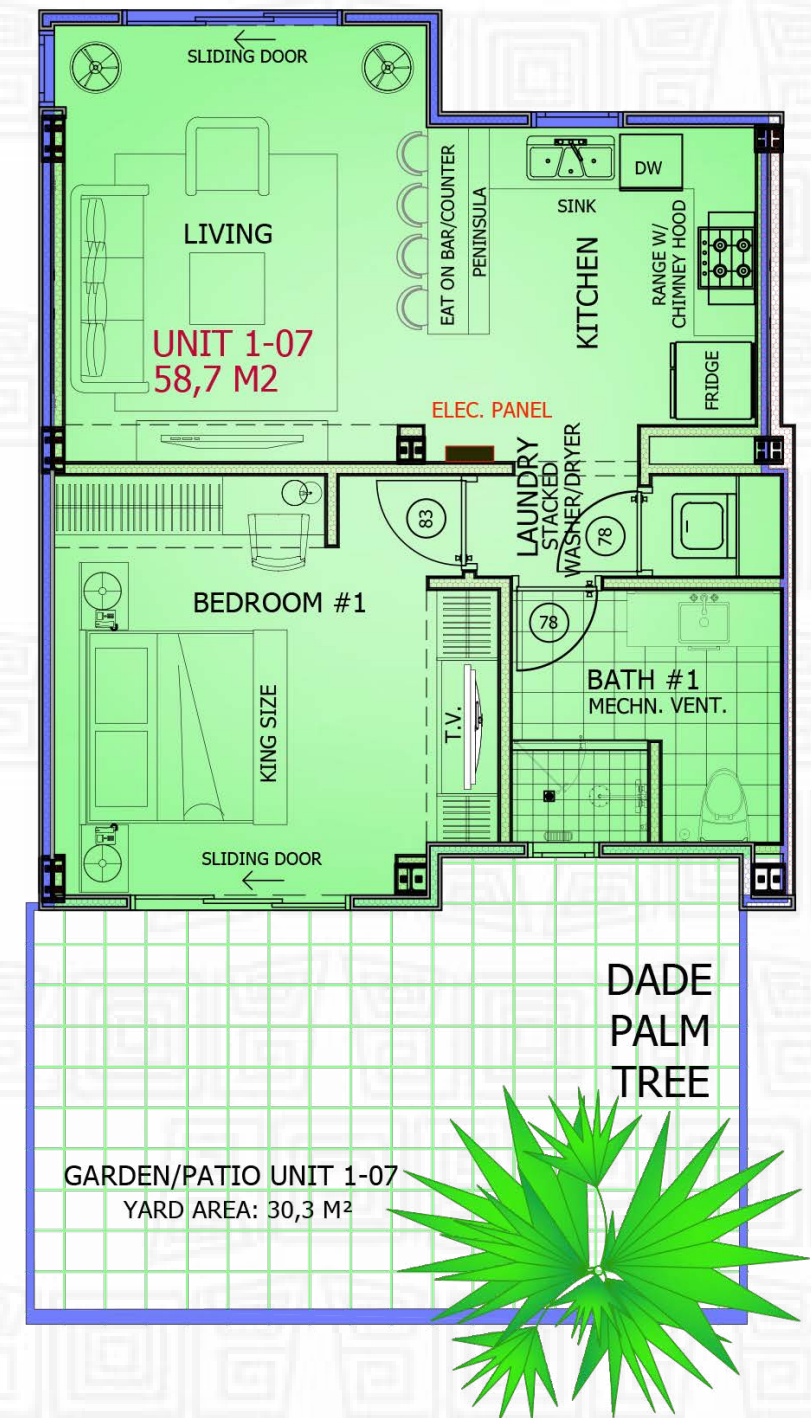
UNIT 1-03
AREA CONDO: 88,3 M²
AREA PATIO: 49,8 M²
SCALE 1/100

1-06



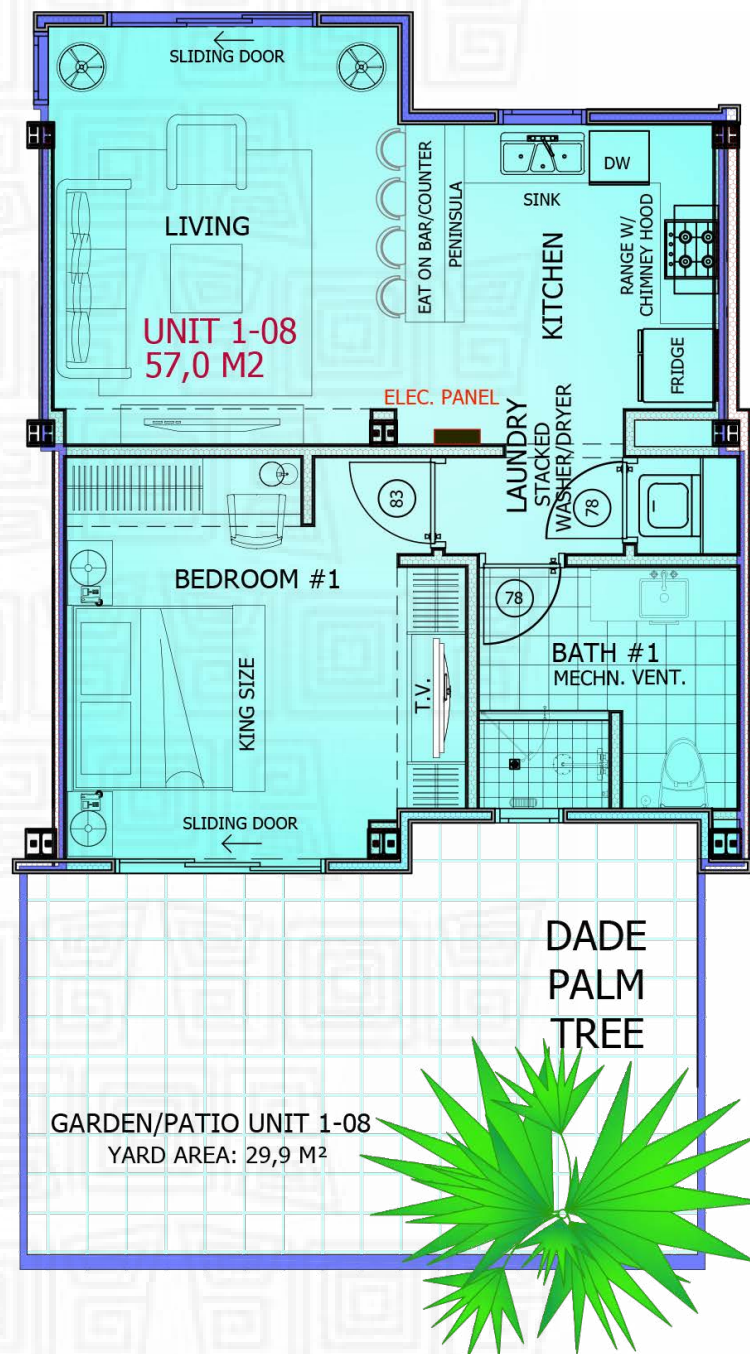
UNIT 1-06
AREA CONDO: 84,3 M²
AREA PATIO: 44,9 M²
SCALE 1/100

1-07



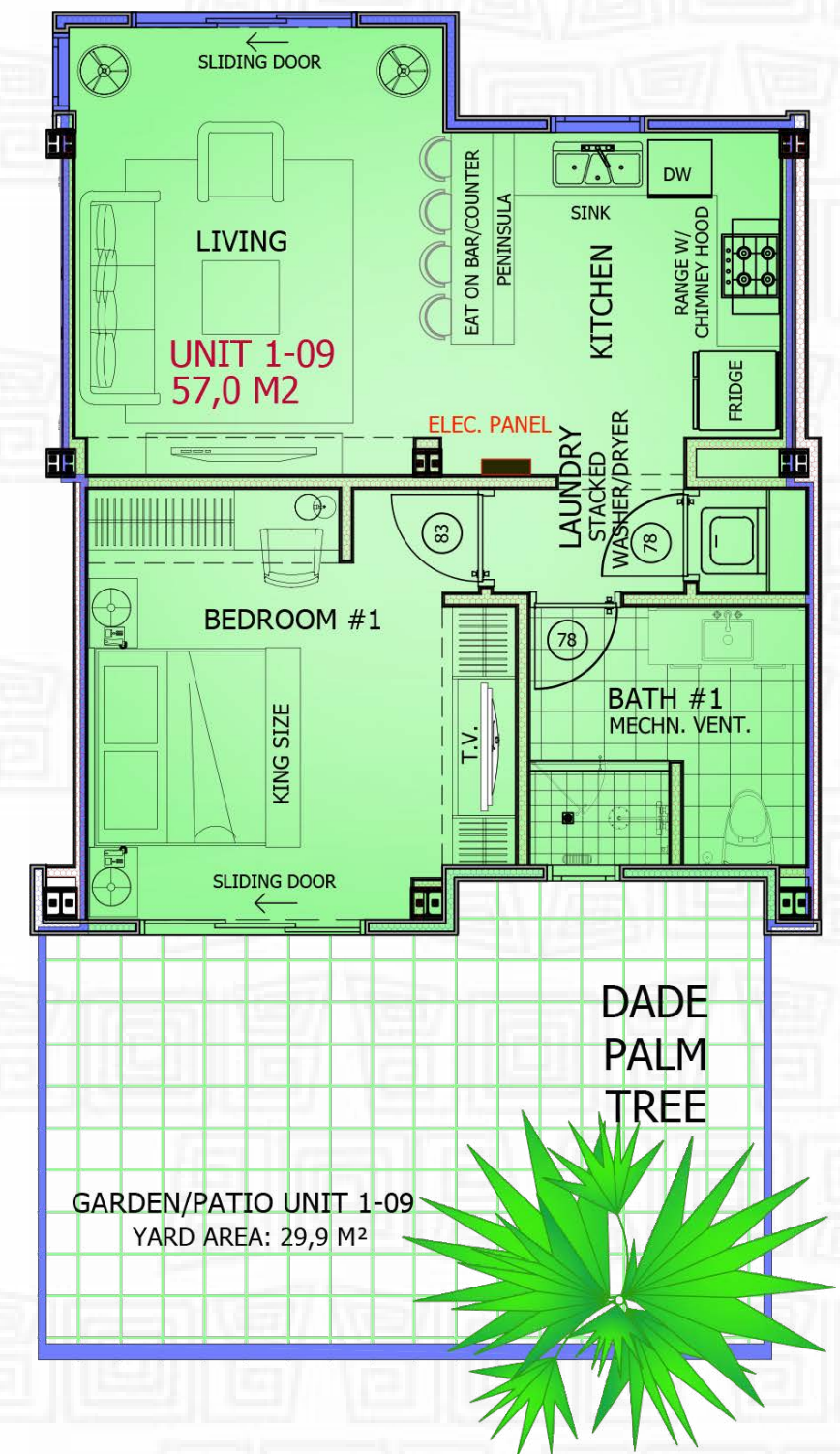
UNIT 1-07
AREA CONDO: 58,7 M²
AREA PATIO: 30,3 M²
SCALE 1/100

1-08



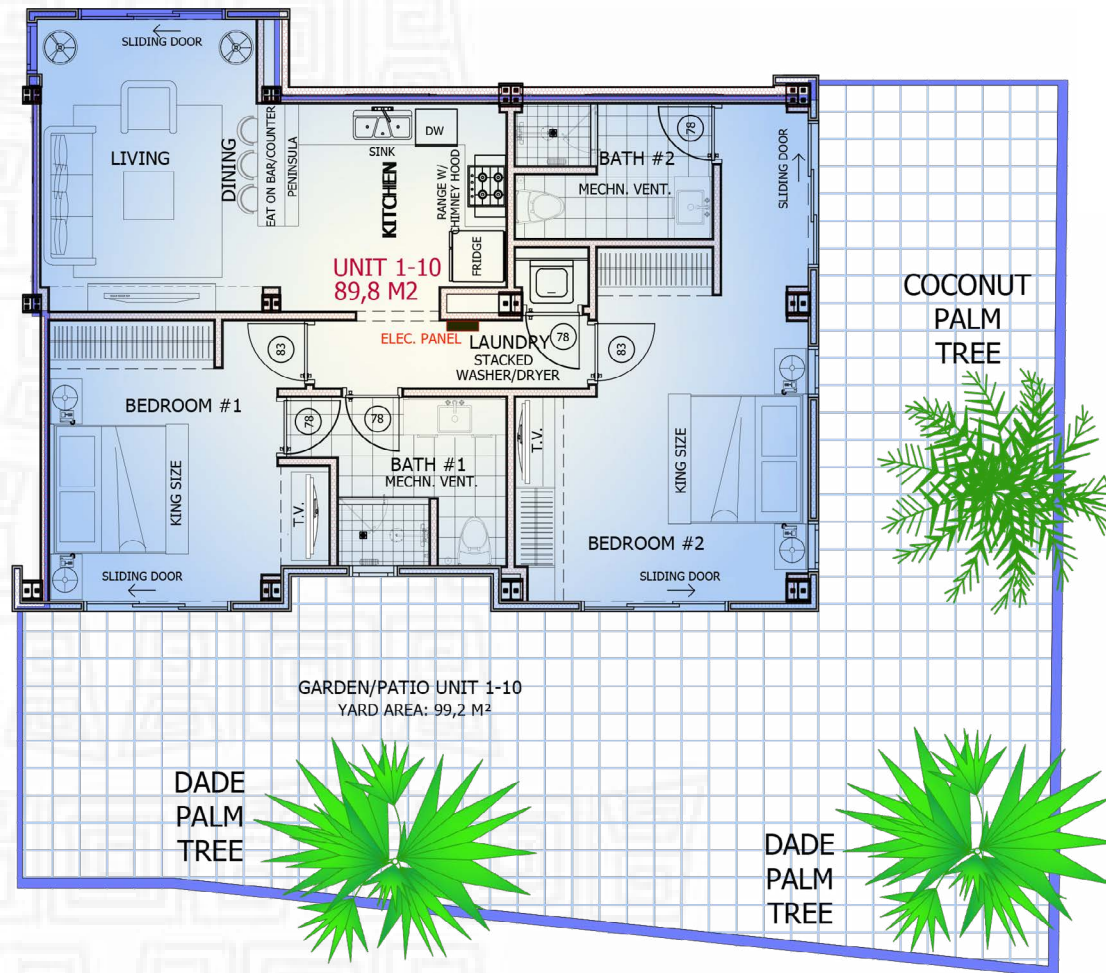
UNIT 1-08
AREA CONDO: 57,0 M²
AREA PATIO: 29,9 M²
SCALE 1/100

1-09

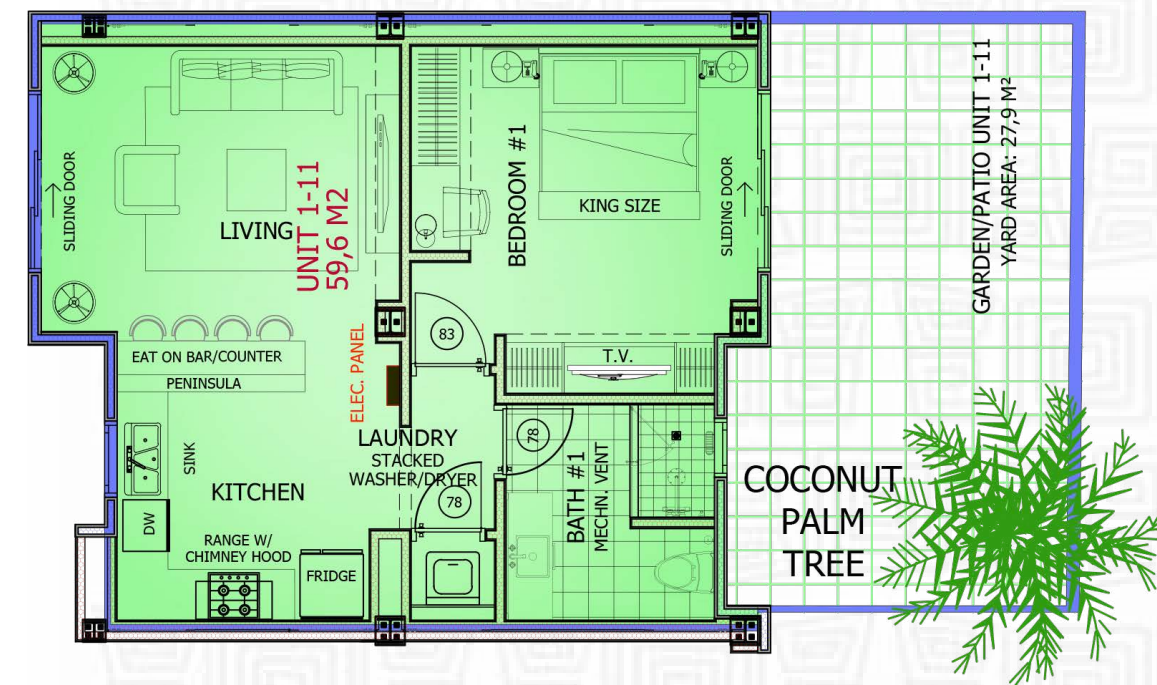


UNIT 1-09
AREA CONDO: 57,0 M²
AREA PATIO: 29,9 M²
SCALE 1/100

1-10

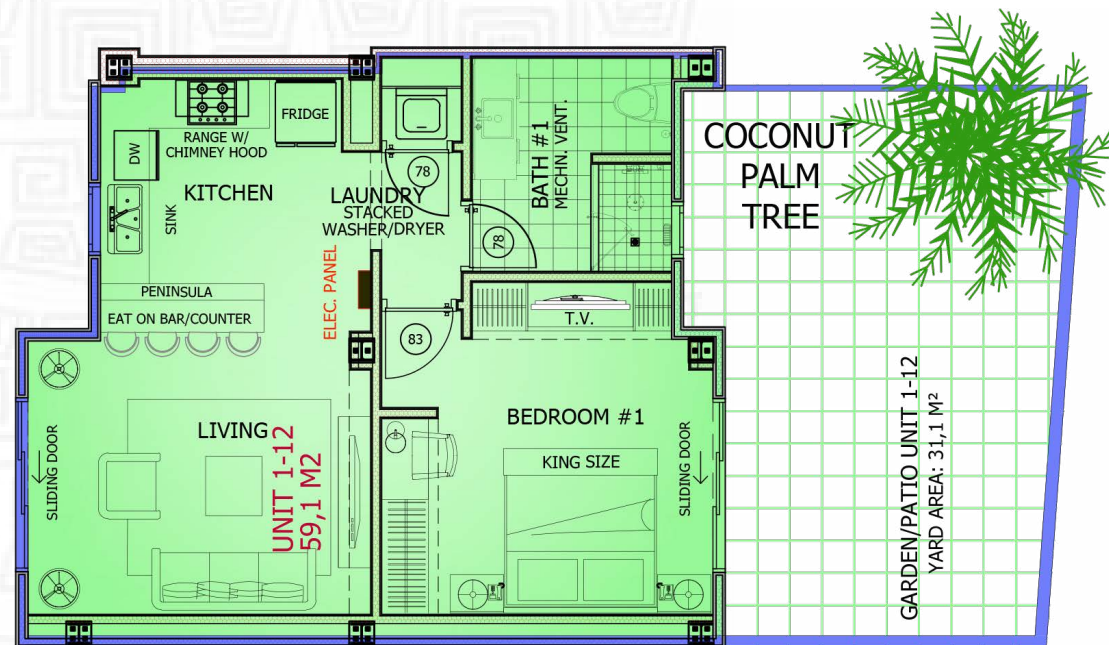


1-11



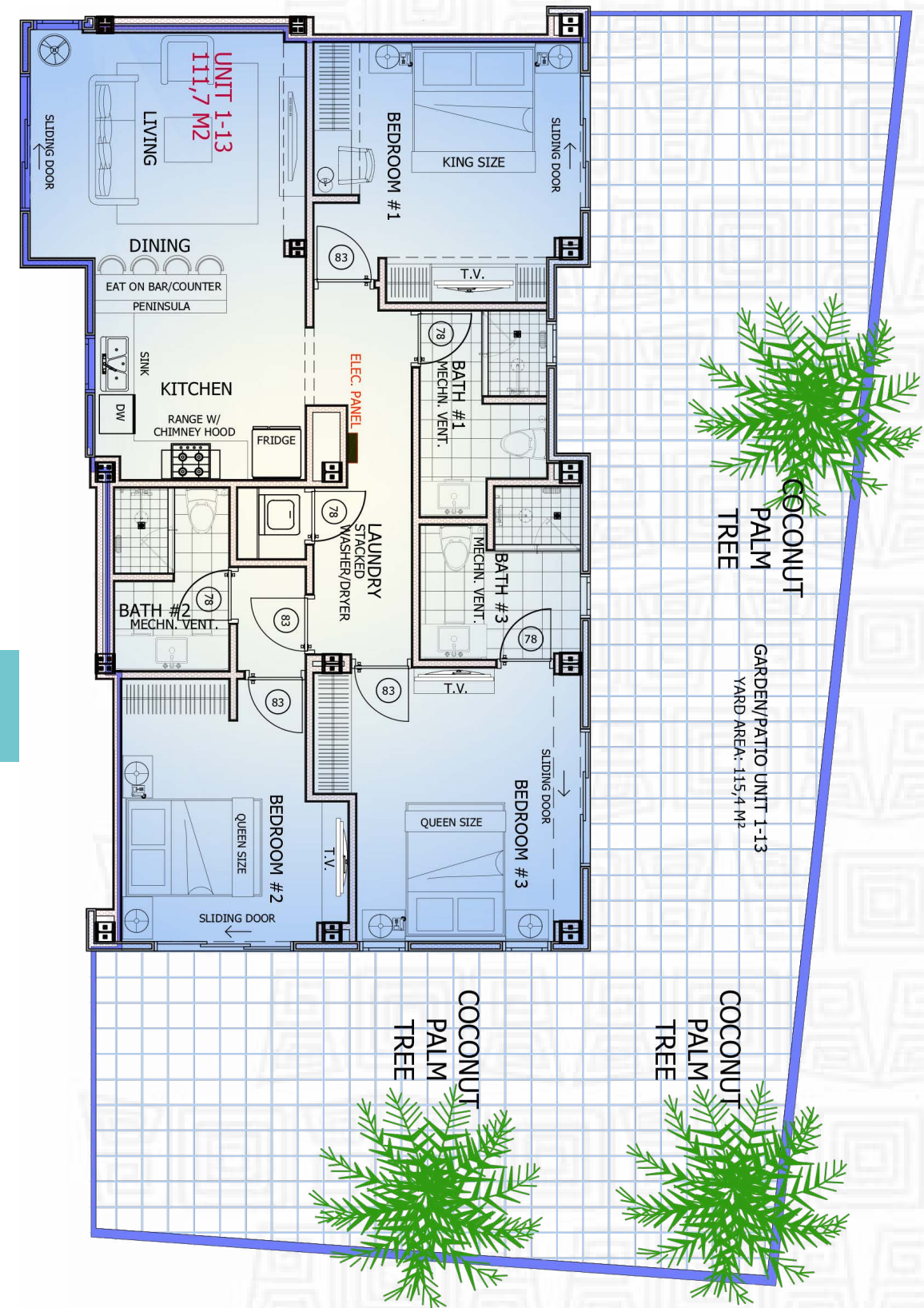
UNIT 1-11
AREA CONDO: 59,6 M²
AREA PATIO: 27,9 M²
SCALE 1/100

1-12



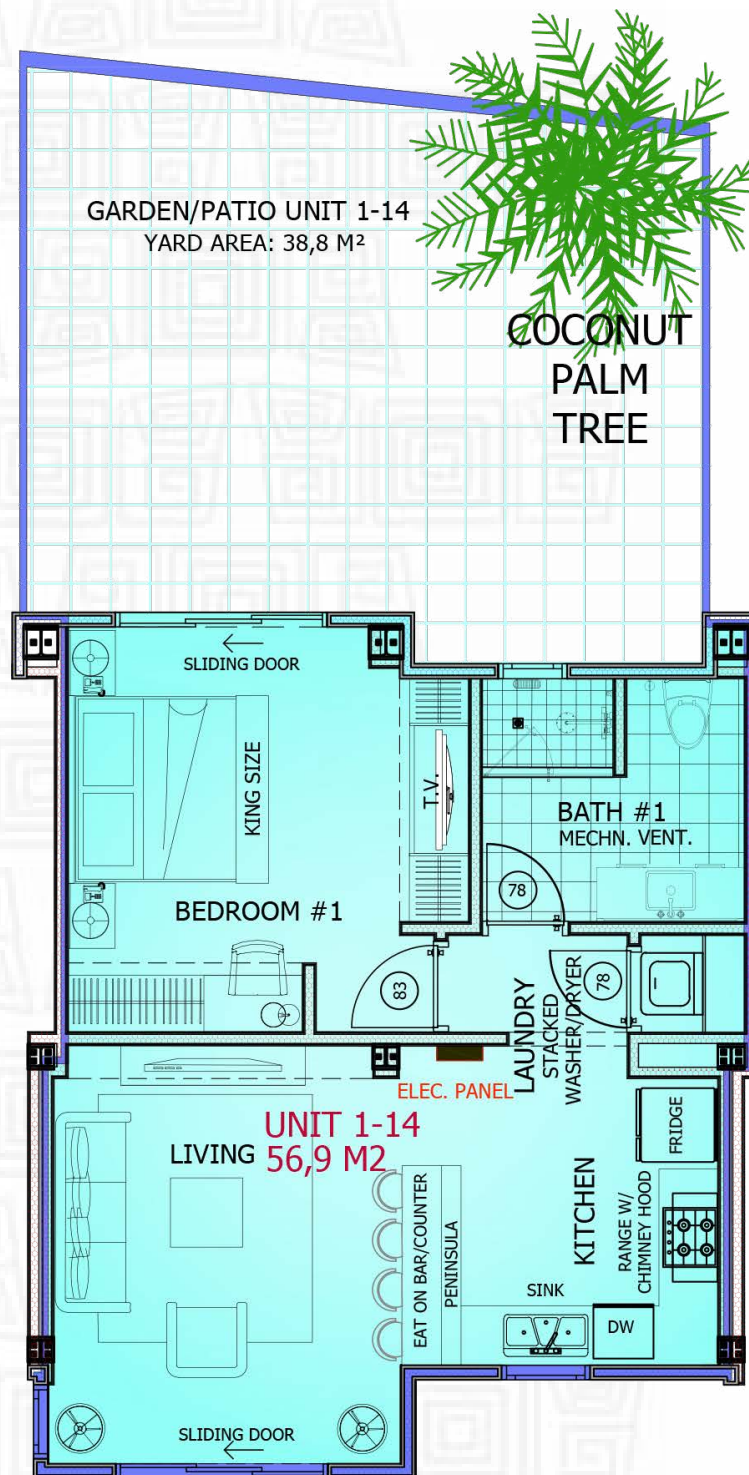
UNIT 1-12
AREA CONDO: 59,1 M²
AREA PATIO: 31,1 M²
SCALE 1/100

1-13



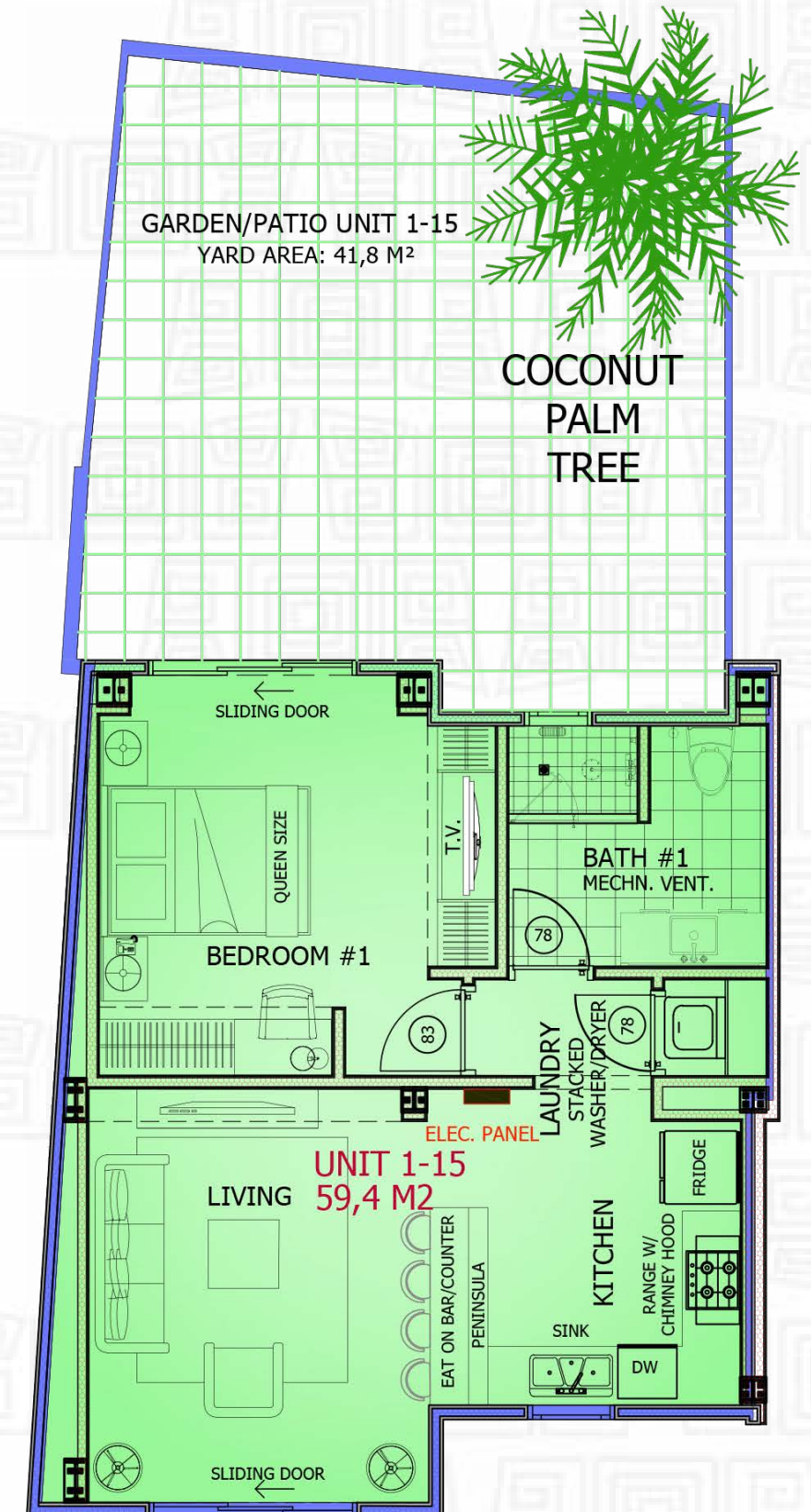
UNIT 1-13
AREA CONDO: 111,7 M²
AREA PATIO: 115,4 M²
SCALE 1/100

1-14



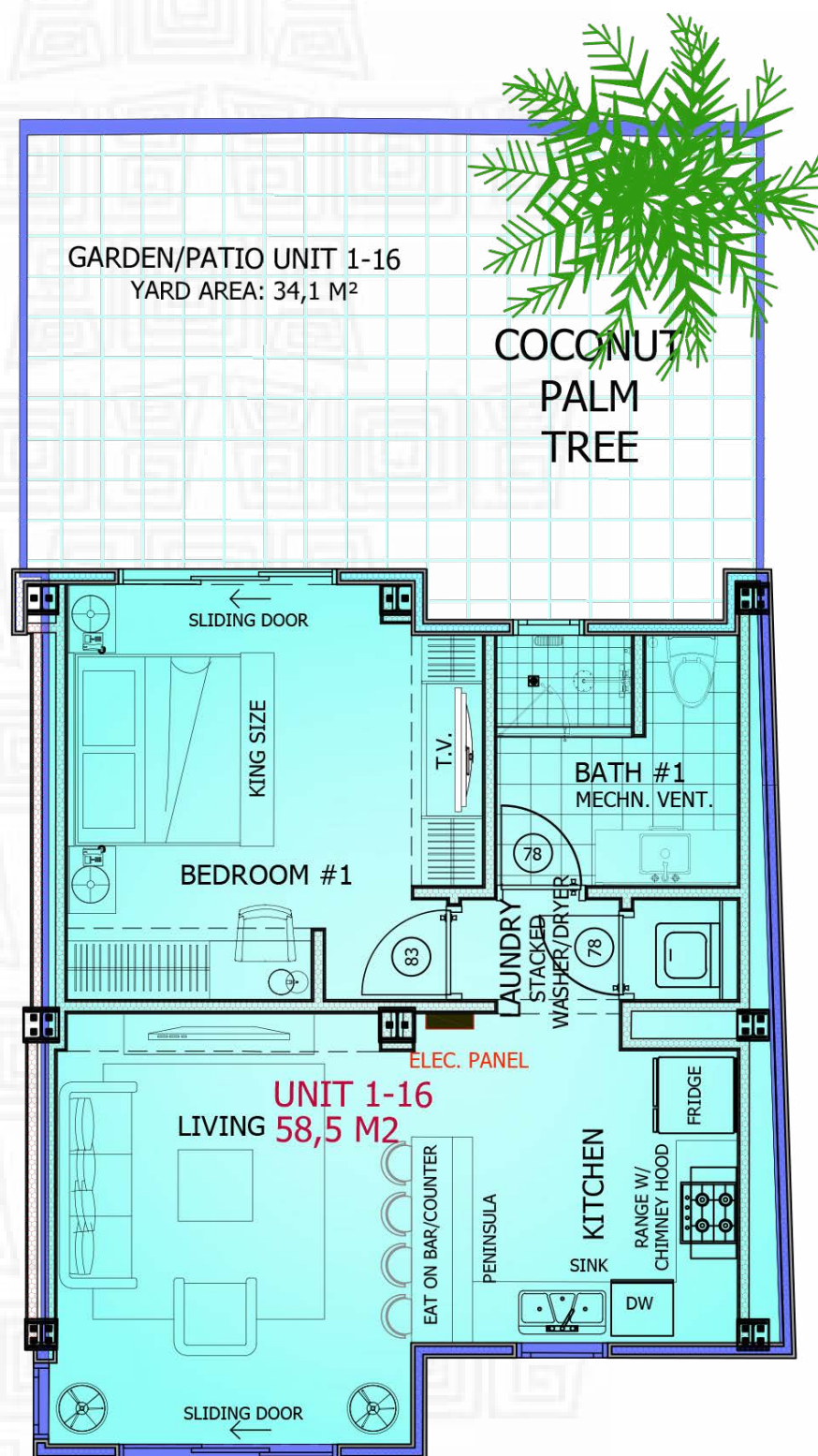
UNIT 1-14
AREA CONDO: 56,9 M²
AREA PATIO: 38,8 M²
SCALE 1/100

1-15



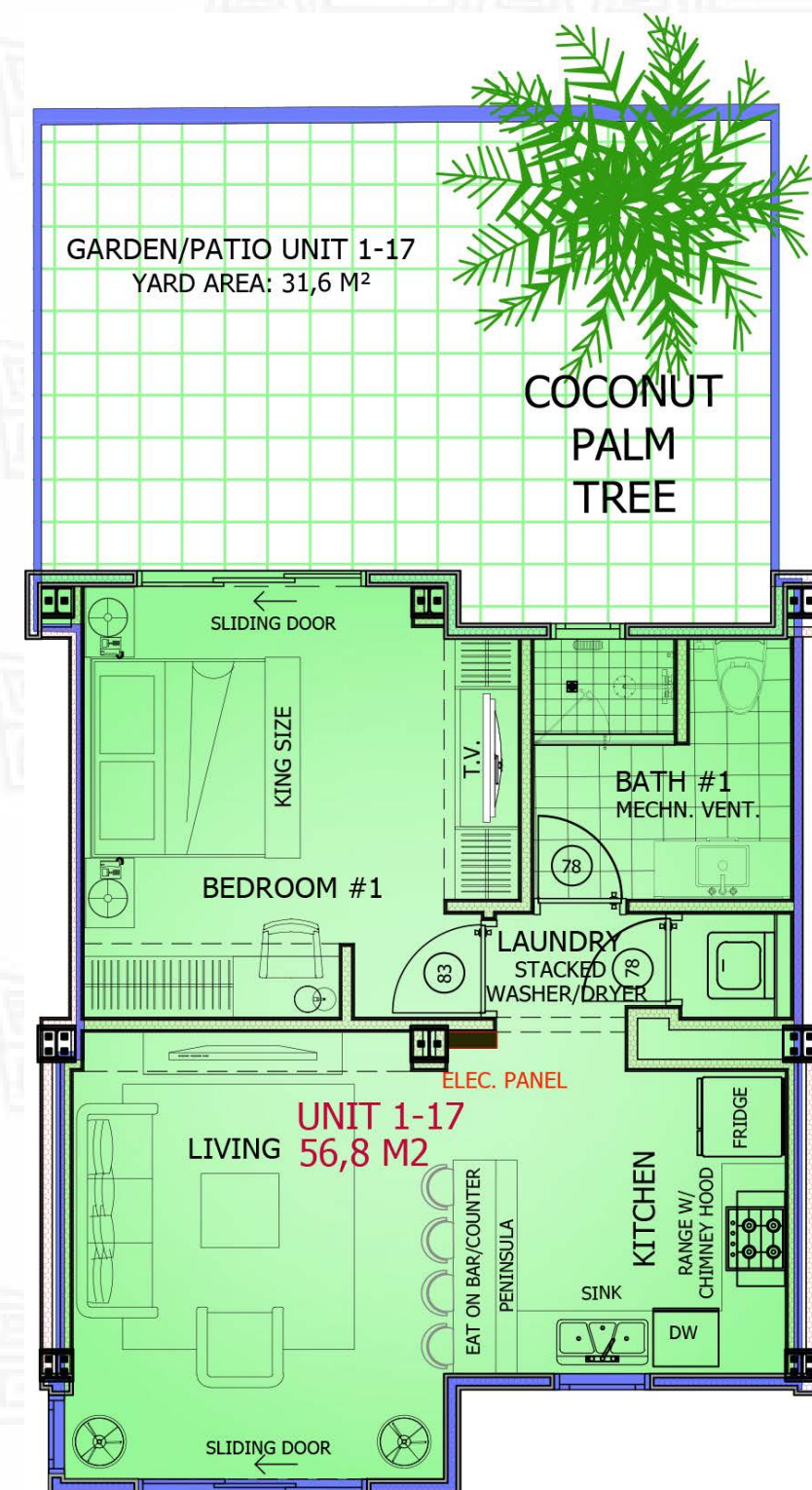
UNIT 1-15
AREA CONDO: 59,4 M²
AREA PATIO: 41,8 M²
SCALE 1/100

1-16



UNIT 1-16
AREA CONDO: 58,5 M²
AREA PATIO: 34,1 M²
SCALE 1/100

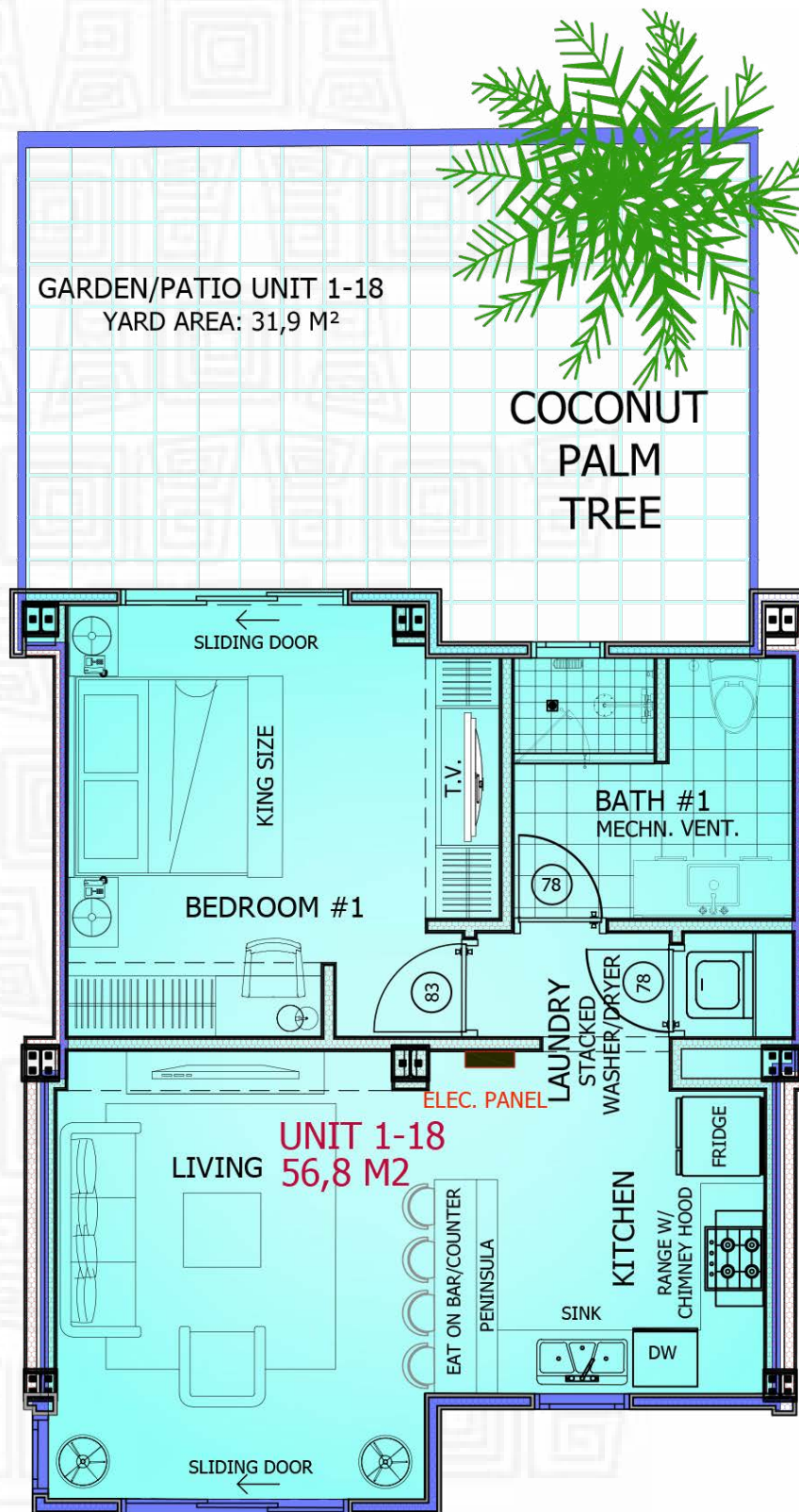
1-17



UNIT 1-17
AREA CONDO: 56,8 M²
AREA PATIO: 31,6 M²
SCALE 1/100

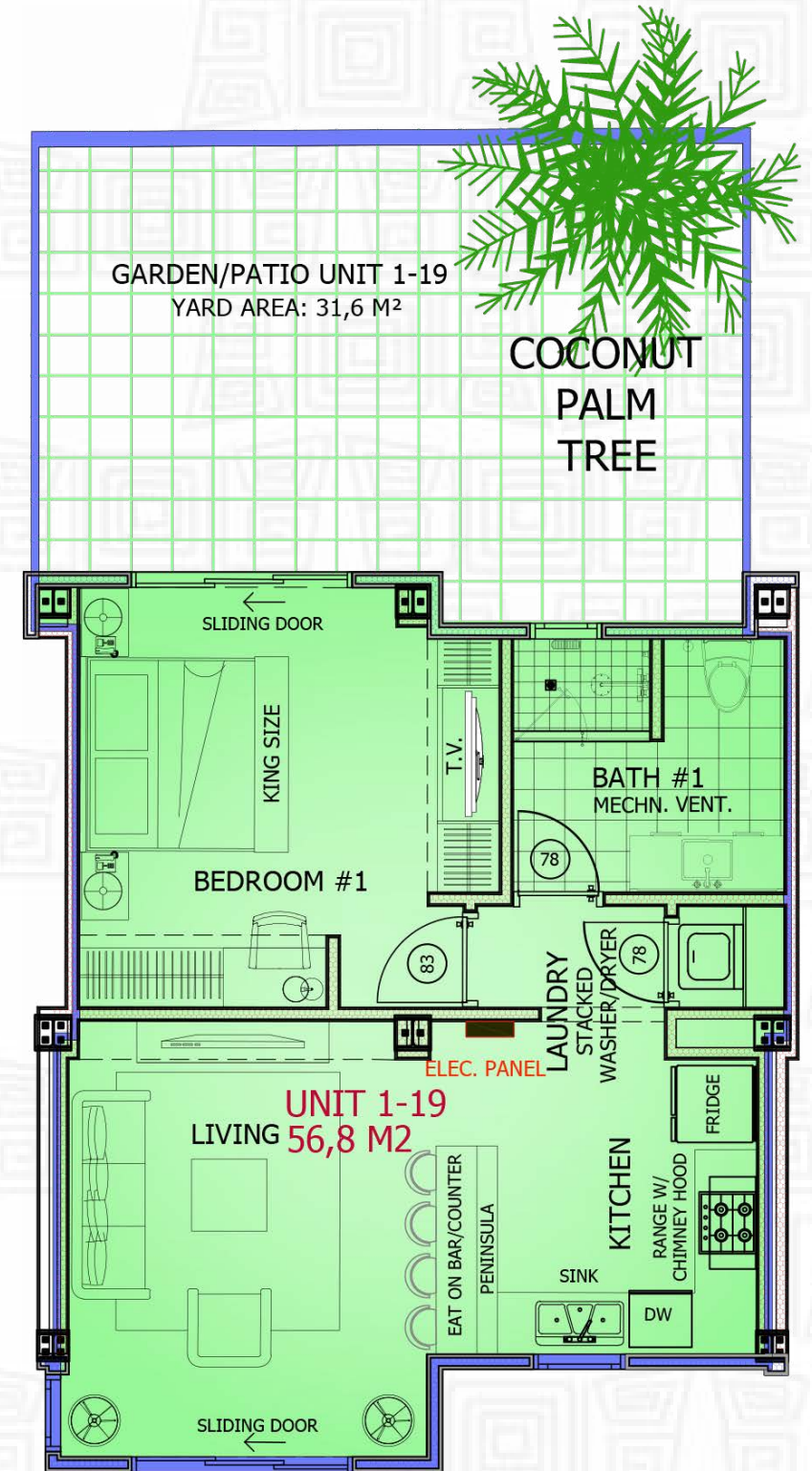


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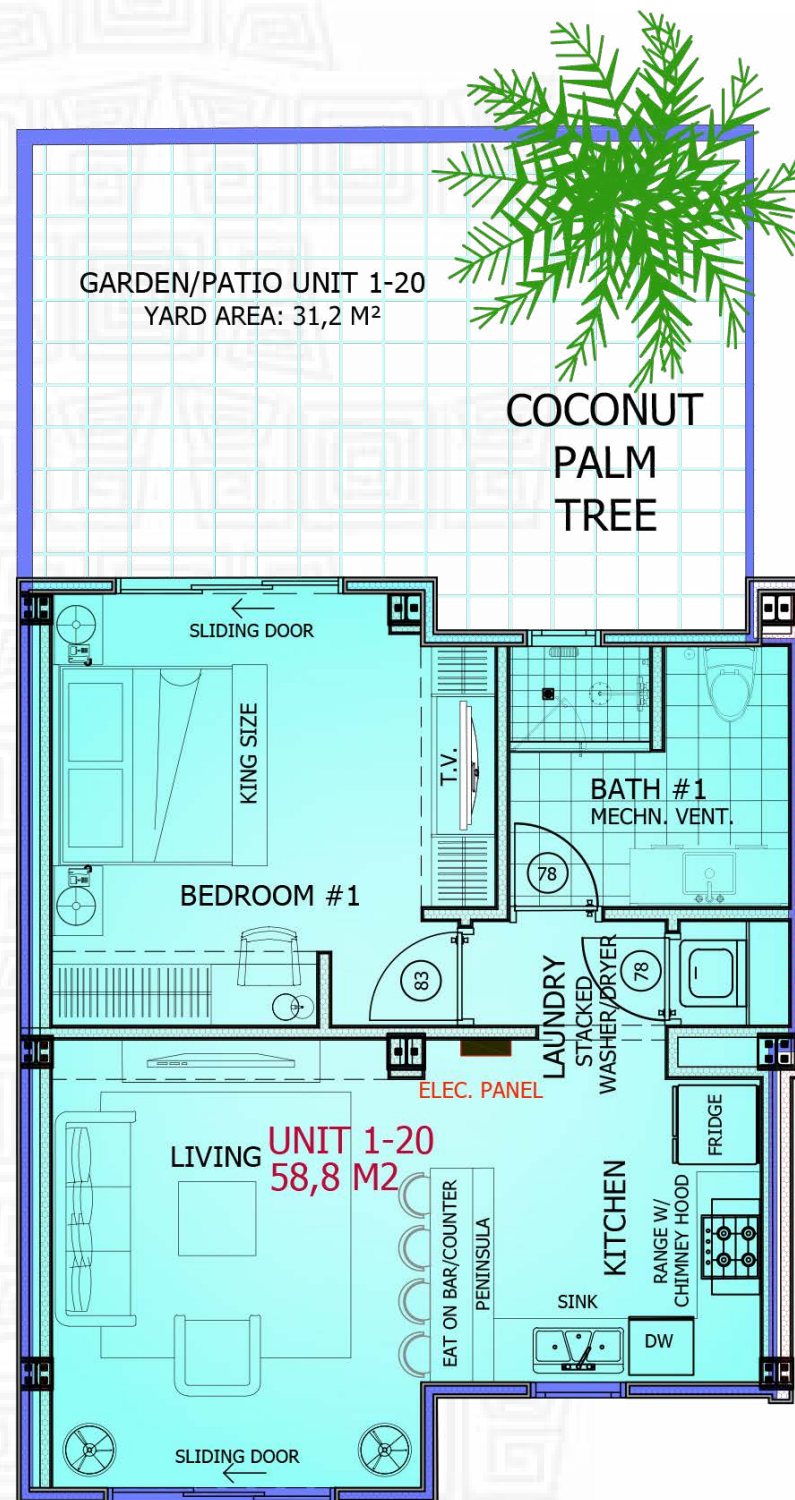
UNIT 1-18
AREA CONDO: 56,8 M²
AREA PATIO: 31,9 M²
SCALE 1/100

1-19



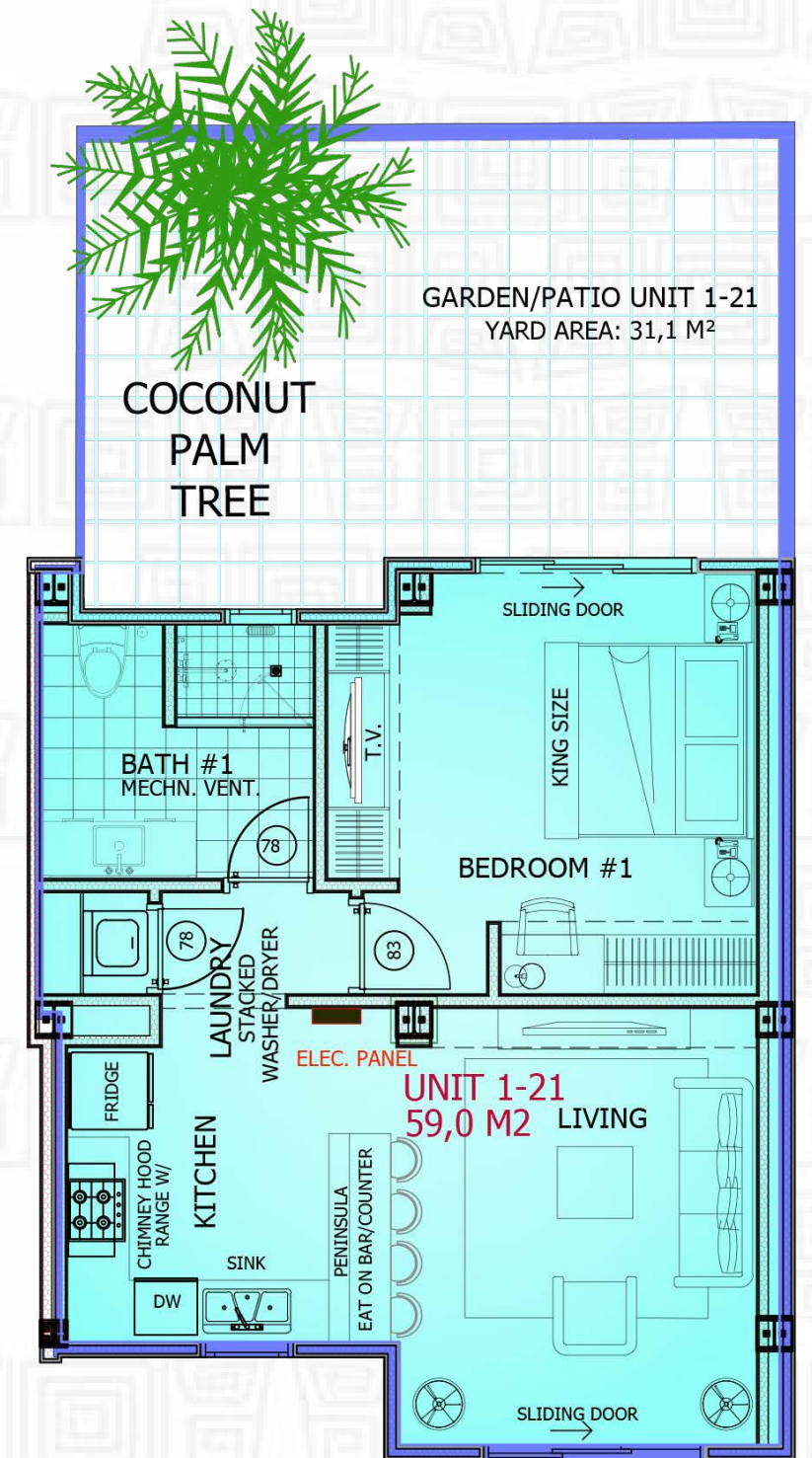
UNIT 1-19
AREA CONDO: 56,8 M²
AREA PATIO: 31,6 M²
SCALE 1/100

1-20



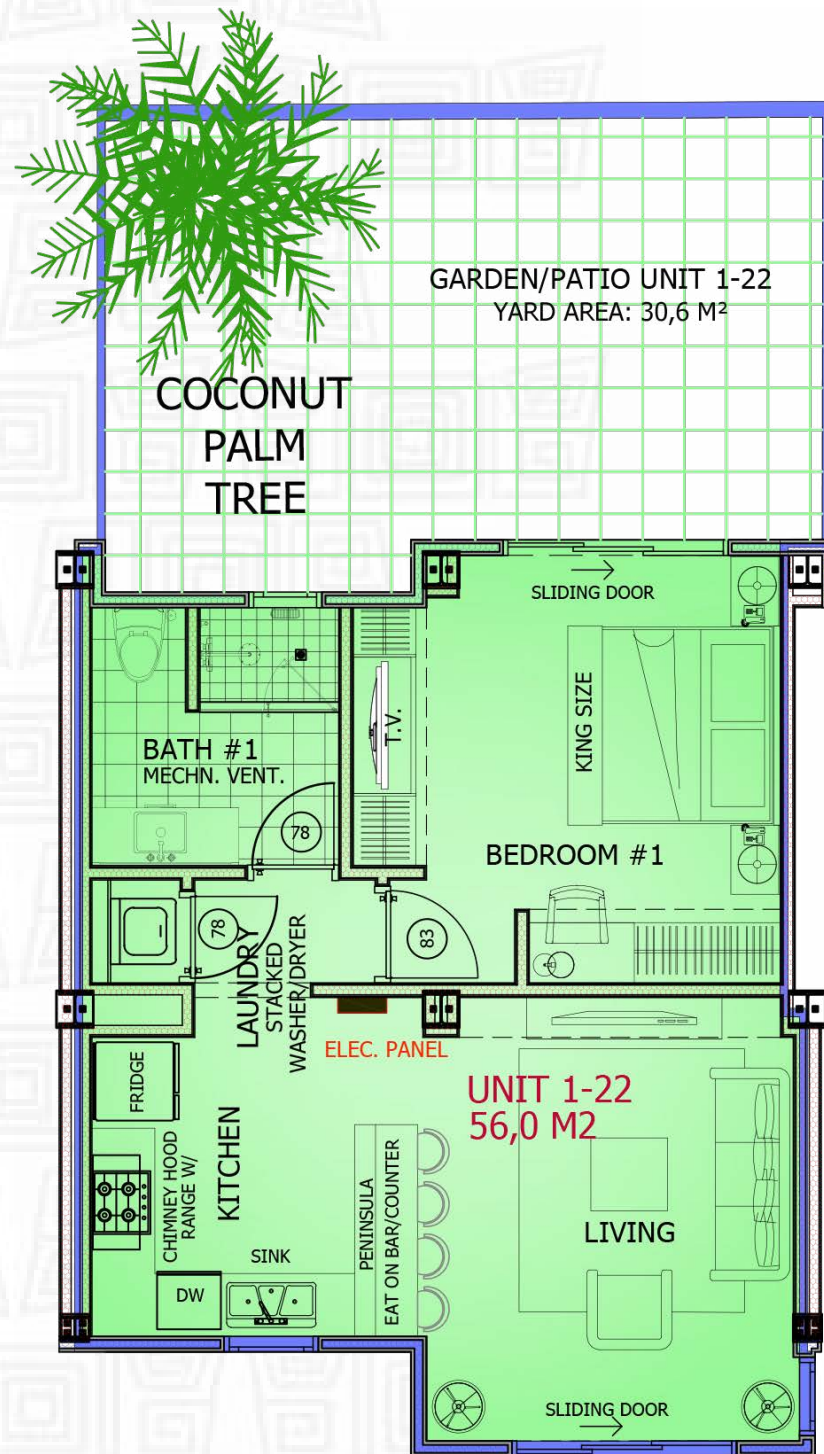
UNIT 1-20
AREA CONDO: 58,8 M²
AREA PATIO: 31,2 M²
SCALE 1/100

1-21



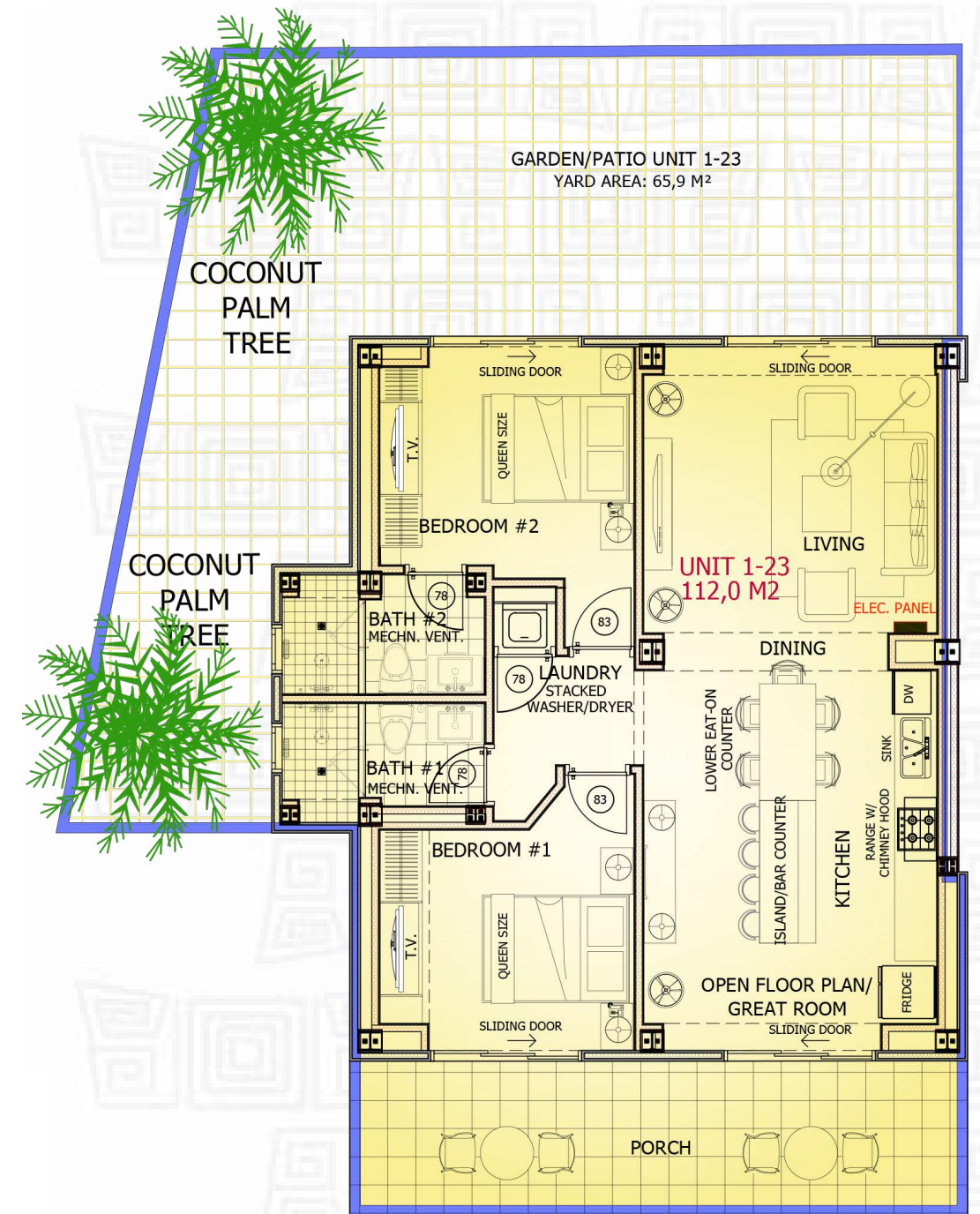
UNIT 1-21
AREA CONDO: 59,0 M²
AREA PATIO: 31,1 M²
SCALE 1/100

1-22



UNIT 1-22
AREA CONDO: 56,0 M²
AREA PATIO: 30,6 M²
SCALE 1/100

1-23



AREA CONDO: 112,0 M²
AREA PATIO: 65,9 M²
SCALE 1/100

2st

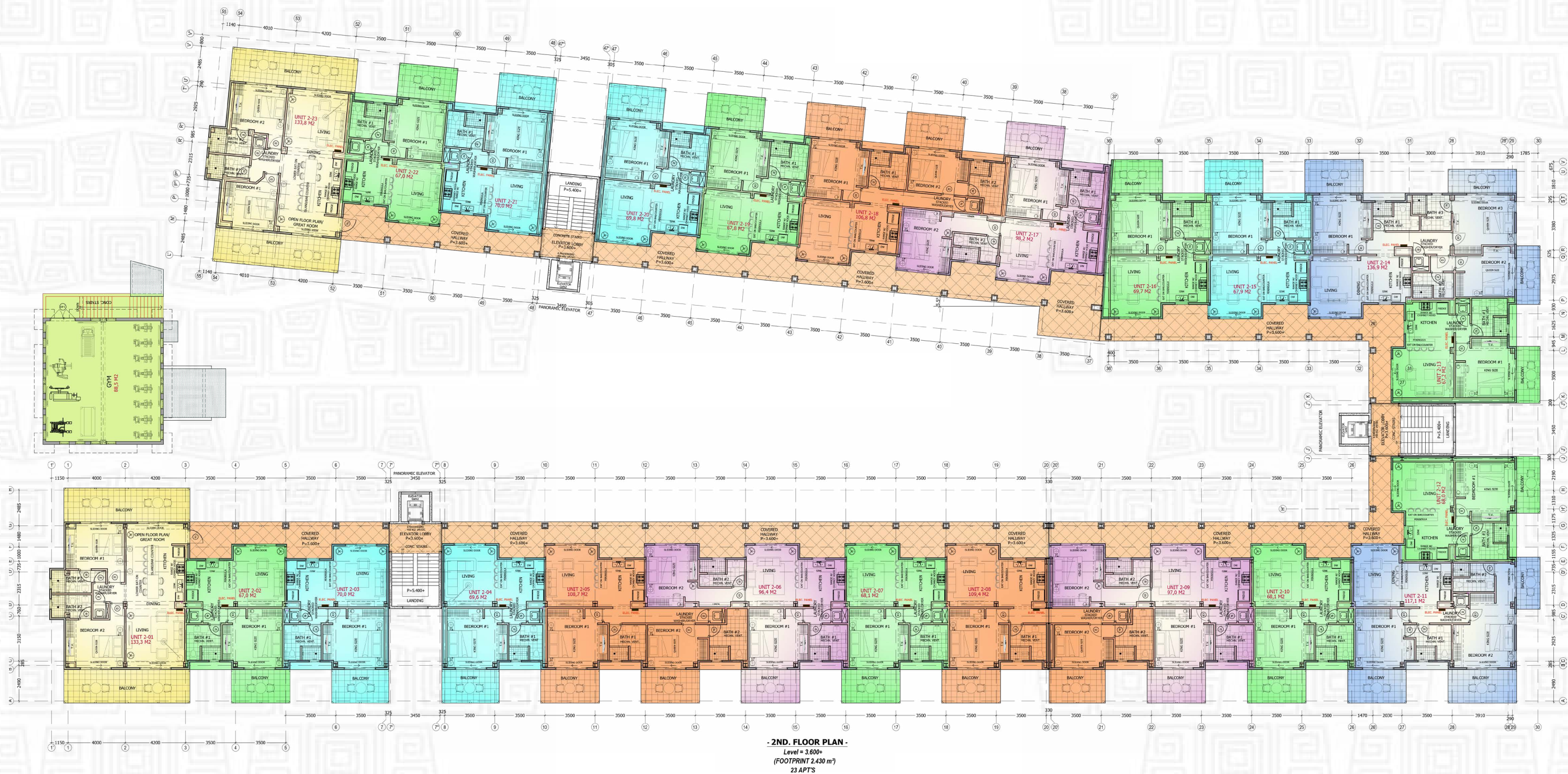
FLOOR UNITS



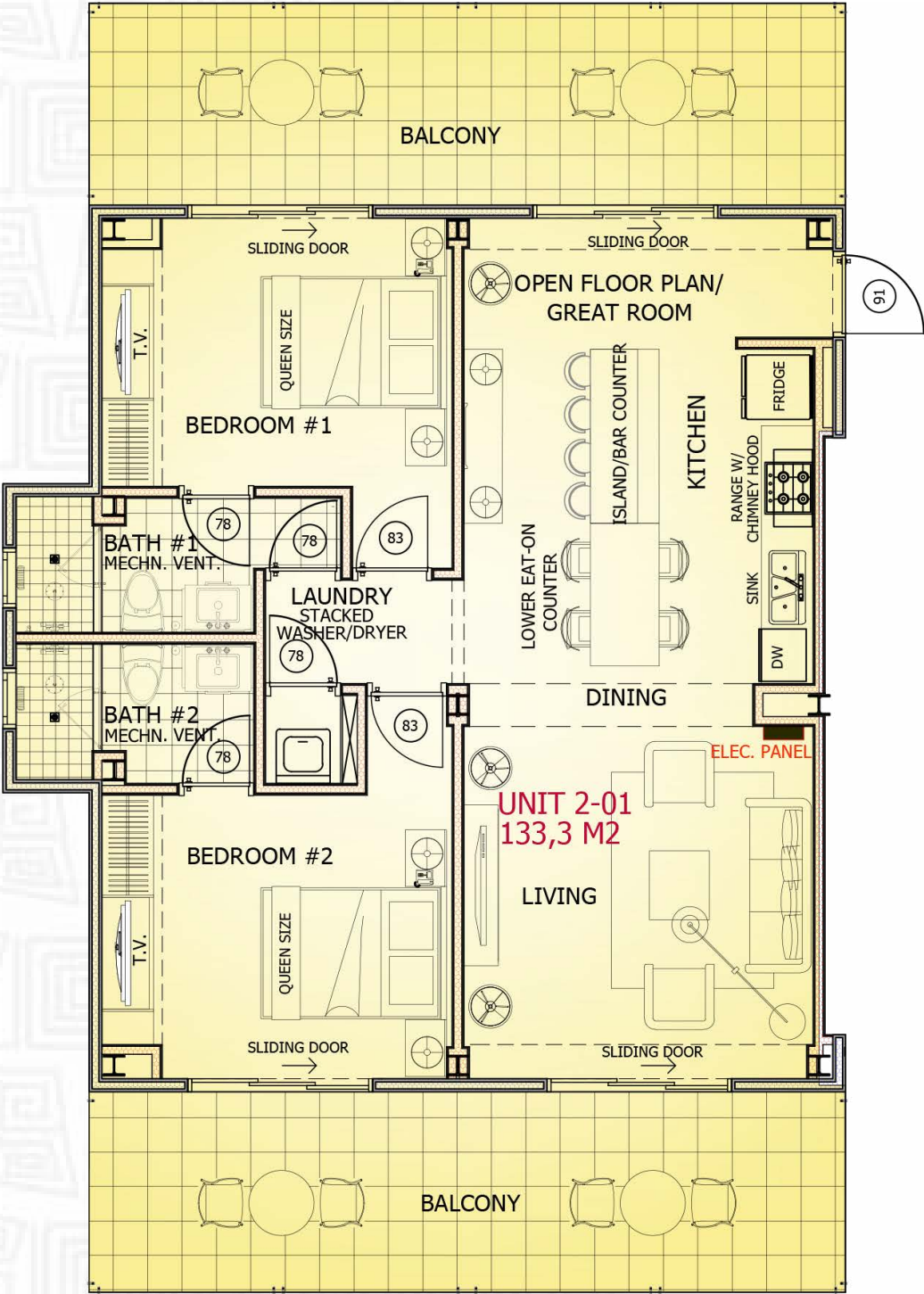
2st

Floor plan/level 3.600 +

23 Apt's

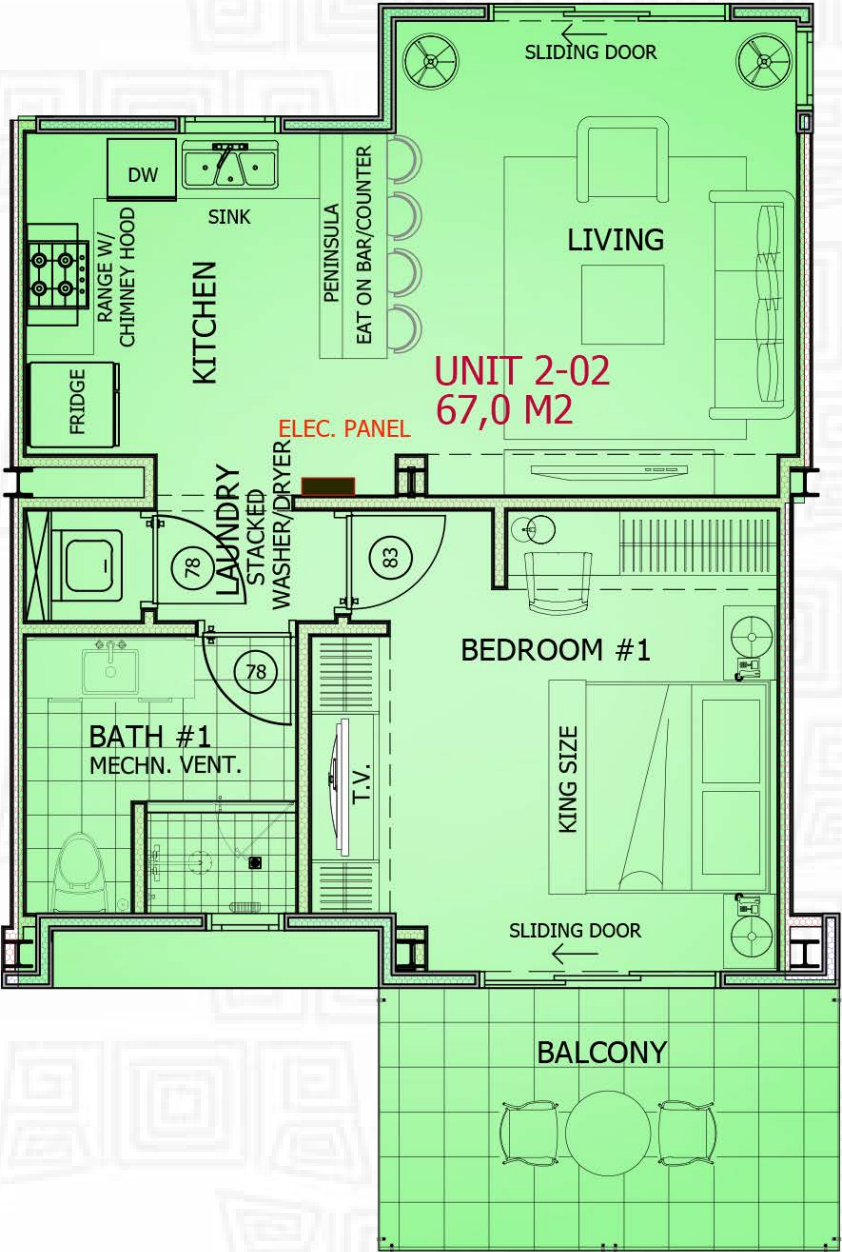


2-01



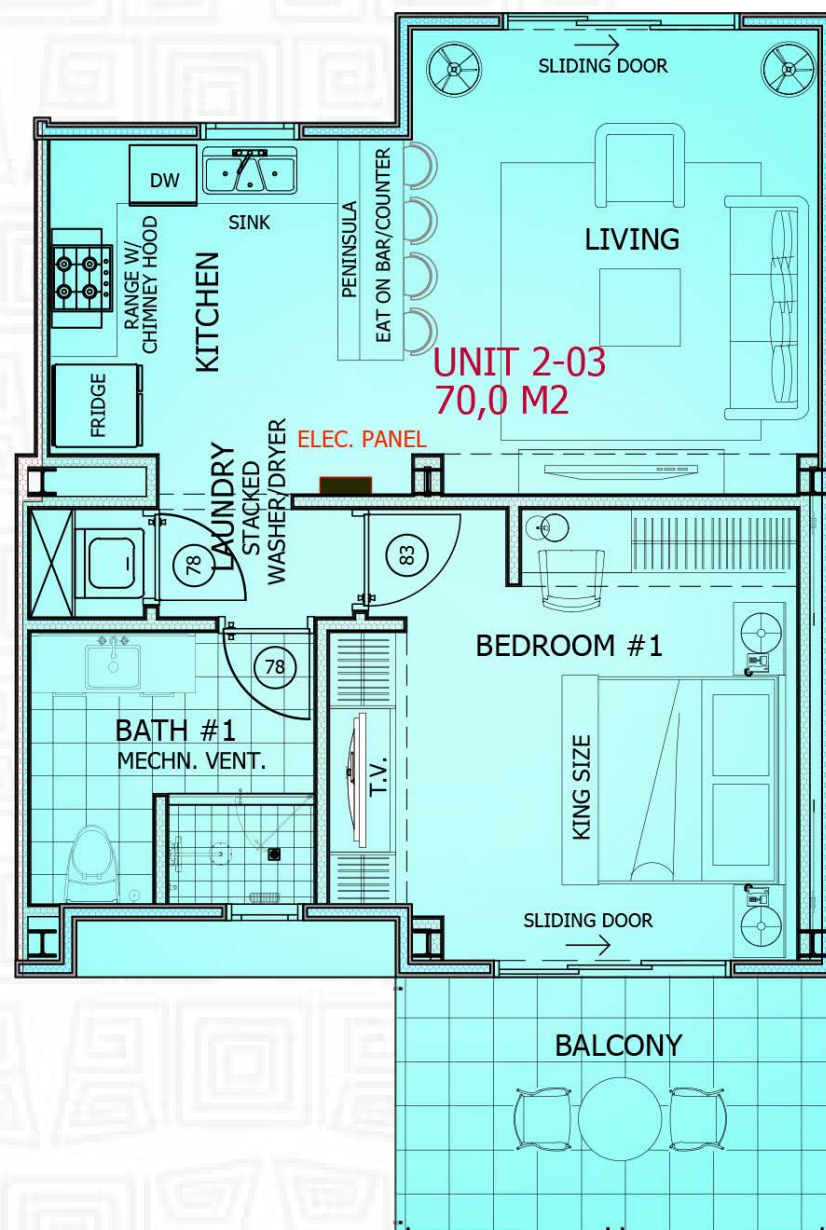
UNIT 2-01
AREA CONDO: 133,3 M²
SCALE 1/100

2-02



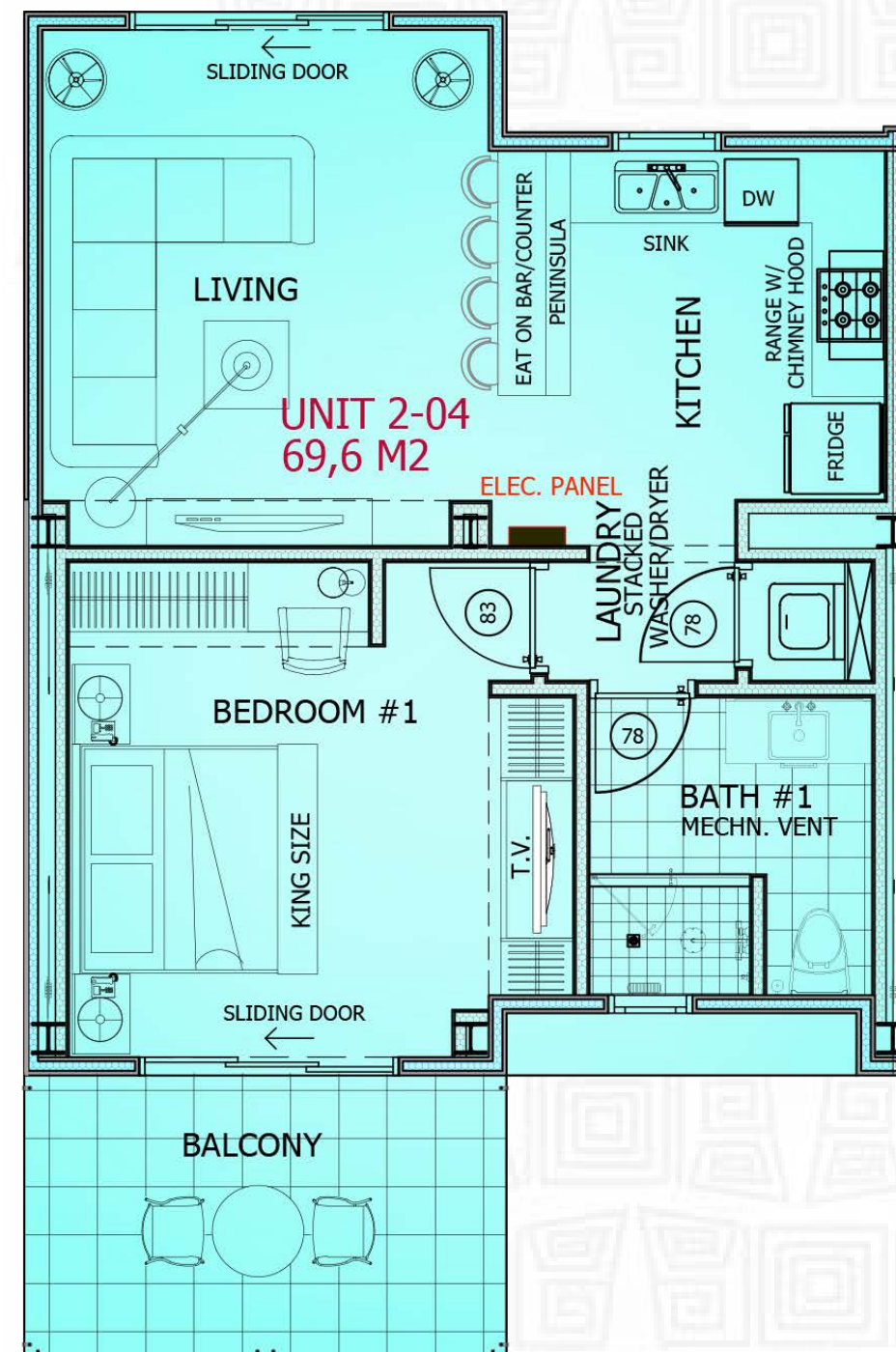
UNIT 2-02
AREA CONDO: 67,0 M²
SCALE 1/100

2-03



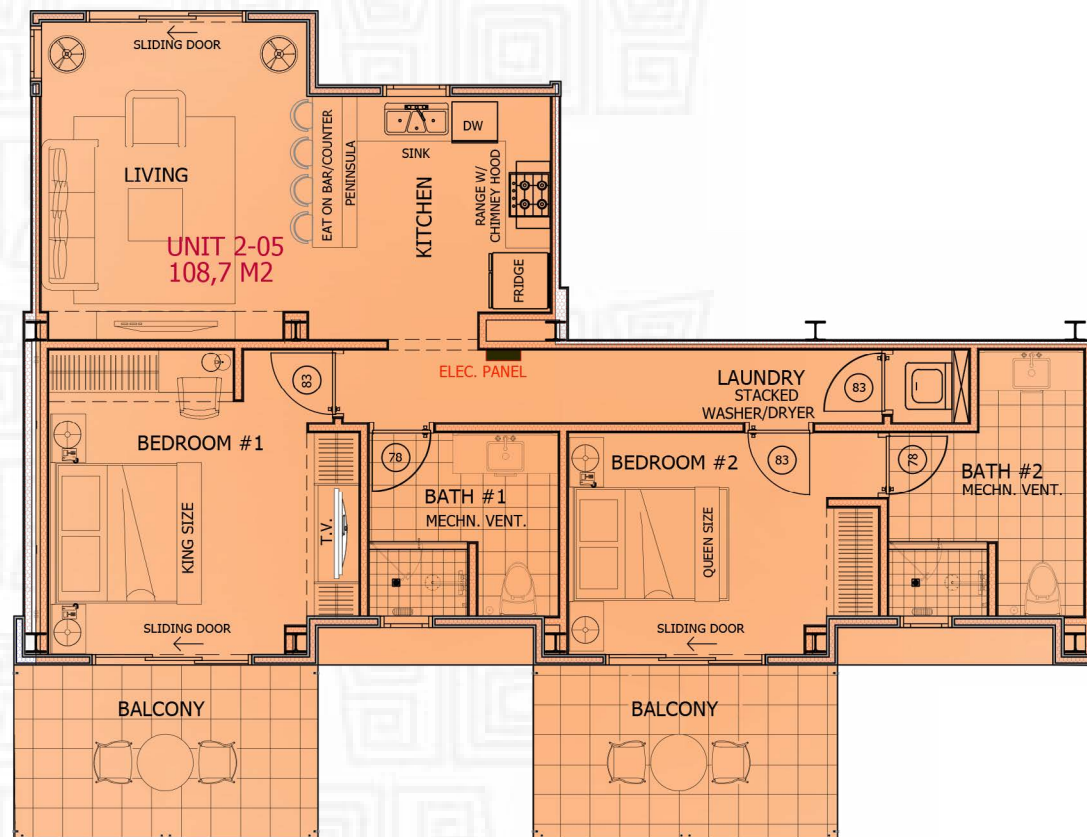
UNIT 2-03
AREA CONDO: 70,0 M²
SCALE 1/100

2-04



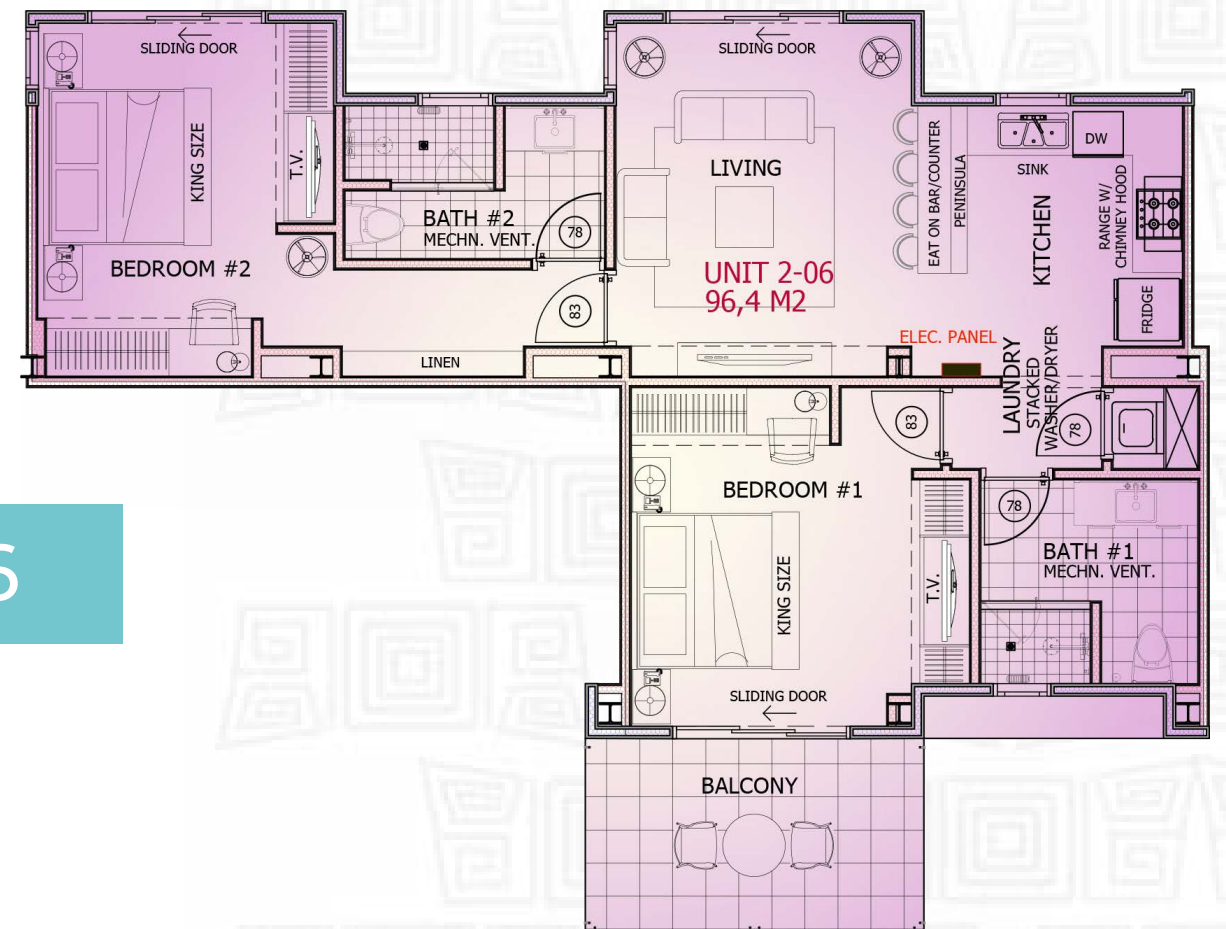
UNIT 2-04
AREA CONDO: 69,6 M²
SCALE 1/100

2-05



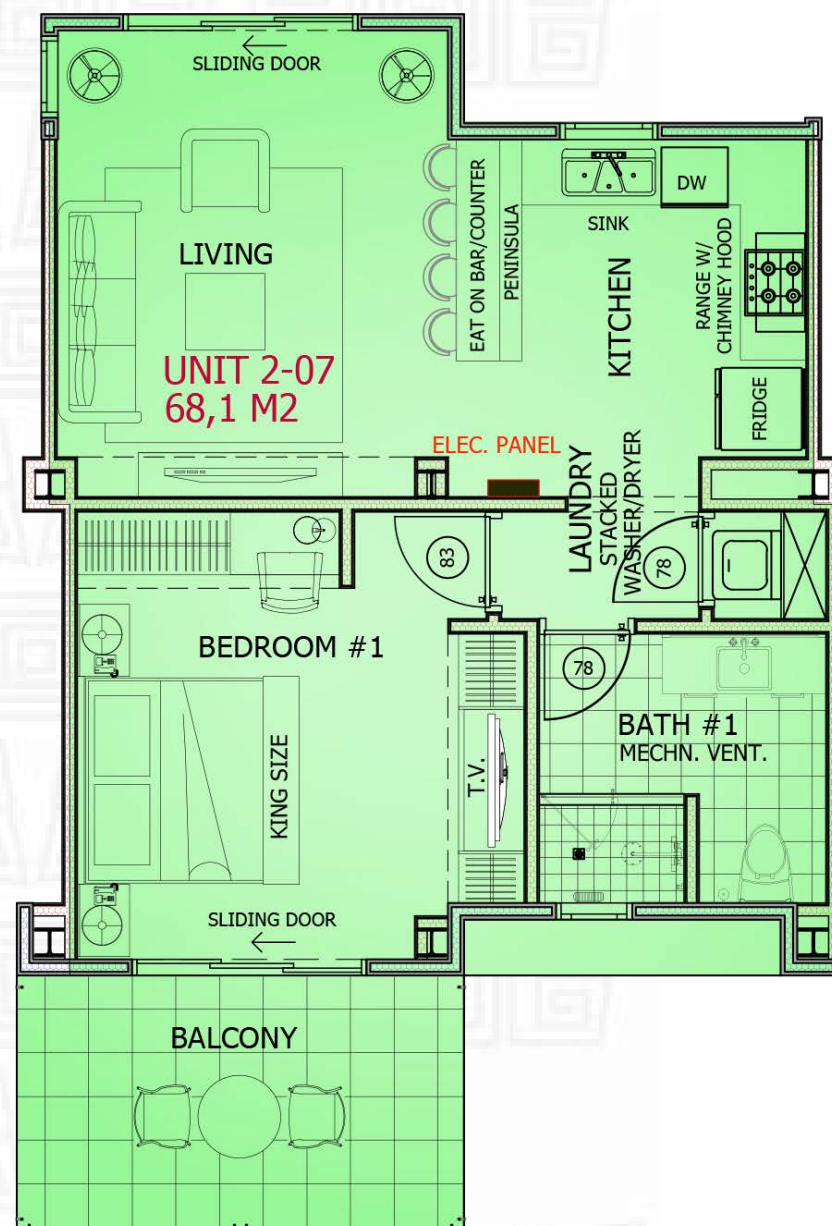
UNIT 2-05
AREA CONDO: 108,7 M²
SCALE 1/100

2-06



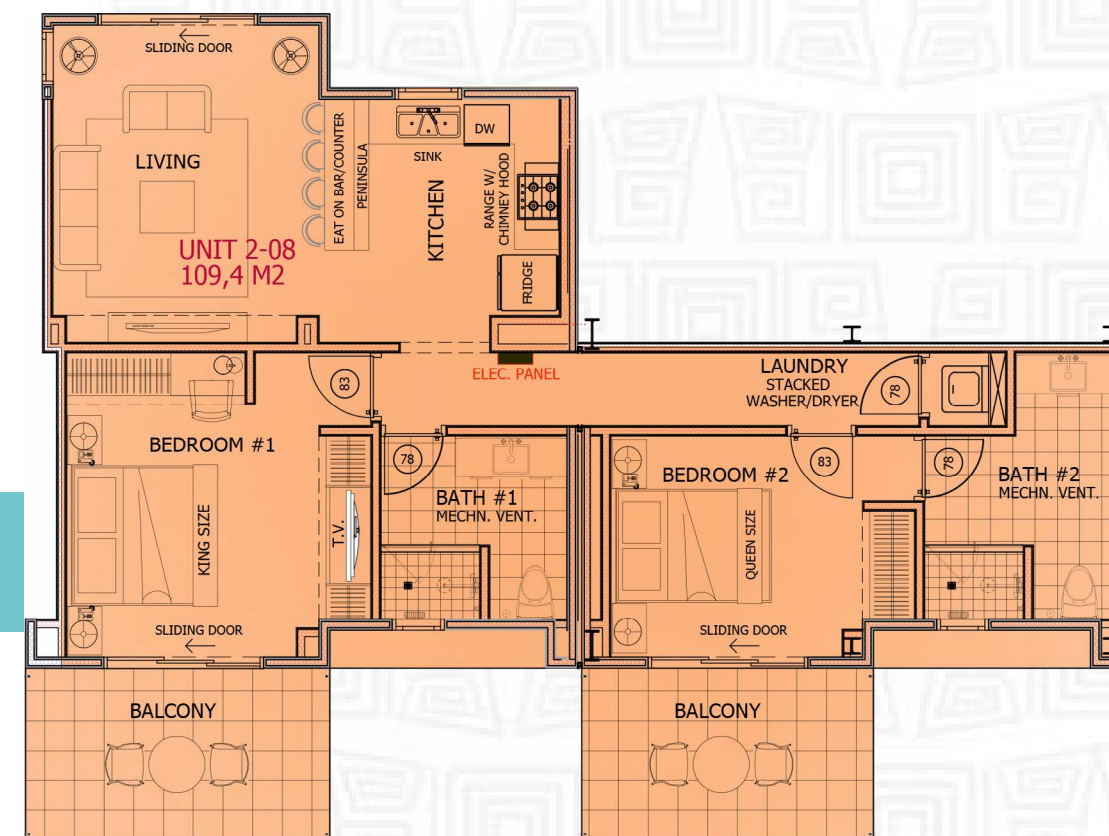
UNIT 2-06
AREA CONDO: 96,4 M²
SCALE 1/100

2-07



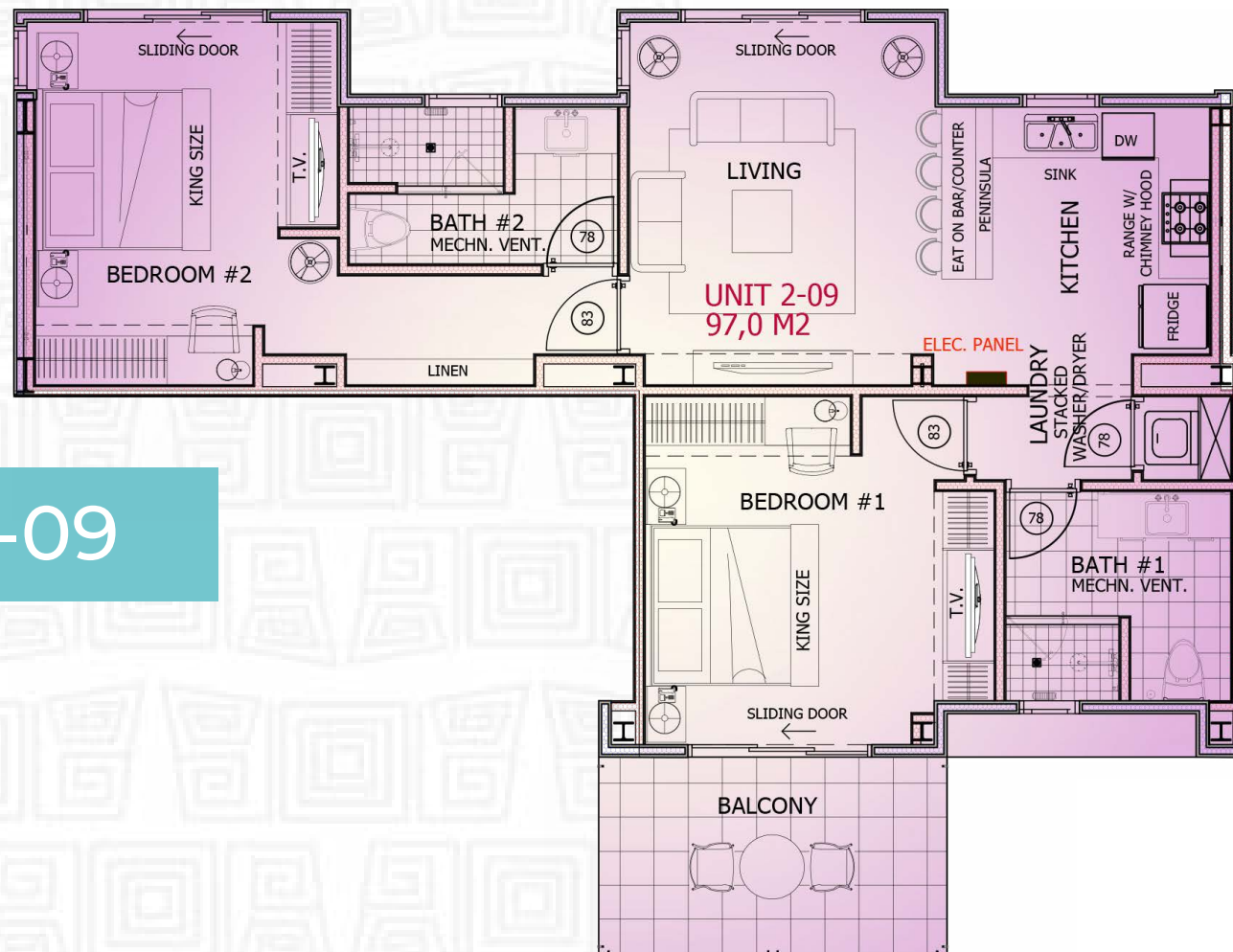
UNIT 2-07
AREA CONDO: 68,1 M²
SCALE 1/100

2-08

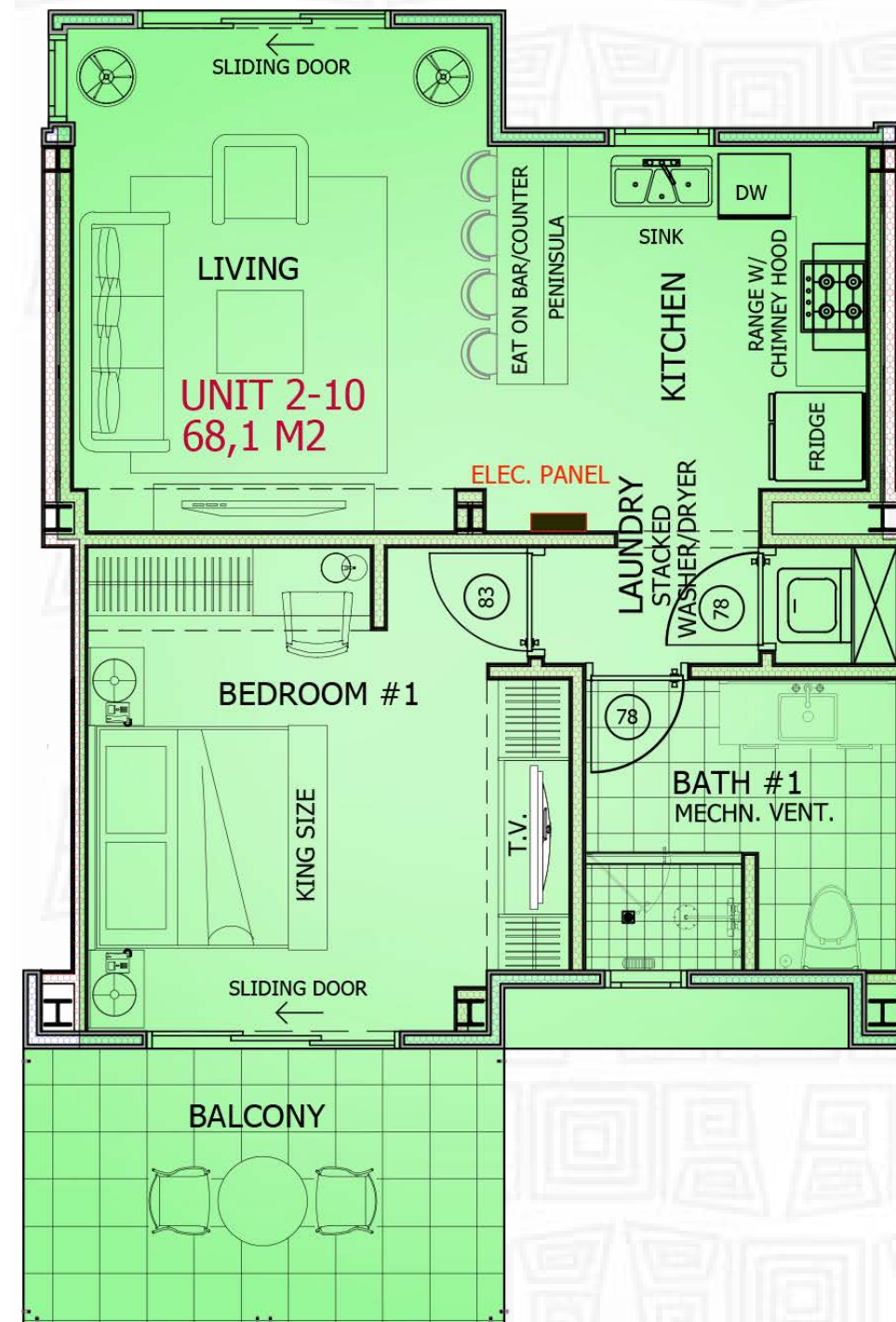


UNIT 2-08
AREA CONDO: 109,4 M²
SCALE 1/100



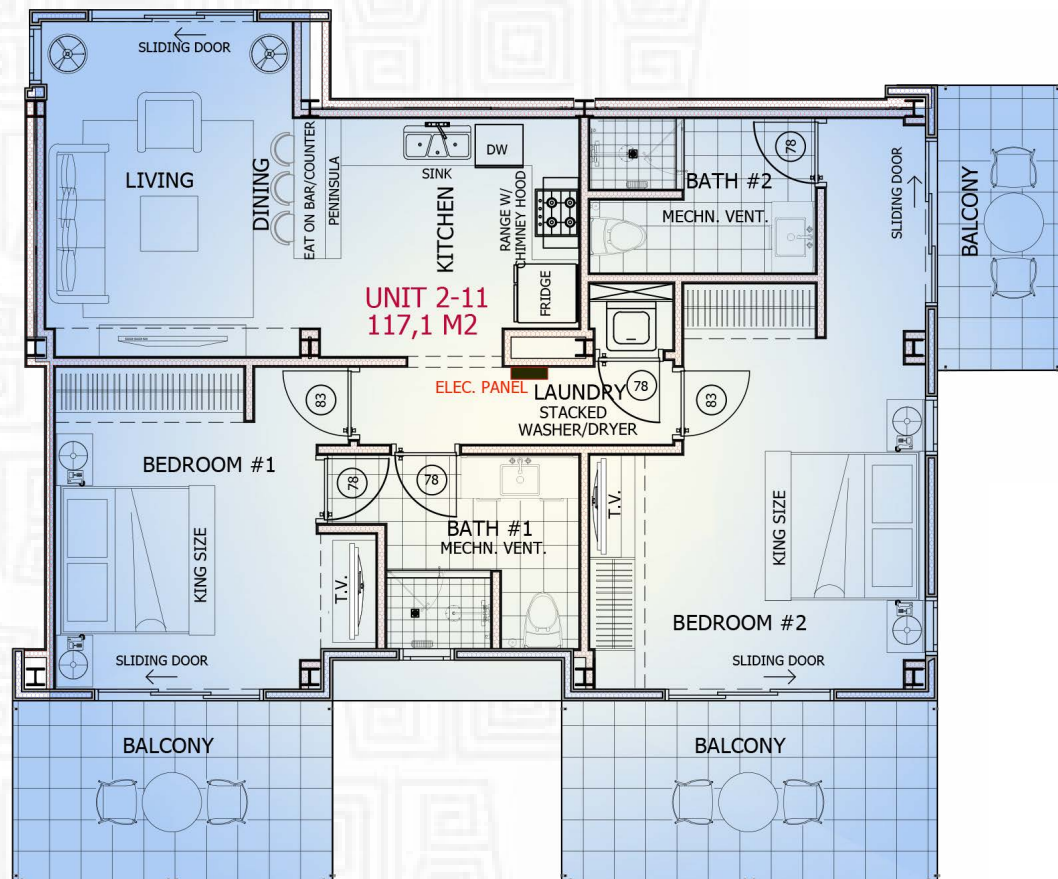


2-09



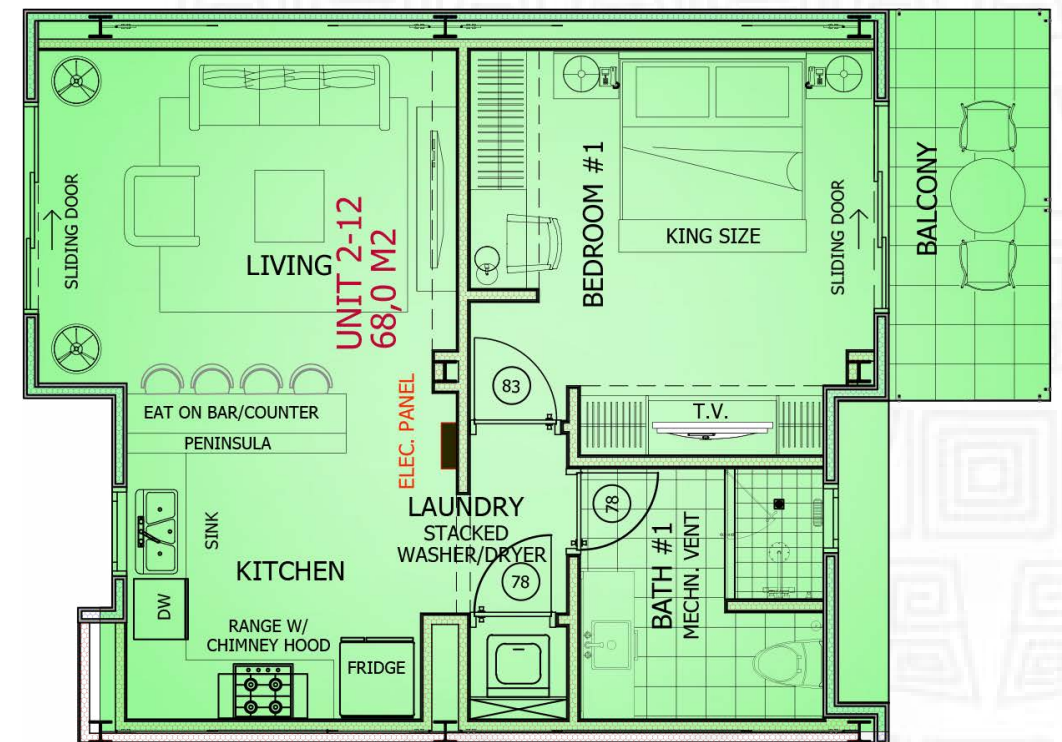
2-10

2-11



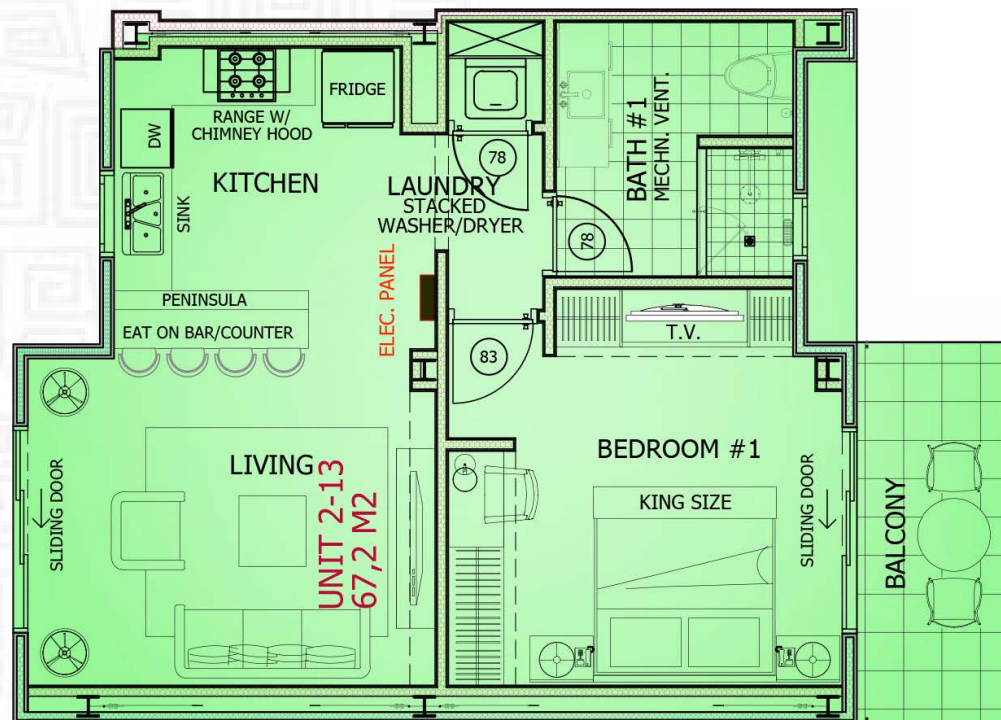
UNIT 2-11
AREA CONDO: 117,1 M²
SCALE 1/100

2-12



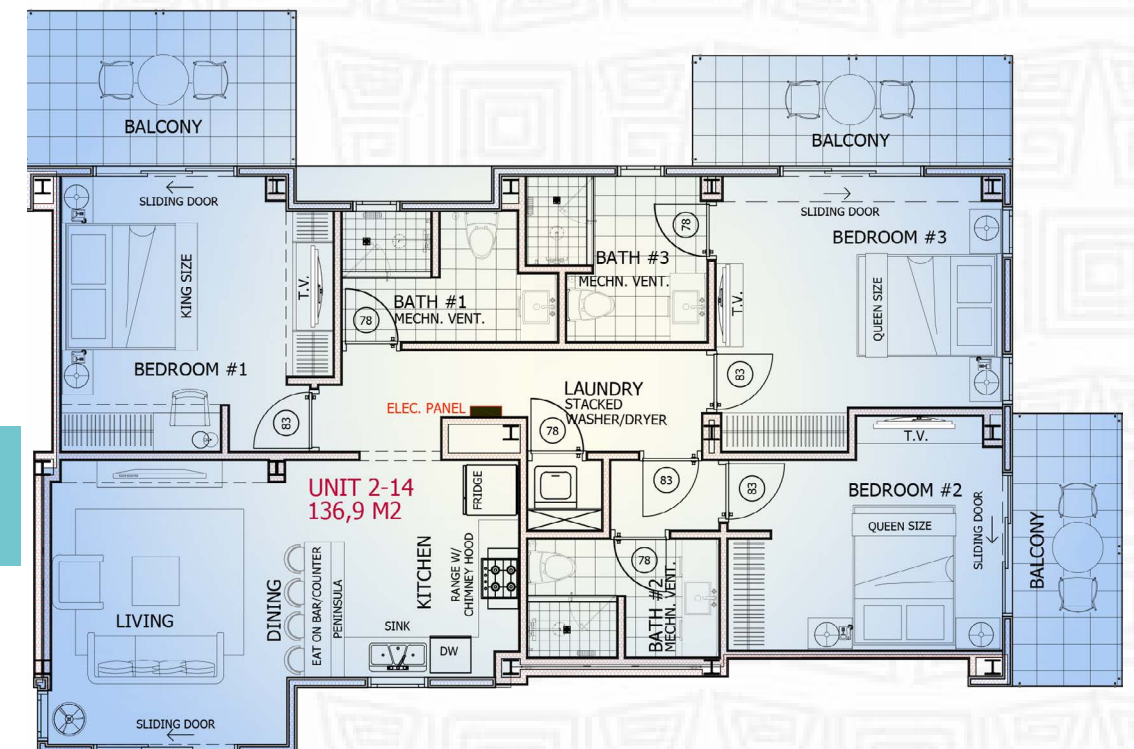
UNIT 2-12
AREA CONDO: 68,0 M²
SCALE 1/100

2-13



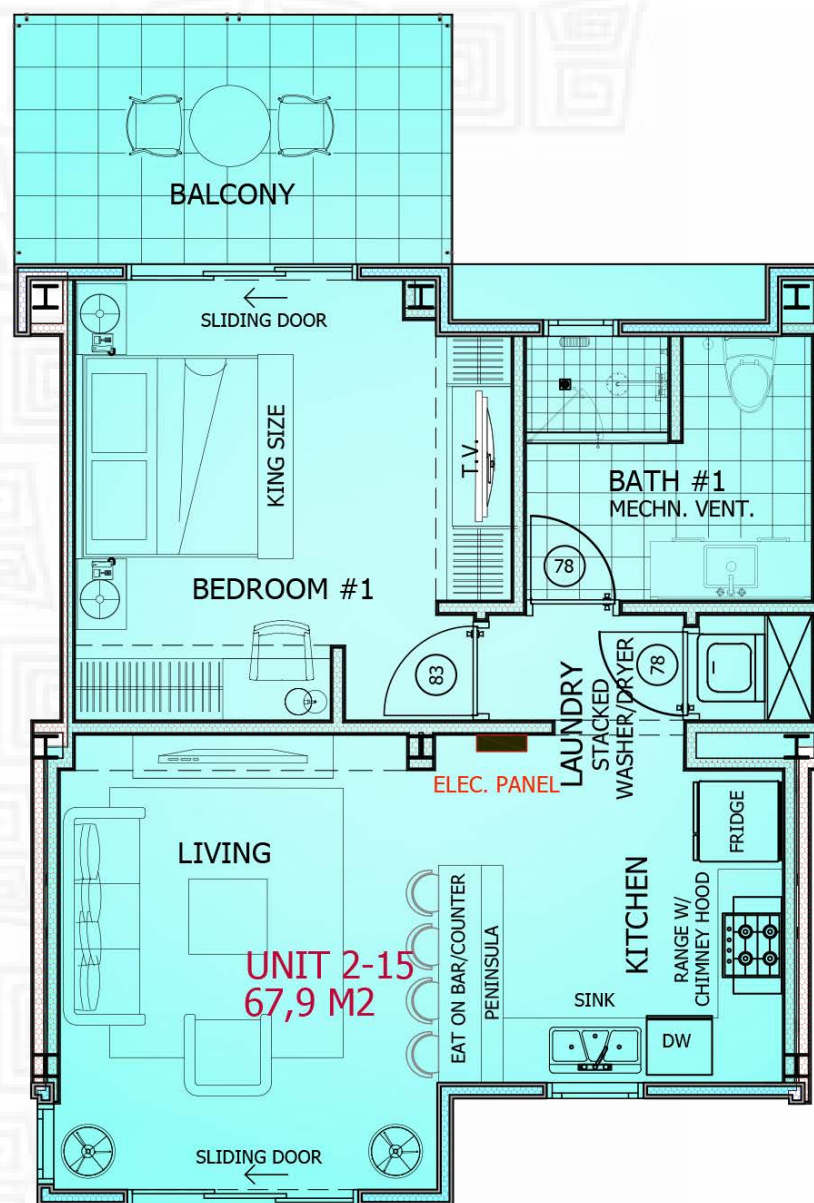
UNIT 2-13
AREA CONDO: 67,2 M²
SCALE 1/100

2-14



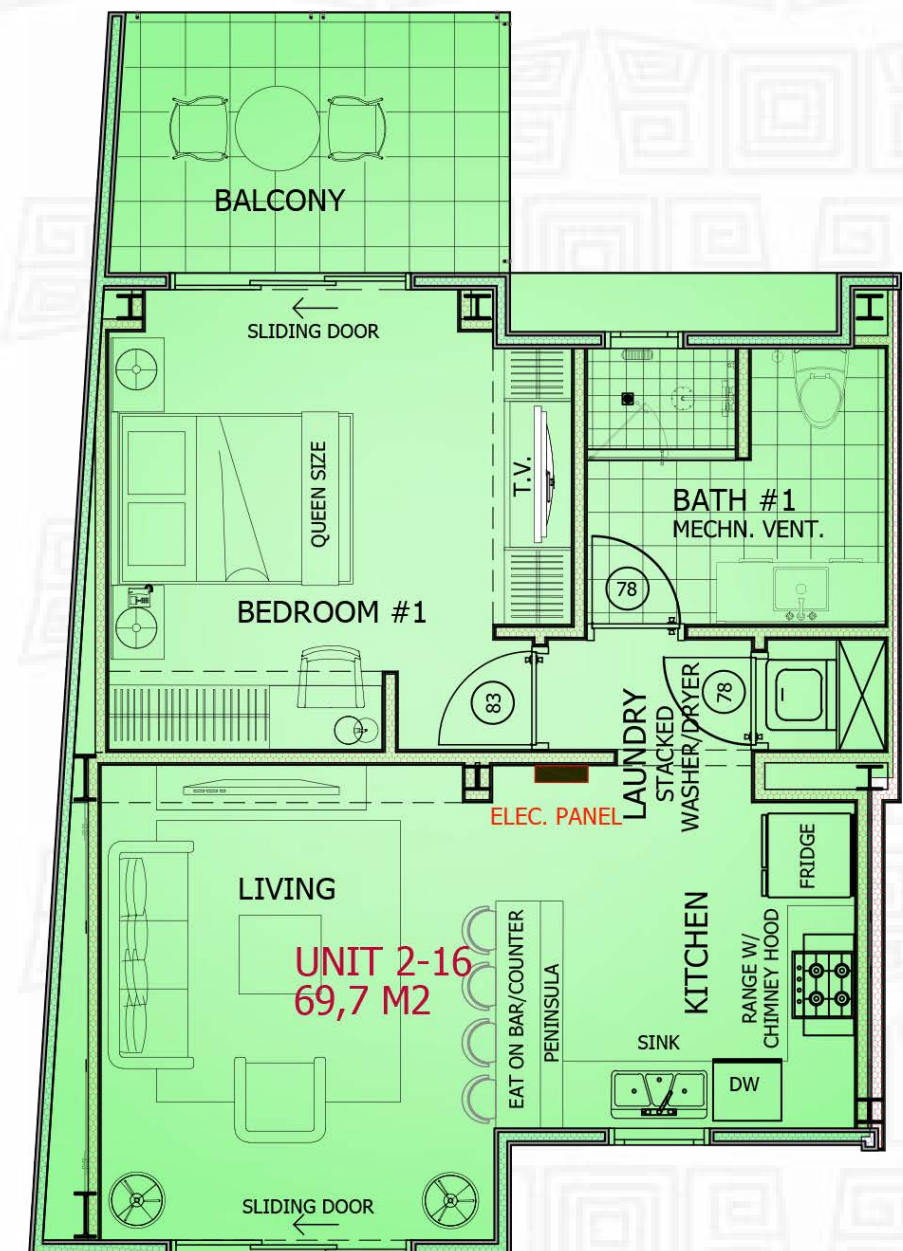
UNIT 2-14
AREA CONDO: 136,9 M²
SCALE 1/100

2-15



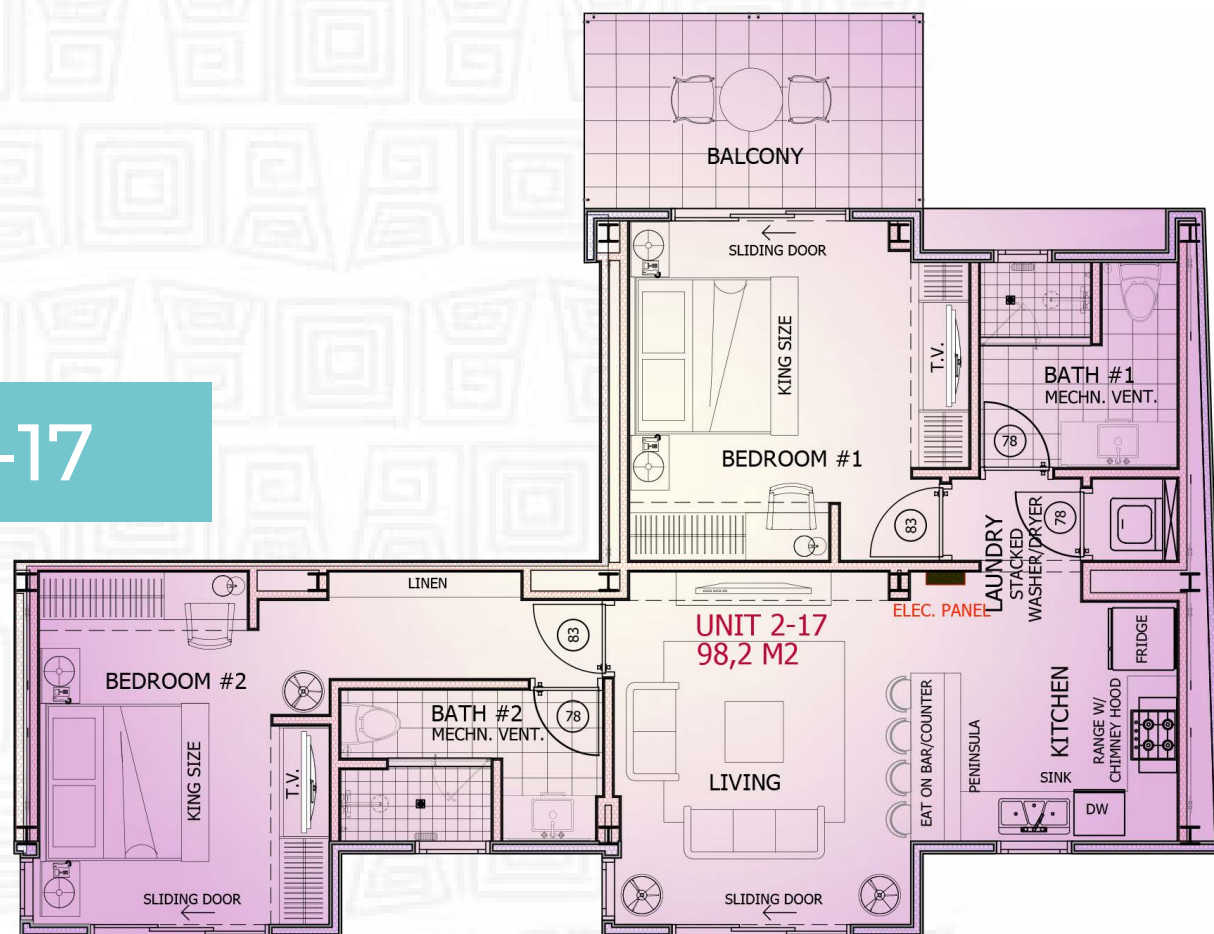
UNIT 2-15
AREA CONDO: 67,9 M²
SCALE 1/100

2-16



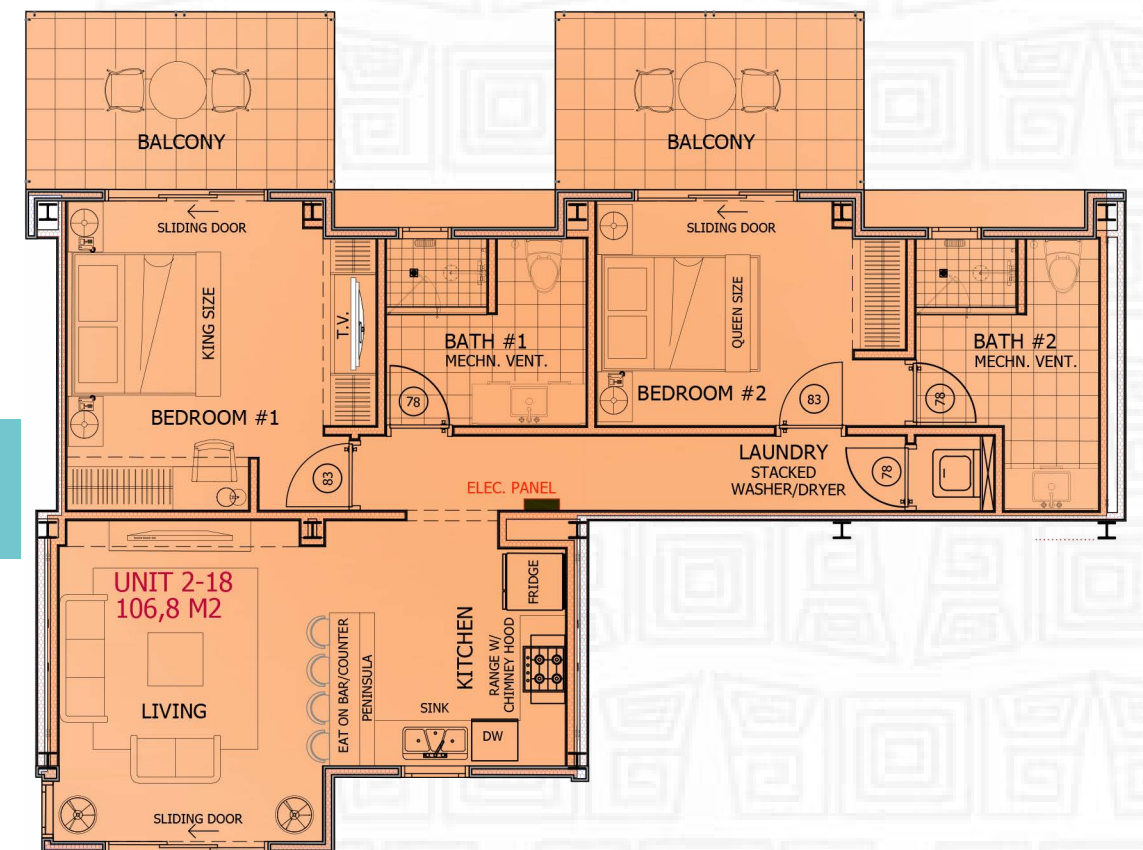
UNIT 2-16
AREA CONDO: 69,7 M²
SCALE 1/100

2-17



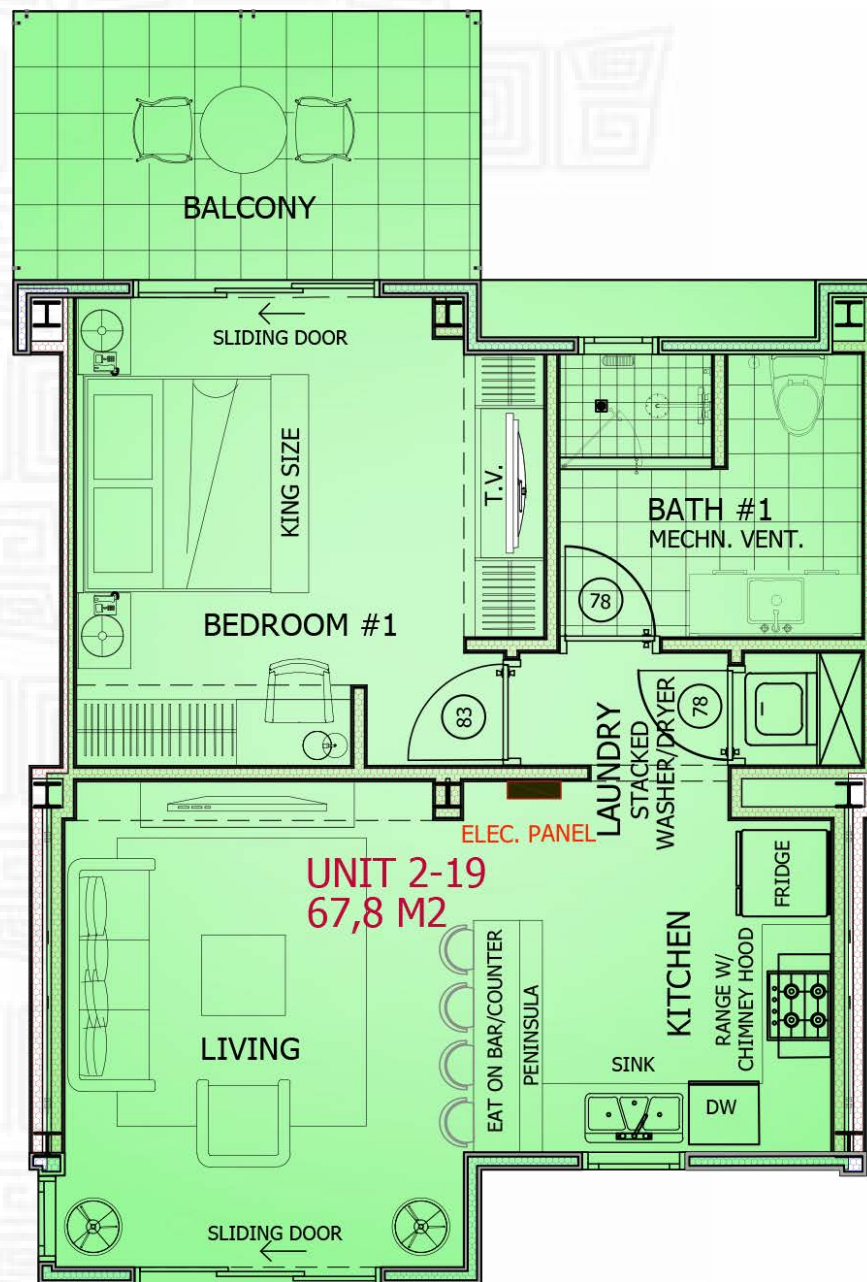
UNIT 2-17
AREA CONDO: 98,2 M²
SCALE 1/100

2-18



UNIT 2-18
AREA CONDO: 106,8 M²
SCALE 1/100

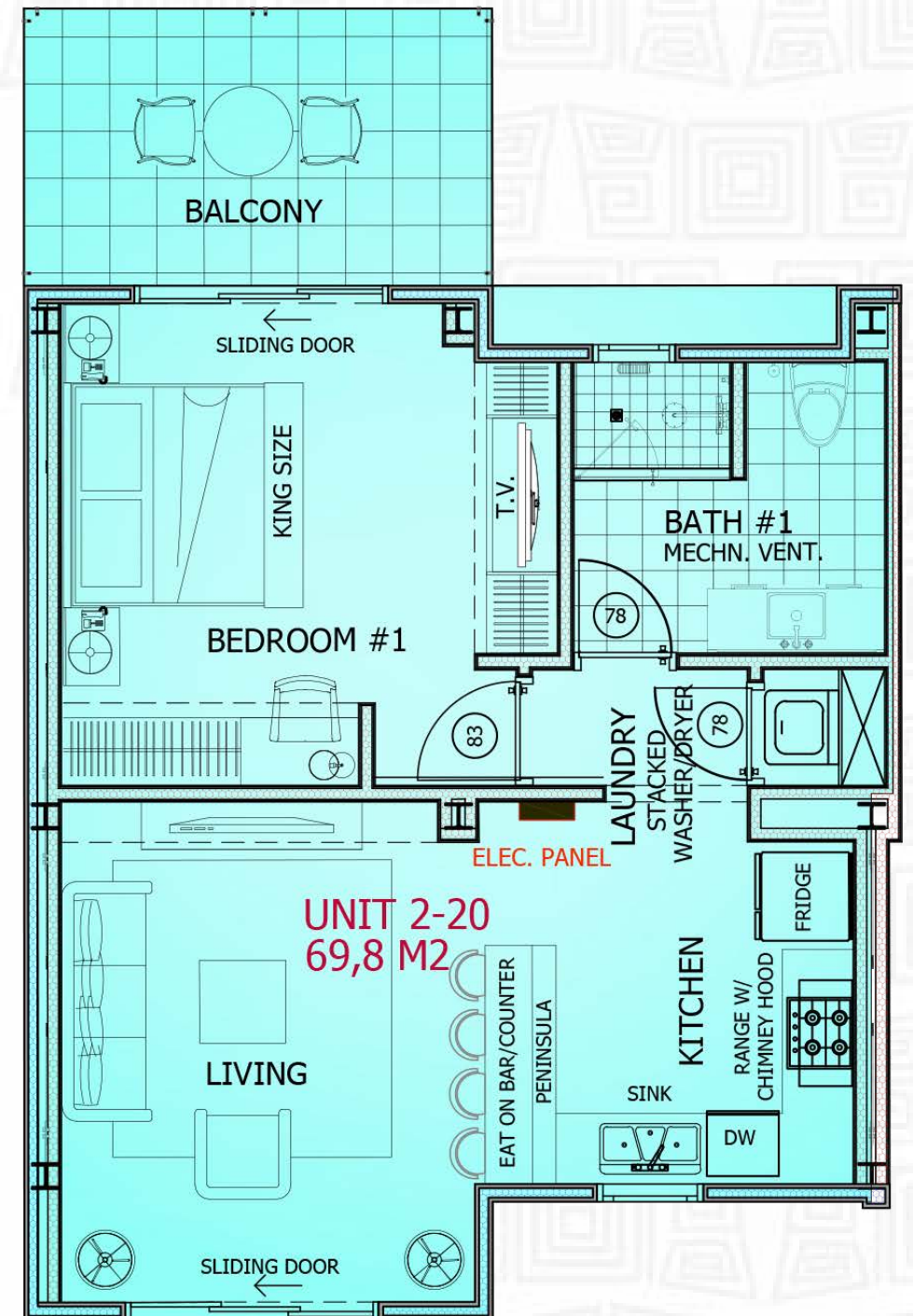
2-19



UNIT 2-19
67,8 M²

UNIT 2-19
AREA CONDO: 67,8 M²
SCALE 1/100

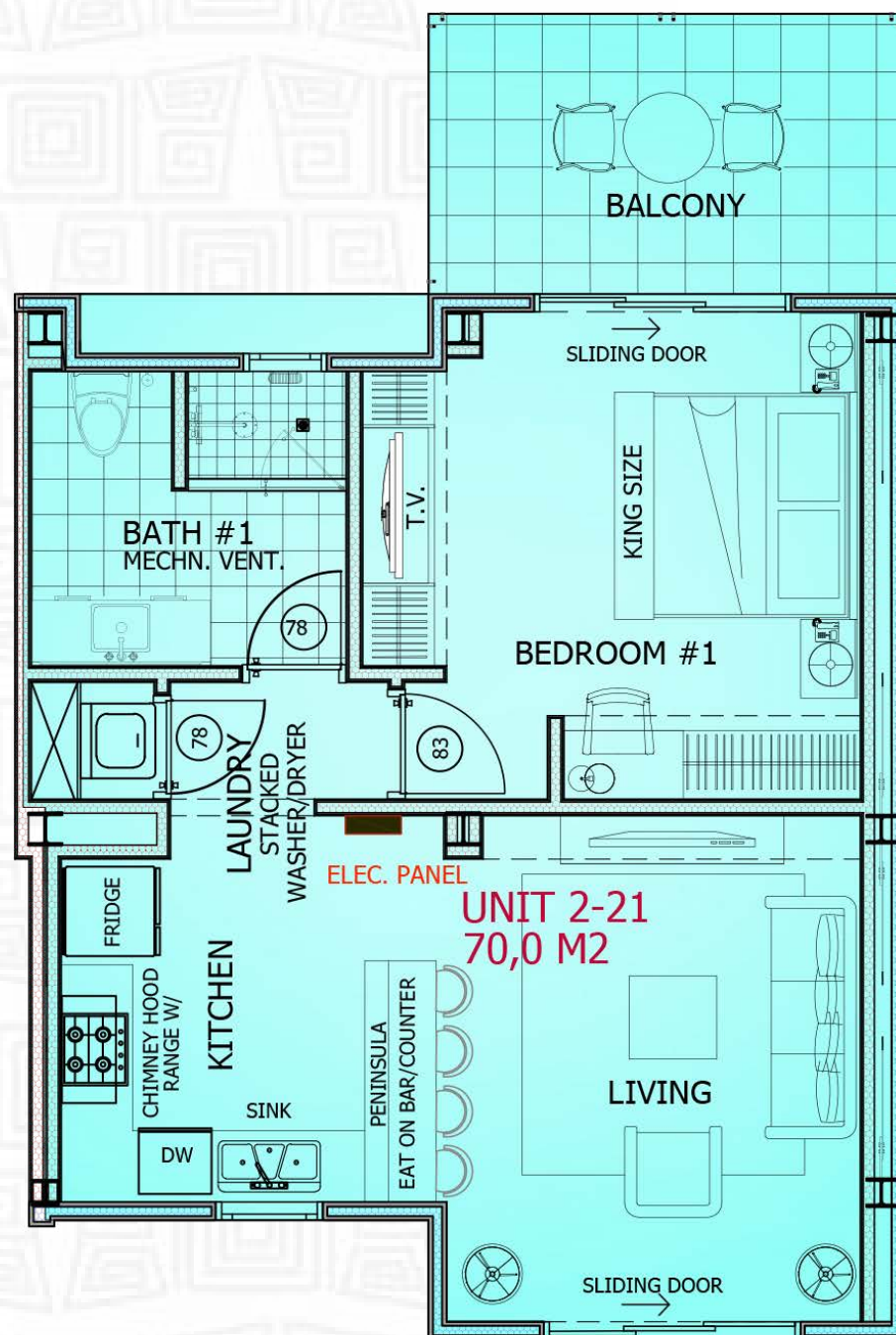
2-20



UNIT 2-20
69,8 M²

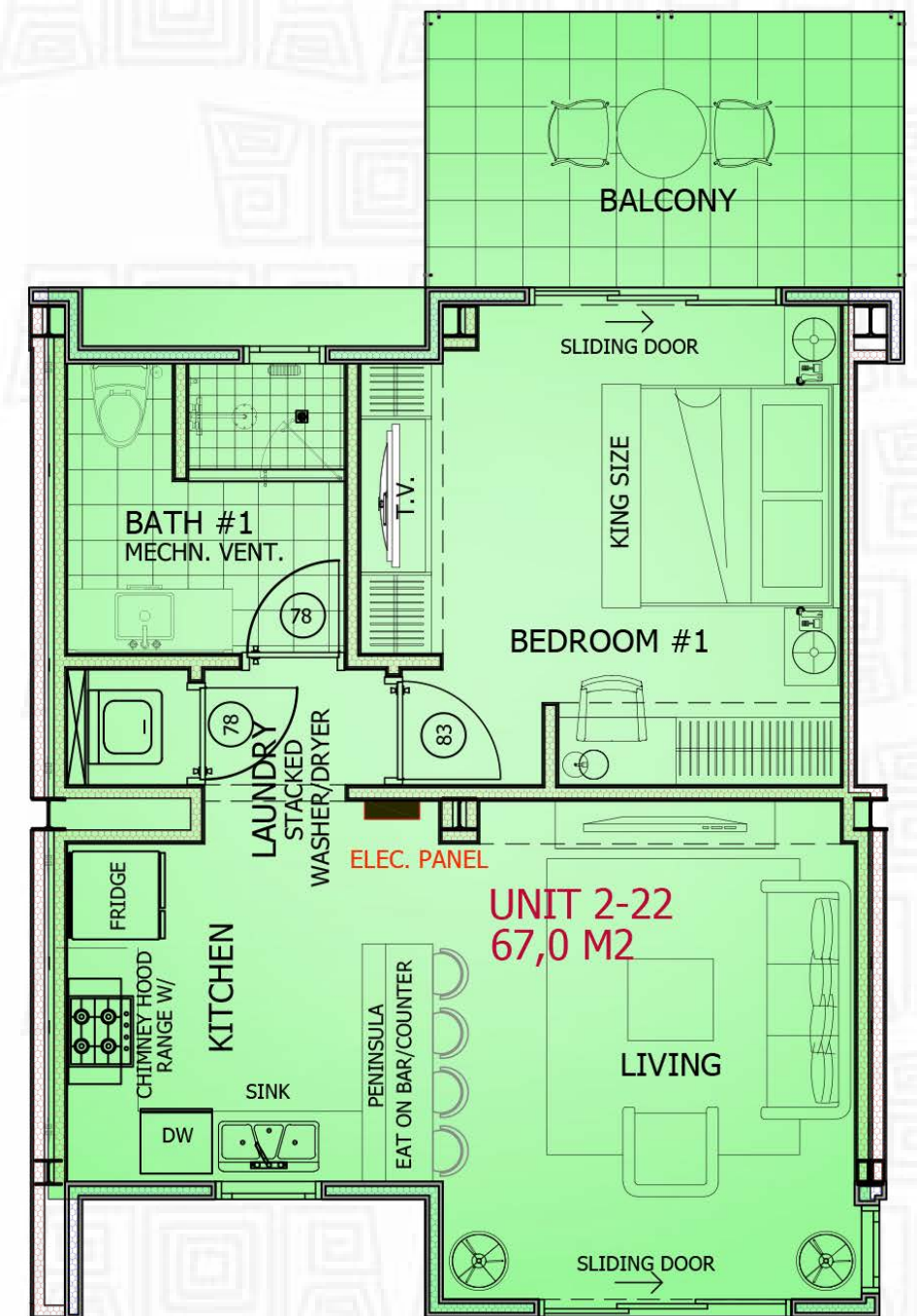
UNIT 2-20
AREA CONDO: 69,8 M²
SCALE 1/100

2-21



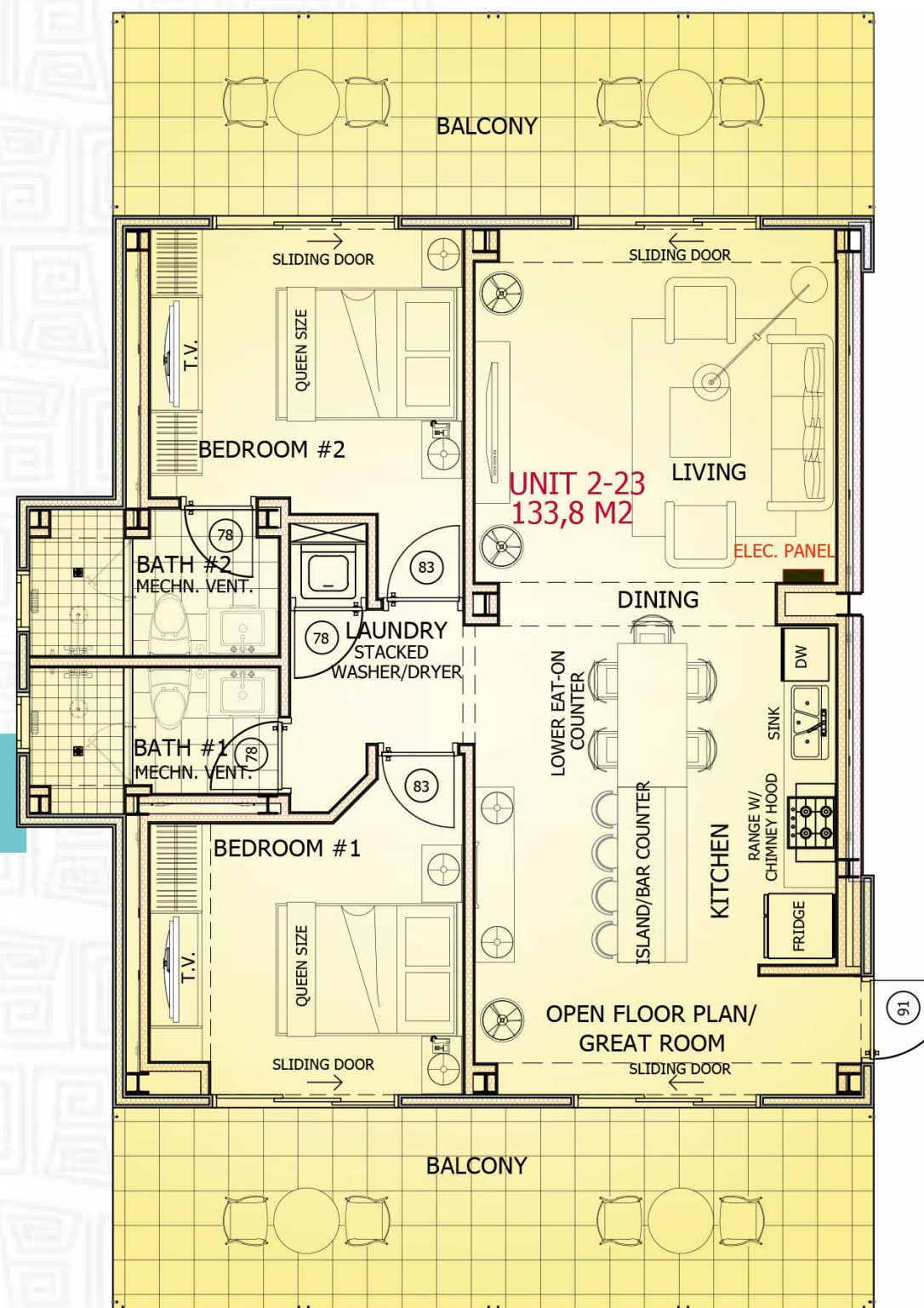
UNIT 2-21
AREA CONDO: 70,0 M²
SCALE 1/100

2-22



UNIT 2-22
AREA CONDO: 67,0 M²
SCALE 1/100

2-23



UNIT 2-23
AREA CONDO: 133,8 M²
SCALE 1/100



3rd

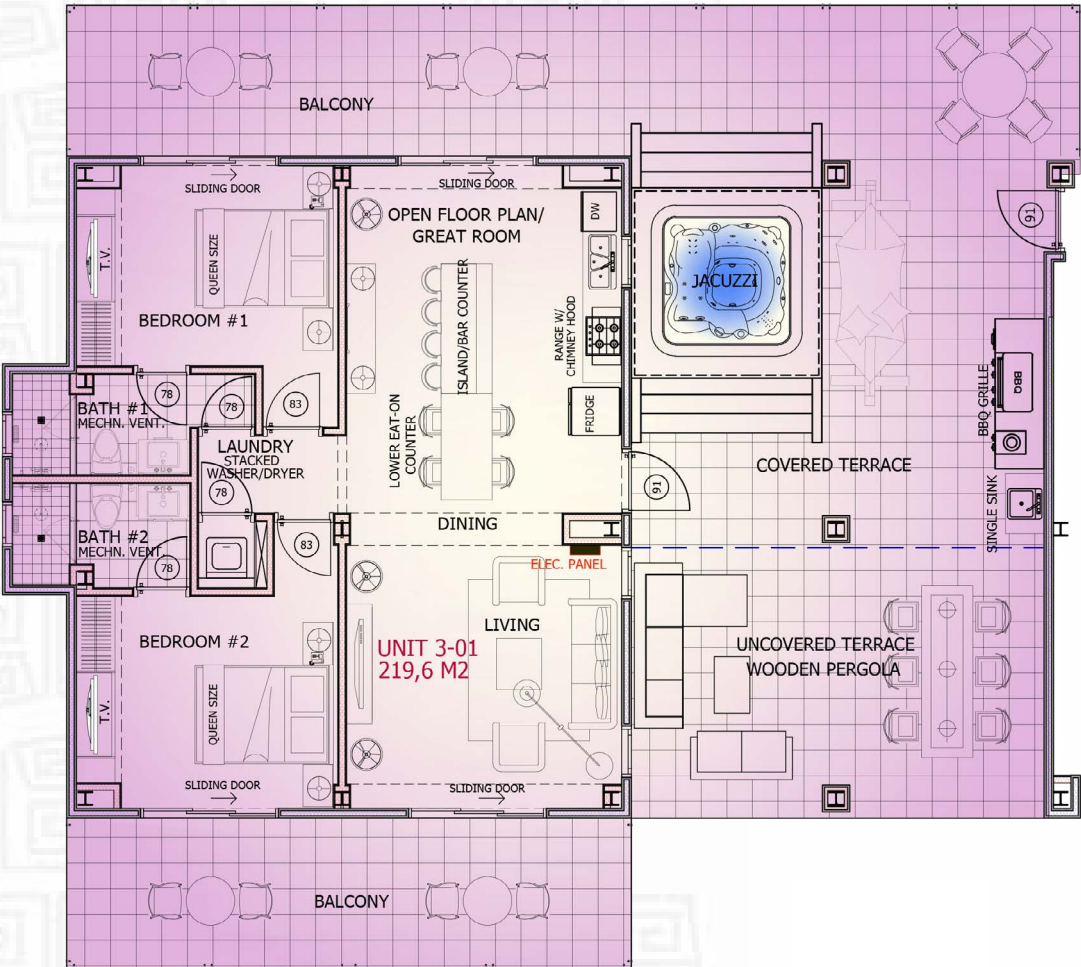
FLOOR UNITS



- 3RD. FLOOR PLAN -
 Level = 7.200+
 (FOOTPRINT 2.487,5 m²)

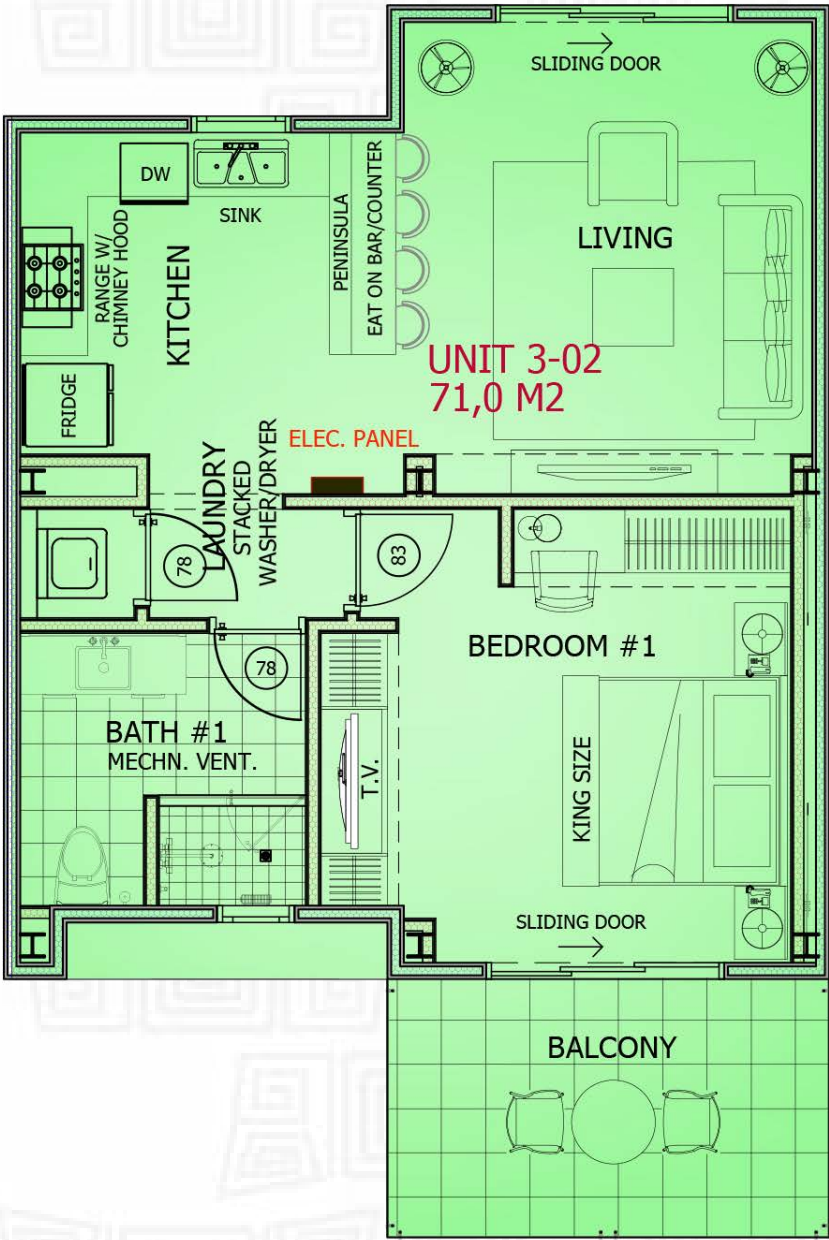
- 3RD. FLOOR PLAN -
Level = 7.200+
(FOOTPRINT 2.487,5 m²)
20 APT'S

3-01



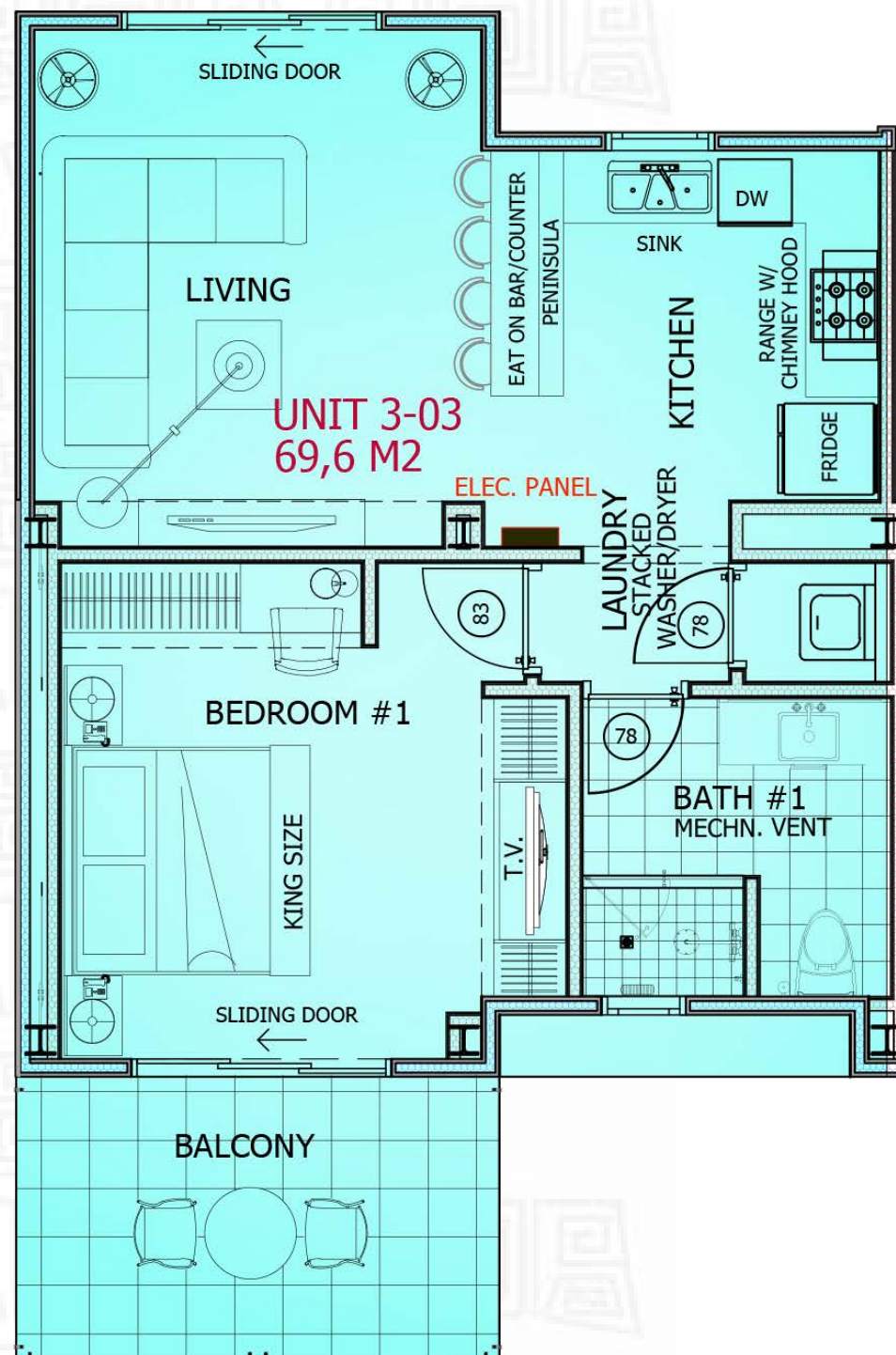
UNIT 3-01
AREA CONDO: 219,6 M²
SCALE 1/100

3-02



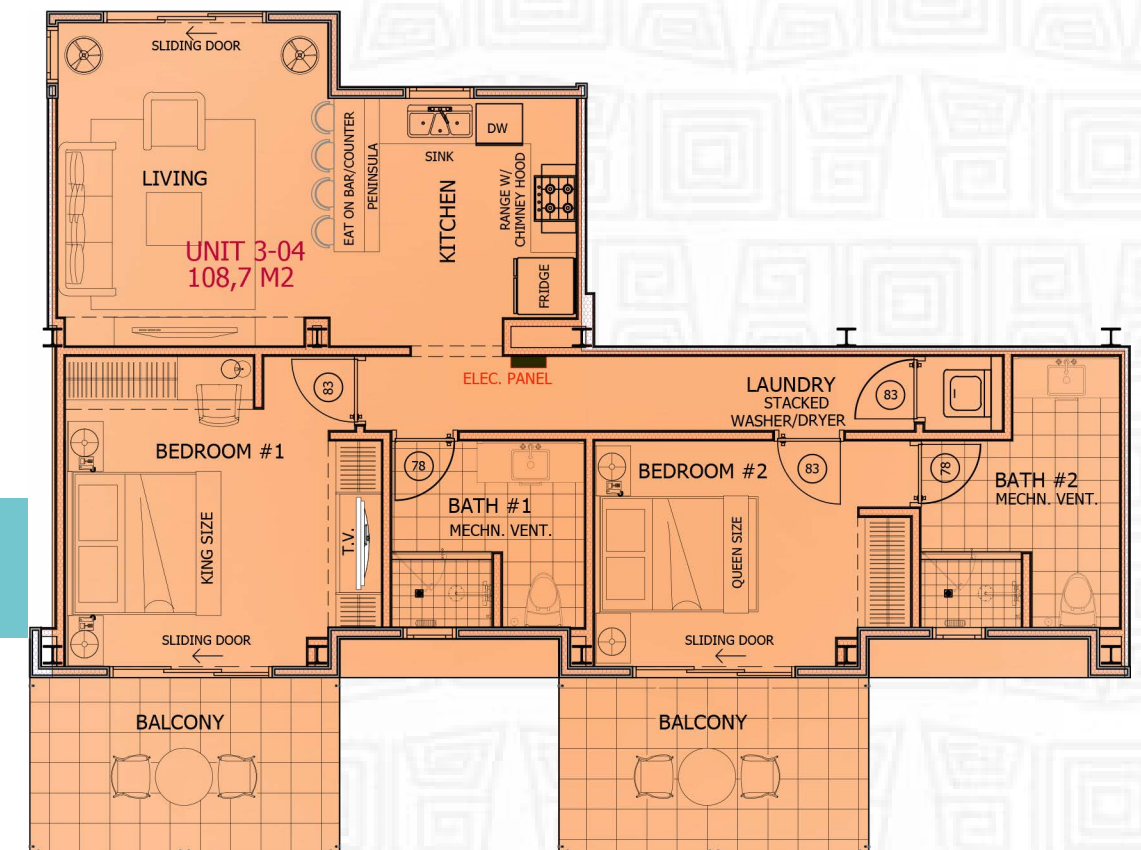
UNIT 3-02
AREA CONDO: 71,0 M²
SCALE 1/100

3-03

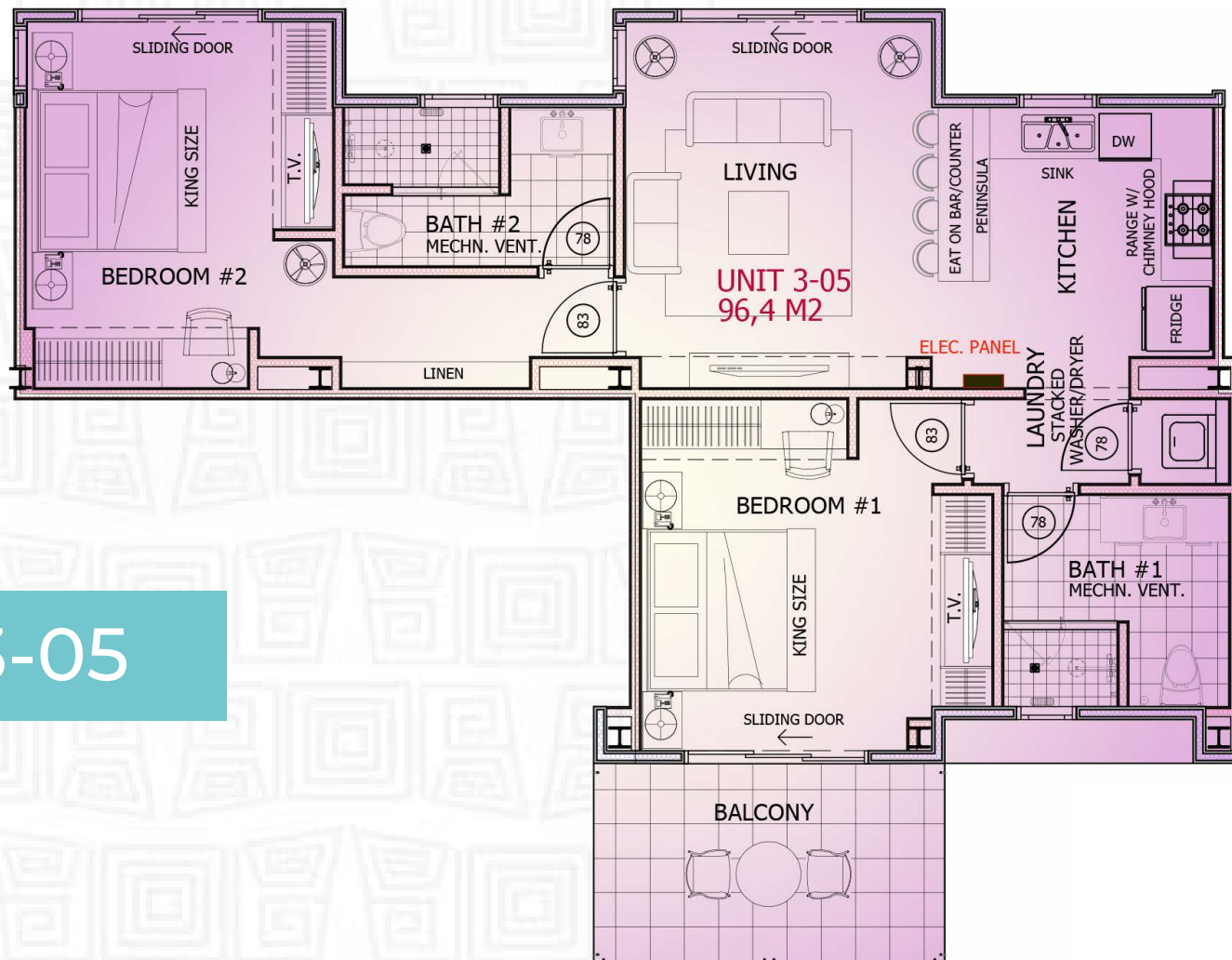


UNIT 3-03
AREA CONDO: 69,6 M²
SCALE 1/100

3-04

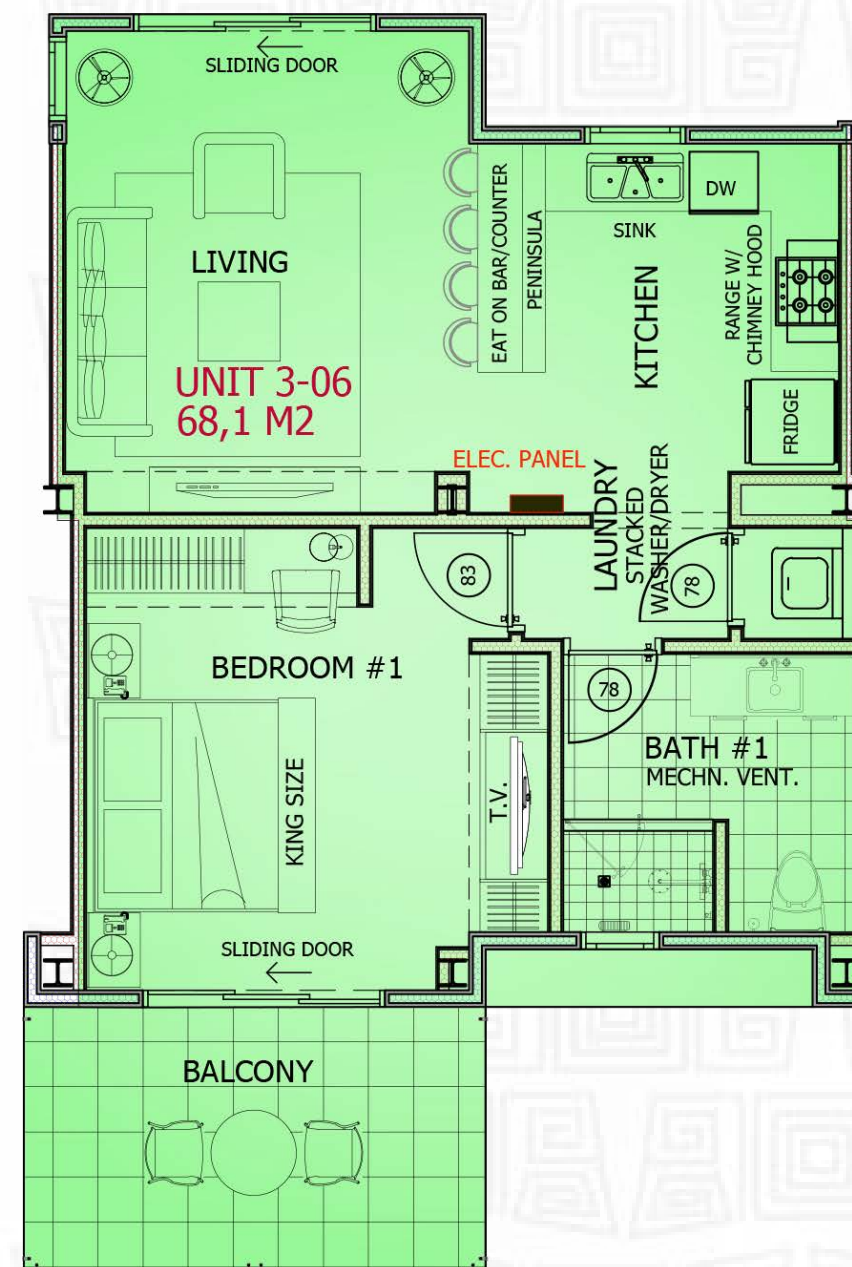


UNIT 3-04
AREA CONDO: 108,7 M²
SCALE 1/100



UNIT 3-05
 AREA CONDO: 96,4 M²
 SCALE 1/100

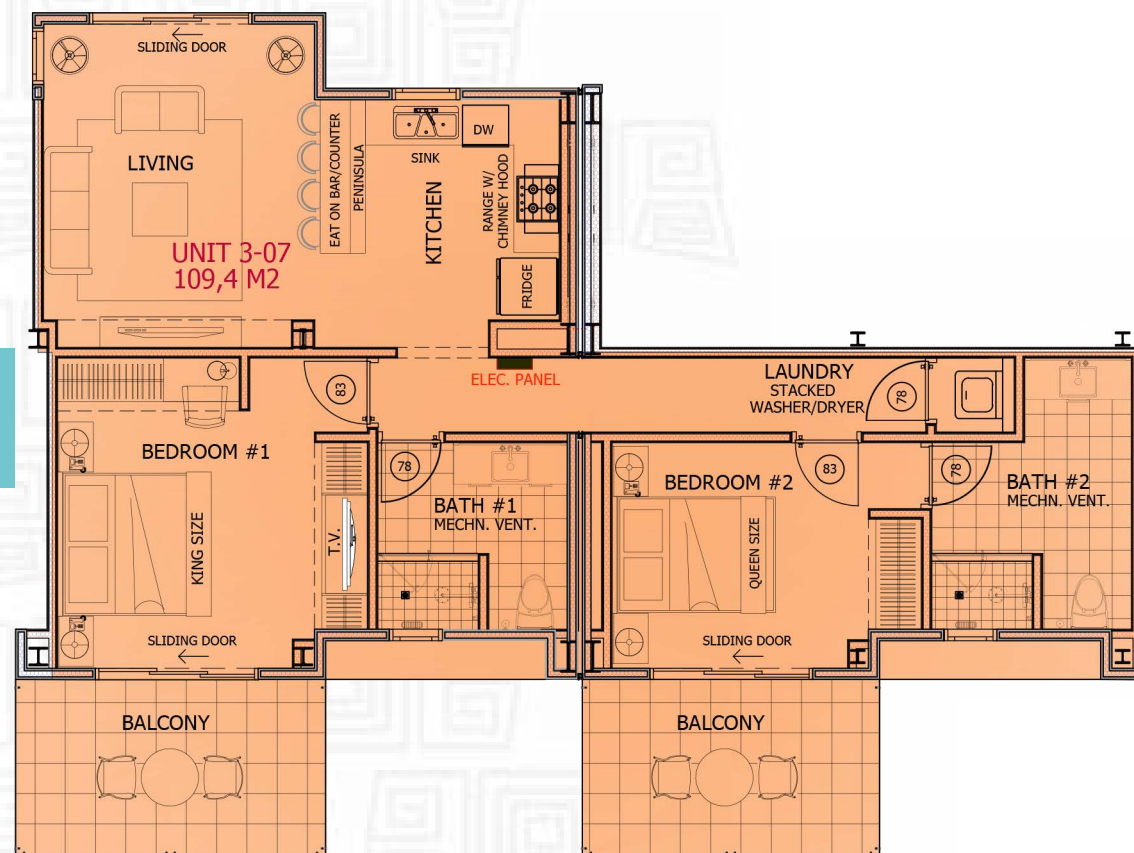
3-05



UNIT 3-06
 AREA CONDO: 68,1 M²
 SCALE 1/100

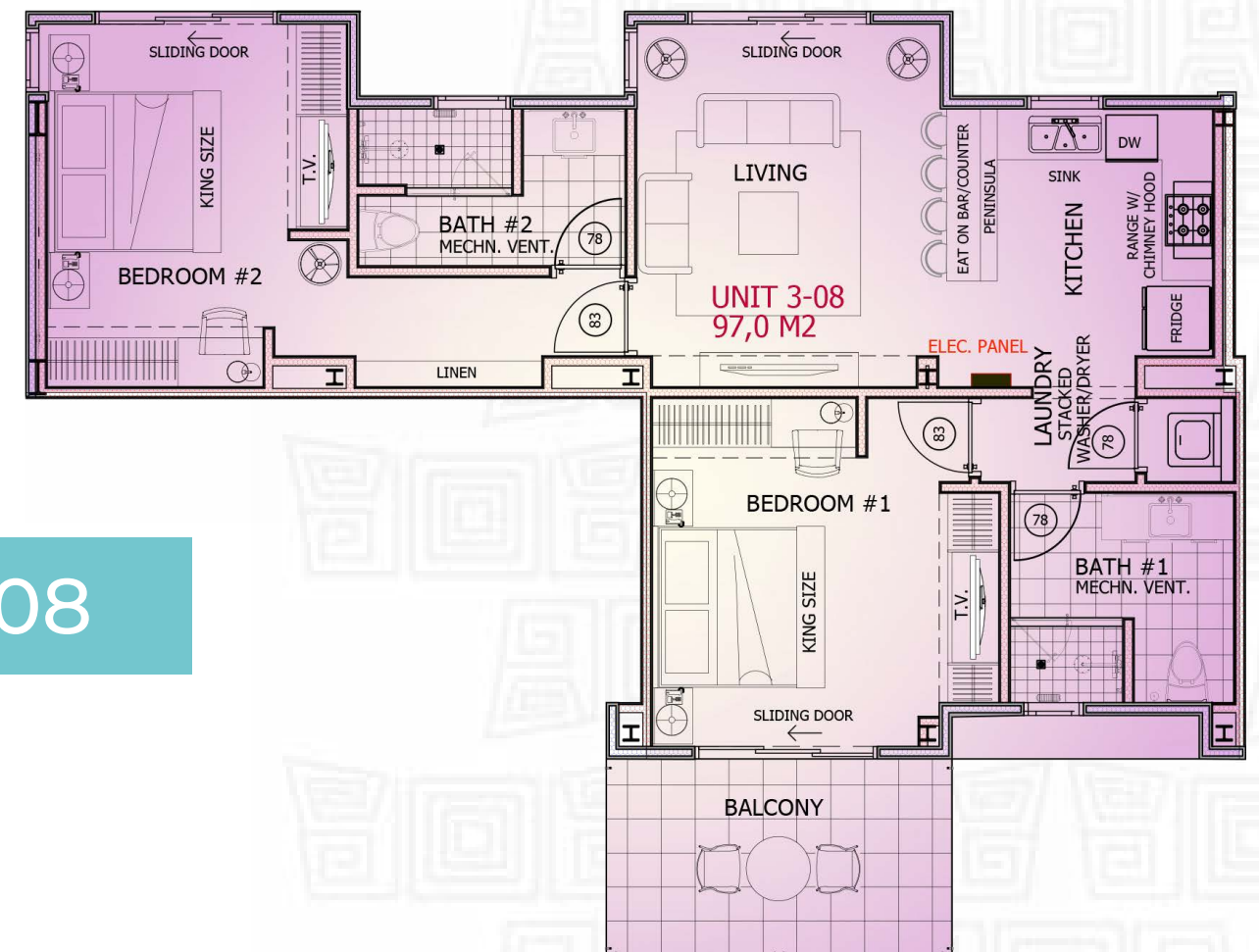
3-06

3-07



UNIT 3-07
AREA CONDO: 109,4 M²
SCALE 1/100

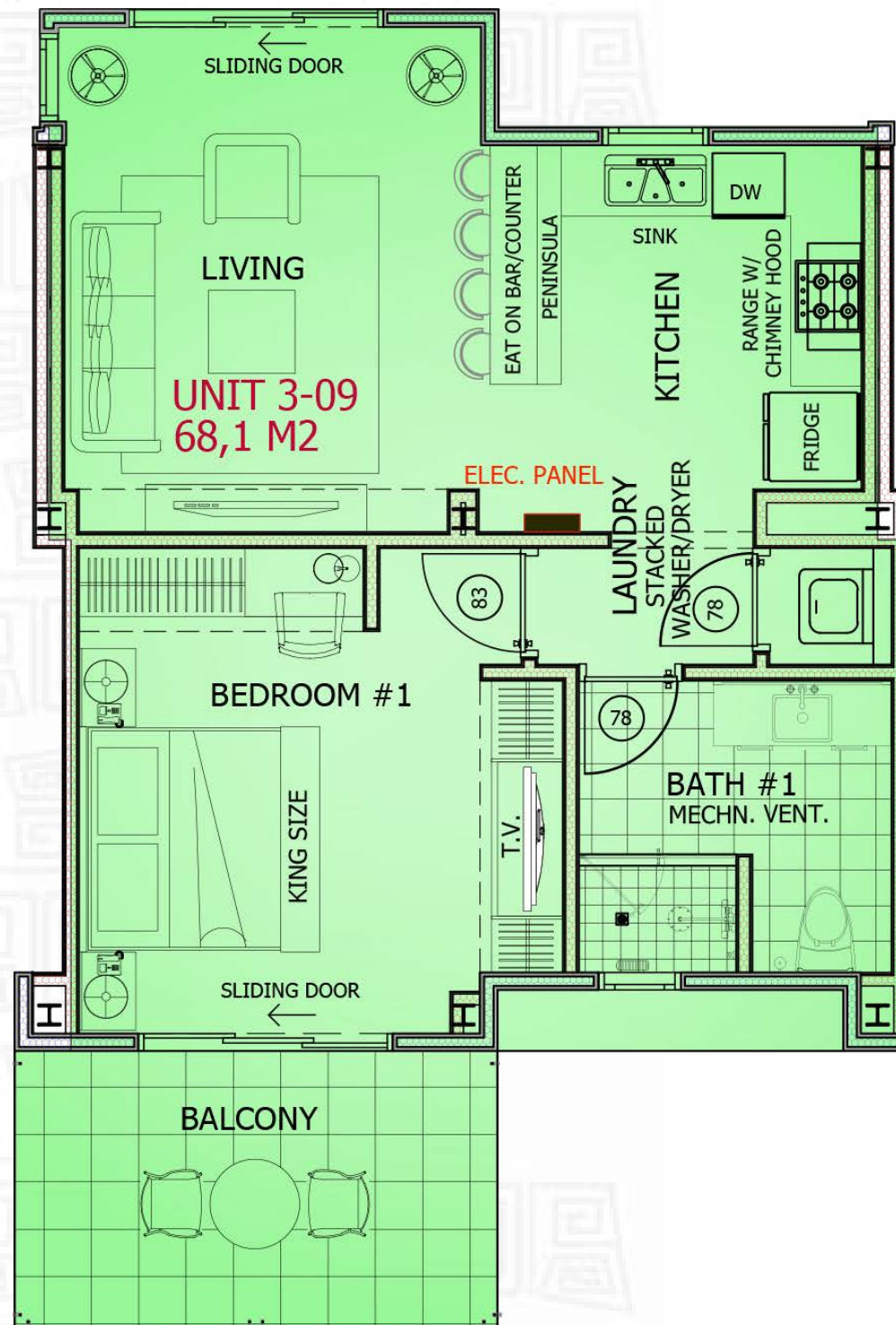
3-08



UNIT 3-08
AREA CONDO: 97,0 M²
SCALE 1/100

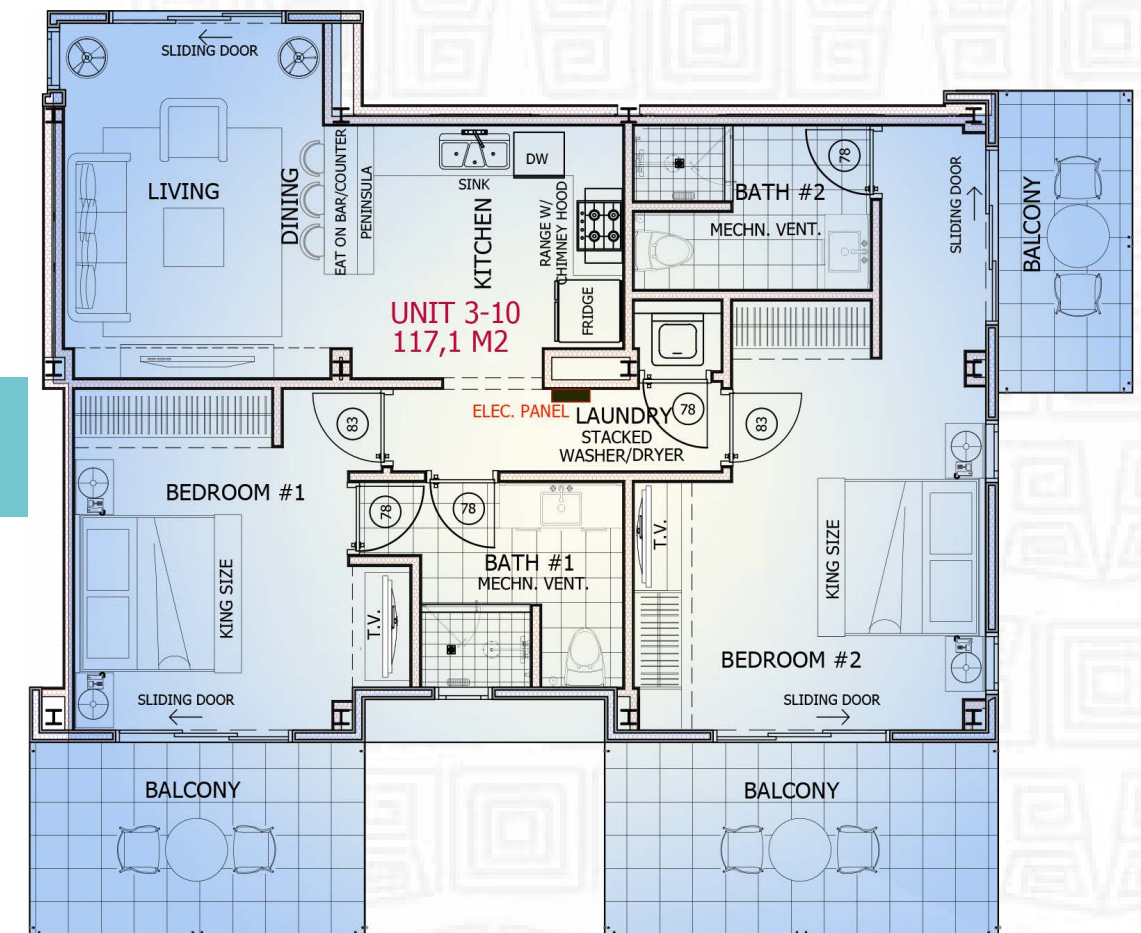


3-09



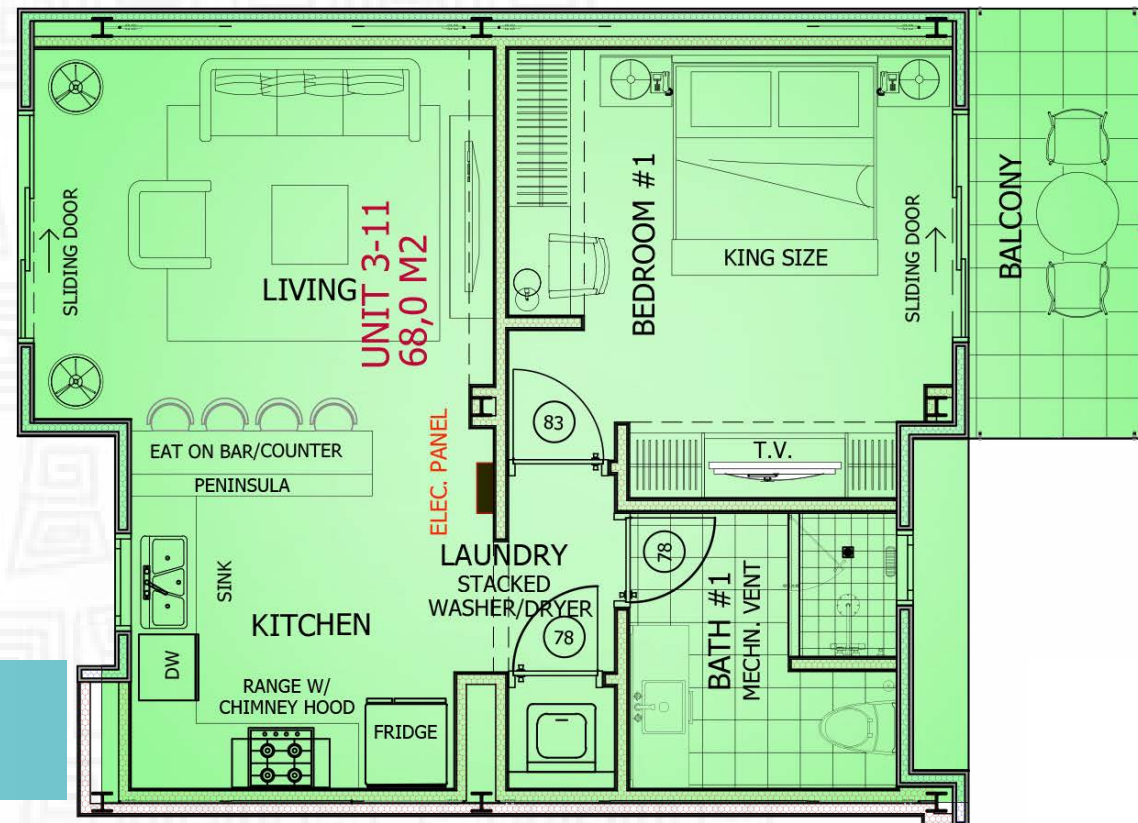
UNIT 3-09
AREA CONDO: 68,1 M²
SCALE 1/100

3-10



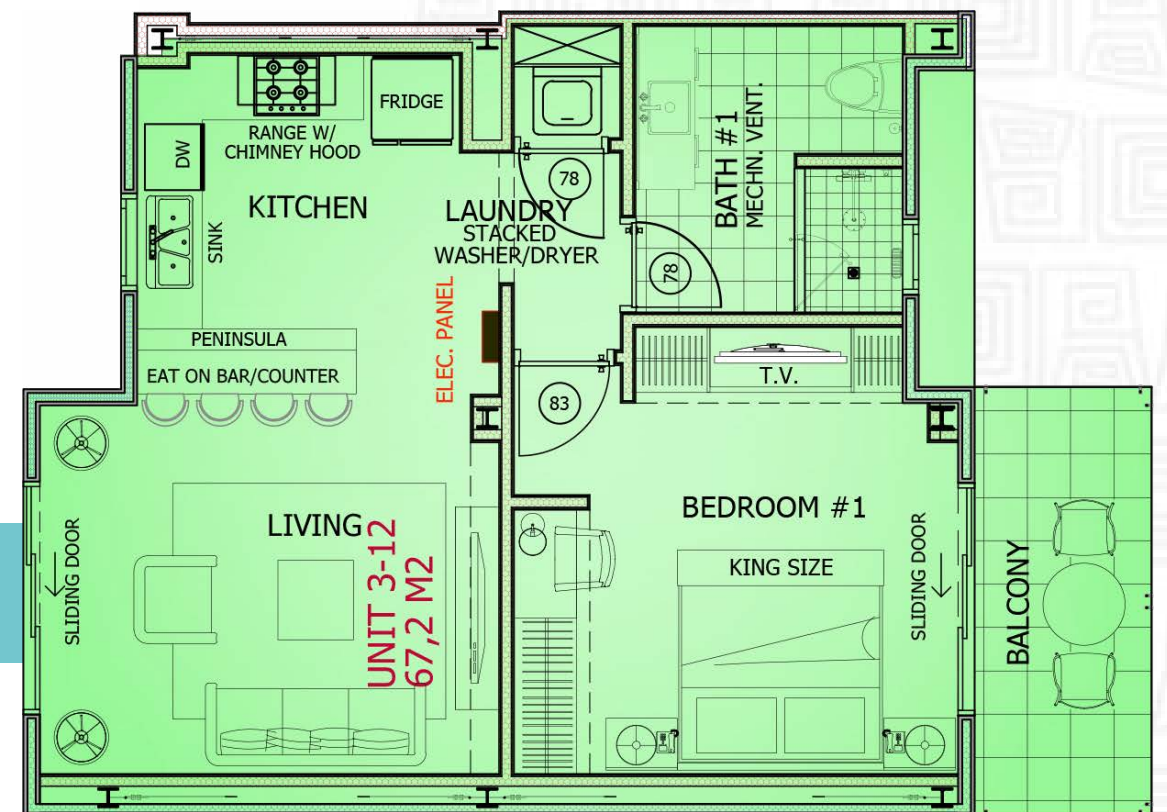
UNIT 3-10
AREA CONDO: 117,1 M²
SCALE 1/100

3-11



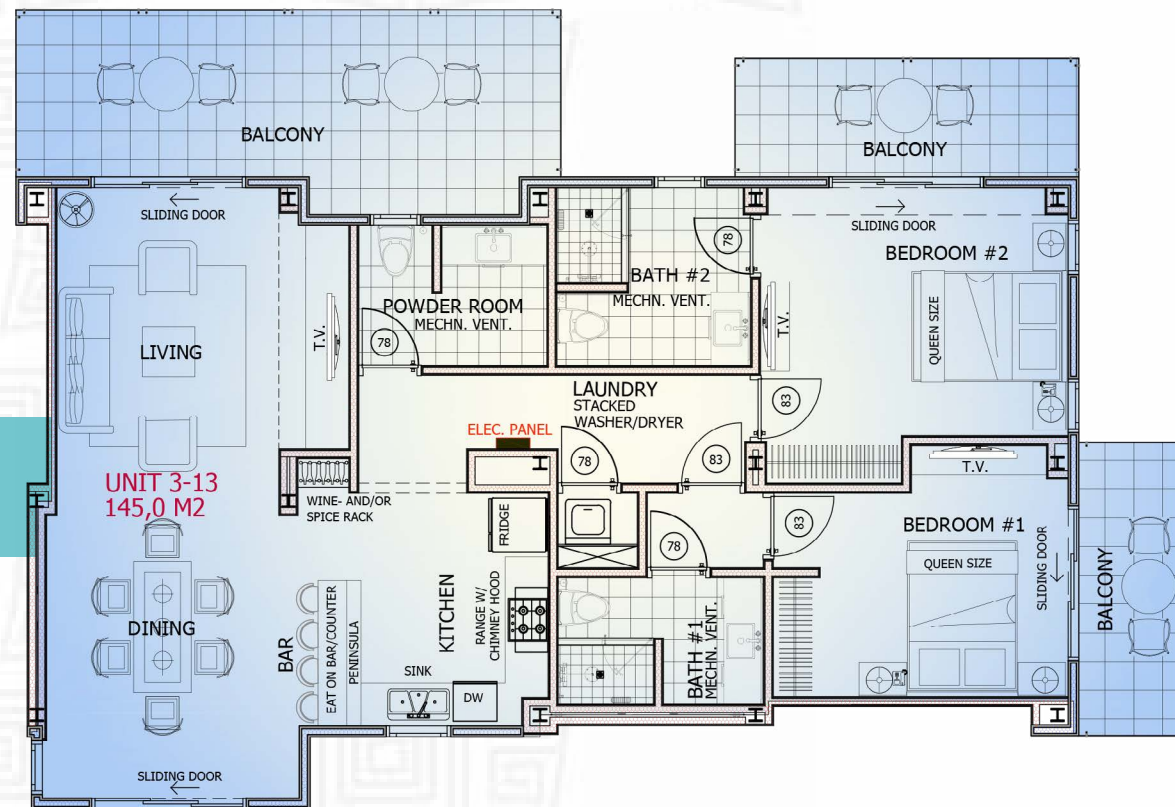
UNIT 3-11
AREA CONDO: 68,0 M²
SCALE 1/100

3-12



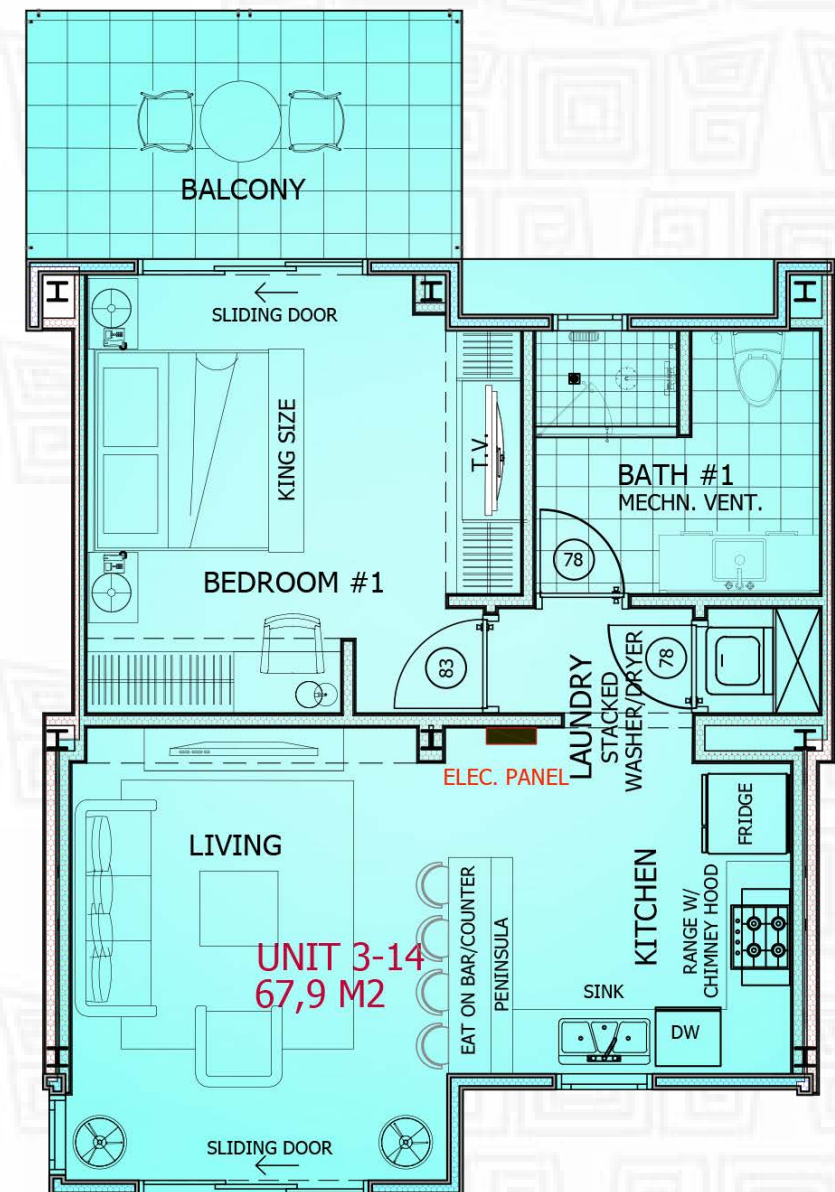
UNIT 3-12
AREA CONDO: 67,2 M²
SCALE 1/100

3-13



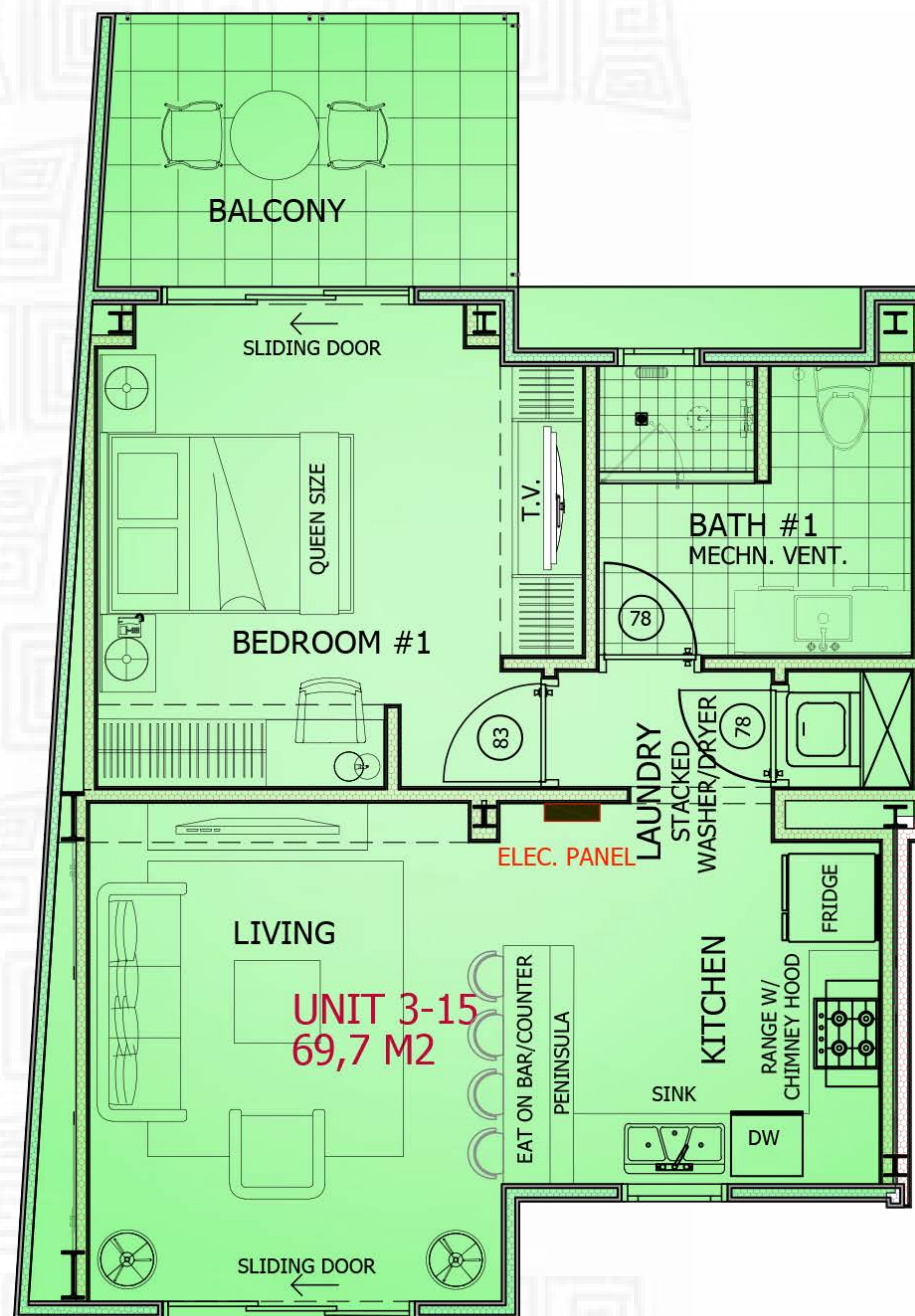
UNIT 3-13
AREA CONDO: 145,0 M²
SCALE 1/100

3-14



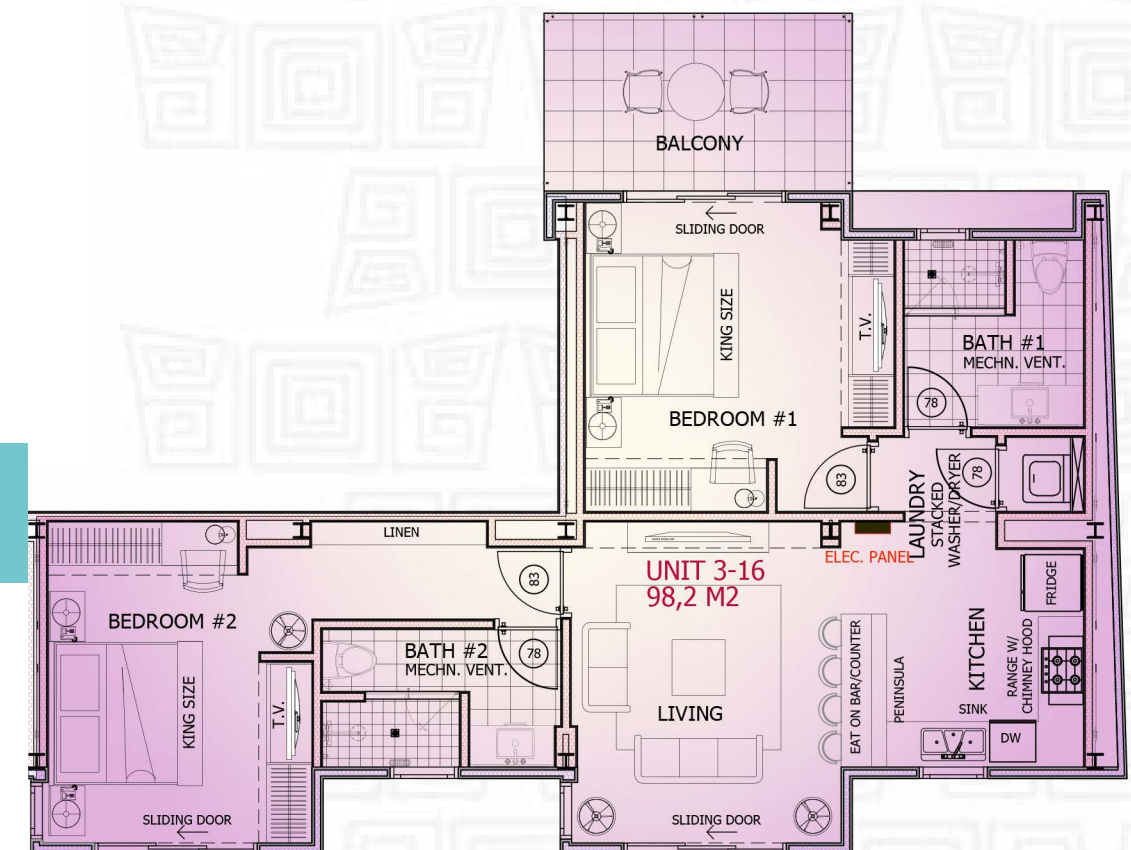
UNIT 3-14
AREA CONDO: 67,9 M²
SCALE 1/100

3-15



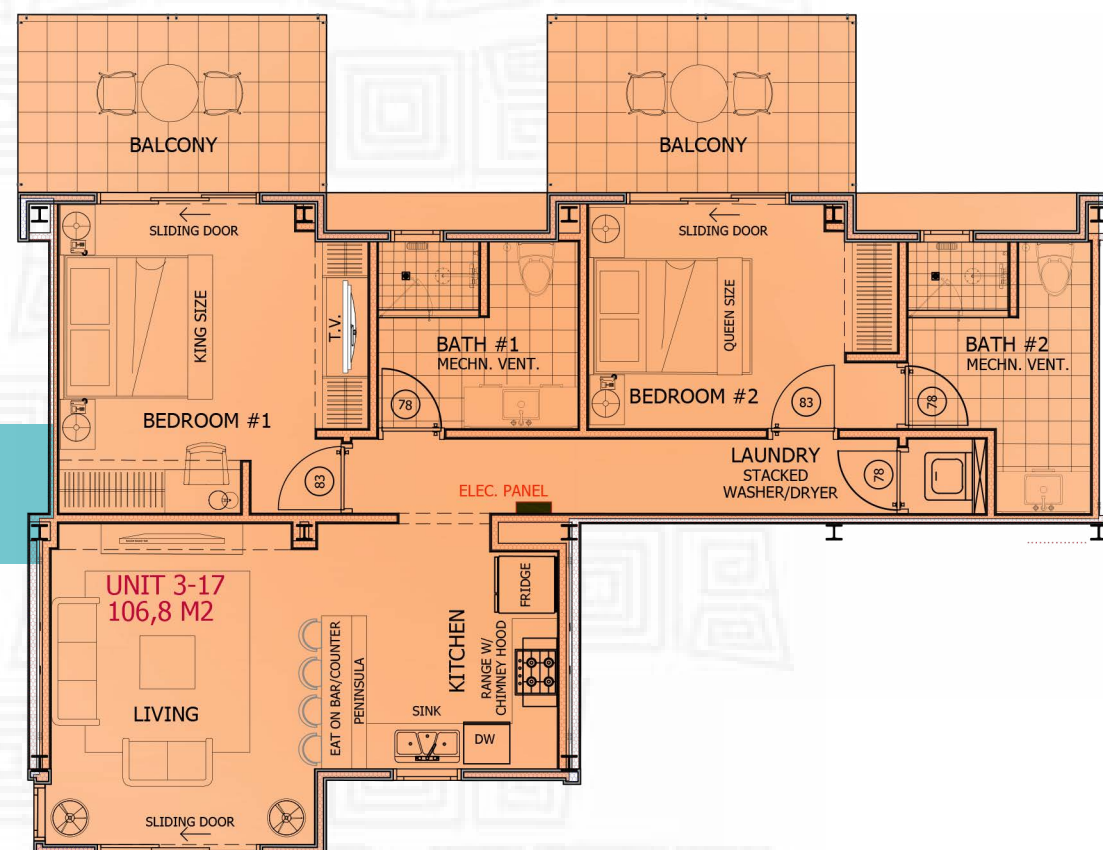
UNIT 3-15
AREA CONDO: 69,7 M²
SCALE 1/100

3-16



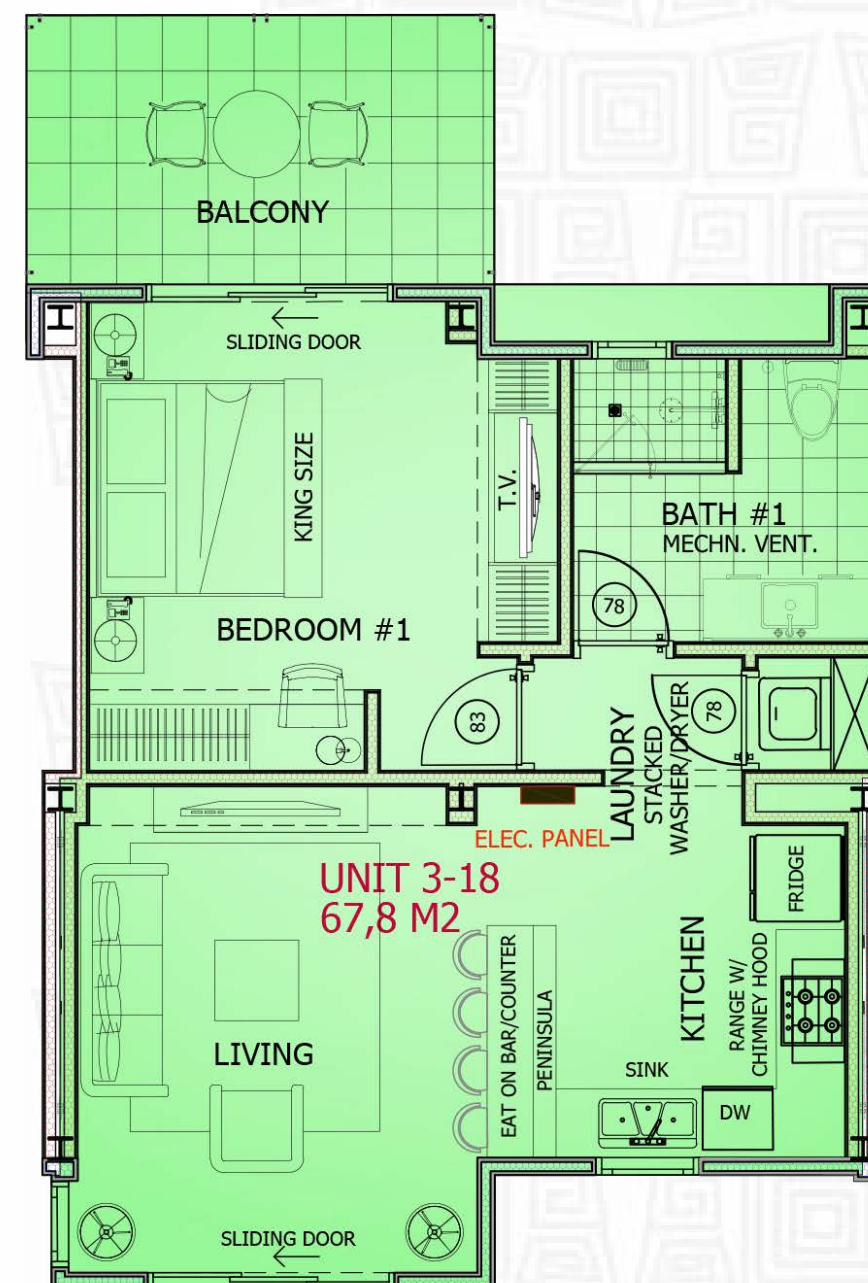
UNIT 3-16
AREA CONDO: 98,2 M²
SCALE 1/100

3-17



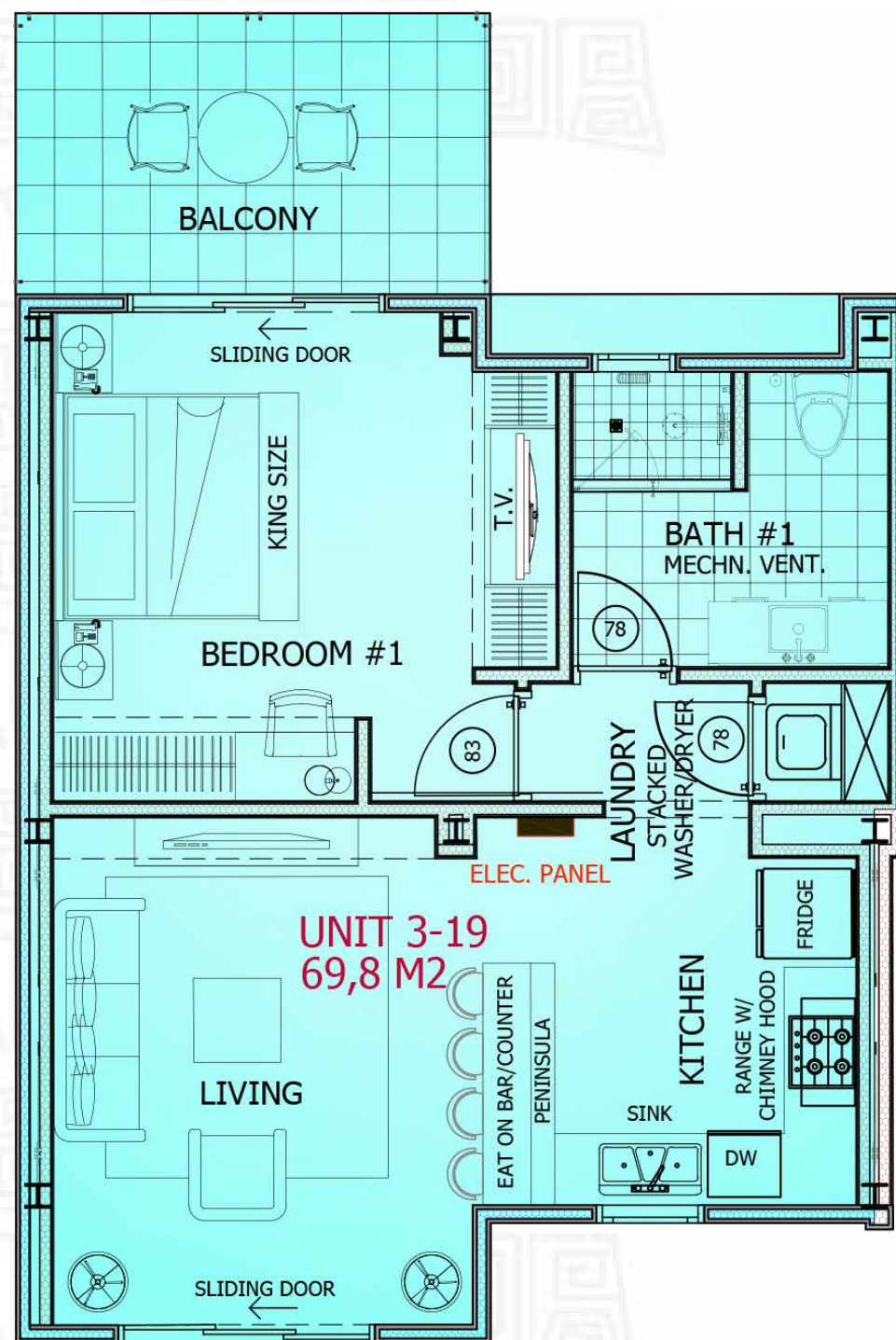
UNIT 3-17
AREA CONDO: 106,8 M²
SCALE 1/100

3-18



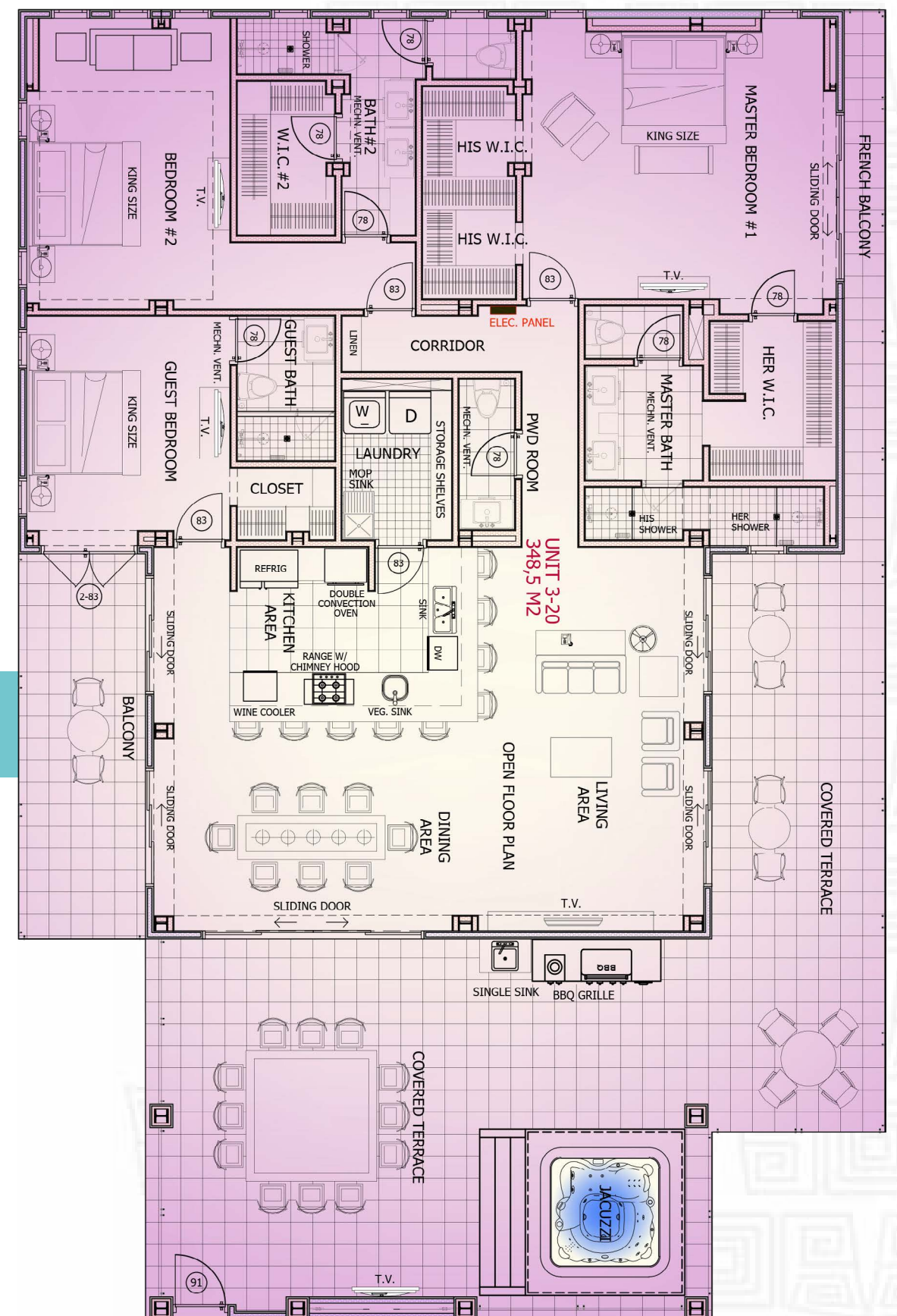
UNIT 3-18
AREA CONDO: 67,8 M²
SCALE 1/100

3-19



UNIT 3-19
AREA CONDO: 69,8 M²
SCALE 1/100

3-20



UNIT 3-20
AREA CONDO: 348,5 M²
SCALE 1/100



WARIIRURI