

ARUBA BUYING GUIDE



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WELCOME TO ARUBA

Aruba is a tropical island, which is intensely famous for its pure golden beaches facing the Atlantic Sea, rich cultural history, diverse wildlife and other natural scenery. Residents enjoy an average rainfall of less than 20 inches a year, and a very comfortable average daytime temperature of 27 Celsius, making it the perfect place to enjoy life outdoors, and with so many water sports and other outdoor activities on offer, Aruba is the perfect location to live, and vacation.

Our beautiful island may be small in size, but definitely has a big personality, with one of the most ethnically diverse populations in the world, you will always find someone that speaks your language.



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Most locals are fluent in English, Dutch and Spanish, as well as Papiamentu (the local language), our island is home to over 90 nationalities including European, East Indian, Filipino, and Chinese, whose cultures and traditions are all celebrated on the island.

Aruba is actually one of the few Caribbean islands which is outside of the hurricane belt, so any time is a great time to visit our beautiful island.

Aruba is a part of a group of islands called the Leeward Antilles, together with Curacao and Bonaire, and is within easy reach of the USA with flight times ranging from 3 hours to 4.5 hours.



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REAL ESTATE IN ARUBA

Aruba has one of the highest standards of living in the whole Caribbean.

If you are looking for a new home or a second home in Aruba, allow our extremely experienced staff to assist you in selecting and purchasing your dream property. Browse our website to see our hundreds of luxury properties and allow your dreams to become a reality

If you are already a local living on our beautiful island, you will know what a wonderful place it is to live, and if you are about to relocate here, you will soon realize the laid back way of life blended with all the comforts of home truly make this little pearl of the Caribbean feel like your home away from home.



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BUYING REAL ESTATE – HOW TO...

Before you start your search, the good news is, contrary to what you may have heard, there are no special requirements for non-residents who want to buy property in Aruba, in fact the process is the same as it is for a resident.

In Aruba there are two types of land upon which houses are built:

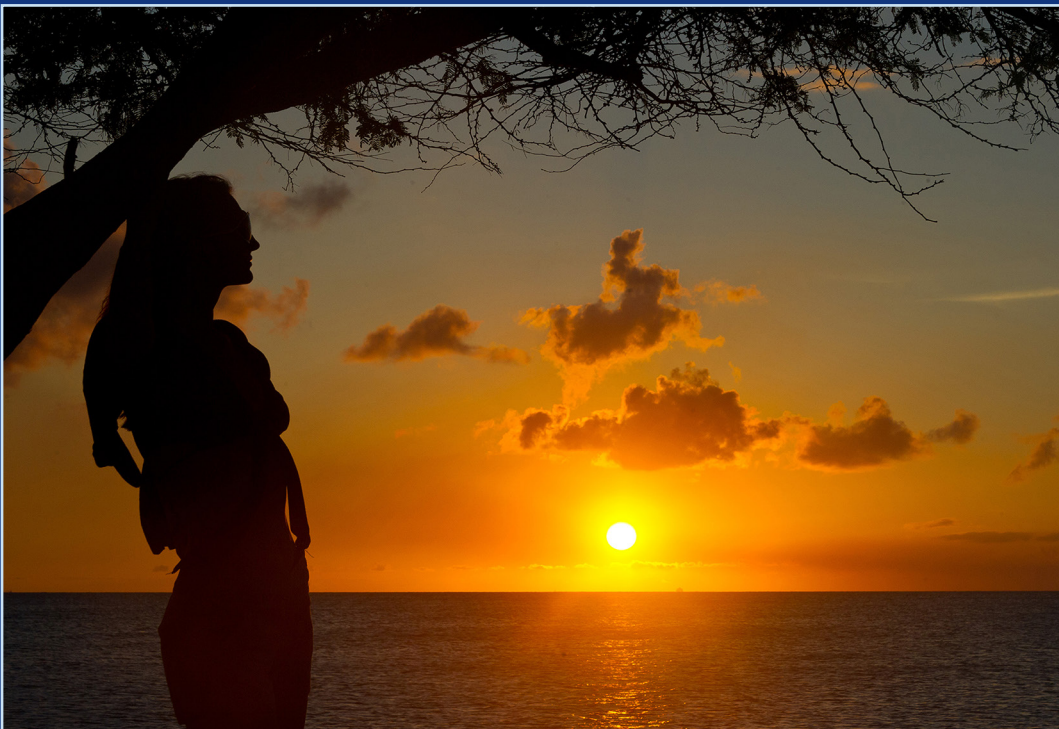
1. Freehold property land – this is the type of land that is owned outright by the owner of the deed.
2. Lease Land – This type of land is owned by the Land of Aruba and a 60-year lease has been given. For these lease rights you pay a yearly fee. Many non-residents have bought lease land or homes situated on lease land.



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The most important thing to remember when you start your search for your new home, is to not go it alone, the help of an experienced realtor will help you to keep your search realistic, within budget and make the buying process less stressful.



Make a list of needs and wants for your new home, and take them with you to your realtor, you can then narrow the search and only visit the properties that will be right for you.

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Once you have chosen the perfect property, your next steps are:

- Hire a lawyer (We can help you with this) so that you can make an offer on the property
- Once your offer has been accepted, your Coldwell Banker Aruba Agent will draw up the preliminary sale/purchase agreement for you and the vendor to sign, this document reserves the property for you
- Pay the deposit of 10% at the notary of your choice
- You will then need to settle all closing costs, such as the transfer tax, and notary charges
- Once the process is complete, you will then be ready to collect the keys to your new home



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When buying a home, you will incur closing costs, these costs are approximately 5 to 8 percent of the selling price, and are calculated as follows:

- Transfer tax, (one-time tax), three or six percent of the selling price, depending on the value.
- Notary fees transfer deed: one percent of the selling price
- Notary fees mortgage deed (if applicable): one percent of the selling price.

The entire process usually takes around 6-8 weeks to complete, depending on the complexity of the transaction.



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PROPERTY TAX

The only yearly property tax you have to pay is called land tax, this tax is usually based on the selling price. The first USD 34,000.00 is free of tax, and on the balance you pay USD 4.00 per USD 1,000.00 of the value.

Other Taxes in Aruba

Aruban citizens are taxed on their international income, whereas non-residents are taxed only on income earned in Aruba.

Other taxes charged in Aruba include:

- Income Tax
- Inheritance Tax
- Social Security
- Excise Tax
- Room Tax/Tourist Tax
- Corporate Tax



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GETTING A MORTGAGE

If you need financing to make your dream home in Aruba a reality, our local banks offer mortgages to both residents and non-residents, each bank will have their own list of requirements for mortgage applications, for instance:

- Identification
- Bank reference letter
- Employment reference
- Copies of appraisal reports and sales agreements

Banks in Aruba typically lend 60% of the value of the property with a closing fee of approximately 1.5% of the total loan amount



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VISITING ARUBA

Tourists are free to enter Aruba without a written permit, so long as they do not stay for a period longer than 30 days. The maximum time a person can stay in Aruba cannot exceed 180 days per year.

Extension of stay

When entering Aruba, the following people can request an extension of their stay for up to 180 consecutive days.

- Nationals of the Kingdom of the Netherlands
- Residents of any country which has an agreement with the Kingdom of the Netherlands to abolish the visa obligation if -
 - * They have a property in Aruba, or a pleasure yacht moored in Aruba with a length of at least 14 meters. Proof of ownership must be available.



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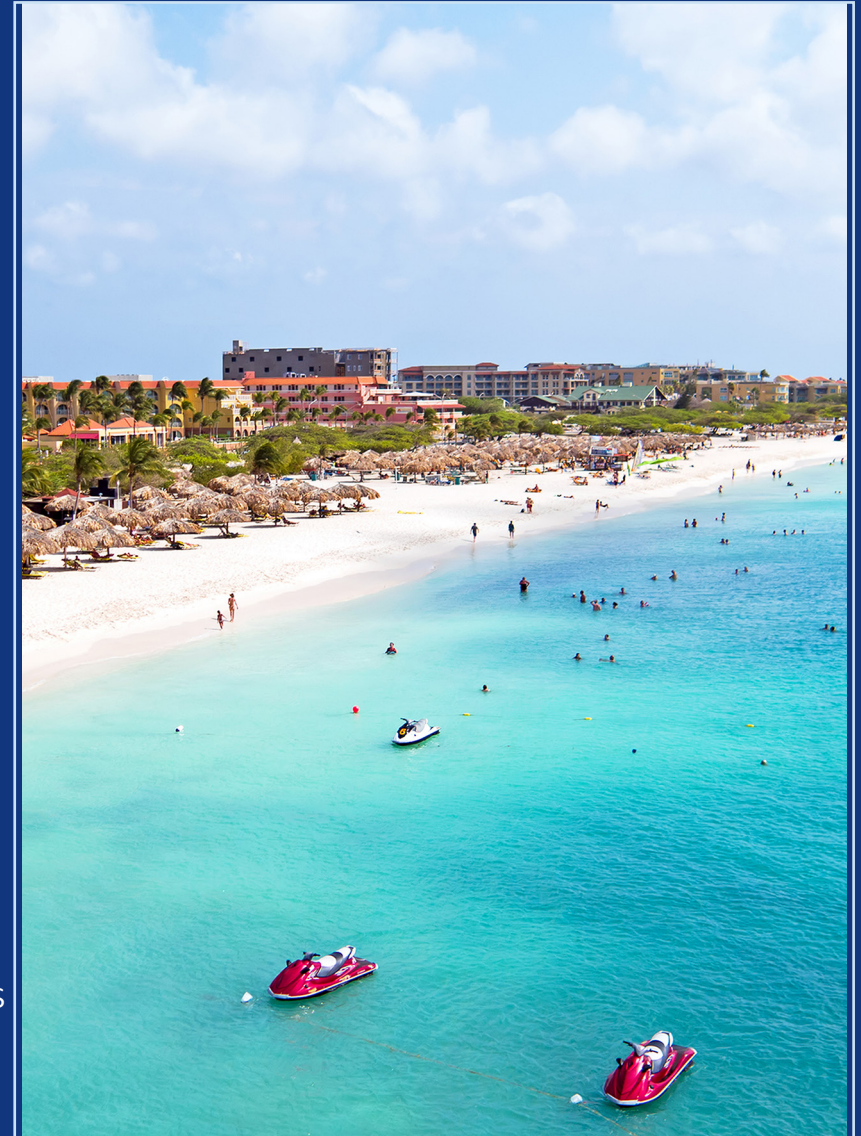
Tourists are not permitted to work or look for work during their stay, neither are they allowed to do business.

All tourists should have:

- A return ticket, or a ticket for onward travel outside Aruba
- The correct documents for their return home or next destination
- Enough money to support themselves for the duration of their stay.

Aruba also has US pre-clearance, so that once you have enjoyed your vacation in Aruba, you will arrive back in the US as a domestic passenger arriving back from any other point in the US -

- After check in you will take your baggage to the US Customs and Border Protection facility, where an officer will run a computer check and take your customs forms.
- Once you are cleared, your luggage will be put on the plane and you will go to the gate and board. Once you land back to the US this process allows you to arrive as if you were any other domestic passenger.



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RELOCATING TO ARUBA

If you want to relocate to Aruba, you will need a residency permit, it is important to note that this residency permit does not allow you to work in Aruba, in order to work here, you will need to apply separately for a work permit (see Page 14)

Requesting a residence permit must be done in person, or by an appointed representative at the Department of Immigration (Dimas) and you will need:

- Bank references
- Home and business addresses for the last 10 years
- The reason you want to live in Aruba
- Police clearance (not older than 2 months)
- Passport valid for Aruba
- Three passport Photos
- Valid vaccination for smallpox
- A medical declaration to confirm you are free from any contagious or mental illness, within 30 days of your trip
- Proof of payment of the legal fee

For more information on relocating to Aruba click [here](#)



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WORKING IN ARUBA

Finding employment as a non-Aruban is not easy, and the only time a work permit will be issued is when there are no local qualified staff available for positions. Without a valid work permit you are not allowed to work and could be deported from the island.

In general, the application for a work permit will only be considered if filed by an employer, who is willing to accept full responsibility for any expenses imposed by the government for the employee.

Written Permits

Not including tourists, all other persons should have a written permit to prove their legal right to be on the island.



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A LITTLE HISTORY OF ARUBA

1,000's- The Arawak Indians arrived as the first inhabitants of the island. They migrated north from the Orinoco Basin in South America.

1499- Alonso de Ojeda the Spanish explorer arrived on the island, and claimed the island for Queen Isabella, however the Spanish left soon after due to the island's lack of gold.

The island was abandoned and left to the Caiquetios for the next 150 years, and before long the island became a hideaway for pirates and buccaneers who preyed on ships transporting Indian treasures back to the old world.

1636- The Dutch captured Aruba, so that they could establish another colonial presence, having been expelled from St Maarten.



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1805 – 1815- The island fell under British control during the Napoleonic wars, before returning to Dutch control.

1824- gold was discovered near Bushiribana marking the beginning of the gold rush which lasted until 1916 when it became unprofitable and shut down.

1929- Aruba became home to one of the world's largest oil refineries.

1985 – The refineries closed down and tourism became a very important industry.

Oil refining was resumed in 1991 however the island continues to invest heavily in tourist development, and is the island's primary economy.



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SHOPPING AND COST OF LIVING IN ARUBA

If you like a wander around the shops there is plenty of choice Aruba. From high end boutiques, and designer stores in downtown Oranjestad, to colorful galleries and boutiques of San Nicolas. Of course there are also well known international brands, souvenir shops, grocery stores, and duty free shops. If retail therapy is your pleasure, Aruba is the place for you.

When you are considering moving to another country, one of the most important things to be aware of is the average cost of day to day living in that country. From grocery shopping bills, to transportation, childcare, utilities, and eating out, [click here](#) to find out some very important information on the cost of living in Aruba.



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INTERNET AND CELL PHONE INFORMATION

Internet Speed in Aruba

One of the most important factors to consider for many of us when we move is the internet speed available in the new country or area, we have included the details below

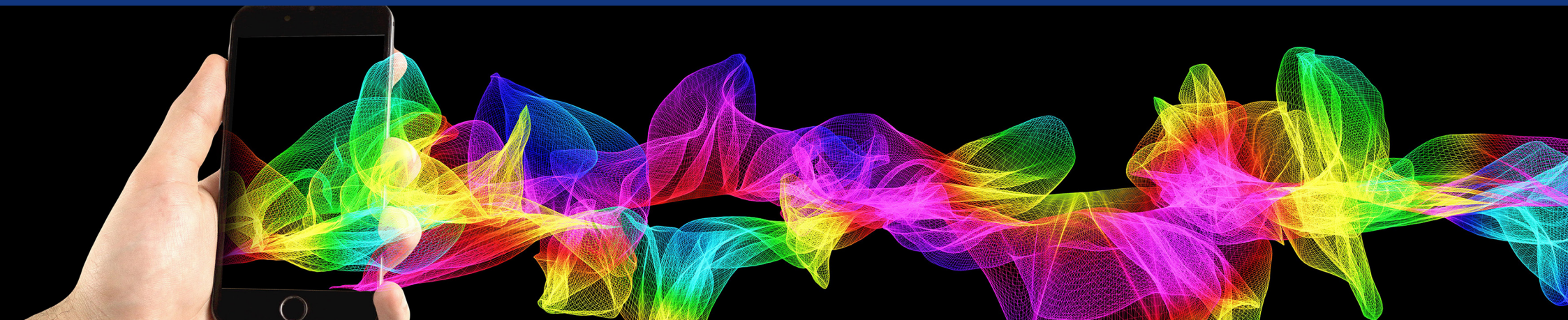
Average Download Speed

31.72 mbps

Average Upload Speed

12.12 mbps

Another very important factor is cell phone coverage and price, almost every Caribbean island has good cell service, however if you are not a permanent resident, and are bringing your cell phone with you, it is best to check with your provider about costs of overseas use. Another great option is to purchase a pay as you go sim card so that you can use your phone anywhere in the Caribbean without the hidden surprises. iRoam have some good deals.



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GENERAL INFORMATION

Schools

Aruba has an excellent education system which is modeled on the Dutch system, we have over 80 schools to choose from for children aged 4 to university age -

Primary Schools

Kindergarten – Ages 4-6 years

Basic primary education – Ages 6-12 years

Special kindergarten and primary education is also available

Secondary Schools

MAVO – General secondary education- lasting 4 years

HAVO – Higher general secondary education- lasting 5 years

VWO – Pre-University education – lasting 6 years

Higher Education

The university of Aruba – Offering a wide range of degree courses

[Click here for more information, and a full list of schools](#)



In addition to the public schools Aruba has private schools such as the International School of Aruba which offers US education from Kindergarten up to Secondary School grade 12, the dutch De Schakel College as well as various Montessori schools.

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Medical Services

Pro-Air Ambulance – Tel: (297) 592-9050
Dr. Horacio Oduber Hospital – Tel: (297) 527-4000
Centro Medico: Dr. Rudy Englebrecht – Tel: (297) 584-8833

Telecommunications

SETAR N.V. – Tel- 297 525 1500 / WhatsApp- 297 597 9999
DIGICEL ARUBA – Tel- 297 522 2298
Department of Telecommunication – Tel- 297-582 6069

Utility Companies

Electricity

N.V. Elmar – Tel: 297 523 7100

Water

WEB Aruba N.V. – Tel: 297 525 4600

Gas

Arugas– Tel: 297 585 1198



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ARUBA FAQ

Can I Drink the Tap Water in Aruba?

There is no need to buy bottled water in Aruba, the tap water is fresh and pure, in fact it meets the highest standards of quality of the World Health Organisation.

What time zone is Aruba in?

The local time in Aruba is Atlantic Standard time (GMT+4) all year. Daylight Saving Time has never been used here.

What Languages are Spoken in Aruba?

The official languages of Aruba are Dutch and Papiamentu, however there is no need to hire a translator as English and Spanish are also both widely spoken.

What is the percentage of Consumer Tax?

The current consumer tax rate is 1.5%.

Is Aruba in the Hurricane Belt?

Aruba is South of the hurricane belt meaning that direct hits from hurricanes are rare.



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How can I make a phone call to, from and in Aruba?

Call Aruba from the USA and Canada

Dial 011 + 297 + 8 + Landline Number

Dial 011 + 297 + 8 + Mobile Number

Call Aruba from other international countries

Dial 00 + 297 + 8 + Landline Number

Dial 00 + 297 + Mobile Number

Call the USA and Canada from Aruba

Dial 00 + 1 + Area Code + Landline Number

Dial 00 + 1 + Area Code + Mobile Number

Call other international countries from Aruba

Dial 00 + Country Code + Area Code (without the first 0 for the UK) + Landline Number

Dial 00 + Country Code + Mobile Number (without the first 0 for the UK)

How do I make a local call in Aruba?

Dial 8 + Local Number

Dial- Mobile Number



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What Currency is Used in Aruba

Aruba's currency is the Aruban Florin, denoted by the letters Awg, and Afl. The currency is linked to US Dollars, therefore fluctuates with the US Dollar.

What are the biggest Supermarkets in Aruba?

- Ling & Sons Super Centre
- Super Food
- Price Smart

How accessible is the internet in Aruba?

All of Aruba's hotels and resorts have wireless internet, as do most restaurants and cafes, so access to the internet is easy when you here. You can also purchase wi-fi hotspot devices, that you can top up to keep you connected wherever you are.



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What are the Liquor and Drug Laws in Aruba?

The legal drinking age in Aruba is 18 for drinking beer, wine and spirits. Drinking is allowed on the beach but ensure you remove all bottles as they have very strict litter laws. Aruba has very strict laws against drugs, all drugs are illegal.

Can I Retire in Aruba?

Aruba has a special program for retirees who want to retire in Aruba. In order to qualify for this a person needs to be 55 years or older and have a minimum annual income of US\$56,200 from a pension or other legal source. The person must also own a home on the island.



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What Embassies and Consulates are there in Aruba?

- Brazil- Oranjestad, Consulate
- Colombia- Oranjestad, Consulate
- Costa Rica- Oranjestad, Consulate
- Denmark- Oranjestad, Vice Consulate
- Dominican Republic- Oranjestad, Consulate General
- Ecuador- Oranjestad, Consulate
- France- Oranjestad, Consulate
- Germany- Oranjestad, Consulate
- Haiti- Oranjestad, Consulate General
- India- Oranjestad, Consulate
- Israel- Oranjestad, Consulate
- Mexico- Oranjestad, Consulate
- Panama- Oranjestad, Consulate
- Paraguay- Oranjestad, Consulate
- Philippines- Oranjestad, Consulate
- Spain- Oranjestad, Vice Consulate
- Sweden- Oranjestad, Consulate
- Uruguay- Oranjestad, Consulate
- Venezuela- Oranjestad, Consulate General



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ABOUT US

Whether you are a first-time buyer or in the process of stepping up to your “dream home” in Aruba, Coldwell Banker Aruba is a great place to begin the process. We have made everything available to you 24/7 and only a click away. Coldwell Banker Sales Associates are the reason clients continue to work with Coldwell Banker, transaction after transaction. Their knowledge and experience can guide you through the real estate process from log in to move in and help you with all of the details before, during and after the sale.



[View our Aruba Listings](#)

