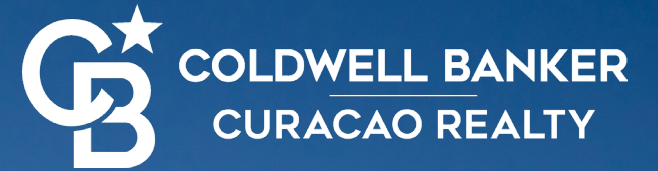


CURACAO BUYING GUIDE



CURACAO BUYING GUIDE



CONTENTS

Pg.

3. This is Curacao	
4. Curacao Real Estate Information	
5. First Steps	
7. The Process	
9. Foreign National Purchasing	
11. Investment in Curacao	
15. Working and Doing Business in Curacao	
16. Tax in Curacao	
18. A Little History of Curacao	
19. Shopping and Cost of Living in Curacao	
20. Internet and Cell Phone Information	
21. General Information	
23. Curacao FAQ	
29. About Us	



CURACAO BUYING GUIDE



THIS IS CURACAO

Welcome to the colorful island of Curacao, the best kept secret in the Caribbean, with more than 35 enchanting beaches, fascinating monuments, diverse history and of course fantastic diving, it comes as no surprise that our island is one of the most popular vacation destinations in the Caribbean.

Curacao is a part of the ABC group of islands with Aruba and Bonaire, it is 40 miles long, mostly flat and at 180 miles wide at its widest point, it is actually the largest island in the Dutch Caribbean Islands group.

The coastline of Curacao is dotted with small bays and inlets, with larger beaches on the east end of the island, which is where you can also find the capital and port of Willemstad, the big city with small town charms. Willemstad is home to many of Curacao's 130,000 residents and is a UNESCO World Heritage Site thanks to the stunning Dutch colonial buildings, that bring the city alive with colour.

Curacao is a truly multicultural island, with a mixed population of over 50 countries, and there is no better way to experience this than to join in with Carnival, and we sure know how to party!



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CURACAO REAL ESTATE INFORMATION

If you are already resident in Curacao, you will know what a fantastic place it is to live, and whatever your reason for buying a new home- downsizing, expanding, relocating to another area, or perhaps a second home, browse our website to see our extensive portfolio of properties and find your new dream home.

If you do not yet live on our beautiful island, the idea of owning a home in the sun may be your ultimate dream, and Curacao is the perfect place to make that dream come true. Curacao offers safe investment, with traditionally low inflation rates, low tax rates and no restrictions on non-residents purchasing real estate. Allow our extremely experienced and knowledgeable agents to help you find the perfect home for you.



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FIRST STEPS:

Once you have a good idea of your specifications, budget and location, communicate these to your agent so that they can find the properties that will be suitable for you to view. The viewing process can be very confusing, so it is a good idea to prepare a list in order to compare all the homes you will see. Note down things like number of bathrooms, alterations to houses, and any other notable elements that will help you to make a decision, take photos if you are permitted so that you can properly review later on.

Options for owning Property in Curacao

Property and Land- This form of ownership is viewed as actual ownership and property taxes will be assessed on a yearly basis for as long as you own the property. The owner has the right to freely enjoy and dispose of the real estate, it can also be jointly owned in this case by 2 or more private individuals or legal entities. Ownership of real estate in Curacao must be recorded in the public register for real estate property, the civil law notary who executes the deed of transfer will take care of this registration.



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Long Land Lease:

Under this form of ownership, the government of Curacao through its directorate, determines at the beginning of the lease the property taxes and they remain the same for the duration of the lease and is charged on a yearly basis. At the end of the lease term the government typically renews for another 60 years at an increased annual fee. If the government is unable to renew, the owner will be compensated at the current market value including all improvements made to the property.

A long-term land lease is granted by the government and is mainly created because:

- The government wishes to encourage house building by those who cannot easily afford to purchase land.
- The designated use of land can be regulated by incorporating special requirements into the long term lease contracts.
- It ensures the government of a fixed annual income and/or any increases in the value of the land will be for the benefit of the government.

With a long term lease the lessee can treat the real estate as if they are the owner for the term of the lease, subject to any restrictions imposed by the government within the lease.



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THE PROCESS...

Once you have chosen your property and agreed a price, the following steps will need to be taken to complete the purchase:

- Purchase contract must be drawn up and signed, once the contract is signed the owner of the land or real estate is committed to sell to you. A 10% security deposit is paid at the notary/solicitor of your choice.
- Before processing the sale/purchase agreements, the notary will usually require copies of identification cards, and completion of the information on the sale and personal data form.
- Processing time is usually around 6- 8 weeks and once it has been completed by the notary, a copy of the deposit slip will be available.
- Pay the final purchasing costs
- Finalize the purchase - It is not necessary for the buyer to be on the island for this as a notary can assist and you fulfill most requirements by email.



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Curacao Real Estate.... A Wise Investment

- Curacao has a well-developed infrastructure.
- It is politically and economically stable.
- There are modern facilities
- Real estate is well priced
- No language barrier



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FOREIGN NATIONAL PURCHASING

There are no restrictions on foreign nationals purchasing property in Curacao and you do not need to become a resident in order to buy a new home. However, if you wish to live permanently on the island you will need to apply for a residence permit. To apply for this permit the authorities will request a number of documents such as:

- Proof of income
- Valid passport
- Certificate of good conduct
- Birth certificate
- Medical certificate
- Proof of health insurance
- Proof of ownership of a home on Curacao.



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Length of Stay Permitted in Curacao

Tourists are generally allowed to stay for a maximum of 14 days, in the event that they want to stay longer an extension must be requested at the immigration office. American citizens may stay for a maximum of 3 months and citizens of the Netherlands, 6 months.



Financing Your New Home in Curacao

The first thing to do when you need financing to buy your new home, is to get pre-approval for a mortgage, this will show vendors that you are a serious buyer and there will be no problem with your ability to buy the property. There are several banks that provide mortgages, to both residents and non-residents, be sure to shop around for the best rates and loan percentages.

CURACAO BUYING GUIDE



INVESTMENT IN CURACAO

The government of Curacao welcomes investment from individuals with high net worth, this sort of investment can provide a real economic benefit to Curacao. Obtaining an investor permit is simple, and will allow the investor and their family to reside in Curacao. It is however, necessary that the family has proof of sufficient funds to support themselves as well as having private health insurance.



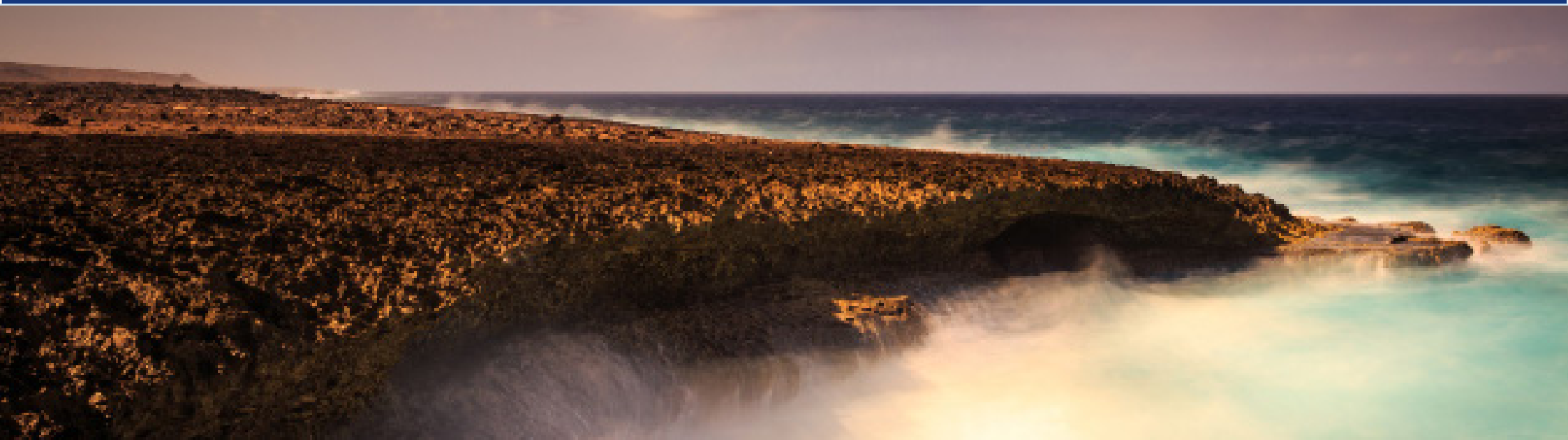
CURACAO BUYING GUIDE



There are two investor permits available here in Curacao:

1. Indefinite investor permit: This type of permit will be granted with investments of US\$ 840,000 and over (ANG 1,500,000), and entitles the holder to stay in Curacao indefinitely.
2. Temporary Investor permit, lasting up to 5 years: This permit will be granted with investments up to US\$840,000, although the permit may be extended as long as the conditions are met.

An investor permit is the fastest way for individuals to invest, work and live on our beautiful island. To facilitate high net worth investors coming to Curacao, the government has set out some guidelines for these permits.



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Requirements

In order to qualify for either of the permits, it is necessary that you have paperwork to present showing the amount of the investment you intend to make. In addition, you must have sufficient funds to support you and your family including a full private health insurance policy.

When applying for the temporary permit, the first permit issued will be for a period of one or more years, and subsequent permits will be issued for similar periods as long as conditions are met:

- Investments of at least US\$ 281,000 will qualify you for a residence permit lasting 3 years, which will be renewed if circumstances stay the same.
- Investments of at least US\$ 420,000 will qualify you for a residence permit lasting 5 years, this will also be renewed as long as circumstances remain unchanged

Family members will receive a residence permit for the same period as your investor permit, however, if your permit expires, so too will the residence permits.



CURACAO BUYING GUIDE



Before receiving a residence permit it is necessary that you have evidence of full private health insurance for all family members. You are also required to pay a security deposit for the permit (deposit amounts depend on nationality)

When applying for an investment permit on the island of Curacao, each applicant should allow a period of 2 weeks to receive a decision. The following documents are required:

- Fully completed and signed application form
- Copy of a valid passport
- 4 passport photos
- True copy of birth certificate
- Certificate of good behavior issued by your most recent place of residence
- Health insurance policy
- Statement from a local bank with details of your investment amount
- Proof of payment of the fees for the permit



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WORKING AND DOING BUSINESS IN CURACAO

If you are planning to move to Curacao and work, it should be noted that any foreigner looking to work on the island must obtain a work permit. Permits are only usually granted if there are no qualified persons available for the position locally and permits are only taken into consideration if they are filed by a local employer.

Incentives for Investing and doing Business in Curacao:

- Excellent international trade relationships, having international trade agreements with many countries
- A skilled and energetic workforce, with a 90% literacy rate
- Safe environment: Curacao is known as one of the safest places to do business among the Caribbean islands
- Investment friendly government policies, the government is very keen to bring in foreign investment and to this end, have set up two free economic zones.
- free benefits



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TAX IN CURACAO

Property Tax in Curacao

- One off Transfer tax of approximately 4% will be paid so that the deeds can be transferred and signed
- Annual property tax ranges from 0.4% to 0.6% depending on property value

Other Taxes in Curacao

- Income Tax
- Corporate Tax
- Inheritance Tax
- Social Security



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Tax incentives for foreign companies or investors

- Low tax rates on exports – A company doing business in one of the free zones only need pay 2% tax on the profit earned through exports
- Tax exemption – Businesses relating to export or import are exempt from several tax requirements, such as import duty, turnover tax and excises.
- Employee benefits – Employees at businesses in the free zones will be entitled to tax-free benefits



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A LITTLE HISTORY OF CURACAO

Curacao has a very colorful history which is still very apparent on the island today. The Arawaks were the first to inhabit the island with their subgroups when they migrated from South America around 6,000 years ago.

They discovered the island after they embarked on a centuries long northward trek, the group that ended up staying on the island were the Caiquetios. The discovery of the island by Christopher Columbus literally put Curacao on the map, and by the 16th century the Spanish had flocked here in large numbers only to abandon it again due to the lack of gold. Finally, the Dutch laid claim to the island in 1634 establishing plantations on the island, some of which can still be seen today.



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SHOPPING AND COST OF LIVING IN CURACAO

Shopping in Curacao is an experience like no other, with many shopping centers spread throughout the island, boutiques, duty-free zones, and of course the floating market. Curacao also has some excellent shops selling local handicrafts and souvenirs, jewelry and watches.

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 Curacao.the map, and by the 16th century the Spanish had flocked



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INTERNET AND CELL PHONE INFORMATION

Internet Speed in Curacao

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

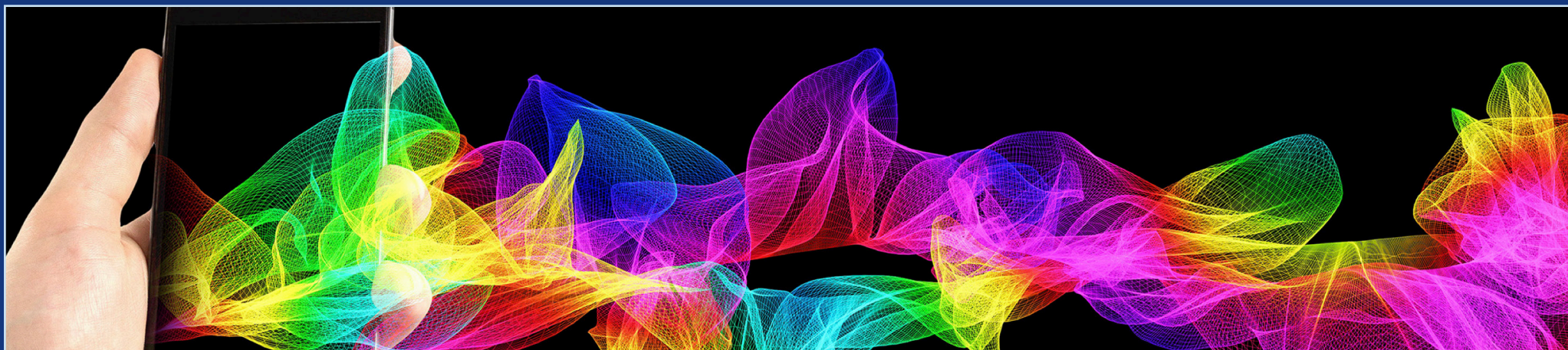
Average Download Speed

26.23 mbps

Average Upload Speed

10.46 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.



CURACAO BUYING GUIDE



GENERAL INFORMATION

Schools:

There are many public and private schools on the island. The public schools are free and compulsory, and the education system is based on the Dutch system. All of our schools meet high standards and are designed to educate and prepare all students for further education and work in our society. Most primary schools teach children in Papiamentu for the first year, and change to Dutch when they reach 5th grade.



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Medical Care:

Antillean Adventist Hospital- 599-9-737-0611

St. Elisabeth Hospital- 599-9-462-4900

Sahoury Medical Institute- 599-9-736-3006

The Taams Clinic- 599-9-736-5466

Utility Companies:

Water/electricity:

Aqualectra- 463-2000

Telecommunications:

UTS NV – 5999 777-0101

Digicel – 5999 736 1057



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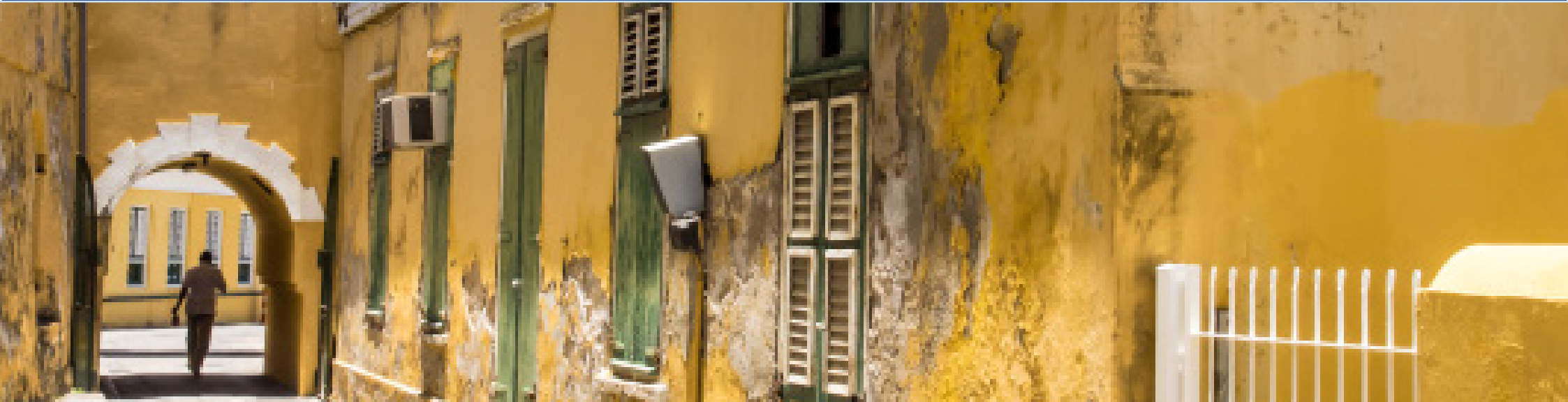
CURACAO FAQ

Can I drink the Tap water?

Aqualectra, the water company on Curacao uses seawater to produce quality drinking water, so water from the taps is fine to drink in Curacao.

Is Curacao in the Hurricane Belt?

Curacao is a part of the ABC Islands which all lay just outside the hurricane belt, so there is a very low risk of hurricane activity on the island.



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What language is spoken in Curacao?

Dutch is the official language spoken in Curacao, while Papiamentu is the most common. Curacaons are masters of language as most of them will also speak Spanish and English, so there should be no problem in getting understood here.

What Time Zone is Curacao in?

The Time zone in Curacao is Atlantic Standard time (GMT-4) all year round, there are no daylight savings time clock changes.



CURACAO BUYING GUIDE



How do I make Phone Calls to, from and in Curacao?

Call Curacao from the USA and Canada

Dial 011 + 599 + Landline Number

Dial 011 + 599 + Mobile Number

Call Curacao from other international countries

Dial 00 + 599 + Landline Number

Dial 00 + 599 + Mobile Number

Call the USA and Canada from Curacao

Dial 00 + 1 + Area Code + Landline Number

Dial 00 + 1 + Mobile Number

Call other international countries from Curacao

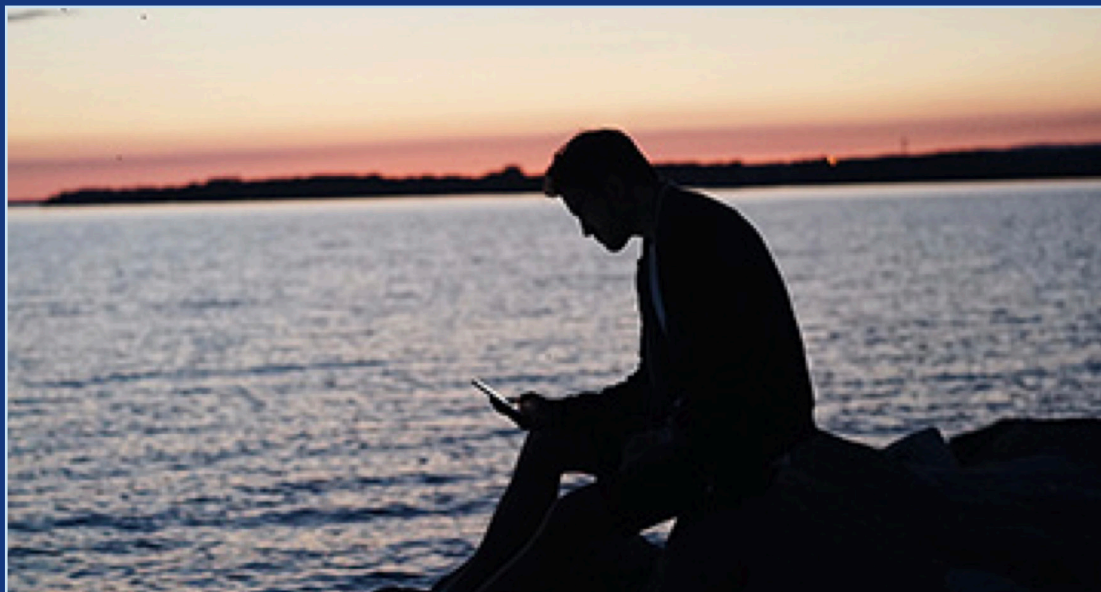
Dial 00 + Country Code + Area Code (without the first 0 for the UK) + Landline Number

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

Make a local call in Curacao

Dial 9 + Area Code + Local Number

Dial 9 + Mobile Number



CURACAO BUYING GUIDE



What Currency is used in Curacao?

The currency in Curacao is the Netherlands Antillean Guilder, which is pegged to the US Dollar. It has a stable rate of US\$ + NAFI 1.77 for cash and 1.78 for traveler's checks. Exchange rates may vary slightly at hotels and stores.

What are the major supermarkets?

- Centrum Supermarket, Weg Naar Bullenbaai
- Esperamos Supermarket, Willemstad
- Arco Iris, Willemstad

How accessible is the internet?

All hotels and resorts provide a wireless internet connection, and many have computers for guests to use. You will also find many free wi-fi hotspots in Curacao. Lots of cafes, restaurants, tourist attractions, malls and more have connections.

What are the liquor and drug Laws?

The legal drinking age in Curacao is 18, and you are usually allowed to walk around with an open alcohol container. Some private beaches don't allow you to bring your own drinks, and others do, so it is always best to check first.

All recreational drugs are illegal in Curacao.



CURACAO BUYING GUIDE



How much is the Consumer Tax?

The consumer tax in Curacao is 6%, although certain goods and services will be charged at 9%.

Can I Retire in Curacao?

It is possible to retire in Curacao if you apply for and are granted a residence permit. There are some good tax incentives for retirees in Curacao, to qualify for these the pensioner must be at least 50 years old, and must purchase real estate worth at least US\$255,000 within 18 months.



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Are there Consulates and Embassies in Curacao?

Yes - See below for all Consulates situated in Willemstad

- Belgium
- Bolivia
- Brazil
- Chile
- China
- Colombia
- Denmark
- Dominican Republic
- Estonia
- Finland
- France
- Gambia
- Germany
- Grenada
- Haiti
- Honduras
- Hungary
- Israel
- Italy
- Jamaica
- Lebanon
- Liberia
- Norway
- Panama
- Portugal
- Spain
- Suriname
- Sweden
- Switzerland
- United States
- Uruguay
- Venezuela



CURACAO BUYING GUIDE



ABOUT US

The team at Coldwell Banker Curacao Realty consists of local experts who have a profound knowledge of the island, its neighborhoods, and the intricacies of the real estate industry on Curacao. This insider knowledge is a significant advantage for clients, as it allows them to make informed decisions when buying or selling properties on the island.

Integrity, honesty, and service are the core values that this real estate company holds in high regard. They understand the importance of trust and transparency in real estate transactions and prioritize these values in every aspect of their business. Whether you're a local resident looking to buy your dream home or an international investor exploring real estate opportunities on the island, you can expect a high level of professionalism and ethical conduct when working with this Coldwell Banker-affiliated team.

Their commitment to service goes beyond just facilitating transactions. The team takes the time to understand the unique needs and preferences of their clients, ensuring that they receive personalized guidance and support throughout the entire process. From the initial consultation to property viewings, negotiations, and the final closing, clients can count on a dedicated and attentive team that is genuinely interested in their success.



View our Curacao Listings

