

## Fact sheet

### About EPIC at the bay

The EPIC at the Bay project will be realized on the most beautiful spot of Curacao. This first phase of the four-phase masterplan are the 'Epic Residences': a total of 44 apartments with three types of residences to choose from, single bedroom units, double bedroom units and a pair of penthouses. Curacao, with its location outside of the hurricane belt, attracts tourists year-round from all over the world. The island is very popular thanks to the vast number of beautiful natural beaches, amazing dive locations, impressive nature areas, a vibrant nightlife, extensive shopping facilities and a rich and diversified culture. Today is the best time to participate in a unique limited development such as EPIC, whether it's as your own residence or for rental purposes.

- 44 luxurious residences designed by renowned Dutch architect, Cees den Heijer
- Epic at the Bay will be gated and have surveillance
- Three types of residences:
  - 70m<sup>2</sup> (excluding terrace) - 1 bedroom residence
  - 140m<sup>2</sup> (excluding terrace) - 2 bedroom residence
  - 240m<sup>2</sup> (excluding terrace)- 3-4 bedroom Penthouse
- 65 common parking spots
- Two elevators
- Fitness
- Common infinity edge pool with sundeck and lounge beds
- Dedicated wing (15 units) for residential (year-round) and long term rental
- Dedicated wings (29 units) for short term rental / stay
- Short term rental through dedicated rental services organization operated by the developer
- Option to purchase additional storage rooms

### The residences

The name says it all: the feeling of something EPIC is what we strive for when you are on the premises at Epic at the Bay and in the Epic Residences. Something different from the ordinary. For this building our architect Cees den Heijer took inspiration from the environment surrounding the building. The design exudes a sense of being on a luxurious ship sailing past a rugged tropical coastline: serene landscapes incorporating tropical vegetation and offering beautiful ocean views. The end result is an organic building with big terraces overlooking the Caribbean Sea.

There are three types of residences to choose from:

- 70m<sup>2</sup> 1-bedroom residences
- 140m<sup>2</sup> 2-bedroom residences
- 2 Penthouses

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## **Residence Features**

- 'Turn Key' residences, expected construction time frame 24-months (construction commencing early 2023)
- European bathrooms with Hot Bath® bathroom fittings
- European kitchens featuring unique kitchen islands
- Lightning by Maretti Lightning®
- Italian porcelain tiles throughout the residence, including on terraces and patios
- Double glazed aluminum doors and windows panels
- 44 parking spots reserved for residents and 21 parking spots reserved for visitors
- Multiple common patios and terraces.
- All residences to feature panorama ocean views
- Option to include connecting doors when purchasing two adjacent residences,
- Split unit inverter air-conditioning included in all bedrooms
- Recessed sliding doors that extend the living room out to the terraces
- Each residence will have a unique tropical terrace with an integrated irrigation system with maintenance carried out through the HoA

## **Terrace Integrated Gardens**

An EPIC building with unique features. The residences offer a modern interior and will be delivered 'turn key' with a modern kitchen and bathrooms. The incorporation of floor-to-ceiling windows and private sunset terraces floods natural light into each residence making the rooms look fresh and spacious. This building is unique on Curacao as each residence features a rooftop EPIC Garden®. Who said that living in an apartment building means that you can't have a garden? Regardless of which residence you select, all 44 luxurious residences were designed with your privacy and comfort in mind.

## **Rental Pool**

Epic Residences are being realized in one of Curacao's officially designated tourism areas. As such rules apply to the allowed usage of the residences being developed and the % of residences available for full time residential usage / long term lease or short-term vacation rentals.

Epic Residences offers a dedicated wing (north tower) with 17 residences that are designated for long term (residential) use or long-term lease and two (south and center towers) dedicated wings with 29 residences that are designated for short term (vacation) rentals.

Owners of an Epic Residence that is designated for long term (residential) use or long-term lease can either use the apartment as their principal residence / their year-round personal vacation home or rent it out for minimum consecutive rental periods of 3 months (long term stay). Short term (vacation) rental is not allowed for these residences.

Owners of an Epic Residence that is designated for short term (vacation) use are obligated to rent out the apartment for short term vacation purposes during a minimum of 10 months per year. Short term rental is exclusively to be offered through the dedicated EPIC rental pool organization. Please contact us for more information regarding this topic.

## The Location

The Piscadera bay is known for its white beaches with calm crystal clear waters. Along the coast there are several restaurants such as De Visserij known for its fresh local seafood. The adjacent Pirate Bay beach club offers full service lounge chairs, a cocktail bar and restaurant with great live music during the weekends. If you are in the mood for an underwater adventure, Piscadera is the only place on Curacao where you can experience an 'aquafari trip', take a look at the underwater life with a scooter. Plenty to do right at your doorsteps. Piscadera has a breathtaking setting, a natural bay, and very easy access to the city of Willemstad lying just 8 minutes away and the airport 15 minutes. A large fully stocked supermarket is located within a 5-minute drive as is a local farm offering fresh produce.

## Prices

- 1 bedroom residence start at Naf. 499,000,-\*
- 2 bedroom residence start at Naf. 890,000,-\*

*\*Please contact us for more information regarding pricing and availability of each lot. Prices are subject to regular revisions. Prices quoted are in Netherlands Antillean Guilders and exclude transfer tax and associated fee's.*

## Sales and Contact Information

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