

# MAMBO

D E V E L O P E R S

**Curaçao.**  
**The starting point**  
**of your investment.**

**Find your dream property today**





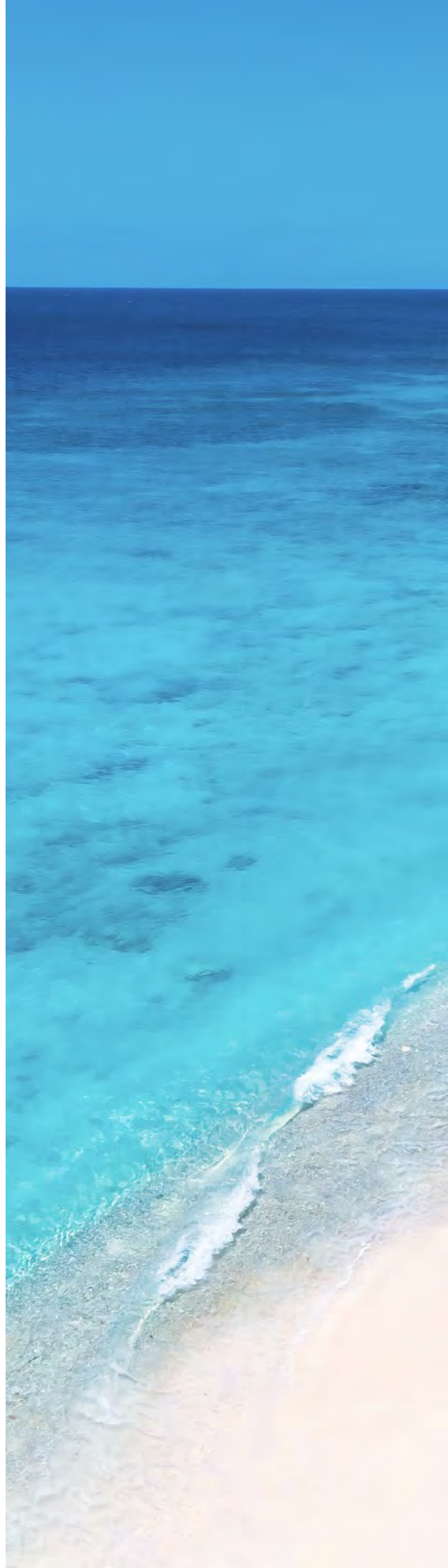
# BON BINI!

Welcome to Mambo Developers' real estate portfolio in Curaçao. We offer development plots, luxury villas, apartments, and penthouses.

Our current projects include ONE Mambo Beach, Epic at the Bay, Vredenberg Village, Hòfi Sint Joris and Tierra del Mar.

Discover more than just real estate—find your perfect investment. This brochure showcases Mambo Developers' projects, including design concepts, amenities, and the vision behind each development. Whether you're drawn to a lively beachfront community or a peaceful village setting, we help you find the ideal location.

We also offer investment opportunities, including luxury property and vacation rental management. In collaboration with Ernst & Young, we've included key insights into Curaçao's real estate tax system.





## ABOUT US

Mambo Developers has more than **40 years of experience** on developing real estate on prime locations in the Caribbean.

Property value developed

**NAF. 400+ MILLION**

Amount of land developed

**325 HA**

### **Aruba**

Tarabana Residence

### **Curaçao**

Boca Gentil

Dolphin Suites hotel

Curaçao Ocean Resort

Mambo Beach BLVD

Villapark Flamboyen

Vredenberg Village

Bocazul @ Blue Bay

ONE Mambo Beach

Hofi Sint Joris

EPIC at the Bay

Tierra del mar

### **St. Maarten**

The Morgan Resort





EPIC at the Bay



Vredenberg Village



Tierra del mar



ONE Mambo



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EP/C  
A T T H E B A Y

one  
ONE MAMBO BEACH

Westpunt

Christoffelpark

Barber

Airpo

Blue Bay

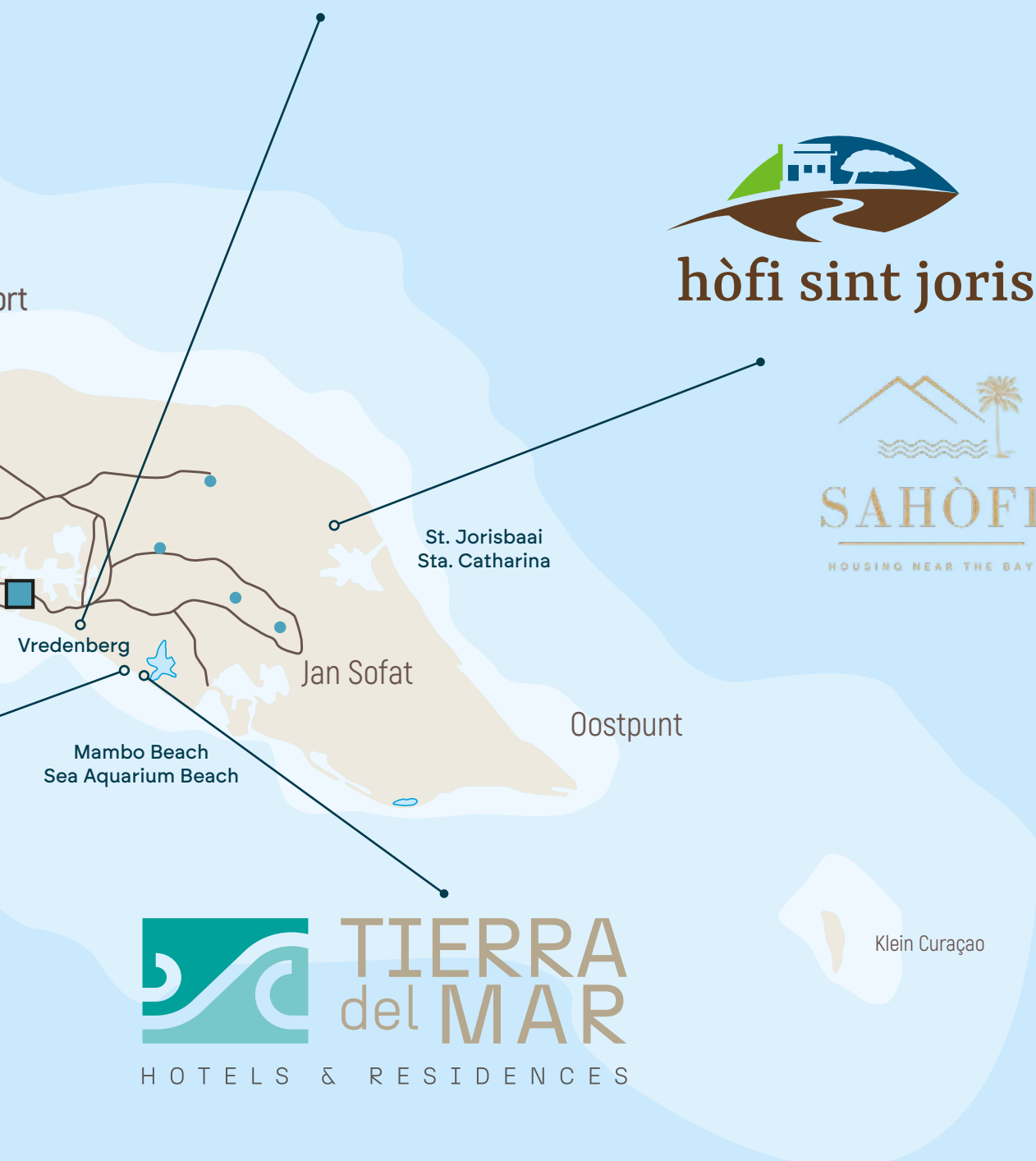
Piscadera Bay

Willemstad

## Current Developments



hòfi sint joris



HOTELS & RESIDENCES

# EPIC

## AT THE BAY



**Sales for  
Phase 2 & 3 have  
started – secure  
your spot today!**

EPIC at the Bay is an high-end real estate development in Piscadera Bay, where modern architecture meets breathtaking Caribbean Sea views.

Designed to complement the island's natural landscape, this project offers sophisticated coastal living in a premier waterfront location.

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to be directed to  
the website.







## EPIC LUXURY MEETS ICONIC ARCHITECTURE ON CURAÇAO'S MOST BEAUTIFUL BAY WITH BREATHTAKING VIEWS

Phase 1 features 52 residences currently for sale, with expansive terraces and unobstructed ocean views.

Phase 2 introduces seven standalone villas with private outdoor space and no rental restrictions, allowing for maximum flexibility and an exclusive tropical lifestyle.

Phase 3 will add 71 additional courtyard apartments, along with a restaurant and 5 commercial units.

Each phase is thoughtfully designed to elevate luxury living in harmony with Curaçao's breathtaking surroundings, creating an unparalleled way of life in the Caribbean.

## PISCADERA BAY

Discover the most beautiful spots of Piscadera bay where the project will be realized. Enjoy a natural white-sand beach, excellent restaurants and participate in various outdoor activities, such as diving, mountainbiking, kayaking, hike trails and more...

## EPIC RESIDENCES

The name says it all: the feeling of something EPIC is what we strive for at EPIC at the Bay.

Redefining coastal living, it seamlessly combines elegant residences, lush surroundings and thoughtfully created spaces offering an exceptional and unforgettable experience.

From the vibrant energy of the bay to the peaceful charm of the resort's courtyards, every home is designed to embrace the essence of island living. With its distinctive architecture and premier location, EPIC at the Bay is more than a residence—it's a lifestyle.

## SEVERAL OPTIONS FOR SALE

### Phase 1

Residential Apartments

- 70 m<sup>2</sup> | 1 bedroom
- 140 m<sup>2</sup> | 2 bedrooms

Short Stay Apartments

- 140 m<sup>2</sup> | 2 bedrooms

Penthouses

- 430 m<sup>2</sup> | 4-5 bedrooms

### Phase 2

Standalone Villas

- 250 m<sup>2</sup> | 3 bedrooms

### Phase 3

Residential Apartments

- 60 m<sup>2</sup> | 1 bedroom
- 120 m<sup>2</sup> | 2 bedrooms

Short Stay Apartments

- 60 m<sup>2</sup> | 1 bedroom
- 120 m<sup>2</sup> | 2 bedrooms







WE STRIVE TO PROVIDE YOU WITH AN  
EPIC EXPERIENCE FROM THE MOMENT  
YOU STEP ONTO THE PREMISES





# Vredenberg VILLAGE



## Experience tranquil living in Willemstad's exclusive green oasis.

**We are thrilled to announce the launch of  
Phase 3 of Vredenberg Village!**

This exciting new phase is a separate addition to Vredenberg Village of 8000 m<sup>2</sup> and brings even more charm and comfort.

Phase 3 offers a collection of beautifully designed homes in the popular farmhouse colonial style, blending the charm of Curaçao's countryside with modern style.





## THE PERFECT LOCATION FOR A TRANQUIL AND CONVENIENT LIFESTYLE

### Phase 3 Features:

- 28 townhouse type residences
- 2 Bedrooms in each unit, with additional terrace space
- Indoor/outdoor gym
- A lap swimming pool

### Type A

Townhouse apartment, 125 m<sup>2</sup>, 2 bedrooms

### Type B

Townhouse apartment, 100 m<sup>2</sup>, 2 bedrooms

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the website.











PHASE 3 OF VREDENBERG  
VILLAGE IS NOW FOR SALE.







# hòfi sint joris



**In the pristine northeast of Curaçao,  
within walking distance of Sint Joris Bay  
and a 15-minute drive from Willemstad,  
lies Hòfi Sint Joris.**

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the website.









  
**SAHÒFI**  
HOUSING NEAR THE BAY

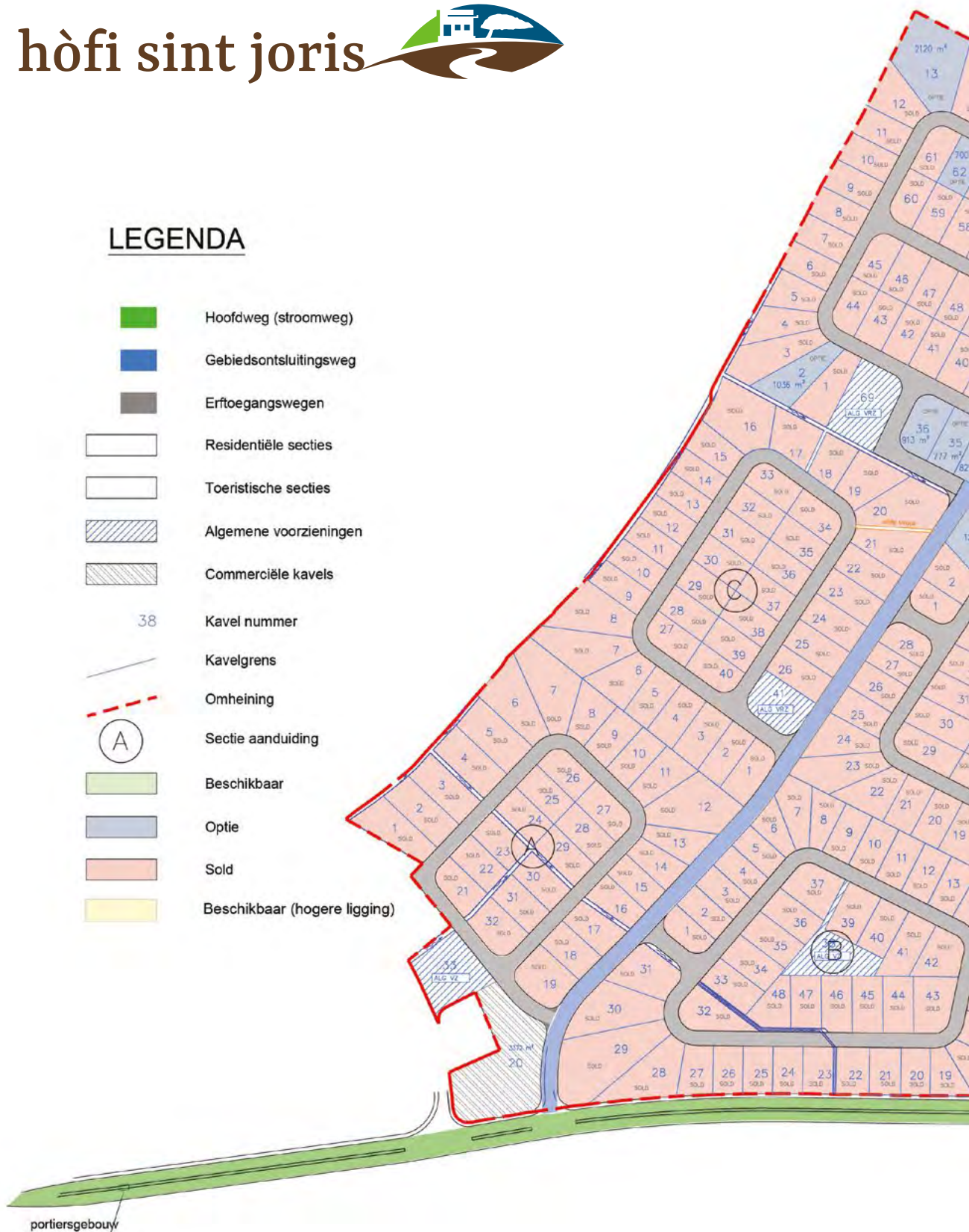
Transforming visions, embracing nature: Hofi Sint Joris, where innovation meets tranquility. Dive into a world of sea breezes, natural serenity, and unparalleled development in the heart of Curaçao's Sint Joris Bay.

We offer nature and safety in a spacious environment with multiple options for sports and relaxation. Among others, we offer views towards the sea, the Sint Joris Bay, Rondeklip, and the Tafelberg, complemented by a cool sea breeze. Have you already seen Bonaire lying on the horizon?

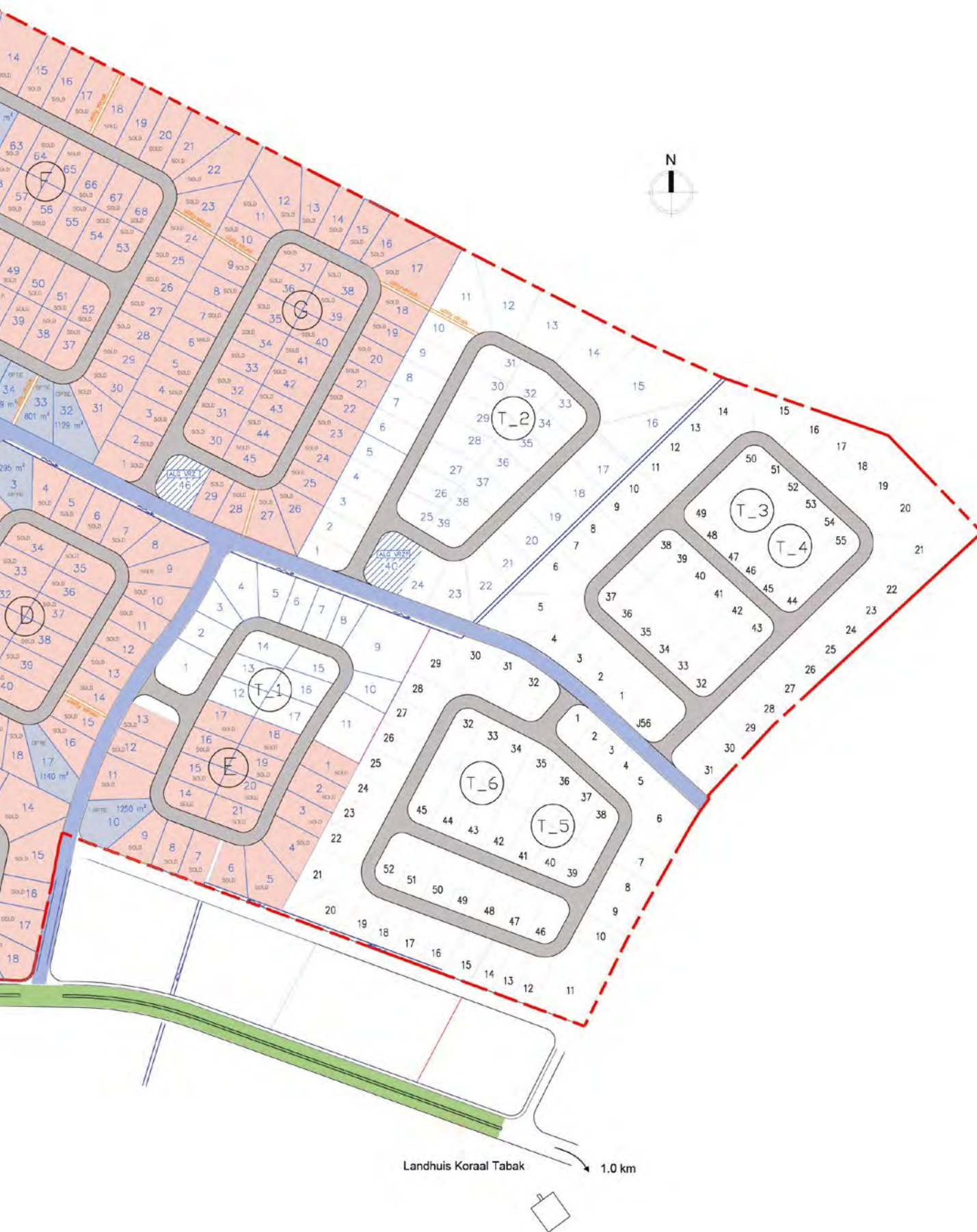


## LEGENDA

-  Hoofdweg (stroomweg)
-  Gebiedsontsluitingsweg
-  Erftoegangswegen
-  Residentiële secties
-  Toeristische secties
-  Algemene voorzieningen
-  Commerciële kavels
-  Kavel nummer
-  Kavelgrens
-  Omheining
-  Sectie aanduiding
-  Beschikbaar
-  Optie
-  Sold
-  Beschikbaar (hogere ligging)











## Sahòfi II is creating a new community in the pristine northeast of Curaçao, near Sint Joris Bay.

A place where new construction goes hand in hand with the natural splendor of Curaçao. Dive into Sahòfi's refreshing communal pool, an oasis of relaxation surrounded by greenery.

### PROJECT

The project includes the new construction of 24 apartments within the gated community hòfi sint joris. Sahòfi II offers the opportunity to invest in a turn-key apartment with a luxury feel, focused on comfort, relaxation and nature.





## INVEST IN A TURN-KEY APARTMENT WITH A LUXURY FEEL

### APARTMENTS

Each apartment consists of two bedrooms, ensuite bathroom, guest bathroom, laundry room, living room, open kitchen and terrace.

### COMFORT

The apartments are very comfortable for both short-term and long-term rentals. Within 15 minutes you arrive at Mambo Beach Boulevard or Jan Thiel.

The location of the apartment complex in the gated community hòfi sint joris creates comfort. Hòfi sint joris is a secure resort with common facilities, which the residents and guests of Sahòfi II may use.

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the website.





## RELAXATION

From the breeze of the nearby Sint Joris Bay to the lush nature that embraces the surroundings, Sahòfi II allows you to enjoy the pleasant and relaxed lifestyle of Curaçao. The community pool offers a refreshing escape, while the architecture is designed to create a harmonious balance between indoor and outdoor spaces, allowing residents to experience the luxury of relaxation in their own home environment.

## NATURE

Sahòfi II embraces the abundant natural beauty of Curaçao, especially its proximity to the Caribbean Sea and Sint Joris Bay. Bike paths and hiking trails in the area invite you to explore nature. In addition, other sporting activities are facilitated at Sint Joris Bay, such as kite surfing.











ONE MAMBO BEACH



**A wonderful moment in the development of Curaçao's soon most sought-after Caribbean lifestyle residences has arrived with this e-troduction of ONE at Mambo Beach.**

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ALL OF THE RESIDENCES ARE SITUATED  
AROUND THE COMMUNAL OUTDOOR  
GARDEN AND POOL AREA WITH  
BREATHTAKING OCEAN VIEWS.

### **Elegant modern buildings with Caribbean charm**

The ninety seven residences are spread over four elegant modern buildings designed by the renowned architect Pieter Laureys. The white color, the glass partitions and the wooden-frame details give the buildings a transparent, luxurious and tropical look and feel.

### **An excellent mix of residence types to choose from**

There is nothing more personal than a home. We all have different ideas about our ideal home. That is why we designed a variety of residence types for you to choose from.













TIERRA  
del MAR

HOTELS & RESIDENCES

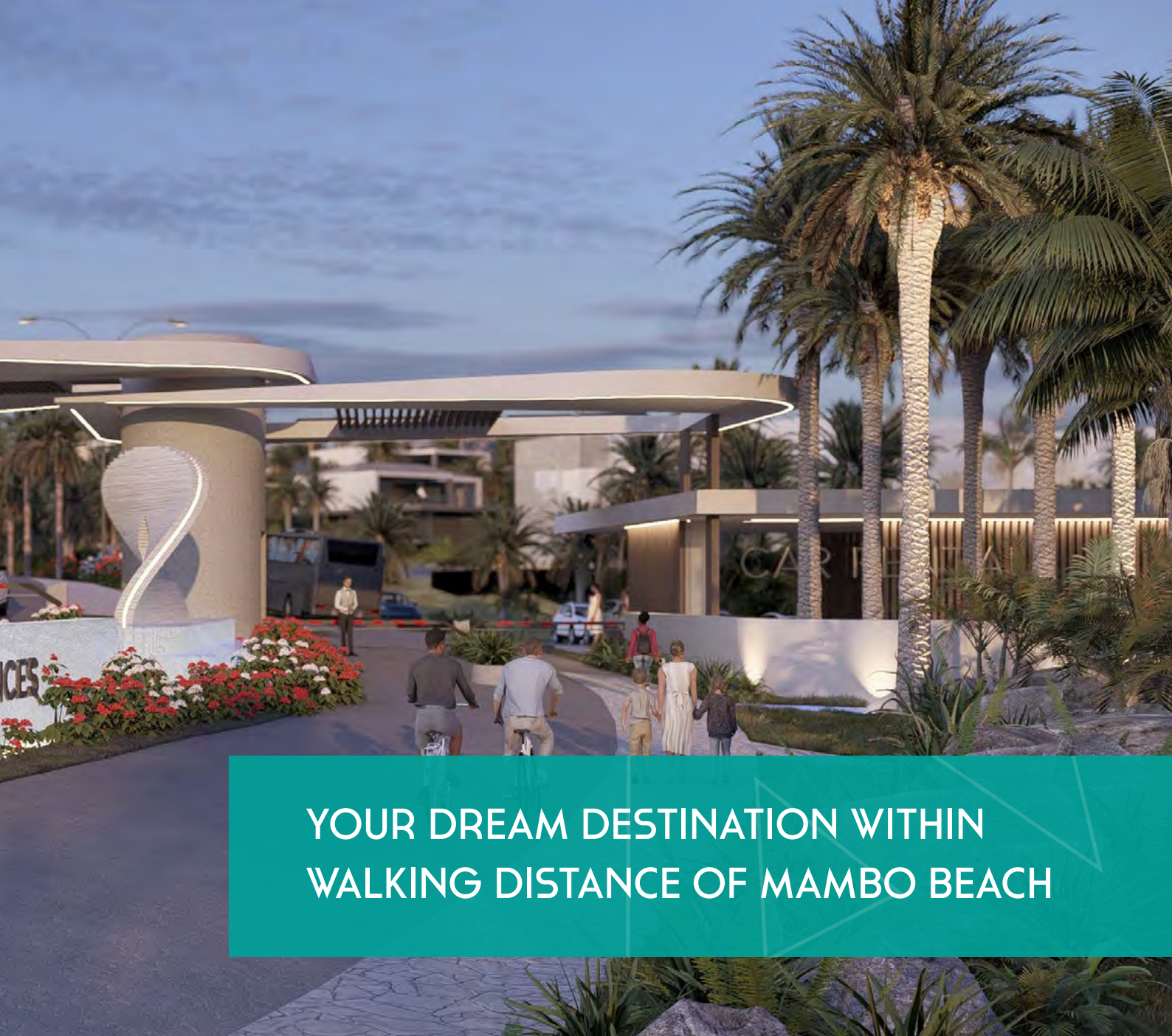


**Discover the visionary project of  
Tierra del Mar, transforming Plantation  
Steenwijk into an exclusive paradise in  
the heart of Sea-Aquarium Beach.**

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## YOUR DREAM DESTINATION WITHIN WALKING DISTANCE OF MAMBO BEACH

**Spanning 22 hectares**, this innovative development blends modern luxury with the serene beauty of nature. Located right behind Mambo Beach, Tierra del Mar offers both a prime location and the tranquility of a private, gated community.

Say goodbye to traffic congestion and enjoy seamless access to your home. This is where you can live, work and play in peace with the assurance of a secure environment.

Tierra del Mar is thoughtfully divided into distinct residential, hotel and rental sections, each with its own unique charm. With individually parceled plots, it offers diverse options to suit every lifestyle—whether you seek serene oceanfront views, the tranquility of Jan Thiel's salt lakes, or the vibrant energy of Mambo Beach and its stunning coastline, there's a place for you at Tierra del Mar.



## Residential Living

On the east side of the development, you'll find multiple plots ideal for those looking to build their dream home. This area is divided into four distinct sections:

- **Ocean Drive:** Coastal located plots, situated within a double-gated community for added privacy and security - 24 plots – sizes 1000m<sup>2</sup> and up
- **Mambo Hills:** High located plots with breathtaking ocean views. - 30 plots - sizes 550m<sup>2</sup> and up
- **Salt Lake View:** Plots overlooking serene salt pans and flamingos. – 19 plots - sizes 400m<sup>2</sup> and up
- **Stone Fields Park:** Plots with picturesque views of the resort valley. - 58 plots - sizes 600m<sup>2</sup> and up

## Tourism and Investment

On the west side of the development features a vibrant tourist zone with various investment opportunities.

- **Mambo Holiday:** A turnkey vacation resort with 58 holiday homes and 20 hotel rooms, built by the developer for sale with short term rental purposes.

- **Commercial Plots:** 12 plots available for small-scale developers to create semidetached homes for long or short stay rental purposes.

## A Unique Living and Leisure Experience

Tierra del Mar offers a harmonious mix of stylish villas and contemporary (hotel) apartments, featuring unique units nestled within a lush, open landscape. The design prioritizes natural aesthetics, creating a tranquil and luxurious experience for every guest.

## Commitment to Nature and Community

The project goes beyond housing development, aiming to enhance the area's sporting facilities and protect the coastal zone.

The pristine shoreline, cherished by the local community for recreation and fishing, will remain open to all, preserving its natural state for generations to come.

Tierra del Mar is the ultimate destination for those seeking luxury, comfort, and the essence of Curaçao. Contact us today to learn how you can become part of this prestigious project!









# Don't be bothered, let us do the work for you! We provide in house property management for short and long stay purposes.

Bocobay, a sister company of Mambo Developers, is a leading luxury vacation rental operator that provides high-quality property management services. With extensive experience in Aruba and Curaçao, where we manage over 200 residences, Bocobay provides comprehensive property management for both short- and long-term stays.

Specializing in full-service solutions, Bocobay works closely with Homeowners' Associations (HOAs) and handles everything from front desk operations to administrative tasks, ensuring a seamless rental experience for both property owners and guests.

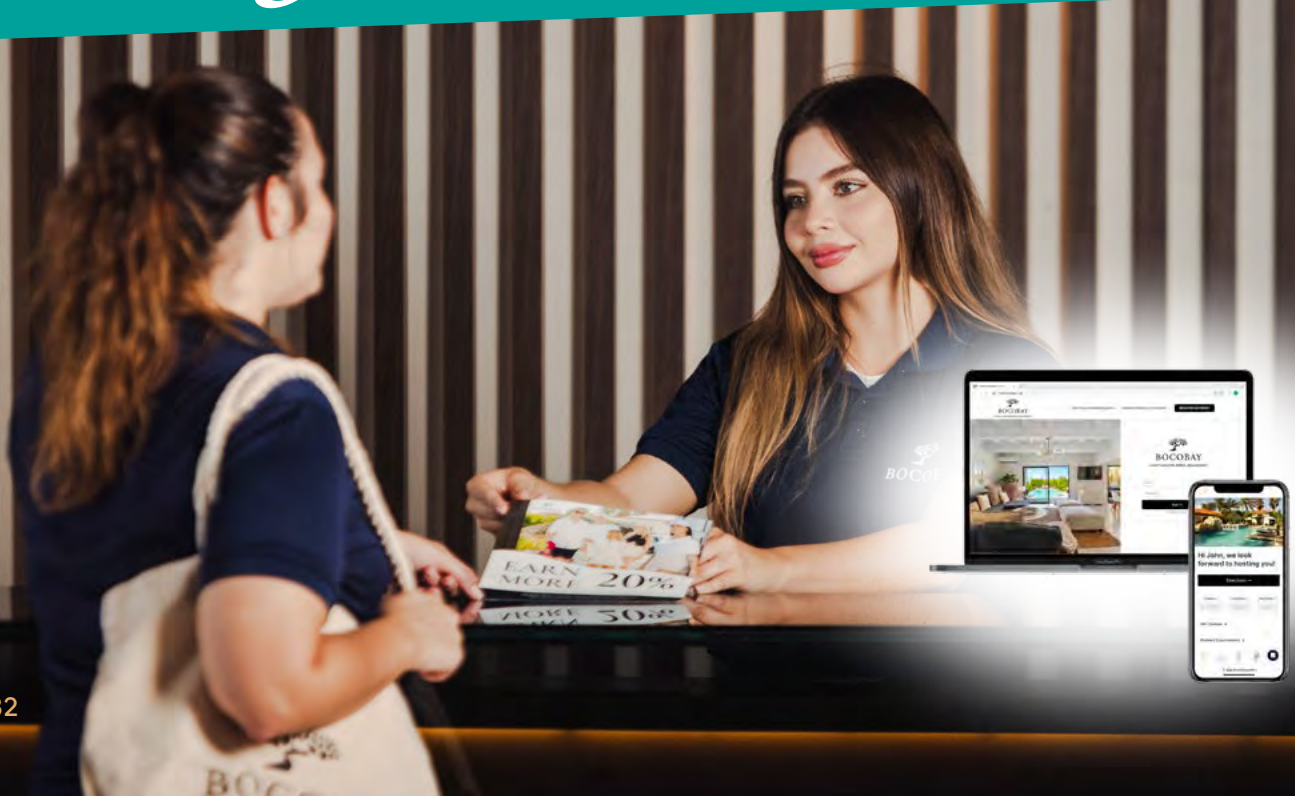
Curaçao continues to thrive as a top tourist destination. In 2024, the island welcomed 700,249 stay-over visitors, marking a 20% increase from the previous year. Including day-trippers and cruise passengers, Curaçao recorded a total of 1,570,670 visitors—a proof of its growing global appeal.

The steady growth in tourism offers exciting opportunities for property owners. With increasing demand for short- and long-term stays, occupancy rates are rising, leading to higher returns on investment. Now is the perfect time to benefit from this thriving market!

**Please contact us** if you want to learn more about our property management program.

[www.curacaotouristboard.com/2025/01/13/curacao-tourism-reaching-new-heights-700000-stayover-arrivals-in-2024/](http://www.curacaotouristboard.com/2025/01/13/curacao-tourism-reaching-new-heights-700000-stayover-arrivals-in-2024/)

## *High ROI% with us!*





# TAX CONSIDERATIONS WHEN INVESTING IN REAL ESTATE IN CURAÇAO

**Investing in real estate can be done in different ways. This can be done, for example, through a company, but also privately. The immovable property can be rented out or only kept for personal use.**

**This brochure is intended as a fiscal starting point for Dutch people who want to invest in Curaçao real estate.**

## **Curaçao real estate in box 3?**

Immovable property may be taxed in the country where it is located. The country where the owner lives then grants an exemption for the income from that immovable property so that the immovable property is not taxed twice. If a Dutch private individual buys a property in Curaçao, Curaçao may levy tax on the income from that property and the Netherlands must grant a tax exemption for that income.

## **Transfer tax**

4% transfer tax is levied on deeds and judgments of transfer of immovable property. But some transfers, such as the transfer of a protected monument, are exempt. This exemption also applies if the immovable

property is located in the historic city center. Unlike in the Netherlands, in Curaçao only a transfer of legal ownership is subject to transfer tax. So-called “economists” are not (yet) taxed in Curaçao. This also applies to the transfer of shares in a company that owns immovable property.

## **Property tax**

Every year in Curaçao, a property tax is levied on those who have the enjoyment of an immovable property at the beginning of the calendar year through ownership, possession or limited right. Real estate tax is levied on the value of the real estate. This value is determined once every five years. The taxable amount is in principle the value that should be attributed to the immovable property if full and unencumbered ownership thereof could be transferred and the acquirer could immediately and fully use the property in the condition in which it is found. to take.



Property tax is levied on the value based on a rate table. The rate depends on the value of the real estate and varies from 0.4% for properties up to NAf 350,000 to 0.6% for properties with a value above NAf 750,000.

### **Income tax**

In principle, immovable property located within Curaçao constitutes a domestic source of income. This may lead to the levy of Curaçao income tax. The same applies to rights established on immovable property located within Curaçao, such as the right of leasehold and usufruct. So even if the owner lives abroad, real estate can be a Curaçao domestic source of income. As long as an immovable property serves as a (second) home for the owner, there will be no income tax. Unlike the Netherlands, Curaçao has no rental value and no box 3 taxation.

### **Investing through a Private Fund Foundation (SPF)**

Many private individuals as well as companies have invested in Curaçao real estate through an SPF in recent years. The SPF may not carry out any corporate actions, but may invest in real estate. Based on current legislation in Curaçao, the SPF is a taxable entity for profit tax but exempt from profit tax to the extent that the profit does not arise from business, but it is possible that this legislation will change after 2023.

### **Sales tax and tourist tax**

The rental of immovable property is subject to 6% sales tax, even if the rental is done by a non-entrepreneur. Only the long-term rental of immovable property that is furnished, intended and used by the tenant for permanent residence is exempt. The rate is 7% if it concerns short-term rental (less than 90 days) of apartments or houses. Any withholding taxes cannot be deducted from sales tax.

*Curaçao Tax Alert March 2023 | 3*





# Need financing advice? We've got you covered.

SterkIn, with over 25 years of experience, specializes in offering tailored mortgage and financing solutions for buyers that want to invest in Curaçao. Whether you're a first-time buyer or looking to invest in a second home, SterkIn will guide you through the best mortgage options available.

## **STERKIN'S KEY SERVICES:**

- Mortgage advice
- Real estate financing
- Wealth strategies
- Sustainability solutions
- Purchase assistance

Feel free to reach out to us for more information about how we can help you navigate the mortgage process from the Netherlands.



# Are you interested in investing in Curacao?

## Contact us today!



**Ryan Godschalk**

[ryan@mambodevelopers.com](mailto:ryan@mambodevelopers.com)

+5999 566 0707

**Joep Langedijk**

[joep@onemambobeach.com](mailto:joep@onemambobeach.com)

+5999 5108756

**Ian Thoonen**

[ian@hofisintjoris.com](mailto:ian@hofisintjoris.com)

+5999 524 5815

**Sales Office**

Mambo Beach BLVD Unit 50

[info@mambodevelopers.com](mailto:info@mambodevelopers.com)

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