



BROCHURE



the **IVY**
PLAY | LIVE | GROW

RE/MAX


Blue Bay
curaçao
GOLF & BEACH RESORT

DATE: JULY 8, 2025

BLUE BAY'S TROPICAL DEVELOPMENT

The Ivy: Your Luxurious Condominium

Introducing the Ivy, the newest gem in the Blue Bay Resort. With 48 residences showcasing a refined style, this tropical escape promises an enchanting experience many dream of. The Ivy's ambiance stimulates all your senses with lush colors, seamlessly blending indoor and outdoor spaces. Each apartment offers a spectacular view of Curaçao's most beautiful golf course.

Enjoying the Ivy

Tropical gardens with lush vegetation and vibrant flora create a private oasis for each apartment. Every home features its own porch, perfect for relaxing and enjoying ultimate peace and quiet. Each apartment in the Ivy is an elegant sanctuary, inspired by the serene and magical balance of nature.

Enjoying the ambiance in the Caribbean climate is a truly unique experience. The prime location of Blue Bay along Curaçao's south coast and the spacious, open layout create a beautiful living environment. The internationally renowned 18-hole golf course offers stunning views and a delightful challenge for players of all levels. The wide, beautiful sandy beach, azure blue waters, and swaying palm trees complete this picture of pure bliss. At the Ivy, each residence is an elegant retreat, inspired by the calming and magical balance of nature. Here, every day is a day in paradise.

Discover the luxury of the Ivy at Blue Bay Resort today and experience a life of unparalleled beauty and comfort.





THE BLUE BAY COLLECTION

The Blue Bay Collection was established to completely unburden you as the owner of real estate on Blue Bay, both commercially and operationally. By signing the rental pool agreement, you benefit from the ideal arrangement for you as an investor to achieve optimal returns on your property against zero effort on your part plus it is beneficial for yourself because you get a selection of perks from Blue Bay only Rental Pool participants get. The Blue Bay Collection team handles everything for you:

We take care of the sales and marketing of your property, receive the vacationing guests, arrange maintenance, and finally also carry out all administrative actions related to your home as well as the income from rental. We strive to achieve the optimal occupancy rate of vacation rentals for you at the best price and thus realize the highest possible income for you.

We provide both technical and administrative maintenance of your property with a one-stop-shop formula, conceived for residents of Blue Bay who want to enjoy carefree living and outsource all services: from cleaning to pool and garden maintenance, but also periodic major maintenance, all services are represented.





EXTRA BENEFITS

QUICK OVERVIEW

Homeowner Association (HoA) Fees	Pre-paid by Blue Bay	Replacement of small inventory	Covered by Blue Bay
Inventory Reserve	Accrued by Blue Bay for the owner	Upfront costs	Covered by Blue Bay
Blue Bay Property Care/ Property Management	Complimentary	Blue Bay small maintenance	Complimentary
Blue Bay Housekeeping & Linen	Complimentary	Golf for Ivy owners	Complimentary
Utilities (Water & Electricity)	Covered by Blue Bay	Home Insurance	Via HoA fees
TV and Internet	Covered by Blue Bay	Other Rental Insurances	Covered by Blue Bay
Blue Bay Amenities	Complimentary	Sales Tax	Paid on behalf of owner by Blue Bay
Damage or breakage due to rental	Covered by Blue Bay	Property Tax	Directly by owner via local government
Replacement of large inventory	Paid via Inventory Reserve		

OWNER'S PERKS

As an owner in the Rental Pool, you enjoy the following perks:

- 42 free owner's nights per year (full service and at no cost)
- Special owner's rate
- Free welcome package upon arrival
- Year-round golf membership for 2
- Reserved beach beds *
- Preferred restaurant seating *
- Free use of golf cart*
- Complimentary concierge services
- Personal relations manager
- Every guest enjoys complimentary golf included in the nightly rate (cart fee XCG 25 per person, per round applies)

For a seamless experience, homeowners of the Ivy looking to rent out their apartments short term automatically join our rental pool, the Blue Bay Collection. By participating in the Blue Bay Collection, your property is meticulously maintained and managed to ensure the highest return on your investment. Whether you prefer to rent full-time, part-time, or occasionally, we handle all practical and financial aspects for you.

MARKETING

As a member of The Blue Bay Collection, you benefit from the Blue Bay Resort brand name being centrally marketed towards the international tourism industry, the global golf community as well as third party and online booking channels. Herewith, maximizing the reach of potential stayover guests. Only properties participating in The Blue Bay Collection are advertised through the Blue Bay promotional channels.

Get in touch with our team.

Blue Bay Curacao Golf & Beach Resort | Landhuis Blaauw, Curacao |
thebluebaycollection@bluebay-curacao.com | +5999 888 8800 ext. 409

GENERAL



Inside Door Handles

- Color: Black



Exterior Door

- Color: Black



Roof Tiles

- Color: Chocolate
- Brand: La Escandella



Floor & Bathroom Wall Tiles

- Color: Beige
- Brand: STN Caliope
- Size: 60 x 60 cm



Bathroom Design Tile

- Color: Army Green
- Brand: ICA
- Size: 6.5 x 40 cm



Pool Coaping

Color interior and exterior
windows, doors and frames

Ral 7006



Exterior Door

- Color: Ral 7006
- Brand: Sarana



Exterior windows

- Color: Ral 7006
- Brand: Sarana



Outside Pavers



Exterior Sliding Door

- Color: Ral 7006
- Brand: Sarana

Disclaimer - These pictures are examples of the look and feel of the products shown and may vary from the final product chosen.

BATHROOMS



Toilet

- Color: White
- Brand: TBA



Flush Plate

- Color: White
- Brand: TBA



Click Plug

- Color: Bronze
- Brand: Ivy - Bond



Bathroom Faucet

- Color: Bronze
- Brand: Ivy - Bond



Bathroom Mirror

- Color: Black



Floating Cabinet

- Color: Black
- Brand: TBA



Shower Set

- Color: Bronze
- Brand: Ivy - Bond



Shower Glass Divider

- Color: Gray



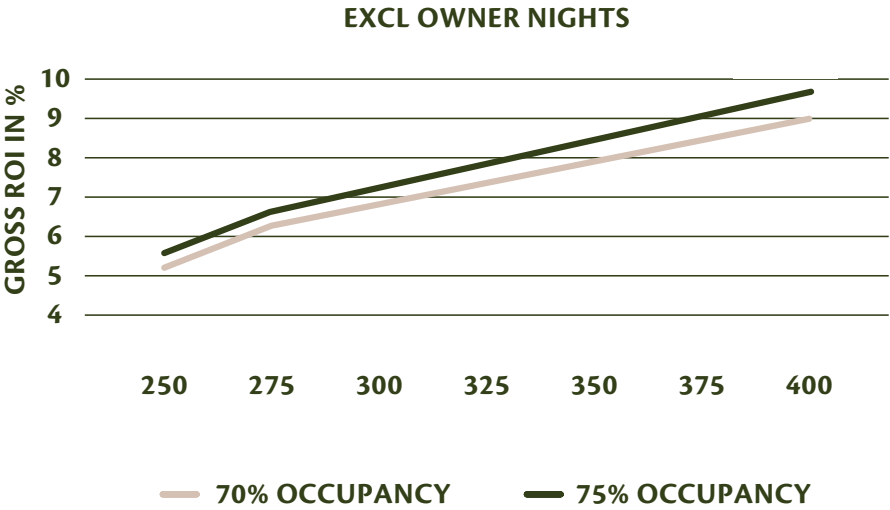
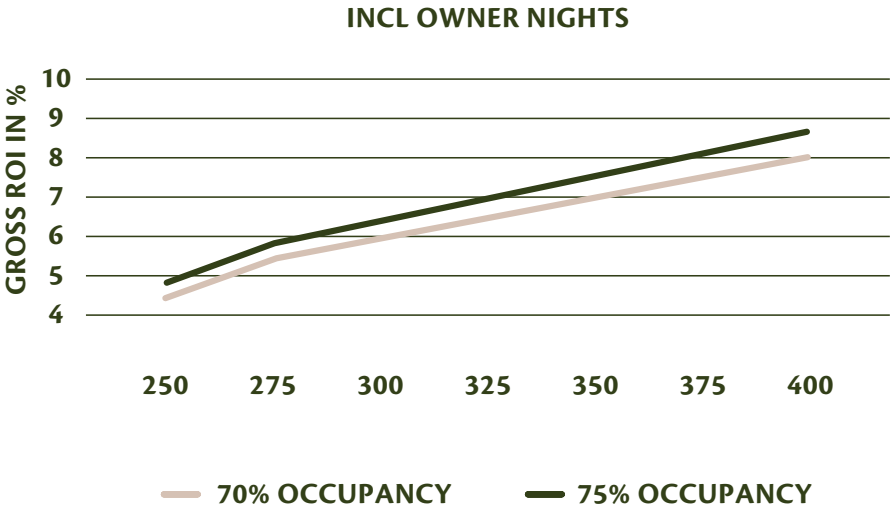
Sink Syphon

- Color: Bronze
- Brand: Ivy - Bond

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SUMMARY ROI



The graph illustrates how the expected return on investment (ROI) increases as the average daily rate (ADR) and occupancy rise.

An average occupancy rate of 75% is considered standard for the current short-term rental market on Curaçao.

* The ROI shown represents the **gross return**



Disclaimer - These figures are estimated and in concept form. No rights may be derived.



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