

Coral Shell Condominiums: The Most Exclusive Beachfront Living in Aruba

Discover the Hidden Gem of Aruba's Luxury Real Estate: Coral Shell Condominium

In the heart of Oranjestad, Coral Shell Condominium stands as the pinnacle of luxury, exclusivity, and superior craftsmanship. Built by the wealthiest family in Aruba, this beachfront masterpiece offers a living experience that surpasses any other condo on the island. Unlike the more commonly sought-after properties in Noord, Coral Shell's prime location directly on the oceanfront and at the doorstep of Oranjestad's vibrant city life provides the perfect blend of tranquility and accessibility.

Not only does this condominium feature top-tier materials, appliances, and amenities, but it also boasts the best price per square meter compared to lower-quality properties in Aruba. This is an opportunity that discerning buyers cannot afford to miss.

Unmatched Quality and Construction

Unlike most modern condominiums that rely on sheetrock and lightweight materials, Coral Shell is built for longevity and comfort. It is constructed entirely from traditional concrete, making it one of the most durable and well-insulated properties in Aruba. The entire facade is adorned with Coral Stone tiles, providing multiple benefits:

- **Unparalleled Thermal Insulation:** Coral Stone has the lowest heat retention rate among natural materials, ensuring cooler interiors and comfortable outdoor spaces.
- **Aesthetic Elegance:** The natural beauty of Coral Stone enhances the building's luxurious appeal.
- **Durability & Low Maintenance:** Unlike other materials, Coral Stone withstands the test of time without requiring frequent upkeep.

Exclusive Features Found Nowhere Else

Coral Shell Condominium offers only **17 exclusive residences** across two towers, ensuring a private and sophisticated living experience. Every detail has been meticulously designed to provide the highest level of comfort, style, and functionality:

- **High-End Fixtures & Finishes:** From custom-designed closets to imported marble flooring, every inch of the condos exudes luxury.
- **Modern Italian Kitchens:** Fully equipped with General Electric appliances and granite countertops.
- **Infinity Pool & Lounge Areas:** Enjoy breathtaking ocean views from the resort-style infinity pool.
- **State-of-the-Art DOAS System:** Unlike any other condo in Aruba, Coral Shell features a Dedicated Outdoor Air System (DOAS) that reduces humidity, eliminates the need for full-day air-conditioning, and maintains a comfortable 25°C indoor temperature with 50% humidity.
- **Industrial Ice Makers:** Installed in every apartment and common pool areas.

- **Double-Glass Windows with Argon Gas:** Enhanced insulation for energy efficiency and soundproofing.
- **Spa-Style Bathrooms:** Every bathroom features rain showers, body jets, and hand showers for a luxurious experience.
- **High Ceilings & Oversized Doors:** Minimum ceiling height of 2.9 meters enhances thermal comfort, while 2.8-meter doors add a grand touch.
- **Minimalist & Smart Design Elements:** Built-in storage, in-wall cable management, and aluminum railing details for a sleek aesthetic.
- **Private Laundry Rooms:** Available outside apartments for space efficiency, with large condos featuring in-unit laundry.
- **Exclusive Gym with Ocean Views:** The most high-end gym of any condo in Aruba, designed for a superior fitness experience.
- **Solar Panels for HOA Cost Reduction:** Ensuring lower maintenance fees and sustainability.
- **Advanced Security Features:** CO2 and gas detectors in every unit for added safety.

Prime Location – Unmatched Convenience

Living at Coral Shell means being within walking distance to some of Aruba's most iconic destinations:

- **Nikki Beach** – A premier beachfront club with daybeds and fine dining.
- **Pinchos Restaurant** – A renowned overwater dining experience.
- **West Deck Restaurant** – A relaxed dining spot with oceanfront seating.
- **Downtown Oranjestad** – Enjoy shopping, nightlife, and cultural experiences just steps away.
- **Renaissance Marketplace & Cinema Aruba** – Entertainment, shopping, and dining all in one place.
- **Surfside Beach Bar & Barefoot Restaurant** – The ultimate beachside relaxation and fine dining experience.
- **Boy Ecury Park** – A cultural and recreational landmark nearby.

The Best Price Per Square Meter in Aruba

With all these exclusive features and superior construction, Coral Shell still offers the best value in Aruba's luxury real estate market. The **available units** are as follows:

- **1-E, 2-E (3010.45 sq. ft.) – \$1,200,000**
- **1G (1008.79 sq. ft.) – \$520,666.67**
- **1H (1630.09 sq. ft.) – \$841,333.33**
- **3-E (1324.17 sq. ft.) – \$683,444.44**
- **PH-B (12056.43 sq. ft.) – \$6,000,000**

Invest in the Best

Coral Shell Condominium is not just another property—it is a statement of excellence, a rare opportunity to own a home that blends Caribbean beauty with European-inspired luxury. Designed by a Spanish architect trained in the

school of Gaudí, every element of Coral Shell exudes sophistication, innovation, and elegance.

For more information, visit realestatearuba.aw or contact **JZ Realty** at +297 7300077. Secure your place in Aruba's most exclusive condominium today!

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Coral Shell Condominium: A Masterpiece of Architectural Excellence in the Caribbean

Nestled along the pristine coastline of **Oranjestad, Aruba**, **Coral Shell Condominium** stands as a shining example of **cutting-edge design, durability, and luxury**. Unlike any other residential development in Aruba, this beachfront property boasts an exceptional combination of **high-end materials, energy-efficient features, and meticulous craftsmanship**, setting a new standard for luxury living in the Caribbean.

From **thermal insulation innovations** to **state-of-the-art air purification systems**, Coral Shell redefines what it means to live in comfort and exclusivity. Below are the **top features** that make this **one of the most advanced buildings in the region**.

8. Architectural Brilliance Inspired by Gaudí

Designed by a **renowned Spanish architect from Barcelona, a disciple of Antoni Gaudí**, Coral Shell boasts:

- **A visionary, artistic approach to modern Caribbean architecture.**
- **Innovative geometric lines and natural integration into the landscape.**
- **A masterpiece that fuses aesthetics with functionality.**

1. High Ceilings & Oversized Doors: A Grand Architectural Statement

One of the most striking elements of Coral Shell is its **spacious interior design**. The **ceilings rise over 2.9 meters (9.5 feet)**, giving each residence an **open, airy ambiance** rarely found in condominiums. This feature is not only aesthetically appealing but also **enhances thermal comfort** by allowing heat to rise, creating a naturally cooler living space.

Additionally, **all doors measure approximately 2.8 meters (9.2 feet)** in height, adding a sense of grandeur while promoting better ventilation and a more open living environment.

2. Traditional Concrete Construction for Maximum Durability

While many modern developments in the Caribbean use **drywall and lightweight materials**, Coral Shell takes a **traditional approach to construction** by using **solid concrete throughout the entire structure**.

Why is this important?

- **Strength & Longevity:** Unlike drywall or lightweight partitions, **concrete walls provide superior strength, better soundproofing,**

- and resistance to extreme weather conditions** such as hurricanes.
- **Minimal Maintenance:** Concrete walls require significantly **less upkeep** compared to drywall, which is more susceptible to moisture, termites, and impact damage.
 - **Energy Efficiency:** Concrete **naturally insulates against temperature fluctuations**, keeping interiors cooler without excessive reliance on air conditioning.

This type of **all-concrete construction** is almost unheard of in modern condominiums, making Coral Shell a **standout in both design and durability**.

3. Coral Stone Cladding: The Ultimate Natural Insulator

Coral Shell Condominium's **exterior facade is clad in coral stone tiles**, a feature that **sets it apart from any other building in Aruba**.

What makes coral stone the best choice?

- **Unmatched Thermal Properties:** Coral stone has the **lowest heat retention rate** compared to concrete, marble, or other natural stones. This means that **outdoor areas stay cool, even under the Caribbean sun**.
- **Ideal for Pool Decks & Walkways:** Unlike other materials that become **unbearably hot**, coral stone allows residents to walk barefoot comfortably, even at midday.
- **Superior Insulation:** By incorporating **coral stone into the building's facade**, Coral Shell naturally reduces **interior temperatures and cooling costs**, while providing a distinctive **high-end aesthetic**.

This **exclusive use of coral stone** makes Coral Shell not only **visually stunning** but also **one of the most energy-efficient luxury condos in the region**.

4. The Only Condominium in Aruba with a DOAS System

Another **standout feature** of Coral Shell is its **Dedicated Outdoor Air System (DOAS)**—a **first in Aruba's luxury real estate market**.

What is DOAS, and why is it important?

- **Eliminates Humidity Issues:** Unlike standard HVAC systems, **DOAS regulates humidity levels separately**, preventing the need for 24/7 air conditioning.
- **Healthier Indoor Air Quality:** By continuously **bringing in fresh, filtered air**, the DOAS system significantly **reduces allergens, mold, and pollutants**.
- **Enhanced Comfort:** With a **humidity level around 50%**, the indoor climate remains **cooler and more comfortable**, reducing the **"sticky" feeling** often associated with tropical climates.

Most luxury condominiums **lack this level of air quality control**, making Coral Shell a **pioneer in indoor climate management**.

5. Imported Crema Marfil Ivory Marble from Spain

To complement its **luxurious design**, Coral Shell features **Crema Marfil Ivory Marble tiles** throughout every unit.

Why does this matter?

- **Prestigious European Quality:** Crema Marfil is sourced from **Spain's finest quarries** and is widely used in **luxury hotels, palaces, and high-end residences**.
- **Timeless Aesthetic:** The warm, creamy tones of this **high-end marble** create an elegant, minimalist look that seamlessly blends with modern Caribbean interiors.
- **Highly Durable:** Unlike ceramic tiles, **Crema Marfil marble is resistant to wear and aging**, maintaining its beauty for decades.

6. Minimalist Design & Hidden Technology

While Coral Shell embodies **luxury and exclusivity**, it is also designed with a **clean, minimalist aesthetic**.

Key minimalist details include:

- **Aluminum Rail Accents:** Sleek **decorative wall railings** between the wall skirting and baseboards add a touch of **modern sophistication**.
- **Concealed Wiring System:** **TV cables and power cords are built into the walls**, eliminating visible wires for a **clean, streamlined appearance**.
- **Custom-Built Closets:** Each **master bedroom features a walk-in Italian-designed closet**, maximizing both storage and style.

These **subtle yet impactful design choices** elevate Coral Shell's status as a **true architectural masterpiece**.

7. High-Tech Features for Ultimate Comfort & Safety

Beyond its **elegant design**, Coral Shell incorporates **state-of-the-art technology** for **enhanced safety and convenience**.

Smart Features Include:

- **CO₂ Detectors:** Monitors indoor air quality for **optimal safety**.
- **Gas Leak Detection:** Each unit features an **automated gas shut-off system**, preventing potential hazards.
- **Double Glass Windows with Argon Gas:** **Enhanced insulation** reduces energy consumption while keeping interiors cooler.
- **Industrial Ice Makers:** Available in **every unit and pool area**, ensuring a **steady supply of fresh ice**—a rare luxury in condo living.

8. An Exclusive Community with Only 17 Residences

Unlike the **massive, high-density developments** found in **Noord and Palm Beach**, Coral Shell maintains an **elite level of exclusivity** with **just 17 luxury apartments spread across two towers**.

Why does exclusivity matter?

- **Greater Privacy & Security:** Fewer residents mean **less foot traffic**, a **quieter environment**, and a **stronger sense of community**.
- **Personalized Services:** Boutique condominiums often provide **better maintenance and management services**, ensuring that common areas and amenities remain pristine.
- **Investment Value:** With **limited availability**, units at Coral Shell are **highly sought after**, making this a **premium real estate investment**.

9. The Best Location for a Balanced Lifestyle

Situated just minutes from **Downtown Oranjestad**, Coral Shell offers **unparalleled convenience**.

Walking Distance to:

- **Nikki Beach & Surfside Beach** – Aruba's top waterfront relaxation spots.
- **West Deck & Pinchos Restaurant** – Enjoy the best **fine dining** with breathtaking ocean views.
- **Renaissance Marketplace & Cinema Aruba** – Endless shopping, entertainment, and nightlife options.
- **Boy Ecury Park** – A serene public park, perfect for a morning jog or sunset stroll.

10. The Most Competitive Price Per Square Meter in Aruba

With **superior construction**, **exclusive amenities**, and a **prime beachfront location**, Coral Shell offers the **best price per square meter compared to any luxury condo in Aruba**.

Unlike other developments that compromise on **materials and space**, Coral Shell delivers **unmatched quality and long-term value**, making it the **ultimate real estate investment**.

Final Thoughts

From its **high-end finishes and world-class architecture** to its **energy-efficient innovations and exclusive community**, Coral Shell Condominium stands as a **true benchmark for luxury real estate in Aruba and the Caribbean**.

For those seeking the **perfect blend of sophistication, comfort, and value**, **Coral Shell is the ultimate choice**.

Coral Shell High light points;

- high-end fixtures
- Fully equipped with modern kitchens
- custom designed closets and bathrooms

- infinity pool
- Walk distance to Nikki Beach
- Walk distance Pinachos restaurant
- Walk distance West Deck restaurant
- Downtown Oranjestad
- Renaissance market place
- Cinema Aruba
- Year Build 2018
- Coral shells as building using traditional concrete construction, Traditional construction in concrete vs sheetrock -The Full Construction is All concrete and massive there is no sheetrock (drywall)walls -
- The full condominium external walls are made of coral stone tiles for building's facade; here is why they re good; Lowest heat retention rate compared to other materials like concrete or other natural stones, also this feature will keep the hole area in a lower temperature when using the deck but not the pool. ` Keep the condos better islitlation. The main advantage of the Coral Stone over other materials in the market is its thermal properties: there is no other material in the market capable of repealing heat more than Coral Stone, thus its extensive use in the swimming pool areas: under the burning sun one can walk comfortably barefoot over it without fear of it heating. Its use in flooring or wall cladding maintains the home fresh. <https://www.litosonline.com/en/article/coral-stone> - Blog
- The only condominium that uses DOAS system. This is why is good for; No humidity, no need for air-conditioning on whole day, More comfort and no feeling of heat due to reducement of humidity having the in room temperature at 25 degrees/ humidity around 50% due to low humidity.
- Industrial Ice maker in all apartments and in the common areas pool area
- All floors are Crema Marfil Ivory Marble Tiles from Spain
- The Design of the Building was from Spanish Arquitect from Barcelona disupulo from Gaudi
- Boy Ecury Park <https://www.arubaconventionbureau.com/venue/plaza-boy-ecury/> <https://evendo.com/locations/aruba/eagle-beach/attraction/boy-ecury-park>
- Each apartment counts with its private extra space laundry room outside the apartment except for large condos that have it inside
- The Only condominium with DOAS system in the Elevator
- One Trash-room in the passage of the floors
- Every Bathroom has a unique designs.
- Each room has a CO2 detector
- Gas Detector, each room has a gas detector that will turn of the gas of each room in case there is a leakage

- Kitchen tables are granite
- All kitchen furniture is Italian and appliances general electric
- All windows are double glass with argon gas in between to improve insulation
- Shower in units have: Rain Shower, hand shower and some have Body jets shower as well
- High Ceiling - A minimum ceiling height of over 2.9 meters might enhance thermal comfort in warm climates (by allowing hot air to rise above the occupied zone, potentially lowering the perceived temperature at the living level.)
- All doors have a height around 2.8 mt
- All Condos have built closets
- Minimalist details;
 - Decorative wall Aluminum railing between Wall Skirting and the wall
 - In-wall cable management system (This system allows you to conceal TV cables and power cords within the wall, eliminating visible wires and creating a clean, aesthetically pleasing area around your television.)
- Walking Closet for main bedrooms, Italian designs.
- Using every space for extra storage.
- Aircleaning system anti allergies, and against mold.
- Solar panels do the HOE cost reduction
- Maintenance reduction due to high end material that do not require regular maintenance such as external coral stone walls perfect insulators and long durability without maintenance
- Top of the line Gym with ocean view

Coral Shell is the most Exclusive Condominium property and building with the most superior material and more in all Aruba. Built by the wealthiest local family for the ultimate home comfort beach front in Oranjestad Aruba

Beach front property
 Walking distance from Surfside beach bar
 Barefoot restaurant
 El Gaucho restaurant
 And more

Coral Shell

What makes it different than other parts of Aruba:

- The Full Construction is All concrete and massive there is no sheetrock (drywall) walls

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Condos

Main Building

- GF-A - 3 bedroom / 3.5 bathrooms
- GF-C - 3 bedroom / 3.5 bathrooms
- 1-E, 2-E Loft - 2 bedroom / 4 bathrooms
- PH -A 5 bed /5.5 bath

Second Building

- 1G - 1 bed/ 1 Bath
- 1H - 2 bed / 2 Bath

What is nearby Oranjestad Aruba and more

<https://maps.app.goo.gl/UZJbNU5yj346YqN7A>

<https://www.reflexionsbeach.com/>

<https://maps.app.goo.gl/hvczq8Qbx5NpPJf6>

<https://barefootaruba.com/>

<https://maps.app.goo.gl/qPFHxKyeYqwWnQkq6>

<https://www.themarketplacearuba.com/>

<http://thewestdeck.com/>

Surf Side beach <https://maps.app.goo.gl/eyGaufU7bE4wYjHW6>