



Buyer
instructions manual



Step 1. You become acquainted with Porta Kurá Bunita via our website, and you register yourself as an interested party. You will be automatically directed to our secure Buyers Portal, where you can create your account.

Step 2. To begin, click on the “Create an account” button to start setting up your account. It is essential to create your personal account to reserve your dream home. Kindly supply your email address and specify whether you are creating a personal or business account. Once you have entered the required information, continue by clicking the “Send” button.

Step 3. Shortly after, an email will be sent to you with a link for email verification. Click on the link “Email verification” to confirm email. Afterwards, you will be directed to the secured Personal or Business Information Form, where you can supply the required details to complete your account setup. Once you click on the “Confirm” button your account will be instantly created, granting you immediate access to view our inventory of available villas, apartments, and penthouses.

Step 4. To access your account, enter your email address and password in the “Sign in” window on your screen. Once logged in, you will notice your name appearing in the upper right-hand corner of the screen. This confirms that an account was successfully created under your name. On the same page, you will find two buttons labeled “My profile” and “My dream home.” Clicking on the “My profile” button will allow you to view the personal or business information you have previously submitted. Please ensure that all required documents are submitted to secure your dream home. Our sales team will review and approve the documents, allowing you to reserve your desired property once approved.

Step 5. Clicking on the “My dream home” button will allow you to explore and assess the availability of diverse housing options to suit your preference and to continue with the reservation process.

Step 6. To complete the reservation of your dream home, please follow the steps outlined below:

- Select your desired property: browse through the available options of villas, apartments, and penthouses to find the perfect fit for your needs.
- Review property details: carefully examine the property details, including floor plans, amenities, and any other information provided.
- Check availability: confirm the availability of your preferred home by referring to the availability calendar or contacting our sales team for real-time updates.
- Review and confirm: double-check all the information you have supplied to ensure accuracy.
- Reserve your home: click on the “Reserve” button associated with your chosen property to start the reservation process.
- Upon starting the reservation process, you will receive a reservation agreement along with an invoice for the reservation fee. Please sign the reservation agreement and upload the document to your account or send it via email to our sales team.
- Make payment of the reservation fee of Naf 5.300,00, inclusive of a 6.00% sales tax, within a timeframe of 5 calendar days. Your dream home is then reserved for you. In case of multiple interested buyers, the “first come, first served” principle is applied.
- Confirmation of payment: once your payment is processed, you will receive an email confirming your reservation. This serves as proof that your dream home is exclusively reserved for you.

Step 7. Upon completing the reservation process, you will receive a Buyers Folder which includes all the necessary documentation to apply for a mortgage loan at the bank of your choice. These documents will supply the information and support needed to facilitate the mortgage application process and help you secure the financing for your dream home.

Step 8. Once you have received the pre-approval from your bank, the purchase of your home becomes final upon signing the purchase and construction contract.

Step 9. Shortly after your request for mortgage financing has been completed, the purchase contract will be notarized. As the buyer, it is your responsibility to cover all costs, including bank fees and taxes, related to the purchase of the house. These expenses are to be settled when the deeds are passed at the office of the notary public.



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