



The ARCTON Group

Real Estate and Leisure Management

REFINED LIVING.
STRUCTURED PERFORMANCE.
LASTING VALUE.

INTRODUCTION

Where Real Estate Meets Intelligence.

The Arcton Group is a fully integrated real estate and lifestyle management company based in Suriname. We specialize in premium rentals, structured real estate management, and strategic interior design.

We exist for one reason.

To transform property ownership into a controlled, elegant, and financially sustainable experience.

Real estate should not feel uncertain. It should not feel reactive. It should not feel burdensome.

It should feel organized. Predictable. Refined.

Arcton was built to deliver exactly that.

We combine disciplined operational systems with elevated presentation standards. We manage assets, enhance environments, and protect long-term value.

Our expertise is structured around three core services:

- Curated Rentals
- Real Estate Management
- Interior Design

Each service is designed to function independently or as part of one integrated ecosystem.

RENTAL PROPERTIES

Elevated Living. Professionally Managed.

Arcton manages a carefully selected portfolio of Comfort apartments, Serene apartments, and high-end villas.

These properties are positioned for:

- International professionals
- Corporate clients
- Expats
- Long-term residents
- Premium mid-term stays

What makes Arcton rentals different?

Control.

Consistency.

Presentation.

We oversee the complete rental lifecycle:

- Strategic positioning and marketing
- Professional tenant screening
- Structured contract management
- Coordinated check-in and check-out
- Ongoing tenant communication
- Maintenance coordination
- Continuous quality supervision

Every Arcton property is presented and maintained according to defined internal standards. Tenants experience reliability and comfort. Owners experience stability and reduced involvement.

This is rental management without compromise.

REAL ESTATE MANAGEMENT

Structured. Transparent. Scalable.

Owning property should generate performance, not complexity. Arcton's management model is built around clarity, accountability, and scalability. Our system is divided into three clearly defined service levels.

Essential – 8 percent (%)

Premium – 10 percent (%)

Signature – 12 percent (%)

These percentages are calculated over the monthly rental income.

The management percentage covers organization, coordination, oversight, and reporting. It does not include physical on-site execution.

This separation is deliberate.

It ensures transparency.

It protects margins.

It prevents ambiguity.

WHAT THE MANAGEMENT PERCENTAGE INCLUDES

Across all three tiers, the management fee covers strategic and administrative oversight.

Included in every package:

- Rent collection and financial processing
- Contract management and documentation
- Direct tenant communication
- Issue registration and coordination
- Vendor management and supervision
- Administrative check-in and check-out planning
- Structured reporting

These services form the operational backbone of your property.



ESSENTIAL – 8 PERCENT (%)

Professional oversight for stable properties.

Designed for long-term rentals with moderate service requirements.

Includes:

- Full administrative management
- Tenant coordination
- Maintenance supervision
- Basic inspection oversight
- Monthly financial reporting

Essential ensures discipline and reliability without operational excess.

PREMIUM – 10 PERCENT (%)

Enhanced supervision for higher-segment rentals.

Includes everything in Essential, plus:

- Utilities coordination and oversight
- Expanded inspection frequency
- Proactive tenant communication
- Inventory supervision
- Enhanced reporting structure

Premium is built for expat-oriented and higher-value properties that require closer control and responsiveness.

SIGNATURE – 12 PERCENT (%)

Full strategic partnership.

Includes everything in Premium, plus:

- 24 hour emergency availability
- Preventive inspection programs
- Asset monitoring and performance review
- Strategic rental optimization advice
- Tenant experience management

Signature is designed for luxury residences and investors seeking complete operational peace of mind.

OVERVIEW

Service	Essential	Premium	Signature
Management Percentage	8%	10%	12%
Rent Administration	✓	✓	✓
Tenant Contact	✓	✓ (More Intense)	✓ (Priority)
Admin Check-in/Out	✓	✓	✓
On-site Check-In/Out	Fee	Fee	Fee
Maintenance Coordination	✓	✓	✓
Utilities Coordination	✗	✓	✓
Inspections	Basic	Extended	Proactive
Reporting	Monthly	Monthly	Monthly + Quarterly
24/7 Support	✗	✗	✓
Housekeeping	Fee	Fee	Fee
Maintenance Work	Fee	Fee	Fee
Pool Cleaning	Fee	Fee	Fee
Pool Supervision	Fee	Fee	Fee
Garden Maintenance	Fee	Fee	Fee
Garden Supervision	Fee	Fee	Included





OPERATIONAL SERVICES AND OPTIONAL ADDITIONS

Clarity Through Separation

To maintain transparency, all physical on-site services are billed separately from the management percentage.

These operational services include:

- Housekeeping
- Technical maintenance and repairs
- Pool cleaning and chemical management
- Garden maintenance
- Physical presence during check-in and check-out

These services are:

- Based on actual vendor pricing
- Professionally supervised by Arcton
- Transparently invoiced
- Only charged when executed

The management fee covers thinking, planning, organizing, and supervising.

Operational fees cover people, materials, and physical execution.

This structure protects both the owner and the integrity of the service model.



INTERIOR DESIGN

Design With Purpose. Design With Performance.

Interior design at Arcton is strategic, not decorative.

We understand that in a growing market, presentation directly influences value. The right design elevates rental positioning, increases occupancy rates, and strengthens long-term asset appreciation.

Our interior design services include:

- Concept development
- Spatial planning
- Mood boards and design direction
- Furniture sourcing and procurement
- Lighting and color coordination
- Decorative styling
- Full turnkey furnishing

Our process is structured:

1. Audience and investment analysis
2. Concept alignment
3. Budget structuring
4. Vendor coordination
5. Procurement and logistics
6. Installation and final detailing

Owners experience a seamless execution process without operational burden.

Interior design can function as:

- A standalone service
- A rental positioning upgrade
- A value optimization strategy

Every Arcton interior balances livability with measurable performance.





OUR PHILOSOPHY

Control. Elegance. Reliability.

We believe:

Real estate should be structured.

Management should be disciplined.

Design should be intentional.

Our foundation is built on three principles:

Client-Centered Approach

Attention to Detail

Effortless Experience

Luxury is not excess. Luxury is control, clarity, and confidence.

THE ARCTON PROMISE

We protect your investment.

We communicate transparently.

We operate with discipline.

We anticipate before problems arise.

We deliver consistent standards.

Arcton is not simply a service provider.

We are a structured partner in your real estate journey.

Whether you are investing locally or internationally, Arcton transforms ownership into a refined, scalable, and professionally managed experience.

CONTACT ARCTON

If you are exploring rental opportunities, seeking structured management, or positioning property for enhanced performance, our team is ready to guide you.



The Arcton Group
Paramaribo, Suriname

Email: info@thearctongroup.com
Website: www.thearctongroup.com
Phone: +597 559-368 | +597 864-4868
+597 882-2538

Schedule a consultation.
Request a portfolio overview.
Discuss your property strategy.

Experience structured real estate, refined living, and lasting value.





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