



# valcaoba

POOL, GARDEN & SPA

LAS TERRENAS - DOMINICAN REPUBLIC

IN THE HEART OF LAS TERRENAS



26 APARTMENTS FROM 76.900USD

Updated: 01/07/2017



LAS TERRENAS - DOMINICAN REPUBLIC

## INTRODUCTION

**valcaoba** is owned by PROMOBA S.A.S. and is a development of 26 apartments and hotel-style services covering an area of 3,225m<sup>2</sup>.

The development will be built in the urban area of Las Terrenas, in Samaná province. Las Terrenas is situated in the north of the peninsula, in a magnificent setting between hills and the Atlantic Ocean. The town is linked to the rest of the country via a recently developed road system, which includes the Atlantic Tourist Boulevard and the North-east Highway. This means that the journey time between Santo Domingo and Las Terrenas is just under two hours.



Las Terrenas provides most of the tourist accommodation in the northern part of the Samaná peninsula. At present, the town offers medium-sized complexes, apartments, town houses and family villas. Nowadays, clients are generally looking for apartments, which are used by owners as second homes and rented through the “rental pool” to tourists and local people.

As for amenities, the rise in the local population and the increasing arrival of tourists has meant that a wide variety of commercial activities and services have been developed. This has led to the development of shopping malls and tourist establishments.



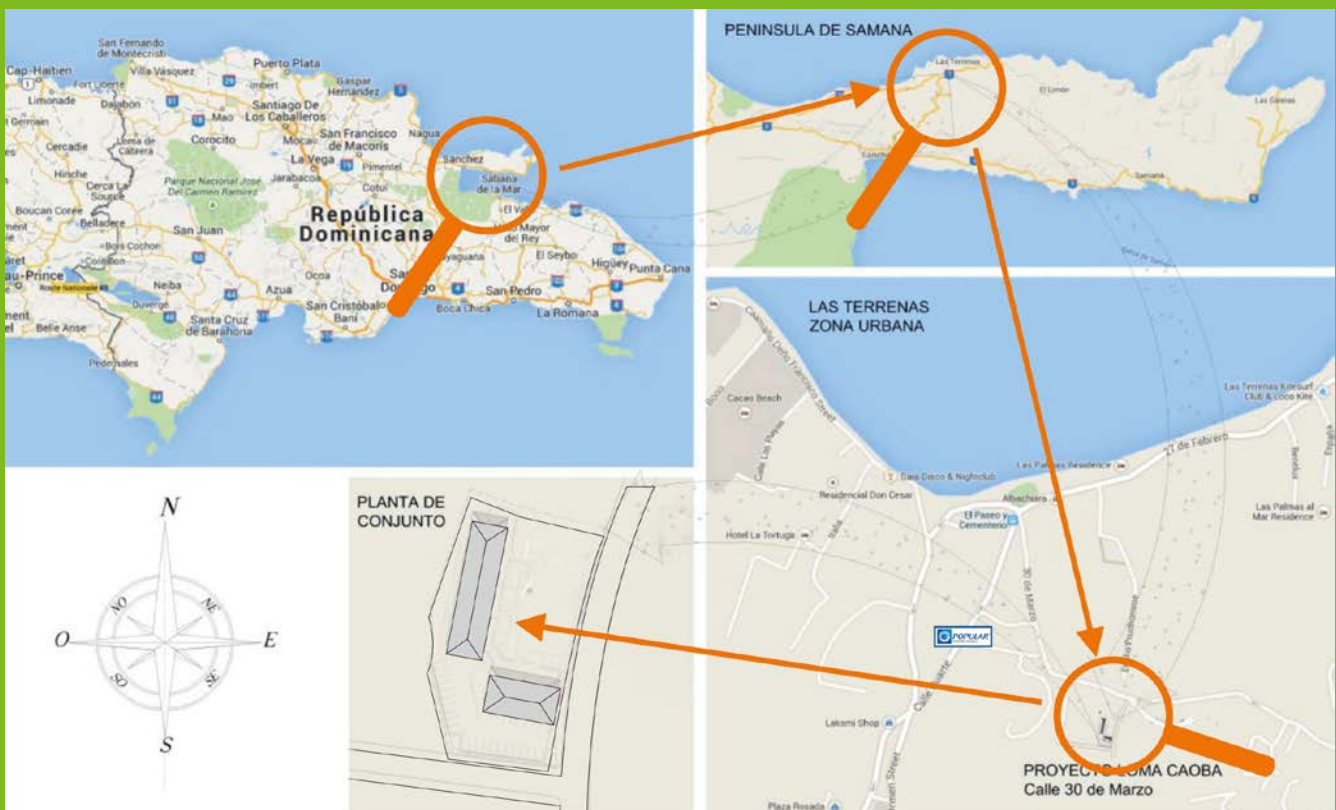
## LAS TERRENAS - DOMINICAN REPUBLIC

### SITUATION

The Valcaoba development is made up of small and medium-sized accommodation units, from 40 to 150m<sup>2</sup>, aimed mainly at local and foreign investors who are also looking to take advantage of the tourist activity in the region.

#### THE VALCAOBA DEVELOPMENT LOCATION

The development is situated in Calle 30 de Marzo and is part of the Loma Caoba development on plot 3702-K of land registry district no. 7, Las Terrenas commune, Samaná province. It is just 400 meters from the sea and 300 meters from the main road.



This residential complex of 26 apartments is built on 3,225m<sup>2</sup> of land. It is L-shaped and made up of 2 rectangular buildings perpendicular with each other, both 3 floors high, plus a semi-underground level at one end, which is created by using the natural slope of the land. The entrance leading to the reception area is on the corner where the two buildings join. Concerning facilities, in addition to the communal areas, the development will include a swimming pool area, gardens, a barbecue area, a lobby-reception area and Spa services.



LAS TERRENAS - DOMINICAN REPUBLIC

## THE PROJECT

**GARDEN LEVEL:** 26 parking spaces, security post at the entrance, plant rooms, 6 three-roomed apartments (2 bedrooms), 3 two-roomed apartments (studio), gardens, communal corridors and lobby-reception-administration, covering a total of 1,008m<sup>2</sup> of roofed construction.

**FIRST FLOOR:** 6 three-roomed apartments, 3 two-roomed apartments (1 bedroom), with communal spaces and corridors covering a total of 921m<sup>2</sup> of roofed construction.

**SECOND FLOOR (Penthouse):** 6 three-roomed apartments, with communal spaces and corridors covering a total of 921m<sup>2</sup> of roofed construction and huge terraces.

**POOL LEVEL:** The extra level consists of 1 three-roomed apartment, 1 two-roomed apartment and the whole pool, bar and spa area covering a total of 548.25m<sup>2</sup> of construction divided between covered and outside areas.



### CONSTRUCTION

A traditional construction system of load-bearing walls built with cement breeze-blocks filled with concrete and reinforced with rebars, in addition to the typical structural components of reinforced concrete, such as ring beams, support columns, foundations, retaining wall, concrete slabs and columns. With its interior reinforced masonry and concrete bracing structure, the Valcaoba project can stand up to the seismic stresses that occur from time to time in the Caribbean region.

### FINISHING TOUCHES

The finishing touches aim to improve the sober, contemporary style of the project, with smooth wall coatings covered with soft textures and colors. As the development is close to the sea, the finishing touches are made of aluminum, stainless steel and glass to avoid oxidation and maintenance problems. "Warm", hard-wearing materials are used for the outside floors and cladding, such as flat red stones and decorative concrete. In the apartments, the colors and textures of the porcelain tile floors create a natural beige stone effect, matt on the inside and non-slip on the terraces. The interior doors are made of precious wood and the windows of aluminum. The walls and roofs will be covered with a smooth coating and flat tiles, and the paintwork and textures will vary according to location.



LAS TERRENAS - DOMINICAN REPUBLIC

## SALES TERMS

### SALE PRICES

- Prices include sales commission.
- Prices do not include legal fees.
- Prices may change without notice.
- The **valcaoba** development is exempt from tax for 15 years, as it has been listed and obtained tourist development council approval (Confotur, Law 158-01).

### TAX EXEMPTION

- No transfer tax
- No tax on rental income (through Rental Pool).
- Furniture is exempt of ITBIS (VAT) if purchased through us.

### PAYMENT SCHEDULE

- Reservation : **10%**
- Roof completion : **85%**
- Key hand-over: **5%**



LAS TERRENAS - DOMINICAN REPUBLIC

**SALES PRICES**

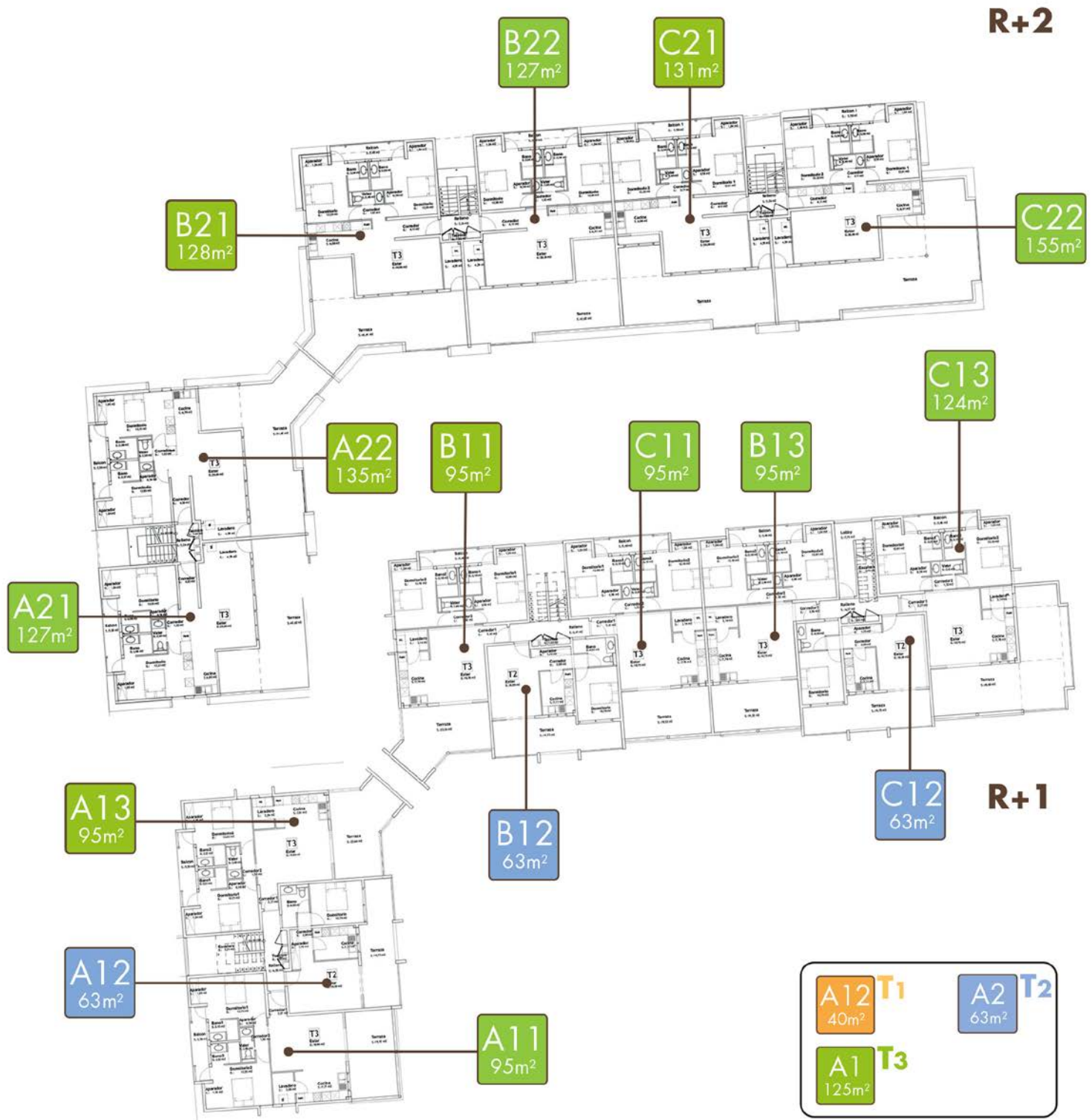
Updated: 01/07/2017

APARTMENT	TYPE	SURFACE AREA (m <sup>2</sup> )		PRICE (USD)
		Living area	Total surface area	
A1	T3 + Garden	97,07	124,76	<b>SOLD</b>
A2	T1 + Garden	39,94	63,74	<b>RESERVED</b>
A3	T3 + Garden	92,86	103,27	<b>RESERVED</b>
A11	T3	95,21	95,21	<b>164.900</b>
A12	T2	63	63	<b>SOLD</b>
A13	T3	95,30	95,30	<b>SOLD</b>
A21	T3	127,33	127,33	<b>SOLD</b>
A22	T3	134,87	134,87	<b>SOLD</b>
B1	T3 + Garden	96,92	106,96	<b>149.900</b>
B2	T1 + Garden	39,94	63,74	<b>76.900</b>
B3	T3 + Garden	92,41	119,70	<b>164.900</b>
B11	T3	95,02	95,02	<b>159.900</b>
B12	T2	63	63	<b>SOLD</b>
B13	T3	94,65	94,65	<b>159.900</b>
B21	T3	127,73	127,73	<b>219.900</b>
B22	T3	127,32	127,32	<b>219.900</b>
C1	T3 + Garden	92,41	119,70	<b>SOLD</b>
C2	T1	39,73	39,73	<b>72.900</b>
C3	T3	125,86	125,86	<b>194.900</b>
C4	T1 + Garden	40,32	64,02	<b>SOLD</b>
C5	T3 + Garden + Swimming Pool	120,08	274,23	<b>209.000</b>
C11	T3	94,65	94,65	<b>SOLD</b>
C12	T2	63	63	<b>SOLD</b>
C13	T3	123,93	123,93	<b>199.900</b>
C21	T3	130,86	130,86	<b>SOLD</b>
C22	T3	155,28	155,28	<b>SOLD</b>



LAS TERRENAS - DOMINICAN REPUBLIC

LOCATION PLAN



## LOCATION PLAN





Apt. A1		T3 / 97m <sup>2</sup>
AREA		
LIVING AREA		97,07
Corridor		3,96
Living area		18,64
Laundry Room		3,08
Kitchen		7,77
Corridor 2		1,50
WC		2,40
Bedroom 1		12,23
Bathroom 1		3,22
Cupboard		1,05
Bedroom 2		13,02
Bathroom 2		3,15
Cupboard 2		1,63
Balcony		5,50
Terrace		19,92
GARDEN AND APPURTENANCES		27,69
Garden		27,69
TOTAL SURFACE AREA		124,76

NOTE:

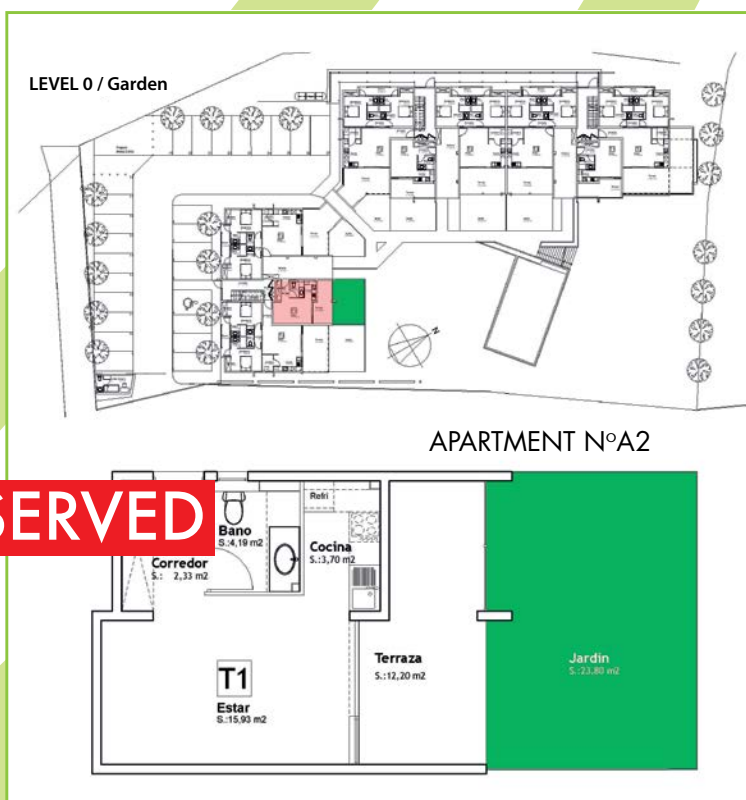
**SOLD**



Apt. A2		T1 / 40m <sup>2</sup>
AREA		
LIVING AREA		39,94
Corridor		2,33
Living Room		15,93
Kitchen		3,70
WC 1		4,19
Cupboard		1,59
Terrace		12,20
GARDEN AND APPURTENANCES		23,80
Garden		23,80
TOTAL SURFACE AREA		63,74

NOTE:

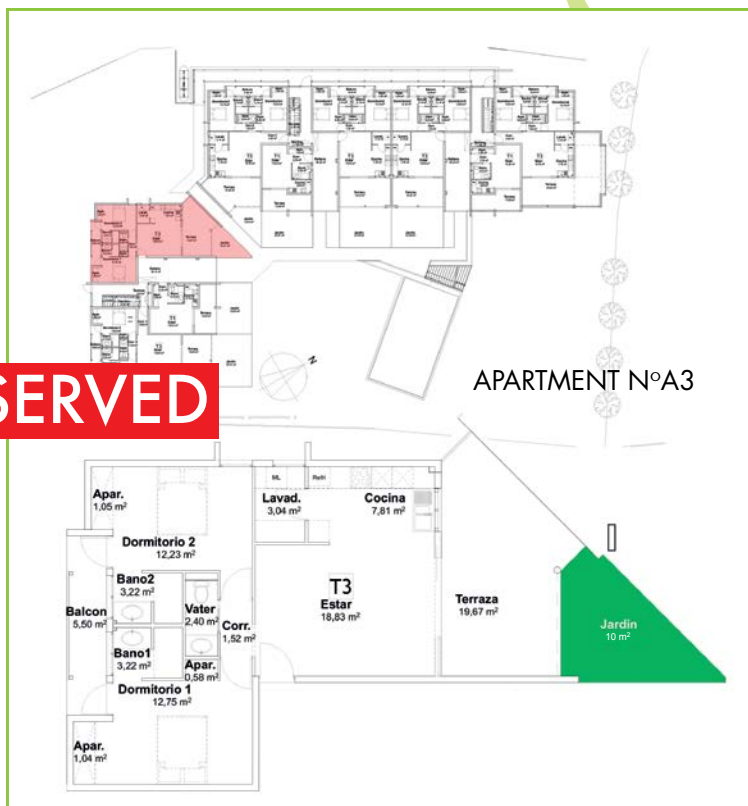
**RESERVED**



Apt. A3		T3 / 93m <sup>2</sup>
AREA		
LIVING AREA		92,86
Living Room		18,83
Laundry Room		3,04
Kitchen		7,81
Corridor		1,52
WC		2,40
Bedroom 1		12,75
Bathroom 1		3,22
Cupboard		1,62
Bedroom 2		12,23
Bathroom 2		3,22
Cupboard 2		1,05
Balcony		5,50
Terrace		19,67
GARDEN AND APPURTENANCES		10,00
Garden		10,00
TOTAL SURFACE AREA		102,86

NOTE:

**RESERVED**



Apt. A11		T3 / 95m <sup>2</sup>
SUPERFICIES		
LIVING AREA		95,21
Corridor		2,37
Living Room		18,64
Laundry Room		3,08
Kitchen		7,77
Corridor 2		1,50
WC		2,40
Bedroom 1		12,75
Bathroom 1		3,15
Cupboard		1,63
Bedroom 2		12,23
Bathroom		3,22
Cupboard 2		1,05
Balcony		5,50
Terrace		19,92
GARDEN AND APPURTENANCES		0,00
Garden		0,00
TOTAL SURFACE AREA		95,21

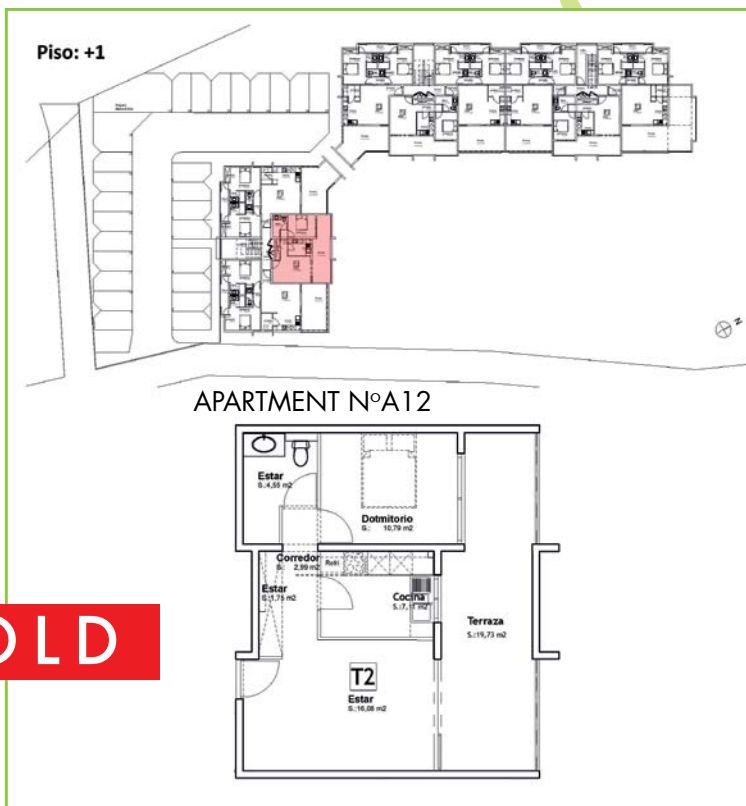
NOTE:



Apt. A12		T2 / 63m <sup>2</sup>
AREA		
LIVING AREA		63,00
Corridor		2,99
Living Room		16,08
Kitchen		7,11
Bedroom		10,79
Bathroom 1		4,55
Cupboard		1,75
Terrace		19,73
GARDEN AND APPURTENANCES		0,00
Garden		0,00
TOTAL SURFACE AREA		63,00

NOTE:

**SOLD**



Apt. A13		T3 / 95m <sup>2</sup>
AREA		
LIVING AREA		30
Corridor		2,61
Living Room		18,65
Laundry Room		3,04
Kitchen		7,81
Corridor 2		1,52
WC		2,40
Bedroom 1		12,75
Bathroom 1		3,22
Cupboard		1,62
Bedroom 2		12,23
Bathroom 2		3,22
Cupboard 2		1,05
Balcony		5,50
Terrace		19,68
GARDEN AND APPURTENANCES		0,00
Garden		0,00
TOTAL SURFACE AREA		95,30

NOTE:

**SOLD**





Apt. A21 T3 / 127m <sup>2</sup>	
AREA	
LIVING AREA	12,33
Corridor	4,03
Living Room	25,98
Laundry Room	4,29
Kitchen	6,82
Corridor 2	1,52
WC	2,40
Bedroom 1	13,03
Bathroom 1	3,08
Cupboard	1,62
Bedroom 2	12,31
Bathroom 2	3,08
Cupboard 2	1,05
Balcóny	5,50
Terrace	42,62
GARDEN AND APPURTENANCES	0,00
Garden	0,00
TOTAL SURFACE AREA	127,33

NOTE:



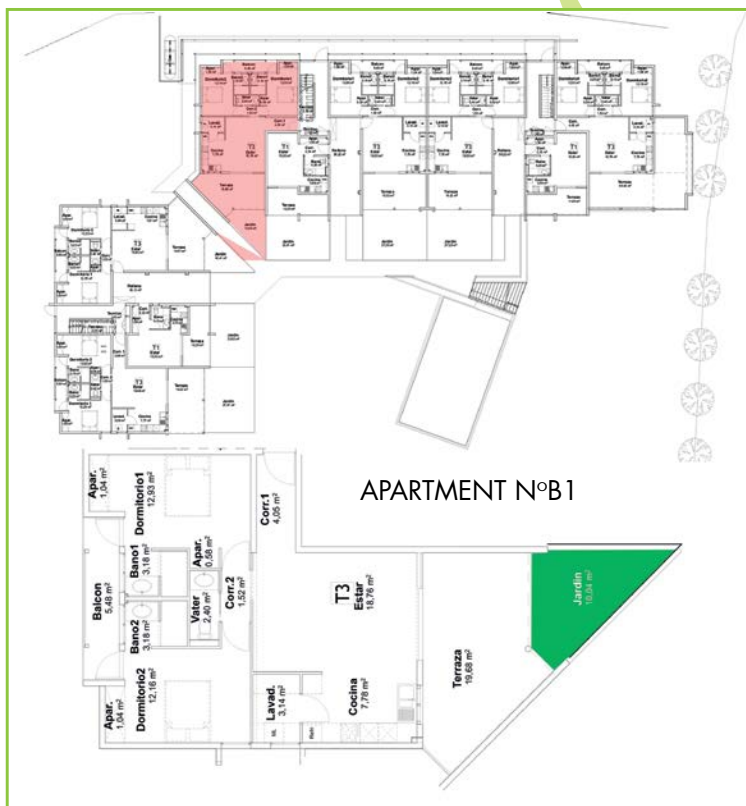
Apt. A22 T3 / 135m <sup>2</sup>	
AREA	
HABITABLE	134,87
Corridor	4,26
Living Room	25,98
Laundry Room	4,29
Kitchen	6,79
Corridor 2	1,53
WC	2,39
Bedroom 1	12,83
Bathroom 1	3,07
Cupboard	1,62
Bedroom 2	12,31
Bathroom 2	3,08
Cupboard 2	1,05
Balcony	5,50
Terrace	50,17
GARDEN AND APPURTENANCES	0,00
Garden	0,00
TOTAL SURFACE AREA	134,87

NOTE:



Apt. B1		T3 / 97m <sup>2</sup>
AREA		
LIVING AREA		,92
Corridor		4,05
Living Room		18,76
Laundry Room		3,14
Kitchen		7,78
Corridor 2		1,52
WC		2,40
Bedroom 1		12,93
Bathroom 1		3,18
Cupboard		1,62
Bedroom 2		12,16
Bathroom 2		3,18
Cupboard 2		1,04
Balcony		5,48
Terrace		19,68
GARDEN AND APPURTENANCES		12,00
Garden		12,00
TOTAL SURFACE AREA		108,92

NOTA:



Apt. B2		T1 / 40m <sup>2</sup>
AREA		
LIVING AREA		39,94
Corridor		2,34
Living Room		15,93
Kitchen		3,54
Bathroom		4,35
Cupboard		1,58
Terrace		12,20
GARDEN AND APPURTENANCES		23,80
Garden		23,80
TOTAL SURFACE AREA		63,74

NOTA:



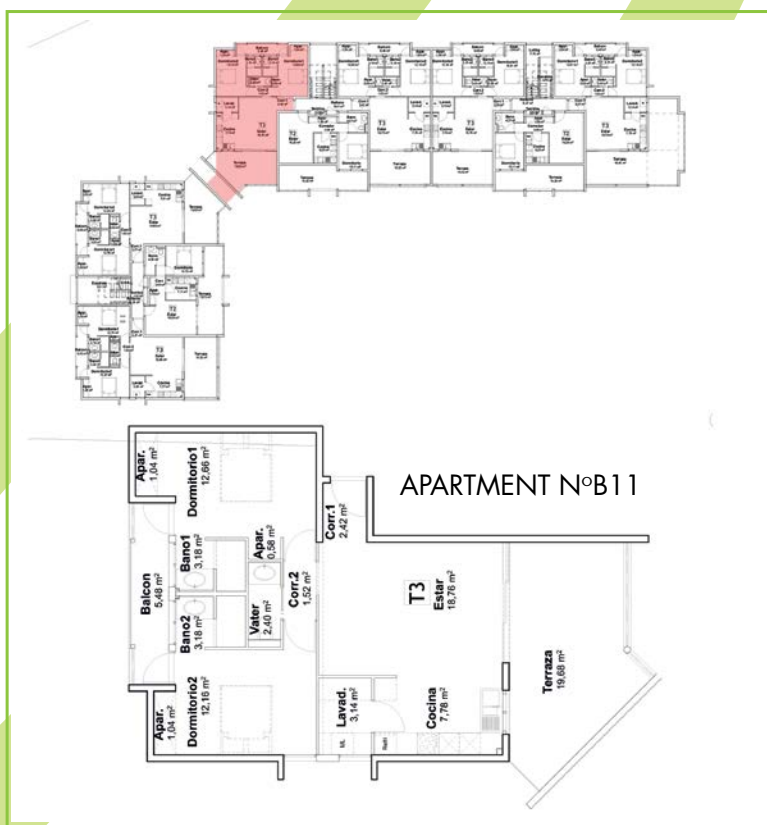
Apt. B3		T3 / 92m <sup>2</sup>
AREA		
LIVING AREA		2,41
Living Room		18,93
Laundry Room		3,14
Kitchen		7,78
Corridor		1,52
WC		2,40
Bedroom 1		12,66
Bathroom 1		3,18
Cupboard		1,62
Bedroom 2		12,16
Bathroom 2		3,18
Cupboard2		1,04
Balcony		5,48
Terrace		19,32
GARDEN AND APPURTENANCES		27,29
Garden		27,29
TOTAL SURFACE AREA		119,70

NOTE:



Apt. B11		T3 / 95m <sup>2</sup>
AREA		
LIVING AREA		5,02
Corridor		2,42
Living Room		18,76
Laundry Room		3,14
Kitchen		7,78
Corridor 2		1,52
WC		2,40
Bedroom 1		12,66
Bathroom 1		3,18
Cupboard		1,62
Bedroom 2		12,16
Bathroom 2		3,18
Cupboard 2		1,04
Balcony		5,48
Terrace		19,68
GARDEN AND APPURTENANCES		0,00
Garden		0,00
TOTAL SURFACE AREA		95,02

NOTE:





<b>Apt. B12</b>	<b>T2 / 63m<sup>2</sup></b>
AREA	
<b>LIVING AREA</b>	<b>63,00</b>
Corridor	2,99
Living Room	16,08
Kitchen	7,11
Bedroom	10,79
Cuarto de Baño 1	4,55
Cupboard	1,75
Terrace	19,73
<b>GARDEN AND APPURTENANCES</b>	<b>0,00</b>
Garden	0,00
<b>TOTAL SURFACE AREA</b>	<b>63,00</b>

NOTE:

**SOLD**



<b>Apt. B13</b>	<b>T3 / 95m<sup>2</sup></b>
AREA	
<b>LIVING AREA</b>	<b>94,65</b>
Corridor	2,42
Living Room	18,75
Laundry Room	3,14
Kitchen	7,78
Corridor 2	1,52
WC	2,40
Bedroom 1	12,66
Bathroom 1	3,18
Cupboard	1,62
Bedroom 2	12,16
Bathroom 2 2	3,18
Cupboard 2	1,04
Balcony	5,48
Terrace	19,32
<b>GARDEN AND APPURTENANCES</b>	<b>0,00</b>
Garden	0,00
<b>TOTAL SURFACE AREA</b>	<b>94,65</b>

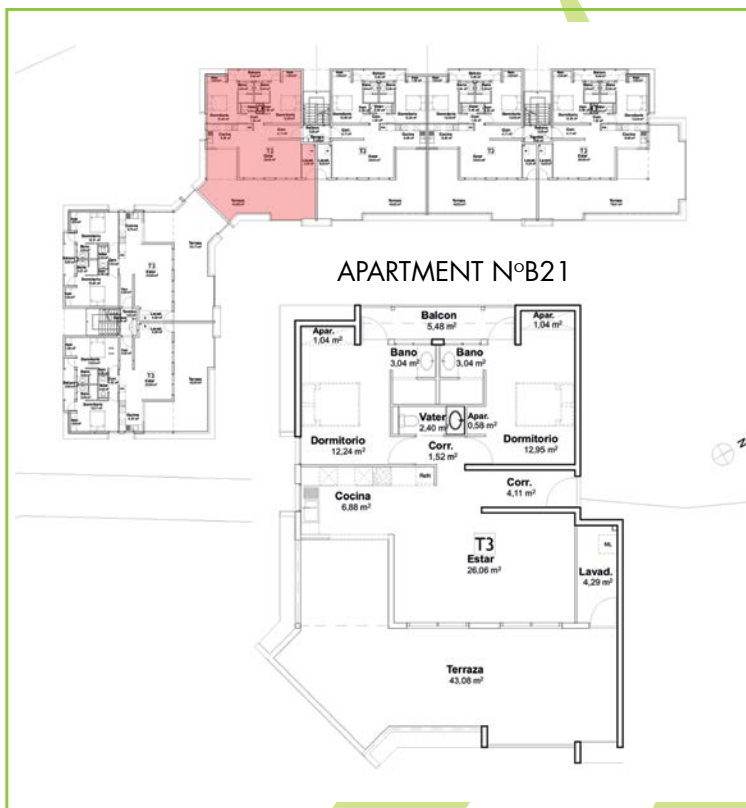
NOTE:



<b>Apt. B21</b>	<b>T3 / 128m<sup>2</sup></b>
-----------------	------------------------------

AREA	
<b>LIVING AREA</b>	<b>127,73</b>
Corridor	4,11
Living Room	26,06
Laundry Room	4,29
Kitchen	6,88
Corridor 2	1,52
WC	2,40
Bedroom 1	12,95
Bathroom 1	3,04
Cupboard	1,62
Bedroom 2	12,24
Bathroom 2	3,04
Cupboard 2	1,04
Balcony	5,48
Terrace	43,06
<b>GARDEN AND APPURTENANCES</b>	<b>0,00</b>
Garden	0,00
<b>TOTAL SURFACE AREA</b>	<b>127,73</b>

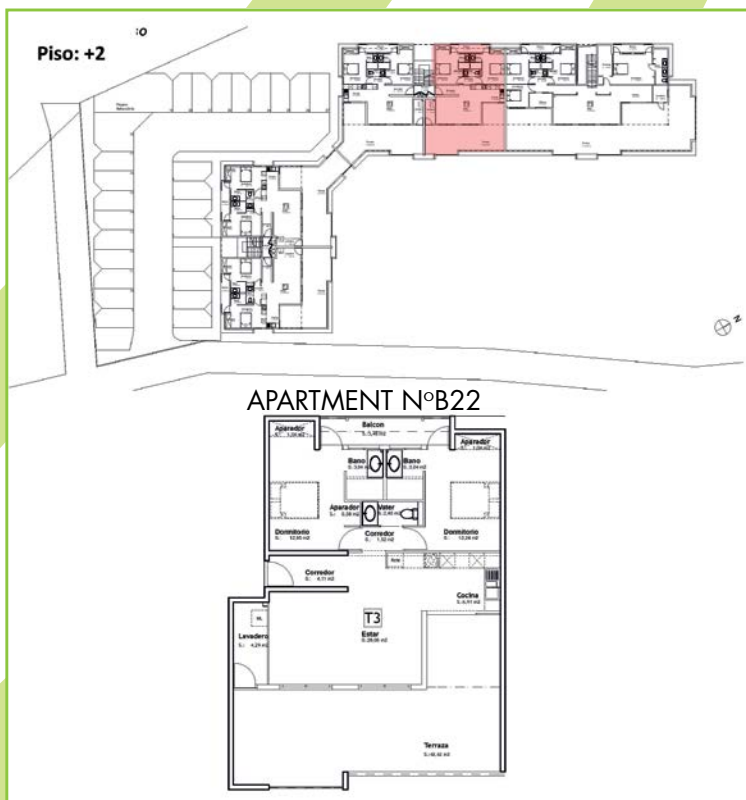
NOTE:



<b>Apt. B22</b>	<b>T3 / 127m<sup>2</sup></b>
-----------------	------------------------------

AREA	
<b>LIVING AREA</b>	<b>127,32</b>
Corridor	4,11
Living Room	26,06
Laundry Room	4,29
Kitchen	6,91
Corridor 2	1,52
WC	2,40
Bedroom 1	12,95
Bathroom 1	3,04
Cupboard	1,62
Bedroom 2	12,24
Bathroom 2	3,04
Cupboard 2	1,04
Balcony	5,48
Terrace	42,62
<b>GARDEN AND APPURTENANCES</b>	<b>0,00</b>
Garden	0,00
<b>TOTAL SURFACE AREA</b>	<b>127,32</b>

NOTE:



Apt. C1		T3 / 92m <sup>2</sup>
AREA		
LIVING AREA		92,41
Living Room		18,93
Laundry Room		3,14
Kitchen		7,78
Corridor		1,52
WC		2,40
Bedroom 1		12,66
Bathroom 1		3,18
Cupboard		1,62
Bedroom 2		12,16
Bathroom 2		3,18
Cupboard 2		1,04
Balcony		5,48
Terrace		19,32
GARDEN AND APPURTENANCES		27,29
Garden		27,29
TOTAL SURFACE AREA		119,70

NOTE:



Apt. C2		T1 / 40m <sup>2</sup>
AREA		
LIVING AREA		39,73
Corridor		2,33
Living Room		15,93
Kitchen		3,54
Bathroom		4,35
Cupboard		1,59
Terrace		11,99
GARDEN AND APPURTENANCES		0,00
Garden		0,00
TOTAL SURFACE AREA		39,73

NOTE:





Apt. C3		T3 / 126m <sup>2</sup>
AREA		
LIVING AREA		125,86
Corridor		4,05
Living Room		18,76
Laundry Room		3,14
Kitchen		7,78
Pasillo 2		1,52
VWC		2,40
Bedroom 1		12,93
Bathroom 1		3,25
Cupboard		1,62
Bedroom 2		12,16
Bathroom 2		3,10
Cupboard 2		1,04
Balcony		5,48
Terrace		48,63
GARDEN AND APPURTENANCES		0,00
Garden		0,00
TOTAL SURFACE AREA		125,86

NOTE:



Apt. C4		T1 / 40m <sup>2</sup>
AREA		
LIVING AREA		40,32
Corridor		2,42
Living Room		16,22
Kitchen		3,54
Bathroom		4,35
Cupboard		1,59
Terrace		12,20
GARDEN AND APPURTENANCES		23,70
Garden		23,70
TOTAL SURFACE AREA		64,02

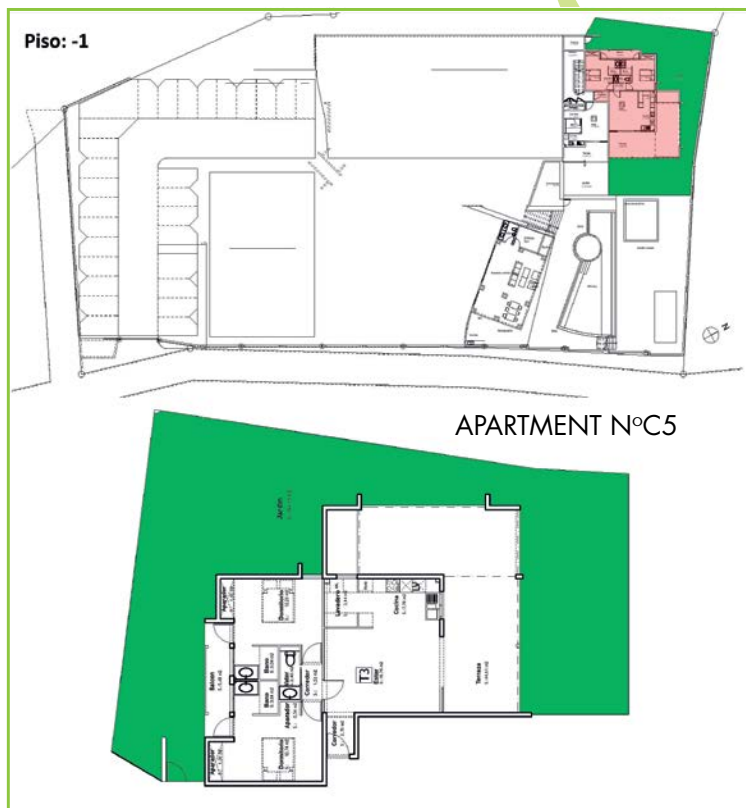
NOTE:



**SOLD**

Apt. C5		T3 / 120m <sup>2</sup>
AREA		
LIVING AREA		120,08
Corridor		2,70
Living Room		18,76
Lavadero		3,14
Kitchen		7,78
Corridor 2		1,53
WC		2,40
Bedroom 1		12,23
Bathroom 1		3,04
Cupboard		1,05
Bedroom 2		12,74
Bathroom 2		3,04
Cupboard 2		1,58
Balcony		5,48
Terrace		44,61
GARDEN AND APPURTENANCES		154,15
Garden		154,15
TOTAL SURFACE AREA		274,23

NOTE:



Apt. C11		T3 / 95m <sup>2</sup>
AREA		
LIVING AREA		94,65
Corridor		2,42
Living Room		18,75
Lavadero		3,14
Kitchen		7,78
Corridor 2		1,52
WC		2,40
Bedroom 1		12,66
Bathroom 1		3,18
Cupboard		1,62
Bedroom 2		12,16
Bathroom 2		3,18
Cupboard 2		1,04
Balcony		5,48
Terrace		19,32
GARDEN AND APPURTENANCES		0,00
Garden		0,00
TOTAL SURFACE AREA		94,65

NOTE:



Apt. C12		T2 / 63m <sup>2</sup>
SUPERFICIES		
LIVING AREA		63
Corridor		2,99
Living Room		16,08
Kitchen		7,11
Bedroom		10,79
Bathroom		4,55
Cupboard		1,75
Terrace		19,73
GARDEN AND APPURTENANCES		0,00
Garden		0,00
TOTAL SURFACE AREA		63

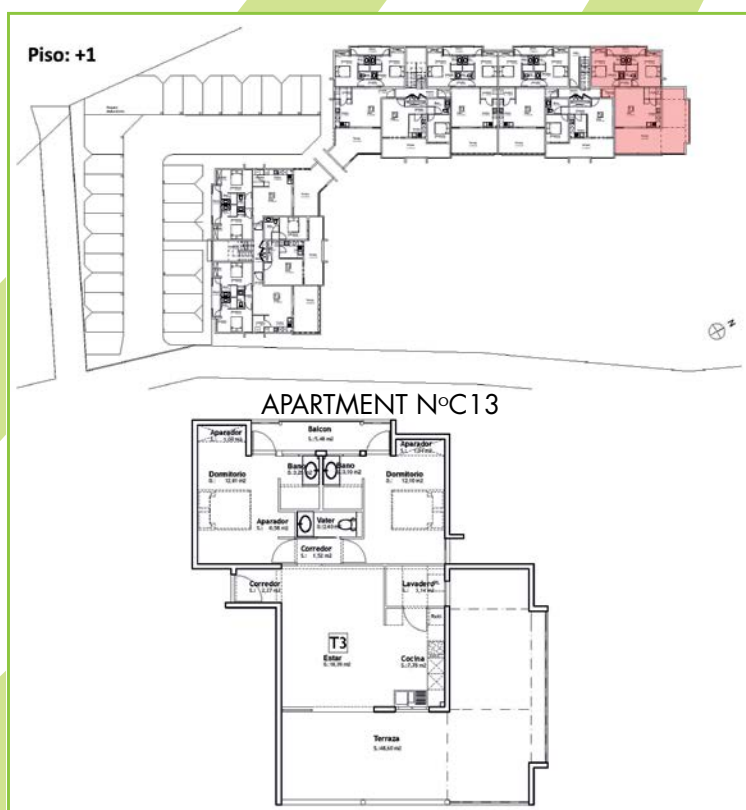
NOTE:

**SOLD**



Apt. C13		T3 / 124m <sup>2</sup>
AREA		
LIVING AREA		123,93
Corridor		2,27
Living Room		18,76
Laundry Room		3,14
Kitchen		7,78
Corridor 2		1,52
WC		2,40
Bedroom 1		12,81
Bathroom 1		3,25
Cupboard		1,62
Bedroom 2		12,16
Bathroom 2		3,10
Cupboard 2		1,04
Balcony		5,48
Terrace		48,60
GARDEN AND APPURTENANCES		0,00
Garden		0,00
TOTAL SURFACE AREA		123,93

NOTE:



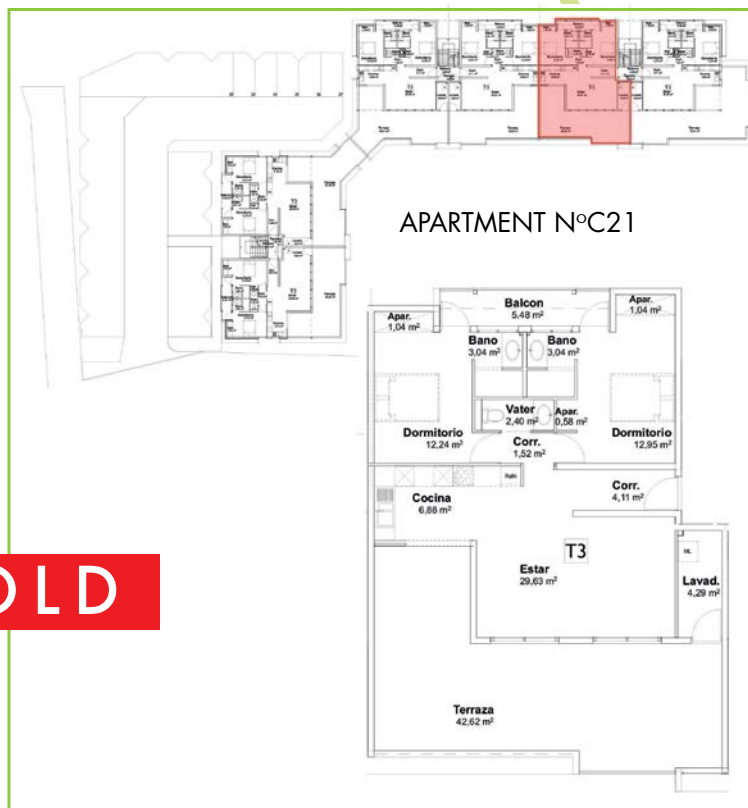


<b>Apt. C21</b>	<b>T3 / 131m<sup>2</sup></b>
-----------------	------------------------------

AREA	
<b>LIVING AREA</b>	<b>130,86</b>
Corridor	4,11
Living Room	29,63
Laundry Room	4,29
Kitchen	6,88
Corridor 2	1,52
WC	2,40
Bedroom 1	12,24
Bathroom 1	3,04
Cupboard	1,04
Bedroom 2	12,95
Bathroom 2	3,04
Cupboard 2	1,62
Balcony	5,48
Terrace	42,62
<b>GARDEN AND APPURTENANCES</b>	<b>0,00</b>
Garden	0,00
<b>TOTAL SURFACE AREA</b>	<b>130,86</b>

NOTE:

**SOLD**



<b>Apt. C22</b>	<b>T3 / 155m<sup>2</sup></b>
-----------------	------------------------------

AREA	
<b>LIVING AREA</b>	<b>155,28</b>
Corridor	4,11
Living Room	26,06
Laundry Room	4,29
Kitchen	6,88
Corridor 2	1,52
WC	2,40
Bedroom 1	12,95
Bathroom 1	3,04
Cupboard	1,62
Bedroom 2	12,24
Bathroom 2	3,04
Cupboard 2	1,04
Balcony	5,48
Terrace	70,61
<b>GARDEN AND APPURTENANCES</b>	<b>0,00</b>
Garden	0,00
<b>TOTAL SURFACE AREA</b>	<b>155,28</b>

NOTE:

**SOLD**



