



PRESALE DOCUMENTATION



PROJECT PRESENTATION

The **ALTEA APART HOTEL** residence is located on a hill 500m from the center of Las Terrenas and 600m from the beautiful beaches.

With panoramic views of the Atlantic Ocean, **ALTEA APART HOTEL** has some of the most stunning landscapes including the vibrant colors of the sea, sky and endless palm trees.

From its contemporary-style apartments, **ALTEA APART HOTEL** boasts large floor-to-ceiling windows open to the ocean, rooftops with breathtaking views, high quality services, pool area, bar-restaurant, gym and spa, facing the sea, making **ALTEA APART HOTEL** a single project in Las Terrenas.



PROJECT DESCRIPTION

The residence consists of 24 apartments in 16 contemporary style units, each apartment offering breathtaking sea views, bright natural light, and terraces subtly combining shade and sun.

Ideally located close to all amenities, with access to the beaches of Popy and Las Ballenas and in the center of the village with shops, **ALTEA APART HOTEL** meets all your expectations for comfort and tranquility.

ALTEA APART HOTEL has a private gym, as well as a restaurant with panoramic views and a spa, both open to the public.

24 SEA VIEW APARTMENTS

Located on a 5,790 sqm (62,320 sqft) plot, the residence consists of 24 very spacious apartments, with sea views and surrounding lush hills. The 2 exclusive apartments have views of the pool too.

8 one bedroom apartments with roof top

8 two bedroom duplex apartments

8 three bedroom apartments including:

6 triplex + rooftop

2 exclusive duplex + sea front rooftop

THE COMMON AREAS

Walled land

24-hour Guardians

Tree and landscaped garden

Security barrier at the entrance

Private parking

Pool

Bar/Restaurant

Spa

Gym

Optional hotel service

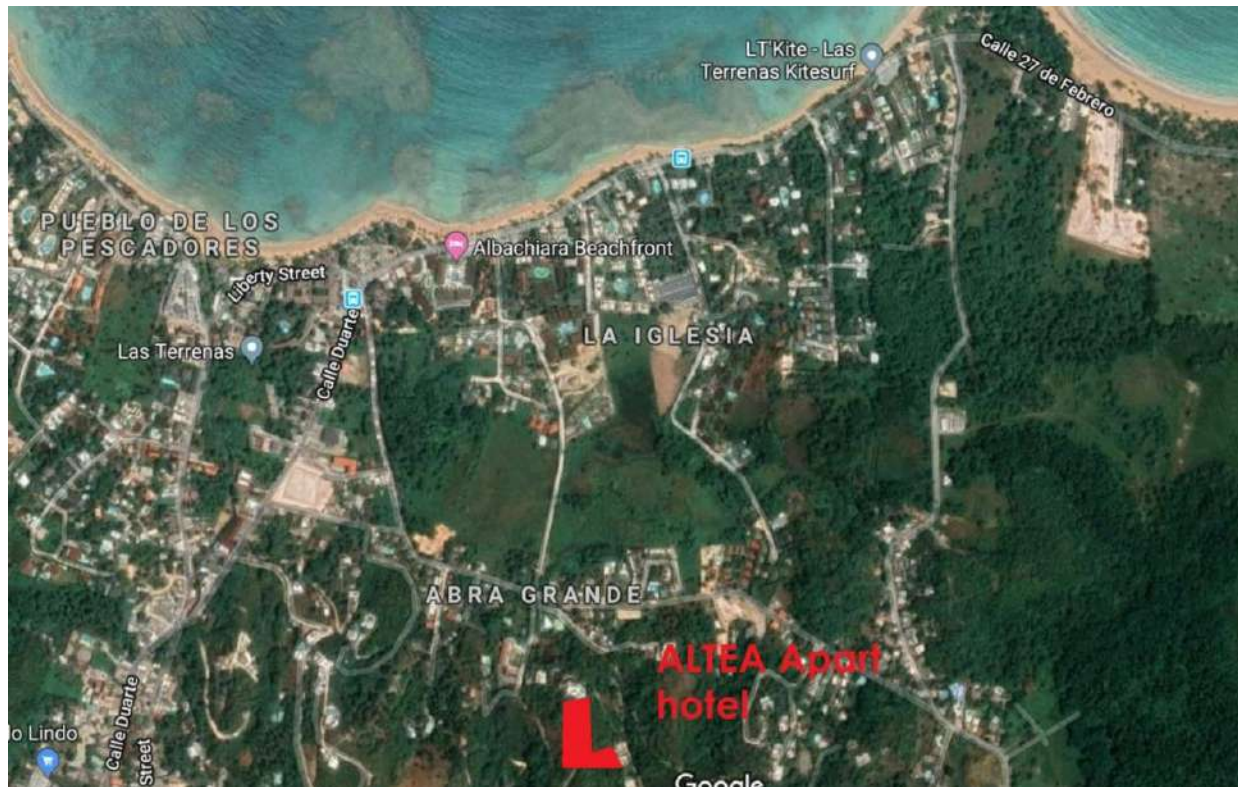


LOCATION



The Samana Peninsula is certainly the jewel of the Dominican Republic and Las Terrenas is a small gem where the local population and a large foreign community coexist harmoniously.

Altea Apart Hotel is 600m from the beach with sea views, quiet and close to the centre.



Why ALTEA Apart Hotel?

- ▶ Altea Apart Hotel is a unique concept in Las Terrenas, designed by an internationally renowned architect, Mr Jacques Brown.
- ▶ Our builder is one of the most important in the Dominican Republic and ensures very high quality standards. He has to his credit, among others, The Club Med of Miches, Eden Rock and the latest Cabeza de Toro in Punta Cana.

- ▶ The developers of this residence have been practicing in Las Terrenas for more than 15 years and have to their credit many real estate projects of which the clients are fully satisfied.
- ▶ The apartments, located on a hill on the first line, all enjoy a splendid view of the sea and the hills, two of which also have pool views.
- ▶ Your choice is beautiful sunrises or/and sunsets from your terraces and rooftops.
- ▶ Very spacious, bright, functional apartments, with high quality finishes.
- ▶ The fact that the apartments have no opposite gives ALTEA Apart Hotel a unique character.
- ▶ Altea Apart Hotel offers 24-hour security, tranquility and comfort
- ▶ As an owner, you can enjoy your apartment all year round or be part of our "Hotel Service" program to maximize your income.



1 BEDROOM DESCRIPTION



ALTEA one BEDROOM



No	Surf inside	outside	rooftop	Total	without rooftop	PRICE USD
A1	73,16	17,28	73,16	163,60	90,44	171 000
B1	73,16	17,28	73,16	163,60	90,44	177 000
D1	73,16	17,28	73,16	163,60	90,44	192 000
F1	73,16	17,28	73,16	163,60	90,44	209 000
K1	73,16	17,28	73,16	163,60	90,44	223 000
M1	73,16	17,28	73,16	163,60	90,44	207 000
O1	73,16	17,28	73,16	163,60	90,44	192 000
P1	73,16	17,28	73,16	163,60	90,44	186 000

These prices are PRESALE prices. Surface in m2, unfurnished price.

Sea and loma view.

2 BEDROOMS DESCRIPTION



ALTEA 2 BEDROOMS



SOTANO



FIRST LEVEL

No	Surf inside	outside	Total	without rooftop	PRICE USD
A2	95,16	51,06	146,22	146,22	271 000
B2	95,16	51,06	146,22	146,22	280 000
D2	95,16	51,06	146,22	146,22	295 000
F2	95,16	51,06	146,22	146,22	313 000
K2	95,16	51,06	146,22	146,22	313 000
M2	95,16	51,06	146,22	146,22	295 000
O2	95,16	51,06	146,22	146,22	271 000
P2	95,16	51,06	146,22	146,22	262 000

These prices are PRESALE prices. Surface in m2, unfurnished price.

Sea and loma view.

3 BEDROOMS DESCRIPTION



ALTEA 3 BEDROOMS



No	Surf inside	outside	rooftop	Total	without rooftop	PRICE USD
C3	168,32	68,34	73,16	309,82	236,66	469 000
E3	168,32	68,34	73,16	309,82	236,66	489 000
G3	168,32	68,34	73,16	309,82	236,66	504 000
J3	168,32	68,34	73,16	309,82	236,66	515 000
L3	168,32	68,34	73,16	309,82	236,66	499 000
N3	168,32	68,34	73,16	309,82	236,66	484 000

These prices are PRESALE prices. Surface in m2, unfurnished price.

Sea and loma view.

EXCLUSIVE H: SEAFRONT 3 BEDROOMS DESCRIPTION



ALTEA 3 BEDROOMS FRONT H



LEVEL -I



FIRST LEVEL



ROOF TOP

No H3	Surf inside	outside	rooftop	Total	without rooftop	PRICE USD
	227,31	38,09	102	367	265,40	684 000

These PRICE is PRESALE pric. Surface in m2, unfurnished price

Sea, loma and pool views

EXCLUSIVE I: SEAFRONT 3 BEDROOMS DESCRIPTION



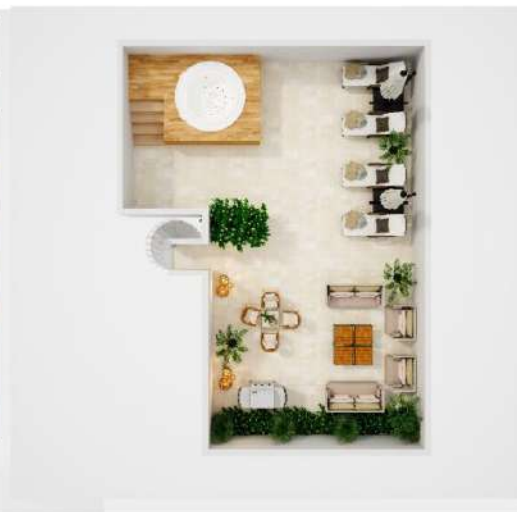
ALTEA LEVELS 3 FRONT 1



FIRST LEVEL



2nd LEVEL



ROOF TOP

No	Surf inside	outside	rooftop	Total	without rooftop	PRICE USD
H3	227,31	38,09	114,29	379,69	265,40	684 000

These PRICE is PRESALE pric. Surface in m2, unfurnished price

Sea, loma and pool views

3D views

Click on the link below to view 3D views

https://1drv.ms/u/s!AkJJpMjm8-ungtYKV_L11SBuyc7ziQ?e=AvC4sM

TAX EXEMPTION; COFONTUR



When you buy an apartment at ALTEA APART HOTEL, you will be exempt:

- Title transfer taxes (equivalent to 3% of the value of the property)
- Rental income tax (normally 27%) for 15 years (renewable every 15 years)
- Property during 15 years (also renewable every 15 years)

THE HOTEL SERVICE

ALTEA APART HOTEL offers you an exceptional opportunity to invest in Las Terrenas.

How the "Hotel Service" works

As a member of this program, you retain full ownership of your property and have the opportunity to rent your apartment throughout the year or only when you are not occupying it. Our team takes care of the complete management of your property in order to maximize your rental income and offers you additional services for your clients.

The rental income of your apartment is not shared with the other members of the hotel pool, you alone enjoy it.

Hotel Service's fixed charges are based on your type of apartment.

Hotel Service's variable charges are set at 25% of the rental income.



What does Altea offer you as a member?

- Marketing of your property while benefiting from the synergy of "Hotel Altea", thanks to an excellent national and international experience:
 - on rental of private accommodation websites,
 - on online booking hotel websites
 - on Altea Aparthotel personal booking website,
 - on magazines
- Preparing your apartment for your arrival or that of your tenant.
- Reception service for people who arrive and departure.
- Management and routine maintenance of your apartment
- Laundry service for the occupants of your home
- Free access to the pool and gym
- Presentation of services offered by the occupants of your apartment: home chef, excursions, nanny, reservation in the restaurant Altea or of your choice, reservation at the Spa, taxi reservation, etc.....

Conditions

The members of the program must equip their apartment according to the catalogue of furniture negotiated by Altea in order to ensure a consistency of all apartments offered to the tenants.

Members will need to notify of their dates of stay as soon as possible in order to know the availability of the apartment and to offer them to guests.

You can leave the program if you want to resell your apartment or manage it yourself.

Monthly cost of HOTEL SERVICE (base 50% of lodges in hotel service):

- 1 bedroom: \$150
- 2 bedrooms: \$175
- 3 standard rooms: \$325
- 3 exclusive rooms: \$385

Options

Jaccuzi : 3000 usd

Pergola : 5000 usd

Rolling shutters:



FURNITURE KIT

Complete furniture kit (furniture, sheets, crockery)

- 1 bedroom: Apart 10,900 USD; Rooftop 4,000 USD TOTAL 14,900 USD
- 2 bedrooms: Apart 19,900 USD
- 3 bedrooms: Apart 24,000 USD; Rooftop 3,900 USD; TOTAL 27,900 USD
- 3 exclusive rooms I,J: Apartment 25,500 USD; Rooftop 4,400 USD; Total 29,900 USD



COMMON CHARGES

They are obligatory for all owners, whether they join the hotel service or not.

Common fees include:

- Maintenance of garden and common areas employee
- Receptionist
- Maintenance of the pool
- Security (1 night / 1 day)
- Condominium management
- Small material and supplies,
- Insurance of the private buildings and common areas
- Electricity and gas from the common areas
- Collecting trash cans
- Water,
- Internet of reception
- Administrative fees

- 1 bedroom: \$180/month
- 2 bedrooms: \$205/month
- 3 bedrooms: \$385/month
- 3 exclusive rooms: \$455/month

Payment terms

- 10% at the Reservation
- 30% at the beginning of the work
- 25% at the end of the walls
- 20% at the end of the roof
- 10% on delivery of the apartment
- 5% at the handover of the securities

