



LAS TERRENAS

Dominican Republic

Avenida 27 de Febrero - LAS TERRENAS - PROVINCIA SAMANA

Location



- ▶ Las Terrenas, once a small fisherman's village, is surrounded by the breathtaking white sand beaches on the north coast of the Dominican Republic. Situated away from the large resorts, Las Terrenas was first discovered by international travelers, comprised mostly of French, Italian, German and Spanish, who over time have established the area as a destination for other travelers visiting the Dominican Republic.
- ▶ The village of Las Terrenas is an attractive destination for visitors who are looking for an authentic and tranquil experience. The area also offers an entertaining night life and all the amenities essential to an excellent quality of life. Las Terrenas is home to many exceptional restaurants, shopping of all kinds, hospitals, a French school, and easy access to international airports in Santo Domingo, Puerto Plata and El Catey. This is why we have a saying here:
- ▶ When one comes to visit Las Terrenas they will always return, and often end up making this their home.

Location

Villas
Infinity
LUXURY RESIDENCES



- ▶ Villas Infinity Project is situated in a quiet location, very close to the center of the town, 100 meters from the wonderful Punta Popy Beach and its restaurants, and 300 meters from Punta Popy Point, a popular beach for kite-surfing.

Concept

Villas
Infinity
LUXURY RESIDENCES



- ▶ We offer a concept focused on minimalist design, composed of 17 units, three bedrooms and two bathrooms : 7 villas with individual swimming pools; as well as of 9 penthouses and a single storey unit surrounding a community pool.
- ▶ The administration is responsible for all maintenance of the common areas and private swimming pools, maintenance of common and private gardens, common gas, 24/7 electricity with a backup power system, 24/7 security; and optional personal cleaning and laundry services.

Tax exemptions

Approved by Confotur

Law 158-01 « Promotion of tourism development »
(Amended by Law 184-02)



Benefits for acquirers:

- **Exemption for transfer taxes**
(3% of the tax value of the property)
- **Exemption for property tax (IPI) or asset tax for 15 years**
(1% annual of the tax value of the property)

Pablo Spina, chief architect of SCP Architects, is available to customize your residence and work with you until completion.

The construction will be executed by the engineering company ARQUITECTURA & CONSTRUCCION represented by the architect Nicolas Benjamin CODIA n° 22296

Construction work:

The work is carried out in accordance with the seismic standards required by the Ministry of Public Works.

All properties are built to the highest standard, with the following items included:

- Top grade imported aluminum windows
- Premium Italian modular kitchens
- Quartz worktops
- Brazilian oak woodwork (Roble)
- Coraline in the bathrooms
- Premium bathroom accessories, showers and faucets
- LED Lighting
- TGM Inverters low consumption air conditioners
- PER Plumbing
- Installation for the TVs in each bedroom and in the living room

Common areas



- Concrete paved interior street with LED lighting
- Communal Pool with jacuzzi
- Fiber optic internet
- Common Wifi
- Security video surveillance 24/7 cameras
- Perimeter wall of the development is 2.50 m in height
- Automatic Gate and the control of access to the residential area
- Lobby with car rental service / Management / concierge
- Electricity 24/7 is guaranteed by the use of a backup power plant.
- Common LPG Gas to all property

The development offers the option of looking after your property with various management packages for owners, both long and short term.

We offer a superior rental management services for both vacation and long-term rental.

Based on the option your choice, you can expect an excellent rentability.

Due to the desirable location of our residences a high rental demand is all but assured.

The rental year is divided into 3 seasons:

High Season (Christmas, New Year and Holy Week):
Occupancy rate: 80% - 100 %

Intermediary Season (January to April and July/August):
Occupancy rate: 30% - 50%

Moderate Season (May/ June, September and November):
Occupancy rate: 15 % - 20 %

Payment conditions



The first 5 % is to reserve the chosen property

1st payment: 30 % at the beginning of construction

2nd payment: 30 % to the ceiling of the ground floor

3rd payment: 20 % to the ceiling of the first floor

Upon completion and hand over of the property: 10 %

Delivery of title 5 %:

Beginning of the project & Deadlines delivery



First Phase: 1st quarter 2020

- Lobby
- Common areas phase 1
- 7 villas with individuals pools



Second phase: 3th quarter 2021

- Penthouses
- Single storey unit
- Pool & common areas phase 2

Delivery

10 months from the 1st payment of 30 %

Master Plan



Phase 1

Villa

Villas
Infinity
LUXURY RESIDENCES



PHASE 1

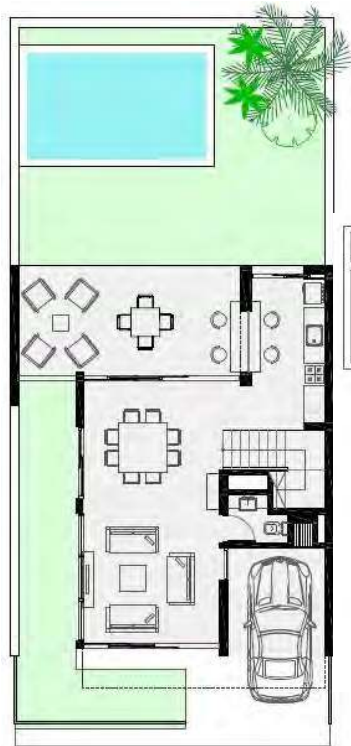
Villa

Villas Infinity

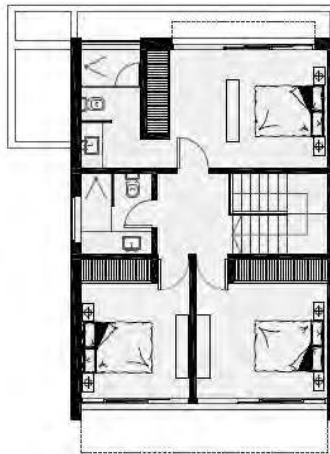
LUXURY RESIDENCES



SAKURA



SECOND FLOOR



MAIN AREAS

GROUND FLOOR

Living Room	29.02 m2
Kitchen	8.60 m2
Covered terrace	20.15 m2

1st FLOOR

Master bedroom	16.06 m2
Bathroom	6.25 m2
Bedroom with TV room	26.66 m2
Bathroom	4.49 m2
Pool	18.36 m2

BUILT AREA 178.38 m2

Gardens, walkways 80.33 m2

TOTAL AREA 239.64 m2

LAND AREA 165.23 m2

US\$ 295.000.00

PHASE 1

Villa

Villas Infinity

LUXURY RESIDENCES

PALMYRE



SECOND FLOOR



MAIN AREAS

GROUND FLOOR

Living Room	29.02 m2
Kitchen	8.60 m2
Covered terrace	19.96 m2

1st FLOOR

Master bedroom	16.06 m2
Bathroom	6.25 m2
Bedroom with TV room	26.66 m2
Bathroom	4.49 m2
Pool	18.36 m2

BUILT AREA 178.38 m2

Gardens, walkways	79.61 m2
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TOTAL AREA 258.00 m2

LAND AREA 164.33 m2

US\$ 295.000.00

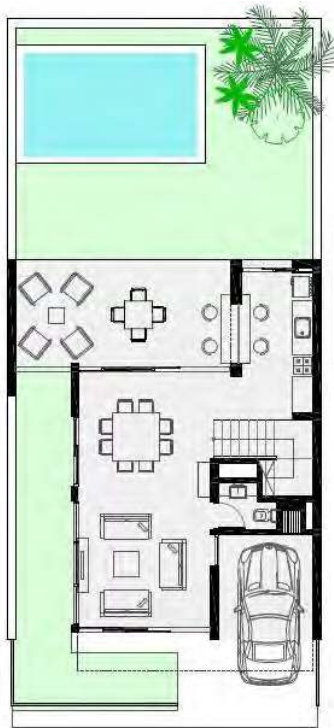
PHASE 1

Villa

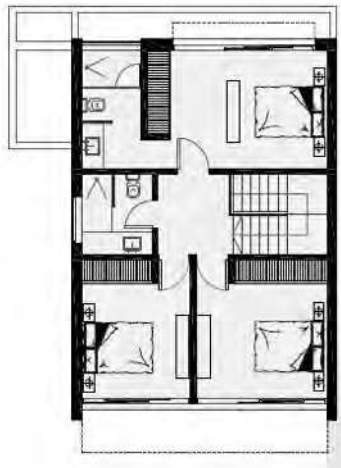
Villas Infinity

LUXURY RESIDENCES

NIOBE



SECOND FLOOR



MAIN AREAS

GROUND FLOOR

Living Room	29.02 m2
Kitchen	8.60 m2
Covered terrace	19.95 m2

1st FLOOR

Master bedroom	16.06 m2
Bathroom	6.25 m2
Bedroom with TV room	26.66 m2
Bathroom	4.49 m2
Pool	18.36 m2

BUILT AREA 178.37 m2

Gardens, walkways 79.57 m2

TOTAL AREA 258.04 m2

LAND AREA 164.38 m2

US\$ 295.000.00

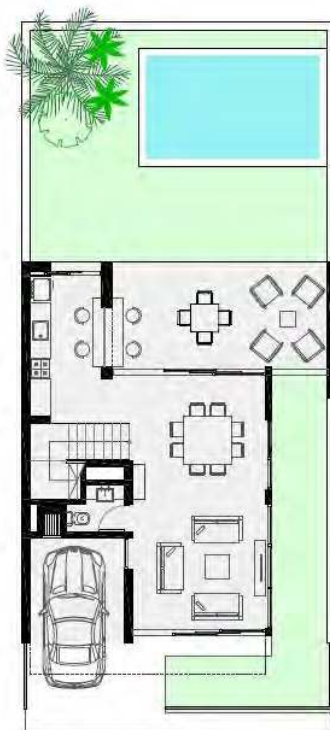
PHASE 1

Villa

Villas Infinity

LUXURY RESIDENCES

XELIA



SECOND FLOOR



MAIN AREAS

GROUND FLOOR

Living Room	29.02 m2
Kitchen	8.60 m2
Covered terrace	20.05 m2

1st FLOOR

Master bedroom	16.06 m2
Bathroom	6.25 m2
Bedroom with TV room	26.66 m2
Bathroom	4.49 m2
Pool	18.36 m2

BUILT AREA 178.56 m2

Gardens, walkways 99.39 m2

TOTAL AREA 258.23m2

LAND AREA 165.37 m2

US\$ 295.000.00

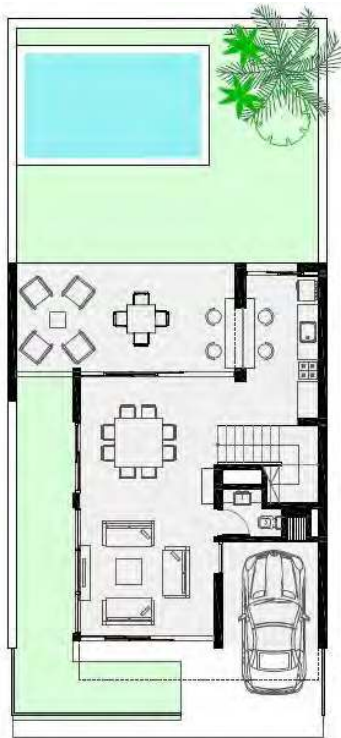
PHASE 1

Villa

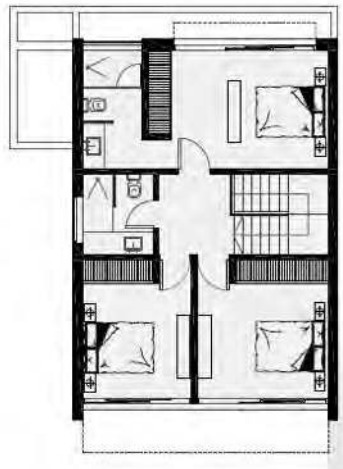
Villas Infinity

LUXURY RESIDENCES

LIVIA



SECOND FLOOR



MAIN AREAS

GROUND FLOOR

Living Room	29.02 m2
Kitchen	8.60 m2
Covered terrace	20.15 m2

1st FLOOR

Master bedroom	16.06 m2
Bathroom	6.25 m2
Bedroom with TV room	26.66 m2
Bathroom	4.49 m2
Pool	18.36 m2

BUILT AREA 178.59 m2

Gardens, walkways 79.70 m2

TOTAL AREA 258.27 m2

LAND AREA 165.41 m2

US\$ 295.000.00

PHASE 1

Villa

Villas Infinity

LUXURY RESIDENCES

JASMINE

VENDU

SECOND FLOOR

MAIN AREAS	
GROUND FLOOR	
Living Room	30.49 m2
Kitchen	8.60 m2
Covered terrace	20.05 m2
1st FLOOR	
Master bedroom	16.06 m2
Bathroom	6.25 m2
Bedroom with TV room	26.66 m2
Bathroom	4.49 m2
Pool	18.36 m2
BUILT AREA	194.36 m2
Gardens, walkways	155.14 m2
TOTAL AREA	293.75 m2
LAND AREA	240.57 m2
US\$ 310.000.00	

PHASE 2

Townhouse

Villas
Infinity
LUXURY RESIDENCES



PHASE 2

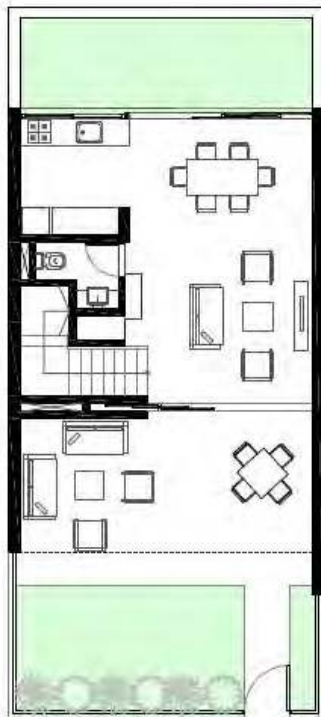
Penthouse

Villas Infinity

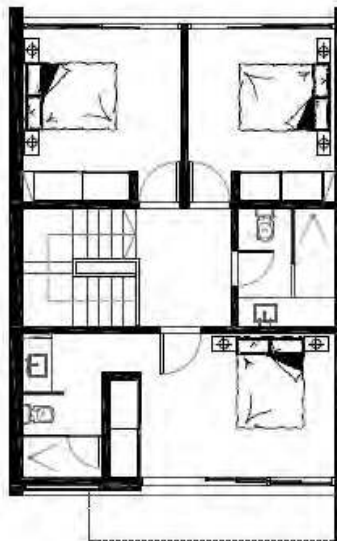
LUXURY RESIDENCES



LLANA



SECOND FLOOR



MAIN AREAS

GROUND FLOOR

Living room	27.92 m2
Kitchen	6.98 m2
Covered terrace	20.80 m2

1st FLOOR

Open space	50.89 m2
Bathroom	5.96 m2

BUILT AREA 136.64 m2

Gardens, aisles 34.64 m2

TOTAL AREA 171.28 m2

LAND AREA 102.73 m2

US\$ 260,000.00

PHASE 2

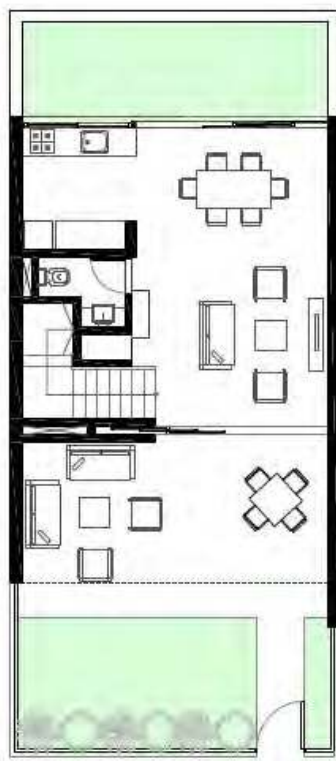
Townhouse

Villas Infinity

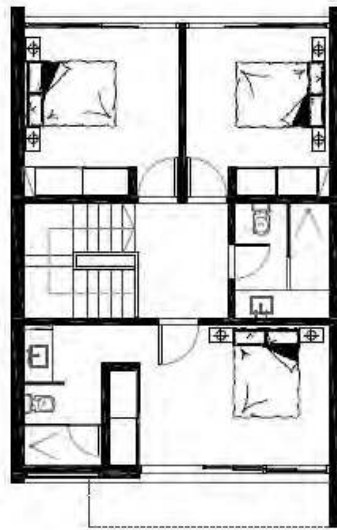
LUXURY RESIDENCES



HAZEL



SECOND FLOOR



MAIN AREAS

GROUND FLOOR

Living room	27.81 m2
Kitchen	6.98 m2
Covered terrace	20.58 m2

1st FLOOR

Open space	50.89 m2
Bathroom	5.96 m2

BUILT AREA 134.82 m2

Gardens, aisles 33.50 m2

TOTAL AREA 168.32 m2

LAND AREA 101.04 m2

US\$ 260,000.00

PHASE 2

Townhouse

Villas Infinity

LUXURY RESIDENCES



HANAE



SECOND FLOOR

MAIN AREAS

GROUND FLOOR

Living room	27.81 m2
Kitchen	6.98 m2
Covered terrace	20.58 m2

1st FLOOR

Open space	50.89 m2
Bathroom	5.96 m2

BUILT AREA 134.82 m2

Gardens, aisles 33.50 m2

TOTAL AREA 168.32 m2

LAND AREA 101.04 m2

US\$ 260,000.00

PHASE 2

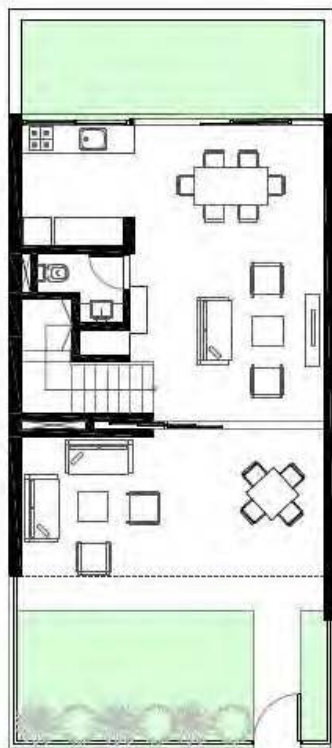
Townhouse

Villas Infinity

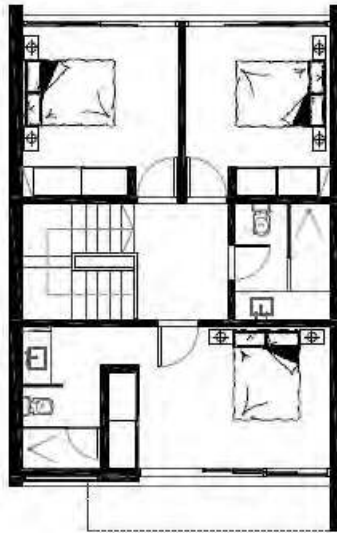
LUXURY RESIDENCES



ELONA



SECOND FLOOR



MAIN AREAS

GROUND FLOOR

Living room	27.81 m2
Kitchen	6.98 m2
Covered terrace	20.75 m2

1st FLOOR

Open space	50.89 m2
Bathroom	5.96 m2

BUILT AREA 136.38 m2

Gardens, aisles 33.13 m2

TOTAL AREA 169.51 m2

LAND AREA 100.96 m2

US\$ 260,000.00

PHASE 2

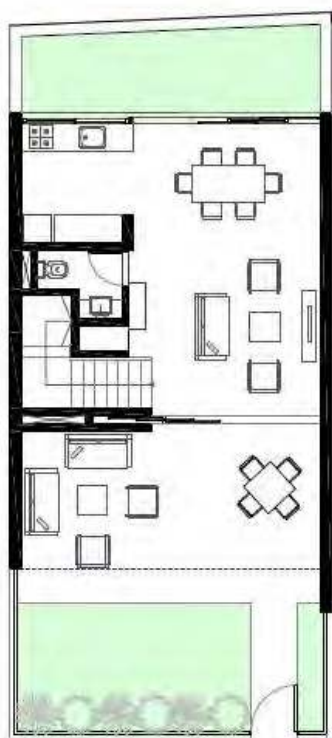
Townhouse

Villas Infinity

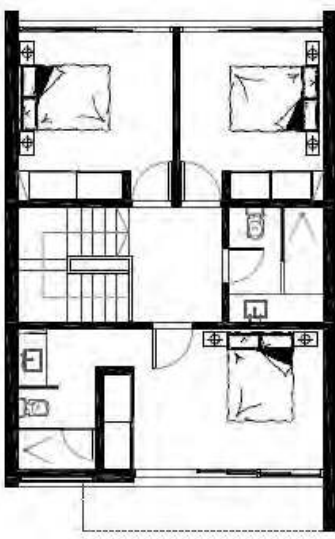
LUXURY RESIDENCES



CHLORIS



SECOND FLOOR



MAIN AREAS

GROUND FLOOR

Living room	27.81 m2
Kitchen	6.98 m2
Covered terrace	20.75 m2

1st FLOOR

Open space	50.89 m2
Bathroom	5.96 m2

BUILT AREA 137.14 m2

Gardens, aisles 37.18 m2

TOTAL AREA 174.32 m2

LAND AREA 105.77 m2

US\$ 260,000.00

PHASE 2

Townhouse

Villas Infinity

LUXURY RESIDENCES



KHEZIAH



MAIN AREAS	
GROUND FLOOR	
Living room	27.81 m2
Kitchen	6.98 m2
Covered terrace	20.75 m2
1st FLOOR	
Open space	50.89 m2
Bathroom	5.96 m2
BUILT AREA	134.84 m2
Gardens, aisles	38.80 m2
TOTAL AREA	173.64 m2
LAND AREA	106.24 m2
US\$ 260,000.00	

PHASE 2

Townhouse

Villas Infinity

LUXURY RESIDENCES



ANZU



SECOND FLOOR

MAIN AREAS

GROUND FLOOR

Living room	27.81 m2
Kitchen	6.98 m2
Covered terrace	20.75 m2

1st FLOOR

Open space	50.89 m2
Bathroom	5.96 m2

BUILT AREA 137.61 m2

Gardens, aisles 40.99 m2

TOTAL AREA 178.60 m2

LAND AREA 109.81 m2

US\$ 260,000.00

PHASE 2

Townhouse

Villas Infinity

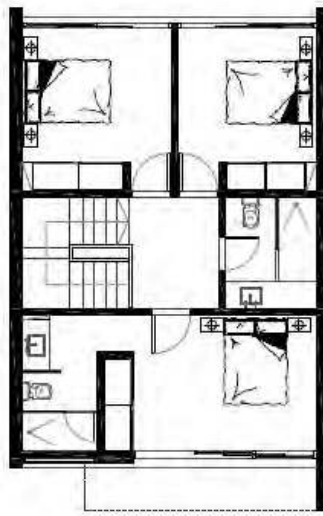
LUXURY RESIDENCES



ANTHEA



SECOND FLOOR



MAIN AREAS

GROUND FLOOR

Living room	27.81 m2
Kitchen	6.98 m2
Covered terrace	20.75 m2

1st FLOOR

Open space	50.89 m2
Bathroom	5.96 m2

BUILT AREA 137.14 m2

Gardens, aisles	42.46 m2
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TOTAL AREA 179.60 m2

LAND AREA 129.30 m2

US\$ 260,000.00

PHASE 2

Townhouse

Villas Infinity

LUXURY RESIDENCES

LOTUS



MAIN AREAS

GROUND FLOOR

Living room	27.81 m2
Kitchen	6.98 m2
Covered terrace	20.75 m2

1st FLOOR

Open space	50.89 m2
Bathroom	5.96 m2

BUILT AREA 137.14 m2

Gardens, aisles 42.46 m2

TOTAL AREA 179.60 m2

LAND AREA 111.05 m2

US\$ 260,000.00

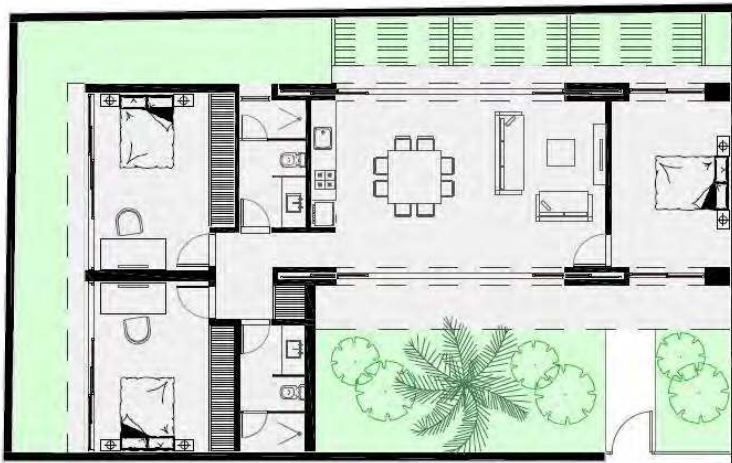
PHASE 2

Private Office

Villas
Infinity
LUXURY RESIDENCES



MALVINA



MAIN AREAS

Living room/kitchen	46.83 m2
Offices	34.47 m2
Bathroom	5.61 m2
Closet	5.61 m2

BUILT AREA 113.78 m2

Gardens, aisles, pergola 91.64 m2

TOTAL AREA 205.42 m2

LAND AREA 205.42 m2

US\$ 240,000.00