

*Los Robles  
Residences*



*Punta Cana*

Delivery  
1st stage  
2nd semester 2028

## PROJECT FEATURES

- Project with Low-Cost Housing Bond
- Apartments with 1, 2, and 3 bedrooms in three-story buildings, all with one parking space, visitor parking and free transportation to the shopping area

## RECREATIONAL AREAS:

- Clubhouse
- Swimming pool
- Outdoor gym
- Pet-friendly area
- Children's playground
- Multi-purpose sports court
- Beach volleyball
- BBQ
- Lounge area

## FINISHES

- Ceramic tile flooring.
- Aluminum and glass sliding windows.
- Balcony with metal railing.
- Kitchen cabinetry in melamine, without visible handles.
- Hard-core doors in HDF.
- Closets with mirrored doors and aluminum frames.

# Punta Cana

*Residential project with  
Trust and Housing Bond  
Ideal for living and investing. AIRBNB Friendly*

**1 Bedr. 416/437 sq. ft From US\$57,900**  
1 parking space - Additional discount for BV approx. US\$3,120\*

**2 Bedr. 568 sq. ft US\$74,800**

1 parking space - Additional discount for BV approx. US\$4,034\*

**3 Bedr. 847 sq. ft US\$106,250**

1 parking space - Additional discount for BV approx. US\$5,751\*

\*The housing bonus is a discount granted by the Dominican government to people with Dominican nationality and is applied to the outstanding balance of the property, to those who opt for financing.

\*Certain restrictions apply.

## Places nearby



**LOS ROBLES**  
RESIDENCES



Beach Club Cana Bay 10 Minutes



Macao Beach 19 minutes



El Cortecito Beach 19 minutes



Downtown Mall 17 minutes



Hard Rock Hotel 10 Minutes

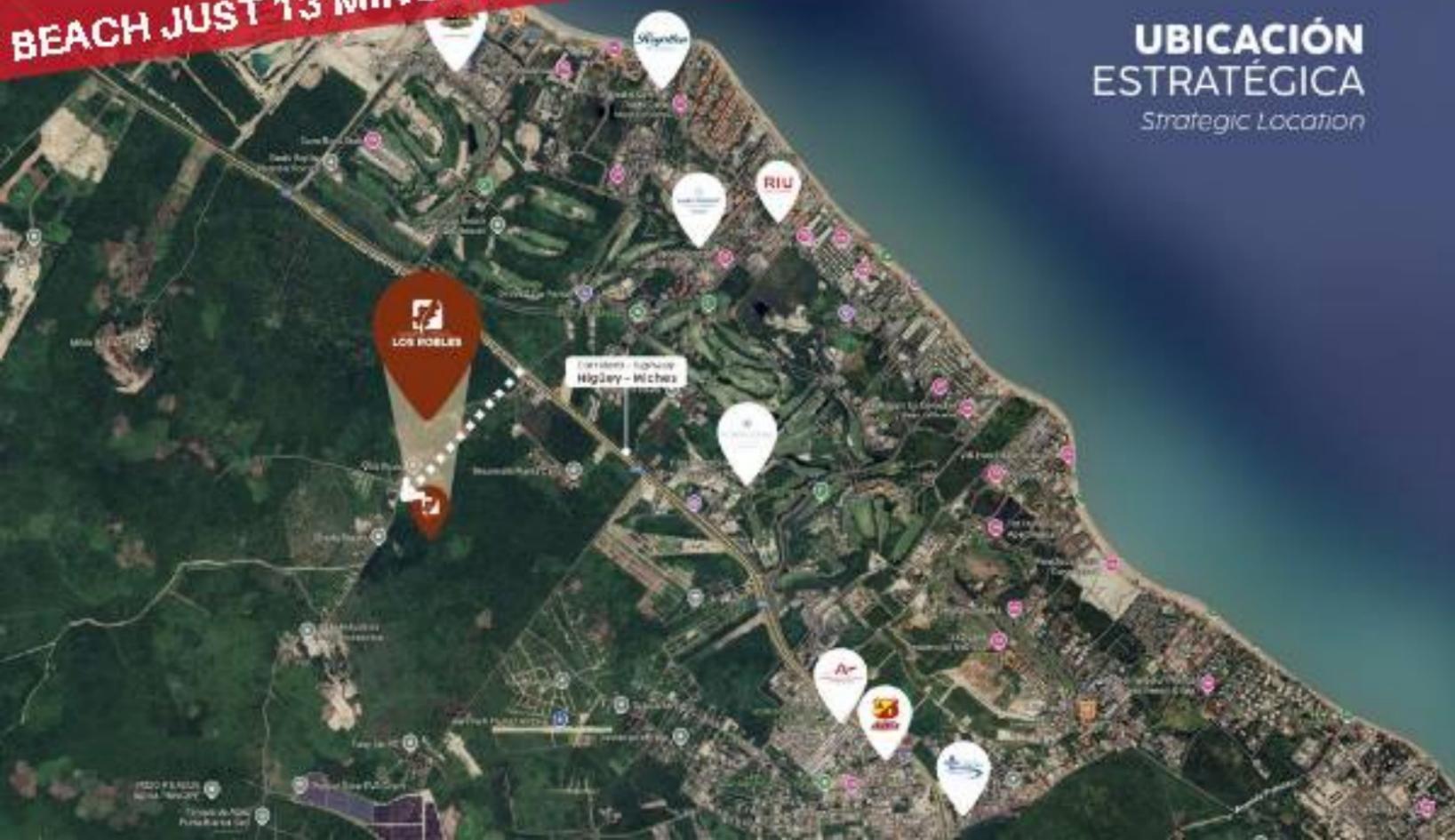


Airport of Punta Cana 30  
Minutes



Beach Club KUKUA  
Arena Gorda Beach 15 Minutes

BEACH JUST 13 MINUTES AWAY



**UBICACIÓN  
ESTRATÉGICA**  
*Strategic Location*

BEACH JUST 13 MINUTES AWAY



## **BENEFITS OF PURCHASING YOUR UNIT IN THE TRUST AND HOUSING BOND PROJECT LOS ROBLES RESIDENCES**

- Residential project under the Trust Law and Housing Bonus with an AVERAGE DISCOUNT OF 6% off the list price for purchasing your first home (applied to the mortgage loan). To qualify for this bonus, the client must not have any registered property in their name and therefore this must be their first home purchase, and they must be Dominican citizens.
- Exemption from transfer tax (3%) if applying for the Bonus.
- Project with an established Trust, guaranteeing your investment.
- Development group with extensive experience and a solid track record.
- Hard Rock Hotel as the main investor.

# DEVELOPER EXPERIENCE



## Con más de 40 años de Experiencia

*With more than 40 years of experience*

## 10,000 viviendas entregadas

*10,000 homes delivered*

## Garantía de fideicomisos

*Trust guarantee*

## Asesoria Profesional de Financiamiento

*Professional Financing advisory services*

## Planes de Pago flexibles

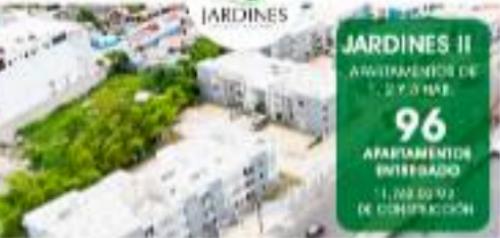
*Flexible Payment Plans*

# PREVIOUS PROJECTS DELIVERED

## Projects Delivered



JARDINES I  
APARTAMENTOS DE  
1, 2 Y 3 HAB.  
**150**  
APARTAMENTOS  
ENTREGADO  
14,800.00 M<sup>2</sup>  
DE CONSTRUCCIÓN



JARDINES II  
APARTAMENTOS DE  
1, 2 Y 3 HAB.  
**96**  
APARTAMENTOS  
ENTREGADO  
11,000.00 M<sup>2</sup>  
DE CONSTRUCCIÓN



JARDINES III  
APARTAMENTOS DE  
1, 2 Y 3 HAB.  
**720**  
APARTAMENTOS  
ENTREGADO  
14,400.00 M<sup>2</sup>  
DE CONSTRUCCIÓN

## Under construction



# TRUST COMPANY



**FIDUCIARIA  
POPULAR**

Los Robles Residences works with Popular Trust Company.

- Support from Grupo Popular: your investment is protected by the trust company of the most solid and reliable financial group in the Dominican Republic.
- High risk rating: recognition of the solidity and security of trust management.
- Supervised by the banking regulator, ensuring transparency and compliance with the law.
- More than 370 trusts managed, backing the trust of hundreds of clients.

# CLUB HOUSE



- 1. CLUB HOUSE
- 2. SWIMMING POOL
- 3. CHILDREN'S PLAYING GROUND
- 4. MULTI PURPOSE SPORTS COURT
- 5. TABLE TENNIS & VOLLEYBALL
- 6. OUTDOOR GYM
- 7. GAZEBO WITH MOBILE BARBECUES
- 8. PET PARK
- 9. LOUNGE/RESTAURANT AREA
- 10. ENTRANCE PORTICO

The images are for reference only and are subject to changes in design and features in the final version.



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# ENTRANCE GATEWAY



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# CLUBHOUSE ENTRANCE



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# CLUB HOUSE



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# SWIMMING POOLS



The Images are for reference only. Actual product may differ due to design and feature changes.

# SWIMMING POOLS



In the final version



# PING PONG AND VÓLEIBOL

Please note that the images shown here are subject to changes in design and features in the final version.

# OUTDOORGYM



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# LOUNGE AREA/REST AREA



The Images are for reference only and are subject to change.

Subject to the final design.

# CHILDREN'S AREA



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# GAZEBOS WITH MOBILE BBQ



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# PEDESTRIAN BOULEVARD



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# RECREATIONAL AREAS AT VARIOUS POINTS



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APARTMENTS FRONT VIEW



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# MASTER PLAN

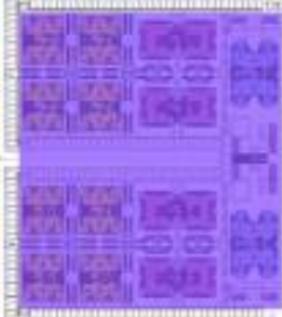
Delivery 1st stage  
2nd semester 2028

## STAGE 1



AVAILABLE  
FOR SALE STAGE 1,  
TAKE ADVANTAGE  
OF LAUNCH  
PRICES\*

## STAGE 3



A. 1 bedroom

B. 2 bedrooms

C. 3 bedrooms

## STAGE 2



2 Bedrooms

# 1 BEDROOM APARTMENT

**416 SQ. FT - Type A  
1 BEDROOM**



**1 Bedroom  
1 Bathroom  
Kitchen  
Living Room  
Balcony  
1 Parking Space**

*Both have the same distribution*

**437 SQ. FT - Type B  
1 BEDROOM**



A-416 sq. ft

**US\$57,900**

B-437 sq. ft

**US\$60,900**

# LIVING ROOM



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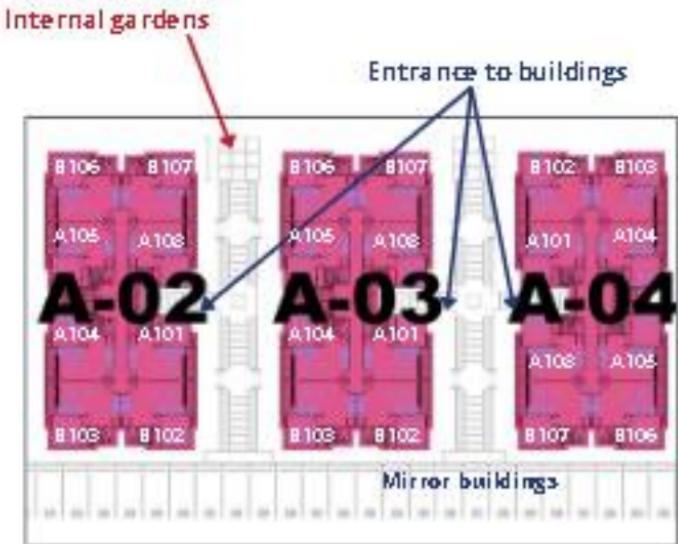
# KITCHEN DINING ROOM



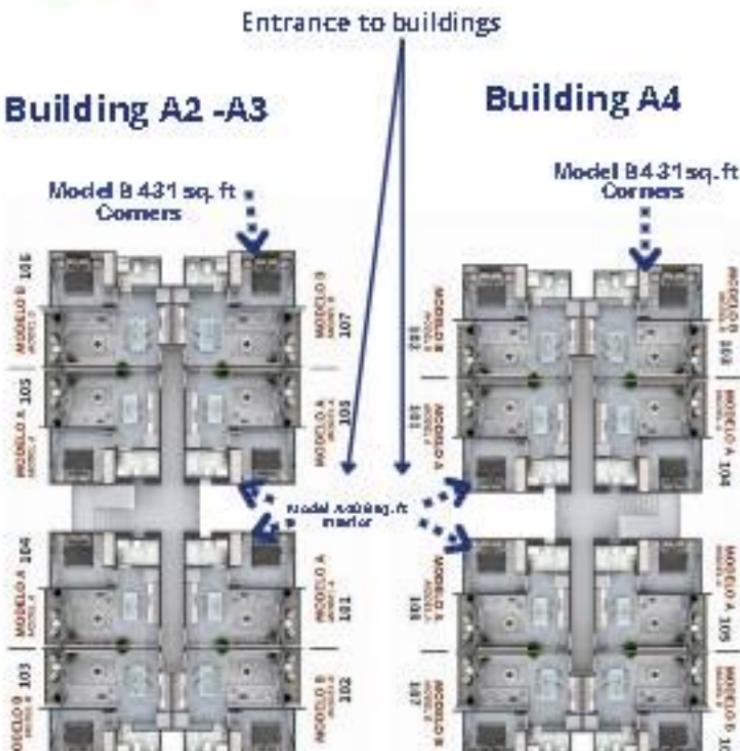
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# LOCATION 1 BEDR. - TYPE A AND B

**Buildings A2-A3 and A4**  
**1 bedroom**  
**8 apartments per floor**



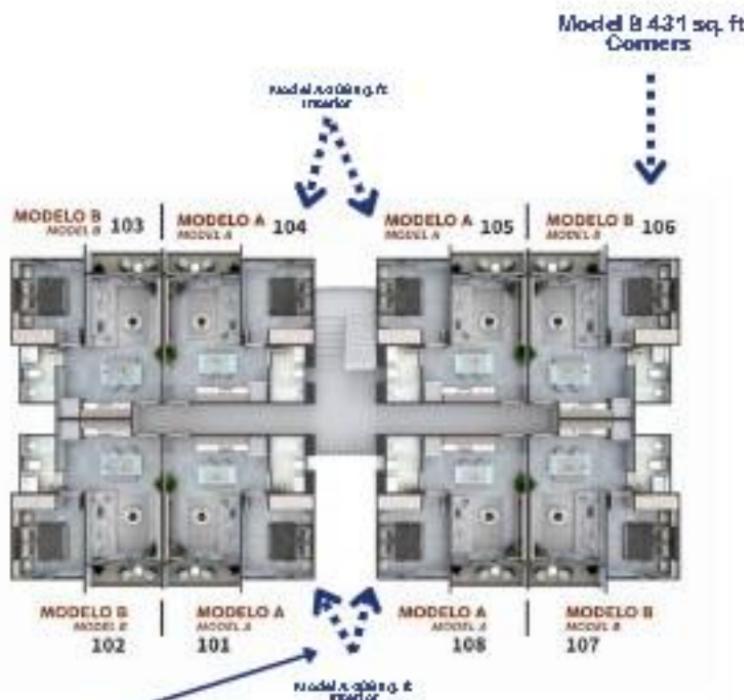
Delivery 1st stage  
 2nd semester 2028



# LOCATION 1 BEDR. - TYPE A AND B



**Buildings A5**  
1 bedroom  
8 apartments per floor



## 2-BEDROOMS APARTMENT



**568 SQ. FT  
2 BEDROOMS**

- 2 Bedrooms
- 1 Bathroom
- Kitchen
- Living Room
- Dining Room
- Balcony
- Laundry Area
- 1 Parking Space

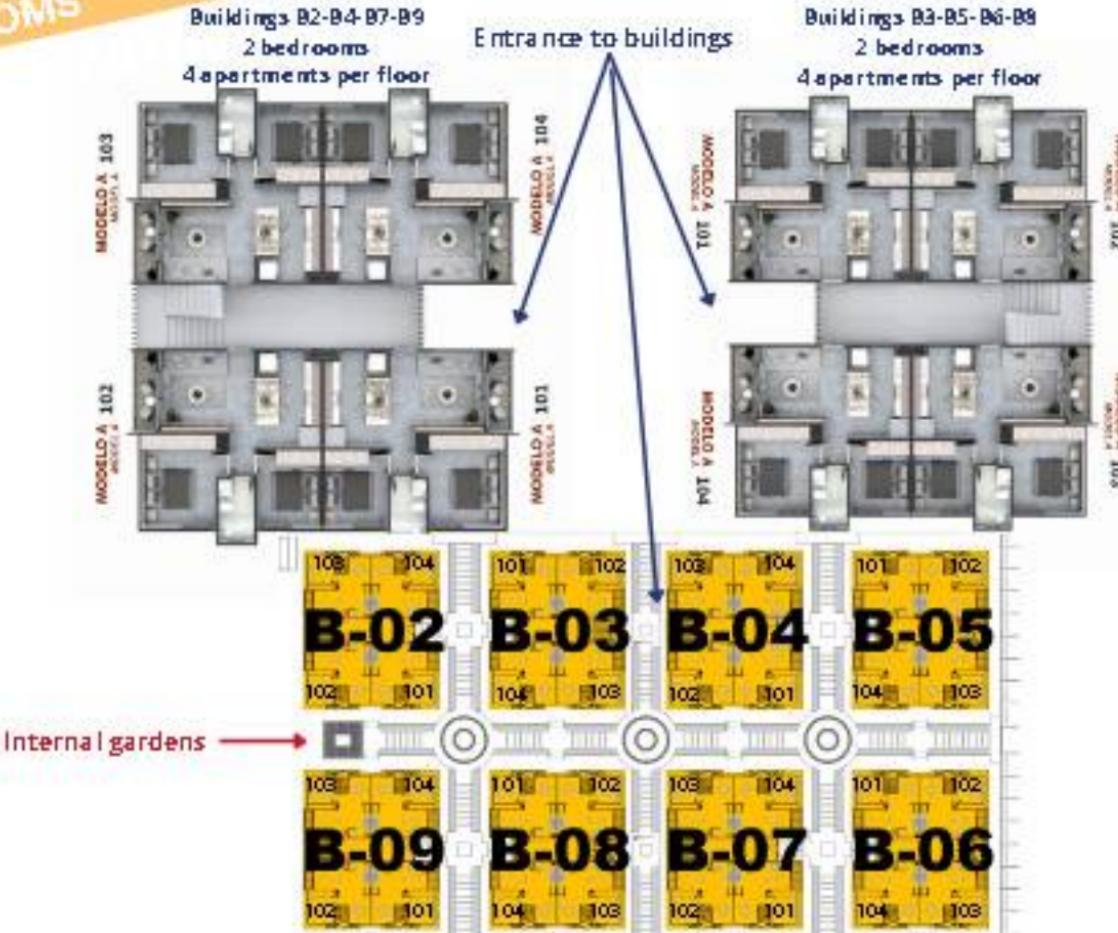
**US\$74,800**

# KITCHEN-DINING ROOM



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# LOCATION 2 BEDROOMS

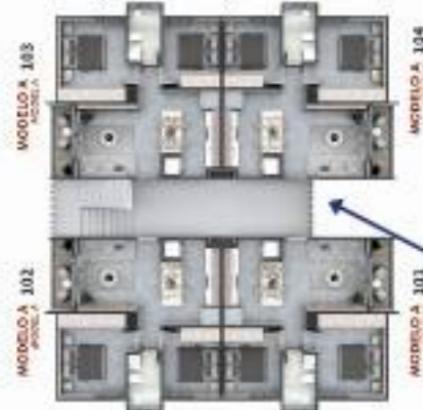


# LOCATION 2 BEDROOMS

Buildings B11-B13-B16-B18

2 bedrooms

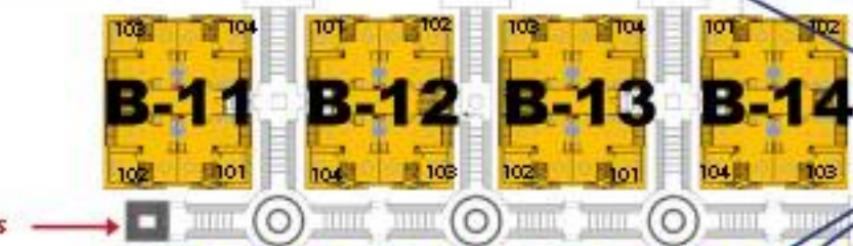
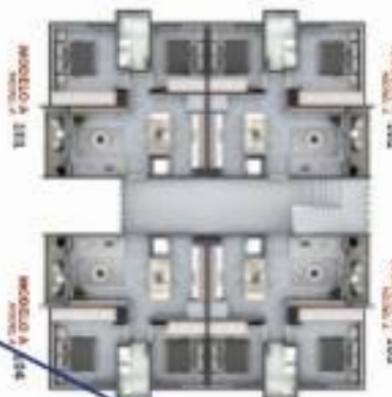
4 apartments per floor



Buildings B12-B14-B15-B17

2 bedrooms

4 apartments per floor

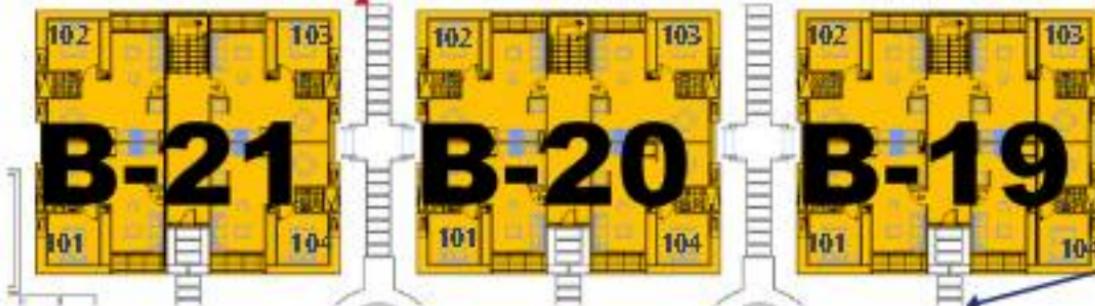
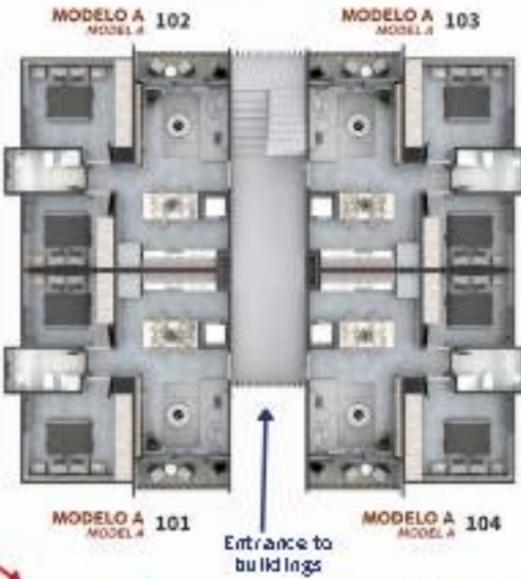


Entrance to buildings

Internal gardens

**LOCATION**  
**2 BEDROOMS**

Buildings B19-B20-B21  
2 bedrooms  
4 apartments per floor



**LOCATION  
2 BEDROOMS**

Buildings B22-B23-B24

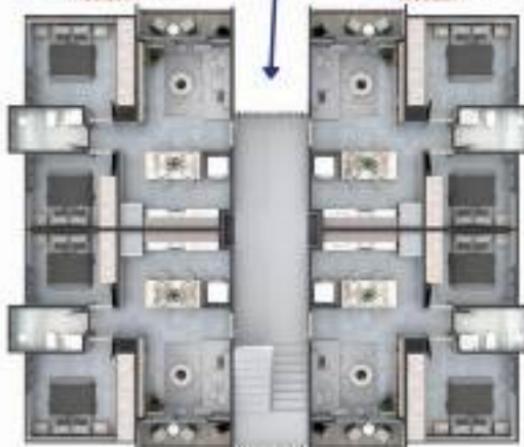
2 bedrooms

4 apartments per floor

Entrance to buildings

MODELO A 104  
MODEL A

MODELO A 101  
MODEL A

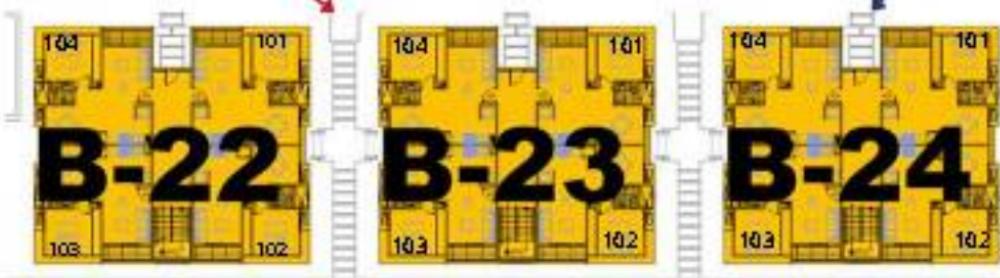


Internal gardens

MODELO A 103  
MODEL A

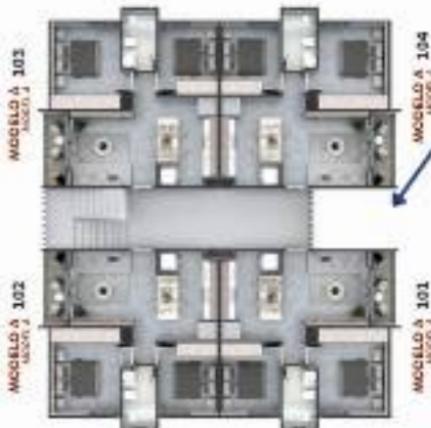
MODELO A 102  
MODEL A

Entrance to buildings

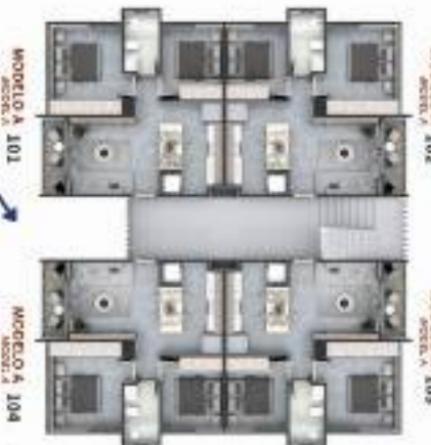


**LOCATION  
2 BEDROOMS**

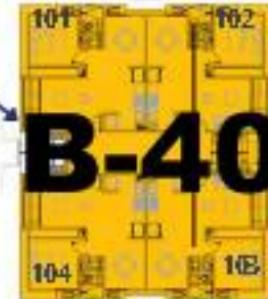
**Buildings B41  
2 bedrooms  
4 apartments per floor**



**Buildings B40-B42  
2 bedrooms  
4 apartments per floor**



**Entrance to buildings**



**B-40**



**B-41**

**Entrance to buildings**



**B-42**

# 3 BEDROOMS APARTMENT



**847 SQ. FT  
3 BEDROOMS**

- 3 Bedrooms
- 2 Bathrooms
- Kitchen
- Living Room
- Dining Room
- Balcony
- Laundry Area
- 1 Parking Space

**US\$106,250**



## MASTER BEDROOM

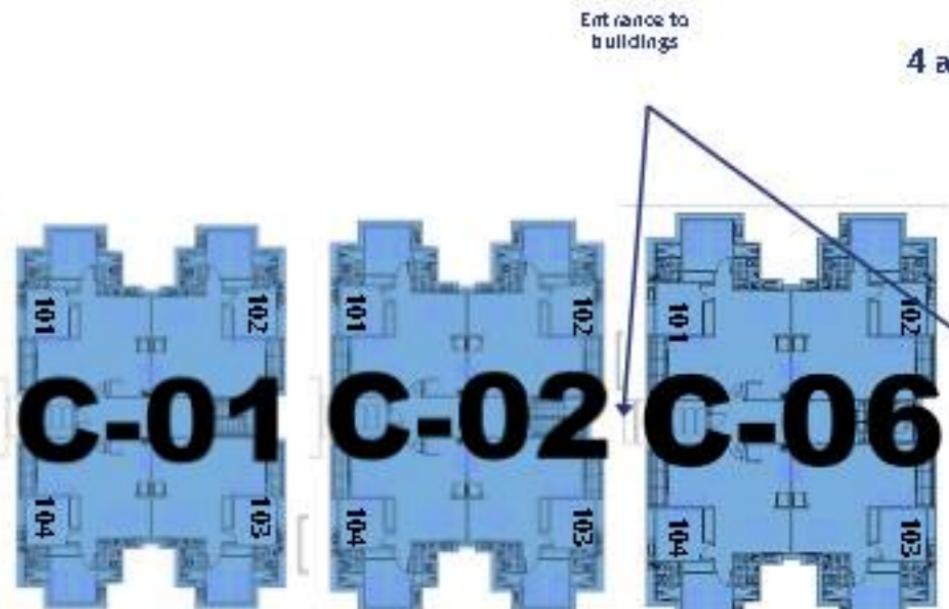
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## SECONDARY BEDROOM

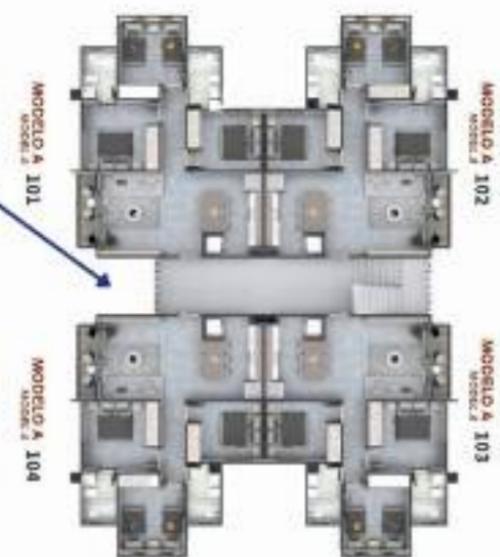


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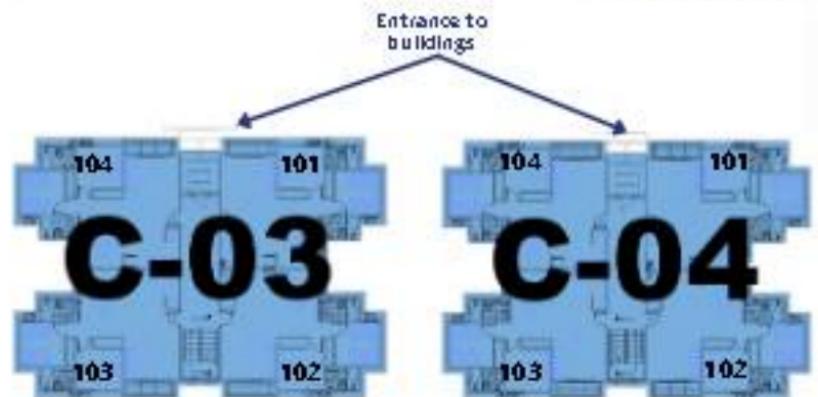
# 3 BEDROOM LOCATION



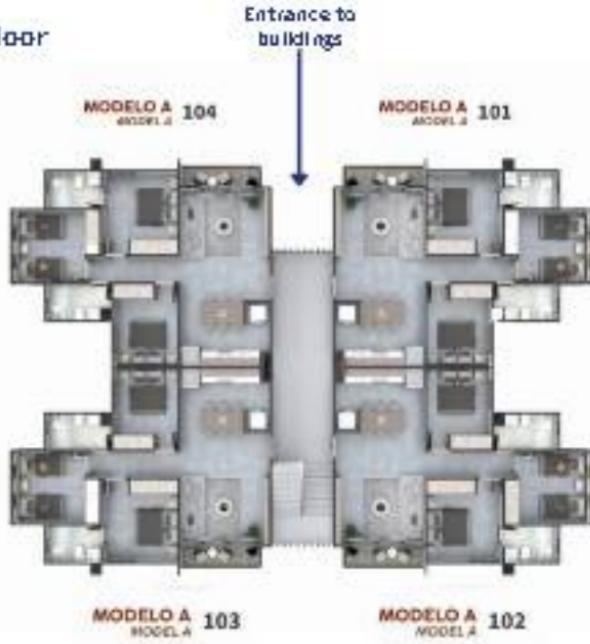
**Building C1-C2-C6**  
3 bedrooms  
4 apartments per floor



# 3 BEDROOM LOCATION



Building C-03 y C-04  
3 bedrooms  
4 apartments per floor



Are you planning to purchase a property and require rental management services?

## WE TAKE CARE OF EVERYTHING!



We take care of the complete administration of your rental under the 70%/30% rental management program.

This involves creating and optimizing listings on different platforms to achieve maximum visibility, number of bookings, and higher income.

In addition, we take care of cleaning, laundry, check-in, check-out, and other services.



## KEY IN HAND



Our additional turnkey service includes everything you need to fully equip your property, and for an additional cost, we can deliver the furnished property so you don't have to worry about a thing.

We take care of the concept, design, budget, furnishing, and supervision of the property so that once it is ready and delivered to you, you can enjoy it and generate rental income if you wish. Get a quote from us a few months before delivery.

# PAYMENT METHOD

Stage I  
2nd Semester 2028

Reserve with  
US\$500

Complete 10% upon  
signing the contract  
(15 DAYS AFTER RESERVATION)

Pay 20% during  
construction  
Interest-free monthly  
payments

Pay the  
remaining 70%  
upon delivery.  
Cash on delivery  
financing

**BONUS  
HOUSING**  
(applies to Dominican  
nationals)  
Discount  
on balance

APARTMENT TYPE	PRICE U\$	RESERVE	10% DOWN PAYMENT	20% DURING CONSTRUCTION	29 MONTHLY INSTALLMENTS	70% UPON DELIVERY	BONUS HOUSING
1 HAB 416 SQ. FT	\$ 57,900,00	\$ 500,00	\$ 5,290,00	\$ 11,580,00	\$ 399,31	\$ 40,530,00	\$ 3,120,43
1 HAB 437 SQ. FT	\$ 60,990,00	\$ 500,00	\$ 5,599,00	\$ 12,198,00	\$ 420,62	\$ 42,693,00	\$ 3,275,28
2 HABS 568 SQ. FT	\$ 74,800,00	\$ 500,00	\$ 6,980,00	\$ 14,960,00	\$ 515,86	\$ 52,360,00	\$ 4,034,32
3 HABS 847 SQ. FT	\$ 106,250,00	\$ 500,00	\$ 10,125,00	\$ 21,250,00	\$ 732,76	\$ 74,375,00	\$ 5,751,01

Early payment discount: 1.5% discount with 30% advance payment and 3% with 50%.

- NO PAYMENT DURING CONSTRUCTION.

- TRANSFER OF RESERVE TO THE RESPONSIBILITY OF THE CUSTOMER.

- THE RECEIPT WILL BE BASED ON THE AMOUNT SHOWN IN THE CONSTRUCTION COMPANY'S ACCOUNT.

- PAYMENT FOR THE HOLDING PERIOD, THAT IS, A CREDIT LINE IS REQUESTED. IT MUST BE YOUR FIRST HOME AND YOU MUST BE DOMINICAN.

- PAYMENT IN 30 MONTHS COMMENCING IMMEDIATELY, REFERRED TO AS THE PROJECT'S EXCLUSIVITY.

WITH THE DEVELOPER.