



Punta Perla Caribbean Golf, Marina and Spa Resort is a master planned, luxury real estate development project of over 2,500 acres of prime choice land and 3.5 kilometres of pristine Caribbean beach in the Punta Cana region of the Dominican Republic. The end result - a resort geared towards the high class living and vacation experience - will be one of the biggest of its kind and a top real estate investment opportunity in the Caribbean region.

### **AN OVERVIEW OF PUNTA PERLA**

The Punta Perla Caribbean Golf, Marina and Spa Resort is a multi-billion dollar (USD) luxury real estate project that both offers high luxury vacation and living conditions and optimizes investment potential through exclusive residential, recreational, and commercial design and planning. Planned and developed by Punta Perla Caribbean Golf, Marina & Spa, S.A., the Punta Perla development will bring together significant contributions from important and prestigious international companies from the design, construction, engineering, and real estate brokerage sectors, among others. With construction commencing in 2008, this project is planned to be completed in a period of 8 years.

Located in the Punta Cana region on the eastern end of the Dominican Republic, Punta Perla occupies 1,100 hectares of land including 3.5 kilometres of white sand beaches dotted with palm trees and bordered by warm shallow turquoise water. A natural coral reef stands a relatively short distance from the beach and provides a natural barrier for the calm waters that stand between it and the resort coastline.

Punta Perla will include around 9,000 homes, ranging from golf villas and village townhouses to beach apartments and exclusive marina area properties with private boat berths. The residential properties are set among lush landscaped gardens with automatic irrigation and extensive parkland.

In addition to the residential offerings Punta Perla will feature three signature golf courses, a brand new marina that will be one of the largest of its kind in the region, 4 five-star hotels, an international spa, an exclusive beach club, and a stylish commercial zone with boutique shops and diverse restaurants. A wide variety of sporting and leisure facilities are planned as well, including a tennis centre and polo grounds. Other highlights in these areas include a casino, an equestrian club, and extensive parkland with walking trails.

Punta Perla is being carefully designed as an ecologically responsible community marked by low density development - 10 units per hectare - that helps to minimize the environmental impact on the surrounding flora and fauna and helps to ensure a sense of tranquillity and exclusivity for the inhabitants. Additionally, advanced technology and measures will be implemented to reduce energy consumption, to re-use and recycle naturally resources such as water, and to responsibly dispose of waste materials throughout the project.

Top quality construction materials adaptable to the natural climate conditions will be selected so as to imbue the architectural design with a beauty and uniqueness that heighten the overall living and investment experience.

### **THE RESIDENTIAL PROPERTIES**

Around 9,000 homes are planned at Punta Perla. They range from waterfront and marina apartments to golf villas and village townhouses.

#### **Marina**

**Star Island:** One of the most exclusive locations in the whole resort, Star Island will be a gated community occupied by 35 traditional palapa-style two-bedroom bungalows as well as 66 apartments. They will include 16 two- and three-bedroom penthouses with floor areas (including terraces) ranging in size from 152 m<sup>2</sup> (1,636 ft<sup>2</sup>) to 300 m<sup>2</sup> (3,229 sq ft<sup>2</sup>). Star Island residents will have access to a private spa club offering a wide range of treatments.

**La Marina de Punta Perla:** In a horse-shoe shaped development around the perimeter of part of the marina will be 158 two- and three-bedroom apartments and 43 exclusive two- and three-bedroom penthouses, with floor areas ranging from 105 m<sup>2</sup> (1,130 ft<sup>2</sup>) to 163.9 m<sup>2</sup> (1,764 ft<sup>2</sup>).

**Little Venice:** Additional apartments and penthouses are planned within the Little Venice area, as well as a small network of canals linking the inland marina with the sea.

#### **Beach**

**Playa de Perla:** In the first two phases of properties overlooking the beach will be 101 apartments in 23 buildings. They will range from one- and two-bedroom apartments and penthouses to three-bedroom duplex homes. Floor areas (including terraces) at Playa de Perla range from 108 m<sup>2</sup> (1,162 ft<sup>2</sup>) to 196 m<sup>2</sup> (2,110 ft<sup>2</sup>).

#### **Golf**

**Golf course properties:** Overlooking the three signature golf courses will be luxurious villas, bungalows, townhouses and apartments. They range in size from two-bedroom apartments with floor areas of 98 m<sup>2</sup> (1,055 ft<sup>2</sup>) to three-bedroom villas with floor areas of 200 m<sup>2</sup> (2,153 ft<sup>2</sup>).

#### **Other Residential Properties**

Punta Perla will also offer these other luxurious and exclusive residences:

**Colonial Village** – Located next to the Marina and in the commercial centre of the resort, this area is made up of some 800 apartments of up to two stories situated amongst garden plazas, each with a distinct theme. Pedestrian streets will connect this residential area with waterfront shops, restaurants, and terraces.

**Tropical Village** – An exclusive and private area with easy access to the main roadway leading to and from the resort and featuring several distinct sub-divisions inspired by international paradise locations renowned for their tropical garden design and vacation luxury.

**Caribbean Village** – In a private area located next to the hotel zone and one of the golf courses, these residences reflect palapa design style and are situated near the beach.

## SPORTS AND LEISURE

The Punta Perla Caribbean Golf, Marina and Spa resort will offer a wide and impressive range of sporting, recreational, and leisure activities and facilities for residents and tourist visitors alike.

### Sports and Recreation

**Marina** – Made especially for sailing and boating aficionados, the impressive marina area will include an exclusive zone for residents and their water vessels and another area for those stopping in Punta Perla during their Caribbean sailing journeys. Marina facilities will include an immigration and customs area, a refuelling zone, and a dry dock with repair and maintenance workshops. A chandlery and duty free shopping area are being planned for the marina.

**Three Signature Golf Courses** – Set in the heart of the resort and surrounded by lush green landscape and attractive residential communities, these courses will be built to be listed among the Caribbean's leading sites for golf enthusiasts from around the world. The first course will be designed by the prestigious European Golf Design in association with Colin Montgomerie, Europe's leading golfer of the last decade and perennial Ryder Cup player.

**La Playa de Perla Beach Club and Spa** – This exclusive club will feature luxury short-term accommodations and space for important social events for its members and VIP visitors to the resort. A gorgeous swimming pool, a spa, a bar and restaurant, and spectacular views of the sea will help make this club one of the most luxurious of its type in the Caribbean. Located right next to the Beach Club, a boutique hotel consisting of 16 beautifully designed palapas will help make this part of the Punta Perla beachfront extremely attractive for international visitors.

**Tennis Club** – Complete facilities and services for serious tennis players and those that want to improve their game.

**Equestrian Center** – This area will include stables and facilities for grooming and jumping, as well as a trail for riders.

**Polo Club** – Polo aficionados will have access to the planned polo field and practice area.

**Casino** – A high class gaming space for interested visitors.

**Wilderness Trail** – For outdoor trekking and outdoor enthusiasts or those that simply want to take in the region's natural offerings in all their splendour.

**Water Sports** – Options range from windsurfing to snorkelling and scuba diving, and include surfing, sailing, parasailing, and big game fishing.

### Leisure

**Marina** – This area will feature a large part of the exclusive leisure options, including:

- **Luxurious commercial centre** – top international brand stores and boutiques will headline this impressively designed area.
- **Restaurants** – a wide variety of establishment ranging from family-oriented eateries with more traditional fare to high gourmet restaurants featuring the finest in international cuisine.
- **Bars and night clubs** – a lively and eclectic list of nocturnal entertainment offerings, ranging from traditional pubs to chic centres for those seeking a more glamorous and adventuresome escape.
- **Tax-free shopping area** – Plans for the resort comprise an exclusive duty free shopping zone featuring top luxury brands at great international prices.

**Shopping Center** – Located at the far end of the resort near the main entrance, this complex will include additional commercial services such as a supermarket, small shopping stores, and a gasoline station.

### SERVICES

**Hotel Accommodation** – Four boutique style, 5-star hotels located along the coast of the resort area will provide accommodation for guests wishing to visit the area.

**Rental Pool** – For certain investors seeking attractive returns on their property purchases, a rental pool service will be offered and administered in Punta Perla.

**Medical Center** – Punta Perla will rely on a small hospital capable of addressing the principal health needs – from accidents or illness occurring while in the Dominican Republic to many previous on-going ailments – of the resident and visiting populations.

**Business Center** – For those that need to keep abreast of their business affairs or that need to keep productive during their days away from the office.

**Transportation** – A variety of transportation options will be available, many with an environmentally friendly focus:

- **Car Rental** – Punta Perla will accommodate car rental services provided via established international companies.
- **Golf Carts** – Punta Perla will supply property owners with these pollution-free golf buggies. Special paths and specific lanes in main roads will facilitate their quick movement between key points in the resort. Short-term rentals of golf carts will also be available.
- **Vaporetto Ferry Service** – these small and quiet Venician-style water craft will provide transportation options around the marina area with stops at key locations every five minutes.

- **Water Taxis** – Tentative plans include a taxi service through water channels running alongside the main road of the resort and providing a connection between golf residential zone, on the one hand, and the beach club and marina, on the other.
- **Bicycles** – A rental service will be available for those interested. Bicycle use will be encouraged through special paths – both on road and off – make for riders throughout the resort.

**Places of Worship** – Tentative plans have been made to include chapels or worship centers that accommodate the religious needs of the visiting population.

**Heliports** – Punta Perla will include two heliports for the development company, VIP guests, pre-approved flights, and medical-related use.

**Worker Residences** – Set in the far end of the resort near the main highway, a large community of living quarters for local employees of Punta Perla will be set up with all the necessary installations and conveniences so as to provide an ideal living situation for those that work so hard to make Punta Perla the exclusive vacation space that it strives to be.

## DESIGN AND CONSTRUCTION

Punta Perla's properties have been especially designed to mesh with the local character and backdrop of the Punta Cana region while simultaneously meeting stringent international building standards for hurricane zones. Indeed, behind the eye-catching and adorned facades of the resort's buildings will lay reinforced concreted foundations and other sturdy construction elements that help ensure the durability and integrity of the structures in adverse weather conditions.

Indeed, the overall design layout reflects this mission: seen from overhead, the individual residential communities appear like amoebas and the placement of the different urbanized areas as a whole suggest the leaves of a typical Caribbean plant.

**Low-Lying Buildings:** Many of the buildings in the resort will be single-storey while others will have one or two upper floors. No building will be higher than four storeys.

**Natural Building Materials:** The aim to create properties with a unique regional design will be enhanced by using local materials such as wood for flooring and white fossilised coral stone – long left high and dry by the sea – for external cladding. Rock excavated and cut during the construction of the marina will also be incorporated in landscaping and construction in residential areas.

**Spacious Private Outdoor Areas:** Residential units will enjoy spacious outdoor areas through the incorporation of private terraces, decks and/or roof gardens. Further, living areas will have swimming pools, plunge pools, and jacuzzis.

**Landscaping:** Landscaped gardens highlighted by indigenous plants and irrigated by an automatic system will provide the tranquillity and shade for residential and recreational areas.