



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 kilometers 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 (US) 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 Paraiso Tropical, S.A., Punta Perla will bring together significant contributions from important and prestigious international companies from the design, construction, engineering, and real estate brokerage sectors, among others. Commencing in 2006, 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 hectare (2,718 acre) of land including 3.5 kilometers 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 8,000 homes, ranging from golf villas and village townhouses to beach apartments and multi-million dollar luxury mansions. 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 – the first designed in association with Colin Montgomerie – a brand new marina that will be one of the largest of its kind in the region, 4 five-star hotels, an international spa and around 60 restaurants. A wide variety of sporting and leisure facilities are planned as well as a shopping centre with tax-free shopping status, a hospital and places of worship. Other

highlights in these areas include a beach club, dolphinarium, water park, equestrian club, extensive parkland with walking trails, and casino. Lastly, a business centre will provide meeting and conference rooms as well as a full range of office support required by visitors wishing to keep in touch with their companies or clients.

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 tranquility and exclusivity for the inhabitants.

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.

Punta Perla will be built in five phases. The first properties will be available for occupation when phases one and two, comprising 1,700 homes as well as shops, restaurants, the marina and the first of the golf courses, are completed in 2008.

### **THE PROPERTIES FOR SALE**

Around 8,000 homes are planned at Punta Perla. They range from waterfront apartments and palapas (traditional Mexican-styled homes roofed with palm leaves) to custom-designed multi-million dollar luxury mansions, as well as golf villas, village townhouses and ‘water homes’ built on offshore piers and man-made islands.

#### **INITIAL RELEASES:**

The first real estate released for sale comprises five distinct neighborhoods within the resort. Three are in the marina area while the others are overlooking the beach and the golf courses. The five developments are:

#### **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 sq meters (1,636 sq ft) to 300 sq meters (3,229 sq ft). 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 sq meters (1,130 sq ft) to 163.9 sq metres (1,764 sq ft).

**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 sq meters (1,162 sq ft) to 196 sq meters (2,110 sq ft).

## **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 sq meters (1,055 sq ft) to three-bedroom villas with floor areas of 200 sq meters (2,153 sq ft).

## **OTHER RESIDENTIAL PROPERTIES:**

Punta Perla will also offer these other luxurious and exclusive residences located both within the main area and in the water zone of the resort.

**Colonial Village** - Located next to the Marina and in the commercial center 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 Gardens** - 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 renown for their tropical garden design and vacation luxury.

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

**Water Homes** - Starting from the exit point of the Marina, these wonderful residences are built on piles and, consequently, hover over the beautiful sea. They are located along the main pier and stand between 150 and 350 meters from the coast.

**Private Islands** - Located at varying distances from the beachfront, these artificial islands represent an opportunity for each owner to convert his/her dream into reality.

## **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. Other important elements the design and construction of Punta Perla's properties and residential areas include:

**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 stories.

**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 fossilized 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.

**Interior Design and Characteristics:**

- The layouts of living areas with cool marble floors have been designed to maximize views and natural daylight.
- Bedrooms have built-in wardrobes. Many have en-suite bathrooms and private terraces.
- Kitchens are fitted to European standards beneath marble tops, with a fridge, electric oven and hob, dishwasher, microwave cooker, washing machine, tumble dryer and smoke detector. Marble will be used for kitchen floors.
- Bathrooms with marble floors and tiled walls will be fitted with high quality vitrified porcelain sanitary ware with chrome taps. Although the characteristics of each bathroom will depend on the type and size of the property, two-bedroom apartments typically come with en-suite master bathrooms with double washbasins, a bath and separate shower while second bedrooms have an en-suite shower room and double washbasins.
- All homes will come with connections for radio, cable television, telephones and internet access.
- Internally temperatures are regulated by air conditioning with an automatic climate control system.
- Although the properties are sold unfurnished, furnishing packages which comply with the requirements of tour operators using properties in the rental pool will be available at a maximum cost of US\$25,000.

**Security:** For individual residences, security doors for main and service entrances are standard. For the resort community, security measures will include guard posts at main entrances and gated communities and closed-circuit television monitored by security staff.

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

**Construction Guarantee:** Every home at Punta Perla will come with a two-year warranty in the form of insurance to cover the work required to remedy any defect or fault in the construction.