

PLOTS HOTEL, APARTHOTEL AND APARTMENTS
THE CORTECITO BAVARO - PUNTA CANA
DOMINICAN REPUBLIC



PLAZA BARCELONA 11
08172 - ST CUGAT DEL V
TEL: 00 34 93 544 18 28
FAX: 00 34 93 589 46 70
INFO@CPB.SC



LOCATION

ADDRESS

EL CORTECITO

CITY

BÁVARO

PROVINCE

ALTAGRACIA

COUNTRY

DOMINICAN REPUBLIC

PLOT AREA

58.000sqm (5,8H)

AREA BEACH OWN

150 M DE FRENTE DE PLAYA
POSSIBILITY TO EXPAND TO 200ML

BUILDABLE

M2 RESIDENTIAL ROOF

36.000 SQM USEFUL

HOTEL

ROOMS

600

APARTMENTS

APARTMENTS (DEPENDS ON THE CONFIGURATION OF THE PROJECT)

600-1 ROOM OR 300-2 ROOMS OR 200-3 ROOMS ...

REGULATIONS (jurisdiction of the Secretary of Tourism of the Dominican Republic)

DENSITY

100 rooms/Hectare, each apartment will have a maximum of 60sqm useful per room allowing also constructing commercial buildings without deduct residential buildable.

DISTANCE TO BEACH

60 meters from the water measured from the high tide.

DISTANCE BETWEEN PLOTS

2 m

DISTANCE BETW. PATHS

5m

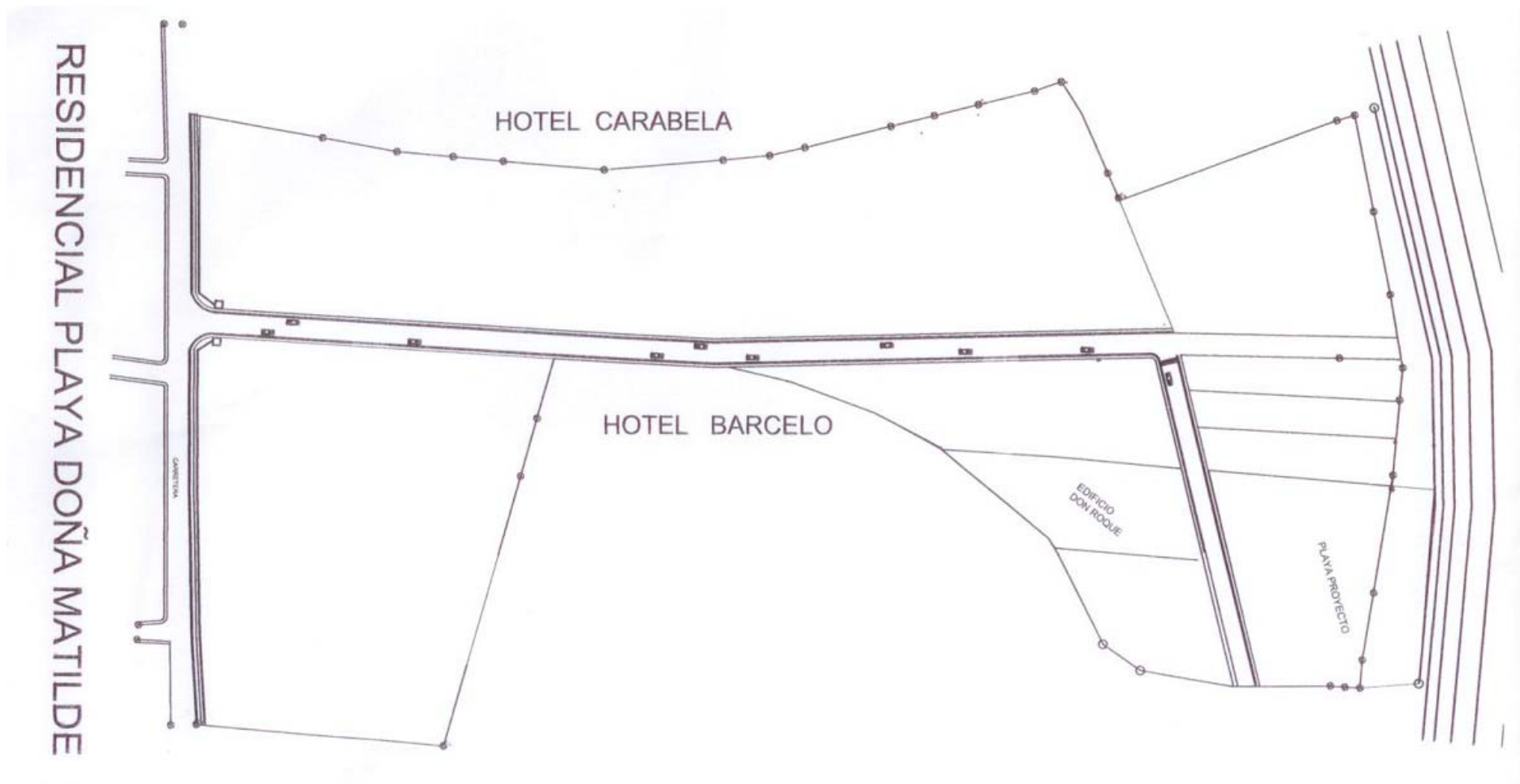
REGULATORY MAXIMUM HEIGHT

4P+BC a 60 m of High Tide

WATER SUPPLY, PURIFICATION AND SEWAGE

Provision of potable water, Purification Center and Sewage in charge of the Promoter.

CONFIDENCIAL



SEA VIEW LAND PLOT

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VIEW PARCEL OF LAND TO SEA

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Bavaro – Punta Cana located in the Caribbean is the most important emerging tourist destination in Dominican Republic, emerged strongly less than 20 years. Beside its beaches have been installed in recent years major hotel chains in the world, capturing most of the first line of the fabulous white sand beach of more than 30 km long. Here was born the now so popular “all inclusive”.

In the old fishing village of Cortecito, located just 25 minutes from Punta Cana International Airport were born spontaneously local amenities such as bars, restaurants, medical offices, real state consultants, discos, casinos, banks, golf courses, etc.

The Beach in Bavaro – Punta Cana has a different treatment to most countries. The fabulous beach of Bavaro – Punta Cana is Public, but nuanced. No one can build in range of 60 meters. The first 30 meters are public, and people can swim and move, but for example you can not put hammocks. The next 30 meters are used exclusively by the owners of adjacent land, where you can place temporary things like hammocks, umbrellas, tables etc....

Naturally being a semi-private beach owners care for that privilege with the degradation of the environment will be more difficult.



Plot of 49,010 sqm located in Bavaro Cortecito, between the main road, the beach (88 beach front), hotels Barcelo Cana Beach and Carabela, just 25 min from Punta Cana International Airport.

The sector in question is located in the “El Cortecito” district which is where it’s developing the urban (residential and commercial) most important of the powerful Tourist Destination of Bavaro-Punta Cana and the one who touches the sea with 88 linear meters of beach that correspond to the sector. The other nearby beaches are occupied mostly by multinational hotels operators, overlapping each other hotels with no public access.

For those not familiar with the environment, say that the area is constantly expanding apartments. Because this Tourist Pole is an emerging area and privileged in terms of strategic location, natural resources and a major international airport.

The Project to be undertaken in the plot, enjoy the maximum tranquility for its future occupants, having added the beach and town center, having at hand the majority of services without having to take the car.



PRIVATE BEACH

The project has 150m of private beach frontage (possibility of extending to 200m), with some particularities.

In the first sixty meters, you can't build concrete buildings but with certain permissions, allow some building to temporarily (providing that aren't concrete) for services to the public as a restaurant bars, facilities information, massage, etc... and portable furniture like hammocks and sunshades. The general public can walk and swim first 30 meters from the water and 30 meters below to the owner of the land on which you can extend the furniture and put, if allow you, the building in light structure.

In Bavaro even though the beach is public how difficult it's to access, as sometimes between accesses several km away.

At first glance the arrangement may seem exclusionary, but it's not because of what it is to protect the beach as the owner of that front is responsible for its conservation. Although undoubtedly the greatest protection is that the beach and its surroundings not invade the car, unless you have a reserved parking in one of the apartments, as in the plot at hand. In this case, the bather is from his apartment to the beach in a swimsuit with a hammock and umbrella guaranteed.



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FRONTAL VIEW LOT

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GENERAL VIEW OF BAVARO

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