

Frequently Asked Questions – Ocean Residences Bayahibe

1. What is the payment plan?

Pre-Reservation: US\$2,000

Reservation: US\$5,000

25% upon signing the Purchase Promise Agreement (30 days after the reservation)

55% during construction

20% upon delivery

2. When is the project's estimated completion date?

The estimated delivery date is **Summer 2028**.

3. Will the apartment be delivered with appliances?

Yes. The unit includes:

Air conditioning in the bedrooms and living area

Cooktop

Refrigerator

Range hood

Multifunction oven

Washer/Dryer

Furniture is not included.

4. Is the project under a Trust (Fideicomiso)?

No.

5. Does the project qualify for CONFOTUR tax incentives?

No.

6. What amenities does the project offer?

Co-working Area

Social Area (Bar & Lounge)

Commercial Area

Children's Playground

Elevator

Balcony

Cistern

Gym

Jacuzzi

Gardens

Lobby

Swimming Pool

Beach Access

Spa

Ocean Views

7. Does the project have elevators?

Yes.

8. How many parking spaces are included?

Each apartment comes with **one assigned parking space**.

9. Is there an early payment discount?

Yes. Buyers who pay 60% of the total purchase price will receive a 6% discount on the remaining balance.

10. How many access points will the project have?

The development will have three separate access points:

A dedicated vehicle entrance

A pedestrian entrance for residents and visitors

A separate service entrance for waste collection and disposal, ensuring maximum efficiency and convenience

11. What documents are required to reserve a unit?

The client must complete the **Reservation Form** and the **Due Diligence Form**, then submit both documents along with a copy of their **ID card or passport** so the contracts can be prepared.

12. Is there a fee for the legalization of the Purchase Promise Agreement?

No.

13. What will the maintenance fee be?

The estimated maintenance fee is between US\$2.00 and US\$3.00 per square meter (m²).

14. Can the apartment be rented as a vacation rental?

Yes. Short-term vacation rentals are permitted.

15. Does the project offer a rental management program?

No.

16. Is the project pet-friendly?

Yes.

17. Is the reservation refundable?

The **pre-reservation fee** is **fully refundable**. However, the **reservation payment** made to secure the apartment is **non-refundable**.