LUXE CORALES RESIDENCES

THE PROJECT

A modern, luxury residential park in Punta Cana, following the Condo Hotel model. All units are fully furnished and Airbnb-ready, enabling owners to generate passive income.

INVESTMENT MODEL

Condo Hotel: Your unit becomes a hotel room. Full management, Booking.com and Airbnb integration. You receive the income, we handle the guests.

BOUTIQUE CONDO-HOTEL INVESTMENT

A professionally managed short-term rental residence in Los Corales, Punta Cana, designed for owners seeking passive income, lifestyle use and long-term capital appreciation.

ABOUT THE PROJECT

PROJECT SNAPSHOT

Developer & Project

Luxe Corales Residences is promoted by DP&LC Group SRL (RNC: 1-33-38259-8) as a boutique 46-unit luxury Condo Hotel in El Cortecito, Bavaro, Punta Cana. The project is designed to combine world-class tourist accommodation with private real-estate ownership, professional short-term rental operation, lifestyle use and long-term capital appreciation potential.

46
TOTAL UNITS
16 Type A | 16 Type B | 8 Type C | 6 Penthouses

6 min
BEACH WALK
Los Corales Beach on foot

20 min
AIRPORT ACCESS
Punta Cana International Airport

Feb 2028
PLANNED DELIVERY
Off-plan investment timeline

Investment Structure

Ownership Model

Privately owned units operated under a hotel-style short-term rental structure.

Tourism-Driven Income

Potential passive income supported by professional rental management and short-stay hospitality demand.

Use Case

Personal lifestyle use, international rental exposure and future resale optionality.

Due Diligence Focus

Condo Hotel Advantage

Hotel-style amenities, reception, pool and guest infrastructure differentiate the project from a traditional residential park.

Operating Logic

Income depends on occupancy, ADR, seasonality, platform fees and operating costs.

Investor Focus

Transparent scenario-based communication instead of guaranteed yield promises.

LUXE CORALES COMPLEX

WHY NOW? / MARKET MOMENTUM

Luxe Corales Residences is positioned in El Cortecito, Bavaro, inside Punta Cana's strongest visitor corridor. As the Dominican Republic's leading tourism destination, Punta Cana provides world-class infrastructure, international services and a deep hospitality market supporting high short-term accommodation demand.

11.19M visitors in 2024

Dominican Republic tourism reached a new record, up 9% vs 2023 and 48% vs 2019; 2025 closed near 11.6M visitors.

Punta Cana is the gateway

Nearly 5.0M air arrivals entered through Punta Cana Airport in 2024, about 59% of national air arrivals.

High occupancy signal

February 2025 national hotel occupancy reached 86.8%; Bavaro-Punta Cana was reported at 90.7%.

Property and GDP momentum

Apartment prices rose about 10.7% YoY in May 2025; gross rental yield was near 7.12% in Q1 2025 and GDP grew about 5% in 2024.

Sources: Dominican Ministry of Tourism / Central Bank reporting, Tourism Analytics, WorldData.info, Global Property Guide, Dominican Today and Caribbean Journal. Market data is indicative and should be verified during investment due diligence.

CARIBBEAN PARADISE

COMPARABLE POSITIONING

Indicative benchmark view for investor screening. Final competitor pricing, ADR and legal status should be verified with live listings, broker data and legal due diligence before purchase.

Positioning	Price / m2	Beach Distance	Condo Hotel	Rental Logic
Luxe Corales	$1,730-$1,990	~6 min walk	Yes	Managed short-term rental scenario
Beach-area condos	Market dependent	Varies	Usually no	Owner-managed or broker-managed
Managed condo-hotel units	Often premium	Varies	Yes	Higher service level, higher fees
Non-managed residential units	Often lower	Varies	No	Lower service, weaker rental packaging

Investor takeaway: Luxe Corales should be evaluated against comparable walkable beach-area projects on purchase price, management structure, rental costs, delivery timeline and legal documentation.

TYPE B - STANDARD

Studio Apartment | 54 m2 | 10.5 m2 terrace
UNFURNISHED: $99,000 | FURNISHED: $109,000

Price overview

Type	Gross Area	Base Price	Furnished Price
Type B · Standard	54 m²	99,000 USD	109,000 USD
Type A · Large	63 m²	109,000 USD	119,000 USD
Type C · 2 Bedroom	75 m²	149,000 USD	163,000 USD
Penthouse · VIP	120·200 m²	199,000 - 249,000 USD	Furniture extra 15,000 - 30,000 USD

Payment Schedule:

Installment	Type B	Type A	Type C	Penthouse
Reservation · upon signing (non-refundable)	3,000 USD	3,000 USD	3,000 USD	3,000 USD

TYPE A - LARGE

1 Bedroom Apartment | 63 m2 | 12 m2 terrace
UNFURNISHED: $109,000 | FURNISHED: $119,000

WHY IT IS WORTH IT

Net ROI Operating Model

$28,470	$17,371	~16.0%
GROSS REVENUE SCENARIO	EST. OWNER INCOME	ILLUSTRATIVE NET YIELD

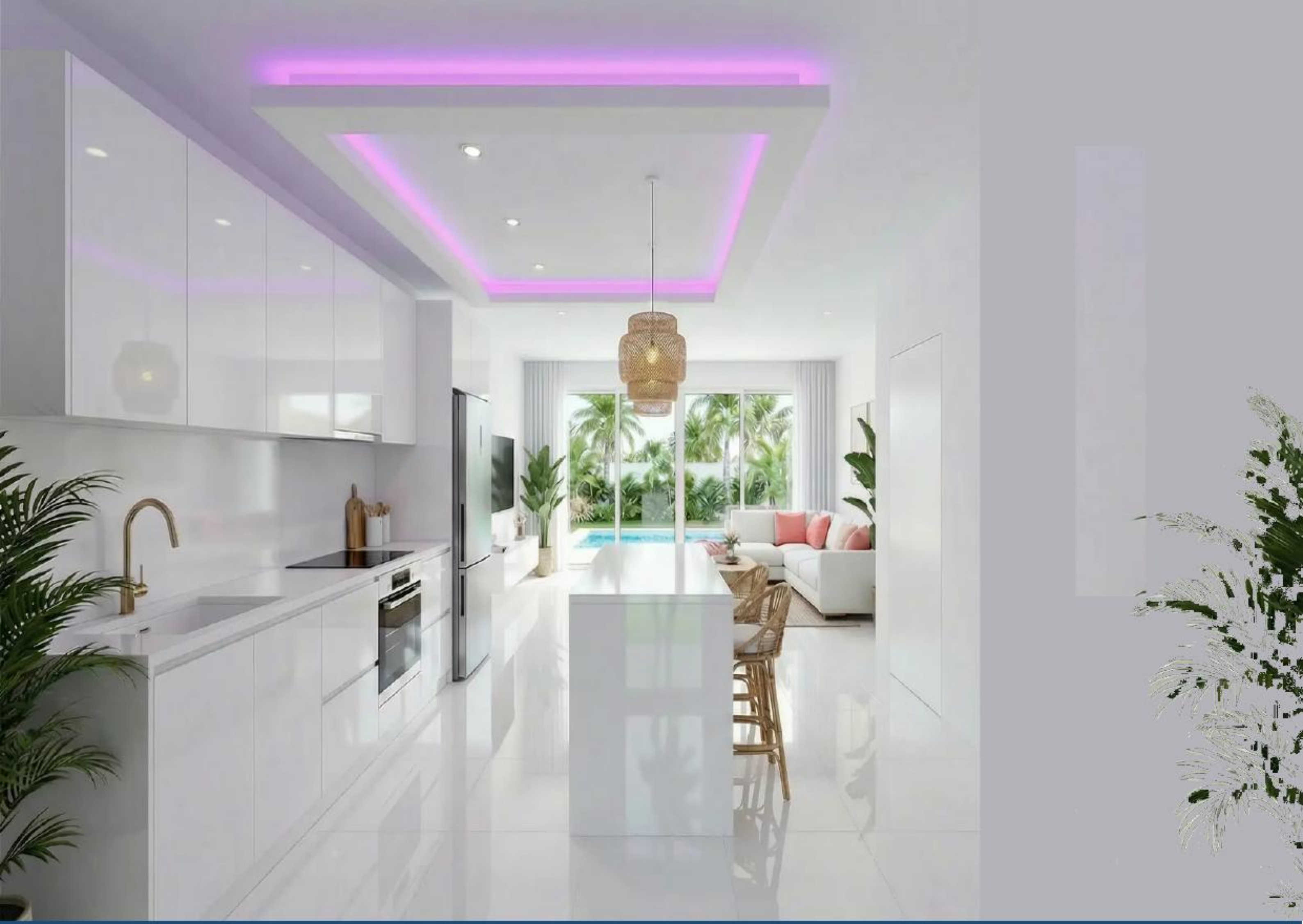
Condo Hotel Operating Model

Management fee	25% of rental revenue generated through the rental program.
Owner usage	No minimum usage restriction; owner may use the unit at any time.
Termination	Management agreement may be terminated by the owner at any time.
Rental channels	Professional short-term rental management via Airbnb and Booking.com.

Example Type A Net Model

Purchase price	$109,000
Gross annual revenue	$28,470
Platform / OTA fee (3%)	- $854
Rental management (25%)	- $7,118
Common fee: $1.50/m2/mo	- $1,134
Maintenance & utilities reserve (7%)	- $1,993
Est. owner income before tax	$17,371
Illustrative net yield before tax	15.9% (~16.0%)

Illustrative scenario only. Net income depends on verified fees, platform charges, occupancy, ADR, seasonality, taxes, financing, replacement reserves and management performance.



KITCHEN & LIVING

Modern Kitchen & Living Area | Type A, B, C Apartments
Open-plan design | Premium appliances | Pool views

Optional Extended Furniture & Appliance Package (+10,000 USD)

The base purchase price does not include furniture, household appliances or equipment, except for the built-in kitchen cabinetry and kitchen island, which form part of the architectural elements.

In addition to the purchase price, the Buyer may optionally order the Extended Furniture and Appliance Package for a unit price of 10,000 USD, including the following items:

Category	Included items
Household appliances and equipment	2 split air-conditioning units; water heater; washing machine; refrigerator; hob; oven; microwave oven.
Furniture	King-size bed; 2 bedside tables with lamps; 6-drawer chest of drawers; L-shaped sofa or sofa bed; coffee table; television; 2 sets of bed linen; curtains; dining table with 4 chairs or 3 bar stools; plastic terrace table with 2 chairs.

TYPE C - 2 BEDROOM

2 Bedroom Apartment | 75 m2 | 15 m2 terrace
UNFURNISHED: $149,000 | FURNISHED: $163,000

Payment Schedule

Installment	Type B	Type A	Type C	Penthouse
1st payment · within 30 days	30%	30%	30%	30%
2nd payment · after 6 months	30%	30%	30%	30%
Final payment · on key handover	40%	40%	40%	40%

· Monthly prepayment possible at any time, without penalty

· The reservation does not form part of the sale price

· Price valid for the first 15 units (off-plan price)

PENTHOUSE - VIP LIVING

Luxury Penthouse | 120-200 m² | 50+ m² terrace
PRICE RANGE: $199,000 - $249,000

Base Purchase Price Includes

The base purchase price includes the following architectural elements, construction works and built-in fixtures:

Structure

Complete structural shell construction in accordance with Dominican building standards and seismic design regulations.

Finishes

First-class ceramic and porcelain floor and wall tiles; quality interior and exterior paint system.

Bathroom

Fully equipped bathroom with toilet, washbasin, shower with heat-resistant glass, faucets, mirror and cabinet.

Kitchen

Built-in kitchen cabinetry and kitchen island included as architectural elements.

Electrical & lighting

Complete electrical system with distribution board, switches and sockets; LED lighting throughout.

Openings & terrace

Thermally insulated doors and windows; terrace flooring and glass railing.

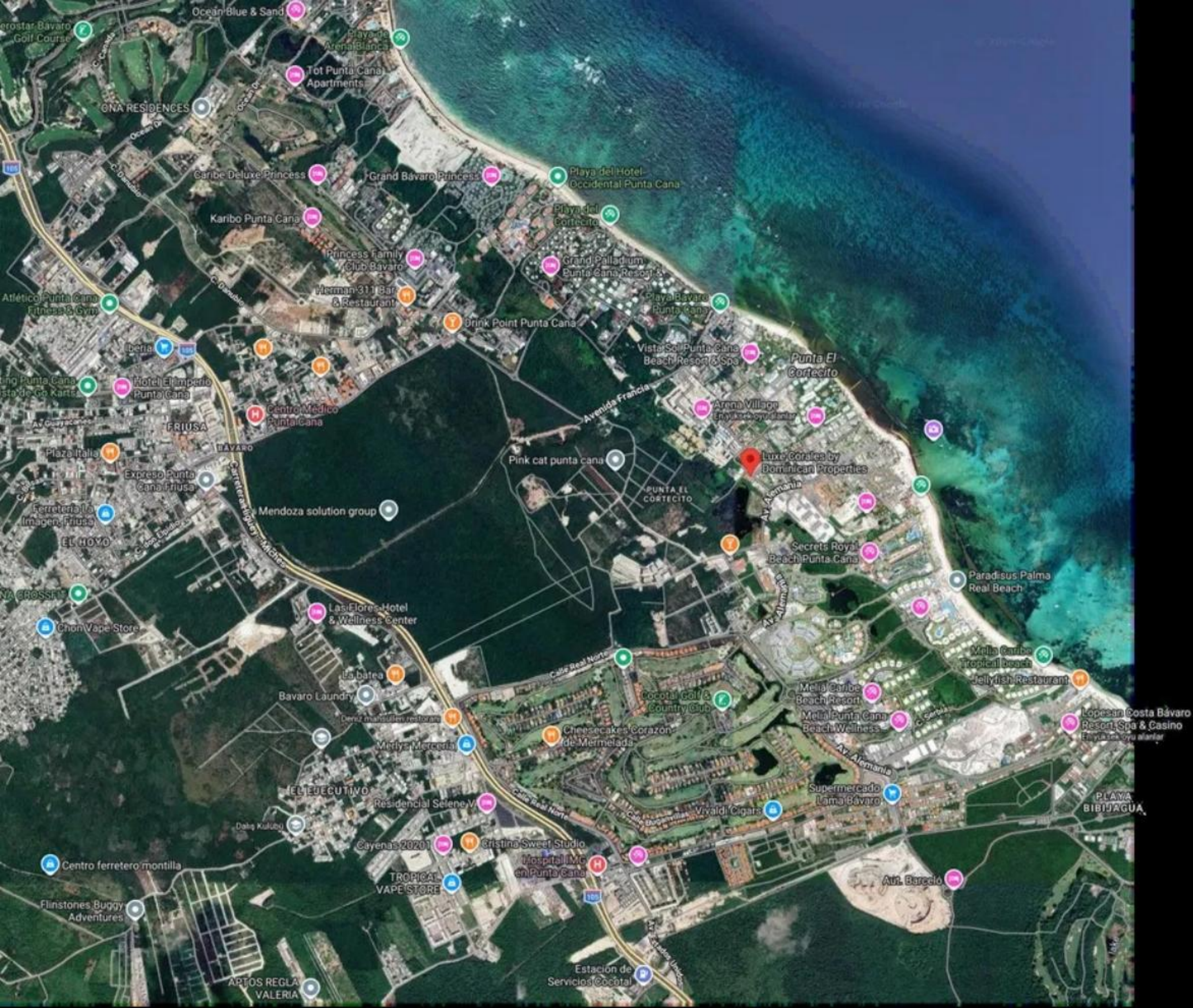
PENTHOUSE - BEDROOM

Master Bedroom Suite | Premium furnishings | Private terrace | Luxury finishes | Ocean & pool views

VI. DEVELOPMENT - INVESTOR GUARANTEES AND WARRANTIES

§ 8 - Developer Declarations

The Developer declares and warrants that it is authorized to sell the property and possesses the necessary permits required for implementation. The property will be transferred free of encumbrances and claims. Construction will be carried out according to Dominican building regulations and technical specifications, including environmental and building rules. The signing and performance of the contract do not conflict with any valid legal regulation, loan agreement, mortgage or other obligation.



PROPERTY ADDRESS

Calle Juan Bosch, Sector El Cortecito, Bavaro
La Altagracia, 23000 - Dominican Republic

DINING & ENTERTAINMENT

Covered dining area and social spaces designed for daily guest use

Breakfast service | Community kitchen | Outdoor entertainment areas

Construction Timeline

Phase	Period	Main Activities
I. Preparation & Infrastructure	Aug-Nov 2026	Earthworks, site grading, foundations, utility networks, sales office, reception, show house and commercial units
II. Structural Works	Dec 2026-Apr 2027	Load-bearing walls, partitions, slabs, staircases, roof structure, waterproofing, thermal insulation and facade
III. Interior Works	May-Sep 2027	Electrical and mechanical systems, plumbing, air conditioning, finishes, painting, doors, windows, elevator and terrace glass
IV. Common Areas	Oct-Dec 2027	Pools, sun decks, gym, dining room, community kitchen, parking, landscaping, fencing, automatic gate and security system
V. Testing & Handover	Jan-Feb 2028	Trial operation, technical inspections, occupancy permit process and owner handovers

Planned handover date: February 28, 2028.

FITNESS & WELLNESS

24/7 fitness center with modern equipment

Yoga studio | Personal training | Wellness programs

Aquatic Facilities

Adult swimming pool

45 m x 5 m, with bridge in the middle; depth 110-130 cm.

Children's pool

4 m shallow pool for safe family use.

Jacuzzi

4 m x 4 m relaxation jacuzzi area.

Koi pond

Ornamental water feature integrated into the garden setting.

Recreation and Relaxation Area

Sun deck

30 sun loungers arranged around the pool and garden area.

Kids' corner

Dedicated play corner for children within the common area.

Covered bar with kitchen

Covered bar area with kitchen, grill, cooker and service counter.

GIFT SHOP & SNACK

Gift shop with souvenirs and local products

Snacks & beverages | Guest services | Retail items

Monthly Common Fee Includes

Common fee: 1.50 USD per m²/month, calculated on the gross area of the unit. The fee covers the main shared operating and maintenance services of the residence.

General maintenance

Cleaning and upkeep of residential areas, corridors, elevators, roofs and building exterior.

Pools & water areas

Regular pool cleaning, filtration system maintenance, chemicals, jacuzzi and children's pool care.

Utilities & infrastructure

Drinking water supply, pump and distribution systems, common-area electricity and generator operation.

Garden & outdoor areas

Landscaping, lawn care, plant irrigation and parking-area cleaning.

Fitness & common spaces

Gym cleaning, fitness-equipment maintenance and shared dining/common kitchen upkeep.

Reception & security

24-hour reception, night armed security, automatic gate operation and security camera system.

RECEPTION & SECURITY

24/7 reception with hotel-grade service | Armed security | Airport transfer | Concierge service

OPERATING AND MANAGEMENT MODEL

Luxe Corales operates under the Condo Hotel model: privately owned units are managed and rented by DP&LC Group SRL under professional hotel management. Owners receive passive income while the property remains in continuous tourist operation.

Core management

- Privately owned units
- Professional hotel management
- Owner passive income
- Continuous tourist operation
- Rental management
- Marketing: Airbnb, Booking.com

Operating services

- Daily cleaning & maintenance
- Pool maintenance & water quality
- Gardening & landscaping
- Waste management
- Pest control & fumigation
- Elevator maintenance
- Electrical & pool equipment
- Pet-friendly environment

PARKING & TRANSPORT

F) Transport and Transfers

Service	Description
Parking	46 numbered spaces (open air) + 4 visitor spaces
Access	Automatic electric gate
Airport transfer	Transfer to Punta Cana International Airport
Beach transport	Regular bus service to Los Corales Beach

G) Security

- Armed night surveillance (18:00-06:00)
- Automatic electric gate at main entrance

H) Technical Infrastructure and Service Areas

- Technical room for water pump system
- Machine room for pool circulation and filtration
- Cistern (water storage tank)
- Main electrical panel and auxiliary rooms
- Covered area for solid waste storage

LOCATION ADVANTAGES

6 minutes walk to Los Corales Beach | 20 minutes to airport | Tourist hotspot | Expat community

TOURIST AND ECONOMIC IMPACT

Luxe Corales Residences will generate a positive direct and indirect impact on the local economy and tourism sector.

- Direct job creation in reception, cleaning, maintenance, gardening and security.
- Increased customer flow to local restaurants, shops and services.
- Attraction of foreign investors and tourists to the region.
- Expansion and improvement of Punta Cana's tourism offering.
- Increased tax revenues for the municipality and the State.
- Complement to existing hotel infrastructure without direct competition.

WORLD-CLASS AMENITIES

45m Swimming Pool - With bridge in the middle

Kids Pool & Play Area - Safe, shallow pool

Jacuzzi & Koi Pond - Ornamental features

Outdoor Kitchen - Breakfast, lunch & dinner

Evening Bar - Cocktails & beverages

Fitness Center - Well-equipped gym

Gift Shop - Snacks & beverages

24/7 Reception | Airport Transfer | Tours & Excursions

CONDO HOTEL INVESTMENT MODEL

How it works: Luxe Corales operates as a unified property under professional management. Your unit generates income through Booking.com and Airbnb while you retain full ownership and personal use rights.

Full Management: Professional hotel operations 24/7
Booking Integration: Automatic reservations on Booking.com & Airbnb
Passive Income: Monthly deposits to your account
Personal Use: Reserve your unit anytime for family vacations
Tourist Demand: Strong and growing market in Punta Cana

Residencial
Luxe Corales
Punta Cana
Higuey
Republica Dominicana

X. INVESTOR BENEFITS - COMMON AREAS PACKAGE

Aquatic facilities

Pool 45m x 5m, children's pool (4m), jacuzzi 4x4m, koi pond

Recreation

30 sun loungers, kids' corner, covered bar with kitchen, grill and cooker

Fitness

Gym 6x7m (42 m²), fully equipped

Dining

Bed & Breakfast: covered dining room, 32 persons, daily breakfast

Reception & Shops

24h reception with WiFi, gift shop, supermarket and massage room

Transport

Own numbered parking, electric gate, airport service, bus to Los Corales Beach

Security

Armed night surveillance from 18:00 to 06:00

Maintenance

Cleaning, pools, gardening, elevator, mechanics, waste and fumigation

Management

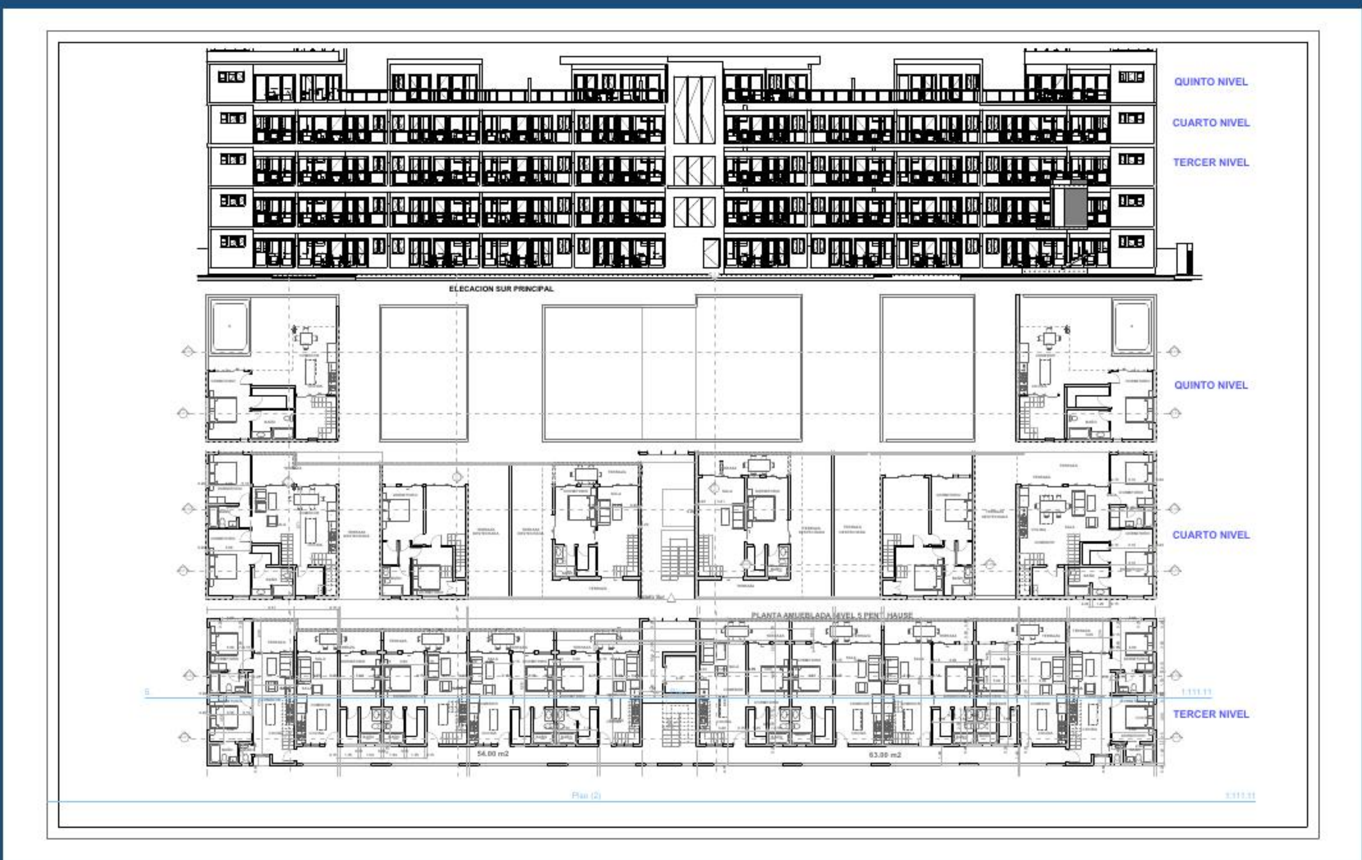
Full management, rental and marketing through Airbnb and Booking.com

Pet-friendly

Guaranteed pet admission

This package represents exceptional value: the investor acquires a property with hotel-level infrastructure and management, where daily operation, rental and maintenance are fully guaranteed, just 6 minutes on foot from Los Corales Beach, in the heart of Punta Cana's tourist zone.

Architectural Reference Plan



CONTACT & NEXT STEPS

Laszlo Szabo - Executive Director

Tel: +1 (809) 944-7700
WhatsApp: +1 (809) 986-7700
Email: info@inmodr.com

23+ years of experience in real estate sales, rentals, property management and hospitality operations, including project implementation experience in London and local real estate activity in Punta Cana, Bavaro.

Next steps

1. Confirm current availability and updated pricing.
2. Review legal documentation and purchase structure.
3. Define reservation, payment schedule and closing method.
4. Coordinate rental management and personal-use terms.

Construction company

20 years of experience. Numerous projects in Bavaro.

Designer

25 years of professional experience.

Legal framework

- Developer: DP&LC Group SRL - RNC: 1-33-38259-8.
- Title, company registration and permits to be verified.

Transparency & exit

- Rental income is scenario-based and not guaranteed.
- Resale after stabilization or personal lifestyle use.

ROI SCENARIOS – MOST CREDIBLE MODEL

V13 presents the 16% ROI as an optimistic scenario, not as a guaranteed target.
The investor sees in advance what happens with more cautious occupancy, lower ADR or higher costs.

CONSERVATIVE

8–10%

More cautious occupancy / ADR

Answers the question: what happens if occupancy is closer to around 60%?

BASE

11–13%

Solid controlled operation

Reference scenario for a balanced reading of rental potential.

OPTIMISTIC

15–16%

High occupancy + strong ADR

Not a guarantee; depends on demand, management, seasonality and actual costs.

Correct interpretation for the buyer

- ROI depends on occupancy, ADR, seasonality, platform commissions, taxes, reserves and management performance.
- The range helps compare risks; it does not replace legal, tax and financial review.
- Professional communication builds trust because it communicates assumptions, not promises.

5-YEAR CASH-FLOW EXAMPLE

For decision-making, the investor does not look only at year one: the multi-year cash flow and potential property value evolution also matter.

Year	Net income	Estimated value	Accumulated cash-flow
1	USD 17,371	USD 113,360	USD 17,371
2	USD 17,892	USD 116,761	USD 35,263
3	USD 18,429	USD 120,264	USD 53,692
4	USD 18,982	USD 123,872	USD 72,674
5	USD 19,551	USD 127,588	USD 92,225

Illustrative assumptions

- Example based on a furnished Type A unit operated as short-term rental.
- Does not include all individual costs, taxes or buyer financing.
- Estimated value uses a moderate appreciation hypothesis and must be verified with updated market data.

Investor message

The strength of the model is not one isolated number, but the combination of off-plan entry, personal use, professional management, rental potential and a possible future exit strategy.

EXIT OPPORTUNITIES

Project value is not measured only by annual rental income: the investor needs to know that several future use and exit routes exist.

Resale

Future sale on the open market depending on delivery, location, demand and documentation.

Long-term rental

Alternative if the owner prefers a more stable and less seasonal model.

Personal use

Caribbean lifestyle use under the conditions of the management contract.

Family asset

Long-term asset for wealth planning or succession purposes.

How to understand a responsible exit

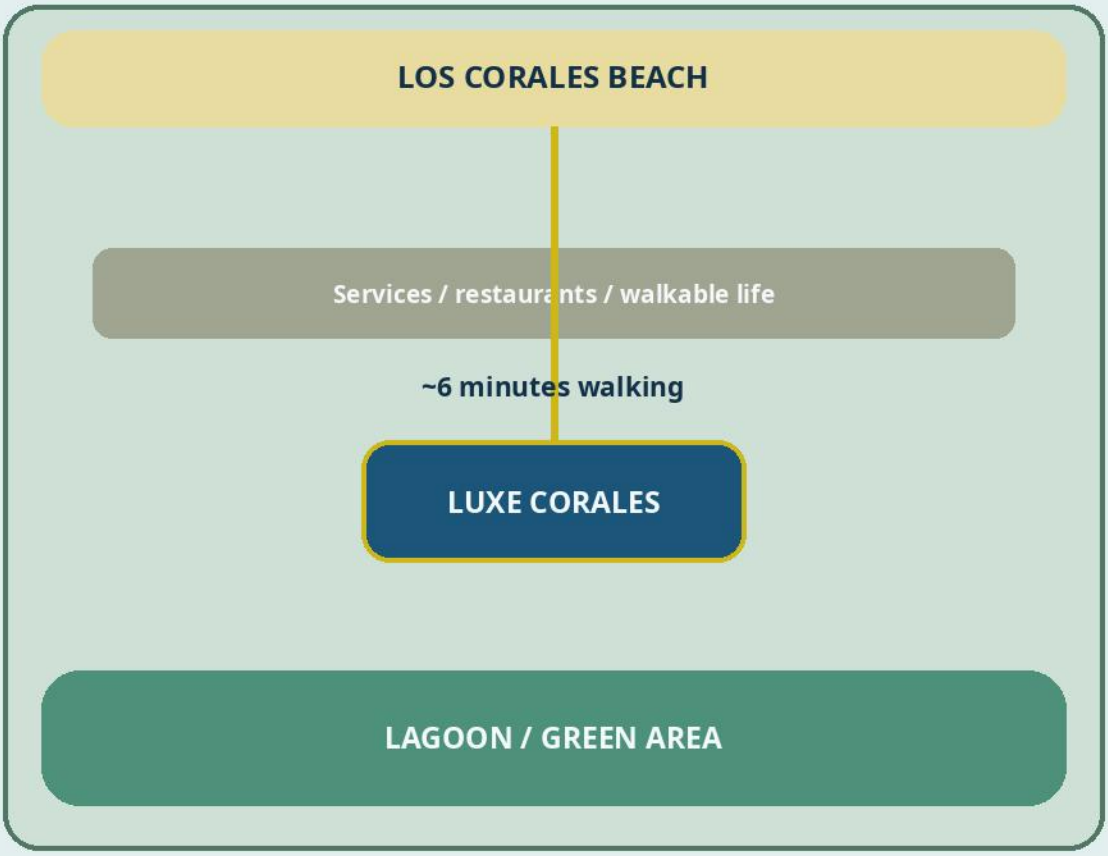
- Liquidity should never be presented as guaranteed.
- Legal documentation, construction status and operating performance influence resale value.
- The buyer should compare rental income, personal use, investment horizon and risk tolerance before deciding.

Exit options are informational; they do not guarantee liquidity or appreciation.

WHY EL CORTECITO?

Location value combines walkable proximity to the beach, service density, airport connection and the natural lagoon / green context behind the site.

Semantic location map – indicative scheme, not a cadastral plan.



Location value for the investor

- The walkable beach-and-services experience improves guest marketing.
- Punta Cana has a strong international tourism logic and air access.
- The green context provides visual differentiation and privacy compared with more urban projects.

Indicative scheme; distances and context should be verified with local documentation and technical visit.

NATURAL LAGOON AND GREEN AREA

After the location page, this shows why the lagoon and vegetation behind the project can become a differentiating factor for investors.

Lokációs kontextus: természetes zöld/lágúnás háttér, privátabb térérzet és felső szinti kilátási prémium.

Valós utcaképi karakter

pálmafás, zöld környezet

Forrásreferencia: Google Maps / Street View képernyőfotók alapján szerkesztve.

Differentiation

It is not only proximity to the beach: the green backdrop adds a more exclusive narrative.

Perceived privacy

Vegetation and lagoon can improve the feeling of retreat and relaxation.

Visual story

Helps explain the project with real location context, not only renders.

Due diligence

Exact lagoon status, boundaries and permitted uses must be verified locally.

Message: natural context + private feeling + investor differentiation.

No claim is made that future development is impossible; lagoon, green-zone and boundary status must be legally and technically verified.

FOREIGN OWNERSHIP / INTERNATIONAL BUYERS

One of the first questions from an international buyer is whether a foreigner can buy, whether residency is required and whether ownership rights are equal. The commercial answer: the Dominican Republic is open to foreign buyers.

Foreign Ownership – foreigners can buy

Foreign buyers enjoy the same ownership rights as Dominican citizens. No residency or citizenship is required to purchase real estate in the Dominican Republic. A foreign individual or company may acquire real estate; local legal and tax advice is still required before closing.

Same ownership rights + no residency requirement + USD-based investment logic

USD investment and income

Pricing, short-term rental income and the exit strategy can be analysed in US-dollar logic.

Tourism demand

Punta Cana is the Dominican Republic's leading tourism gateway, with strong international traffic.

Off-plan entry price

Early buyers may benefit from pre-delivery pricing and future market position.

Own use + rental

The structure combines lifestyle use with professional rental operation.

Market momentum – why it is not only lifestyle

8.59M+	59%	~18–25 min	46 units
visitors in the first 9 months of 2025	Punta Cana share of air arrivals	PUJ–Los Corales connection	boutique condo-hotel scale

Why international investors choose Punta Cana

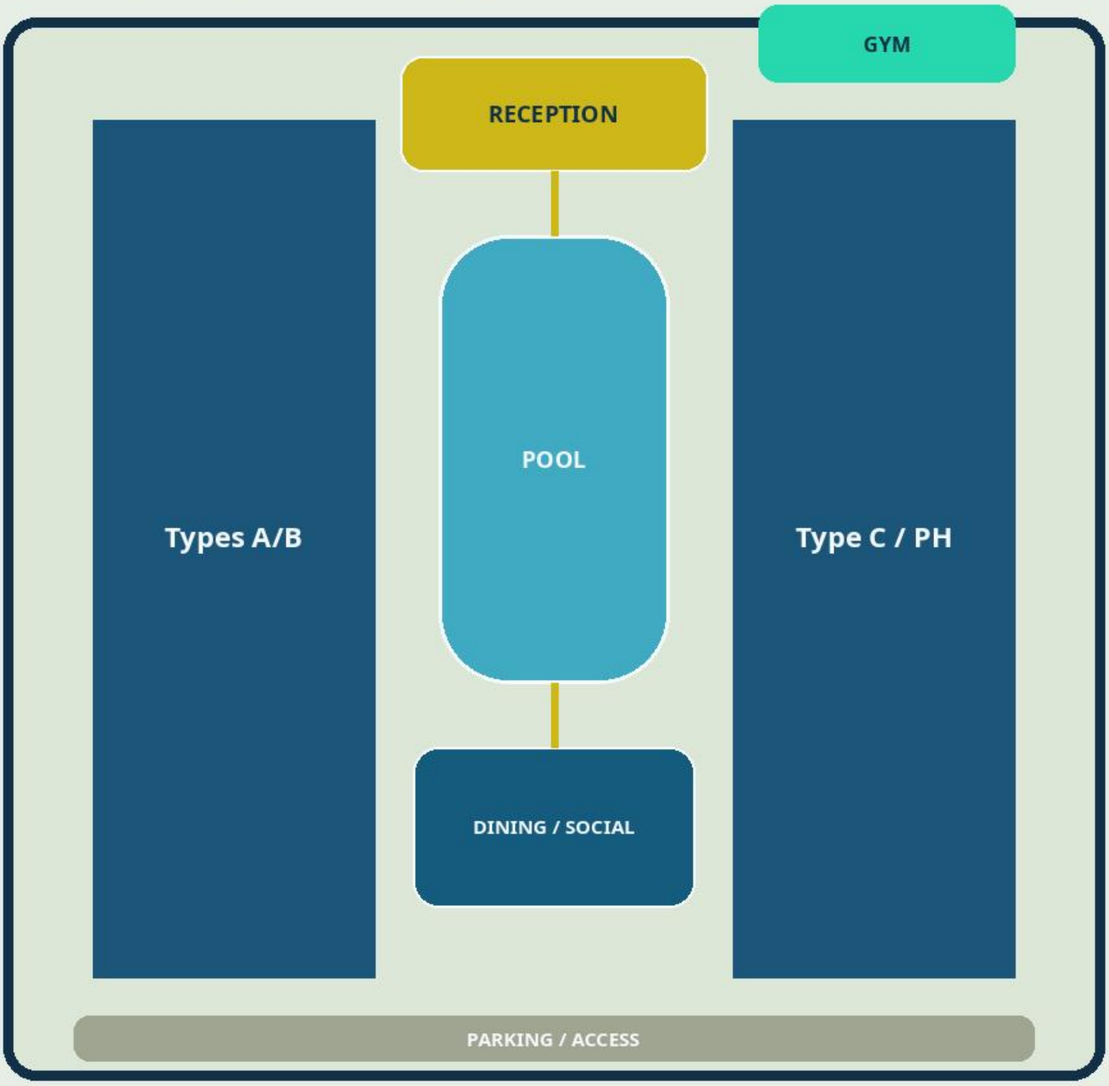
+ Foreign ownership rights
+ USD investment and rental logic
+ Year-round tourism demand
+ Competitive entry prices
+ Off-plan appreciation potential
+ Own use and rental combined
+ Professional condo-hotel management

Every buyer should request local legal and tax review of acquisition, taxes and ownership structure.

MASTERPLAN – PROJECT LOGIC

For an investor, the masterplan is not only an image: it helps understand site use, guest route, amenities and rental operation.

Schematic plan – subject to technical design, permits and final execution.



Masterplan value for the investor

- Clear guest route: arrival, reception, social area, pool and apartments.
- Common amenities support a hotel-like operation and consistent guest experience.
- The final masterplan will be confirmed with survey, permits and construction drawings.

Schematic masterplan for illustration only, not an architectural plan.

DEVELOPER AND INVESTOR PROTECTION

Even in an off-plan project, security can be communicated through company data, legal control, milestones, documentation and periodic progress reporting.

DP&LC Group SRL

Luxe Corales Residences is developed by DP&LC Group SRL as a luxury boutique condo-hotel of 46 units in El Cortecito, Bavaro, Punta Cana.

Professional experience

The project incorporates Master Builder experience, with references such as Palma Real Cocotal. Partner lists and documentation can be expanded as the project progresses.

Security pillar	What does it mean for the investor?
Contract milestones	Payment and project progress with verifiable logic
Legal control	Contract, title and document review
Stage payments	Phased exposure, not a single full payment
Developer statements	Rights, permits, freedom from liens and technical execution
Construction reports	Monthly progress with photos / drone
Financial sensitivity	Several occupancy and cost scenarios

Responsible communication in an off-plan project

- Return is not guaranteed; the prospectus shows scenarios and risks.
- If a reference or partner list is still being expanded, it should be communicated transparently.
- The final decision should be made after legal, tax, technical and financial review.

FREQUENTLY ASKED QUESTIONS

In an investment decision, legal, tax, operational and exit questions are often as important as the return figure.

Is the return guaranteed?

No. Every financial calculation is illustrative and depends on market and operational conditions.

How much tax is paid?

It depends on the buyer, ownership structure and rental model; individual tax advice is required.

What is the common fee?

The model uses USD 1.50/m²/month on the gross area of the unit.

Can I use it personally?

Yes, according to the terms of the management contract.

When do I receive income?

Settlement and payment will be defined in the final management contract.

What if I want to sell?

The owner may sell depending on market conditions and legal documentation.

Is furniture included?

No. The full furniture package is an additional USD 10,000 to keep a uniform image.

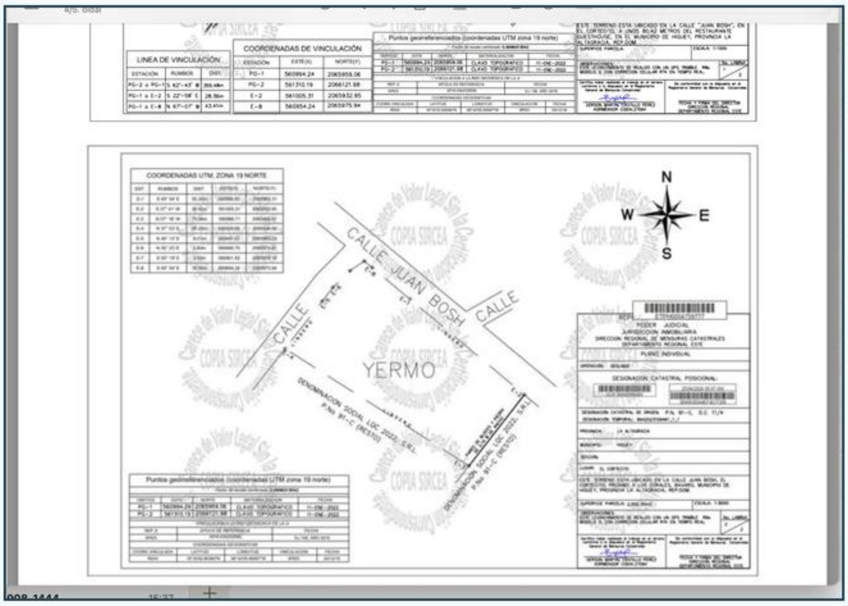
What is the next step?

Reservation, document review, legal control, contract and milestone payment schedule.

Answers are informational; they must be verified with local legal, tax and financial advisers.

PROJECT REALITY

Investor trust is built when the project is not only shown through renders, but also through land documentation, location identification and future photo or drone evidence.



Land documentation / deslinde extract

Site boundaries

The project is linked to a concrete place and verifiable documentation.

Google Earth

Cartographic identification shows relative position to beach and roads.

Future drone photos

Real updates strengthen off-plan transparency.

Status report

A dated progress report builds confidence in execution.

Not only render: verifiable project basis

In Luxe Corales Residences communication, space is reserved not only for renders but also for real location and documentary project support. In an off-plan purchase, the key question is not only how the building will look, but which land, legal documents, verifiable location and contractual milestones it is connected to.

The document extract is informational; title, legal status, permits and encumbrances must be reviewed by a local attorney.

WHY IS IT SAFER?

In an off-plan investment, the buyer does not acquire a completed unit but enters an execution pathway. Security is built through documents, control points and contractual protection.

Title and documentation

Project linked to a concrete site and verifiable legal support.

Permit control

Transparent tracking of design, permits and construction status.

Milestone payments

Payment can be linked to contractual schedule and project logic.

Contractual guarantees

Price, technical content, delivery and delays in writing.

Attorney control

Local review of title, contract, taxes and structure.

Progress reports

Periodic updates with dated construction photos.

Security is not a promise; it is a process

The goal of investor protection is that the buyer receives verifiable documents, a defined payment schedule, legal control and periodic communication on project status. In international investor language: who develops, what documents support the land, how the buyer pays, what the local attorney reviews, who operates the property and how construction is monitored.

In an off-plan purchase, transparency is investor protection.

THE DEVELOPER OWNER

In an international off-plan decision of USD 100–250k, the first trust question is simple: who is behind the project, what is his track record and why should I trust him with my money?

Laszlo Szabo

British-Hungarian citizen · Economist and mediator

British-Hungarian citizen, economist, mediator and real estate operator with more than 23 years of experience in sales, rentals, property management and hospitality operations.

Founder of Londoni Magyarok · Founder of Dominican Properties

Local operation in Punta Cana · property management experience

International real estate background

Laszlo began his first real estate activity in London in 2004. His work has been based on property sales, lettings and management, accommodation operation and hospitality. As founder of Londoni Magyarok and Dominican Properties, he has served international buyers, property owners and rental clients.

Local presence in Punta Cana

Today, as founder of DP&LC Group SRL, he works with active local presence in Punta Cana. The operation is based on real estate sales, vacation rental management, property management and condo-hotel operation. The background includes management of 50 villas in Bavaro and an additional pipeline of 12 villas.

Professional Highlights

23+ years
real estate and property management experience

2004
first real estate activity started in London

UK + DR
active operation in the United Kingdom and Dominican Republic

Sales / Lettings
residential sales, rental and management

Hospitality
vacation rental and condo-hotel experience

50 + 12 villas
50 villas in Bavaro + 12 villas in pipeline

Laszlo's track record combines the London property market, community building, property management and Dominican hospitality operation: operational support, local presence and international vision.

Project online portal: luxecorales-s7qcifjp.manus.space

Web references: Inmodr.com · inmodr.do · dominicanproperties.co.uk · londonimagyarok.hu

Reference data is based on information provided by the developer; before final publication it may be strengthened with company documents and updated web verification.