

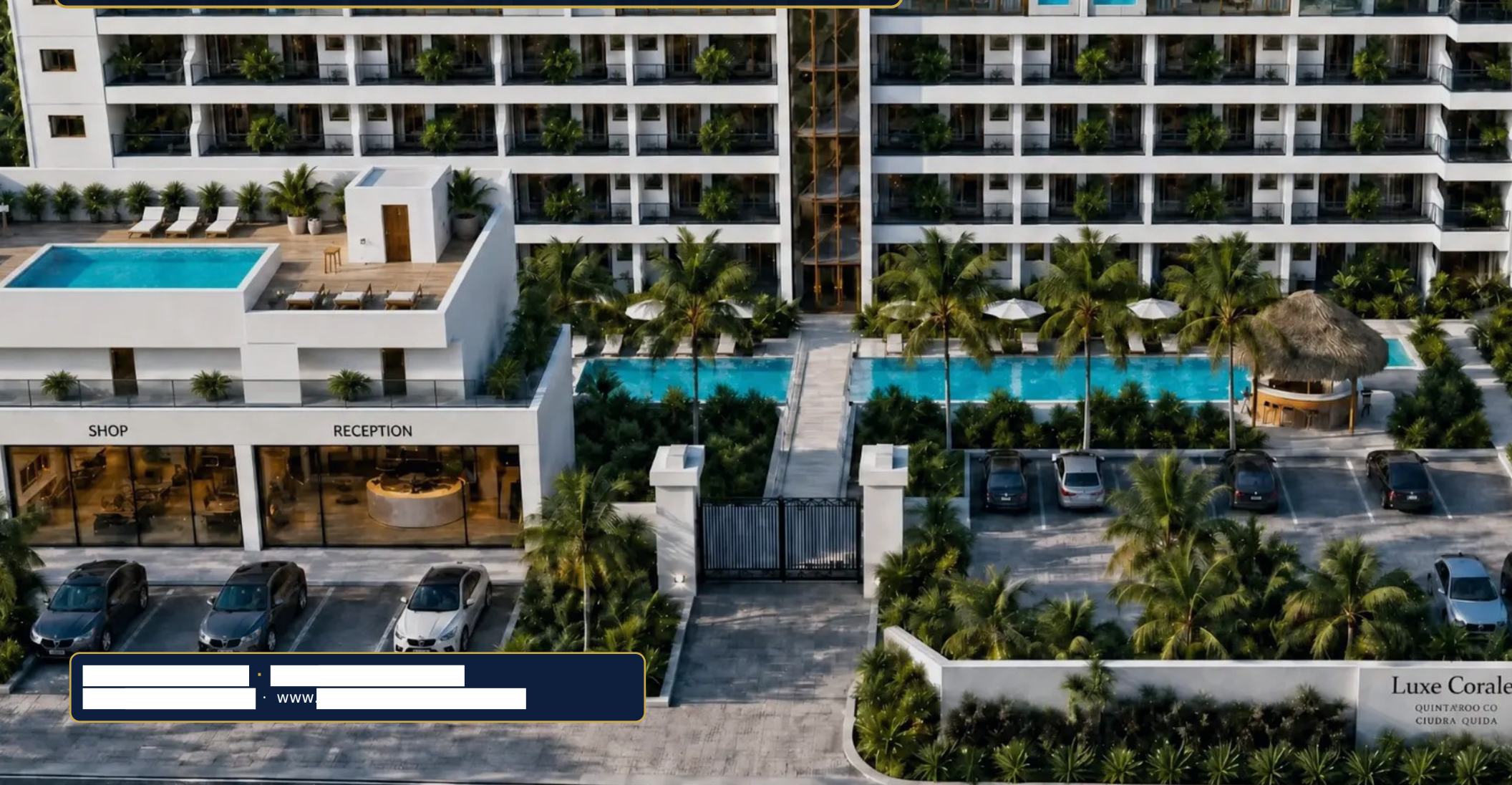
LUXE CORALES

RESIDENCES

BÁVARO · PUNTA CANA · DOMINICAN REPUBLIC

Where Luxury Living Meets Smart Investment

Own a luxury residence just 6 minutes from the Caribbean Sea



██████████ · ██████████
██████████ · www.██████████

Luxe Corales
QUINTAROO CO
CIUDRA QUIDA

CARIBBEAN PARADISE

The perfect location to live and invest

- › 6 minutes walk to Los Corales Beach
- › 20 minutes from the International Airport
- › Year-round sunshine, perfect tropical climate
- › World-class golf courses nearby
- › International dining and vibrant nightlife
- › International and cosmopolitan community
- › Established tourist zone with high demand

11.19M

Visitors 2024

95%

Peak occupancy

6 min

To the beach



MARKET CONTEXT

WHY NOW?

Punta Cana is the Caribbean's fastest-growing investment destination

11.19M

Visitors in 2024

Dominican Republic tourism record
+9% vs 2023 · +48% vs 2019

90.7%

Hotel Occupancy

Bávaro-Punta Cana Feb 2025
National average: 86.8%

10.7%

Price Growth

Apartment prices YoY
May 2025 · Strong capital gains

7.12%

Gross Rental Yield

Q1 2025 · Dominican Republic
GDP growth: +5% in 2024

Punta Cana International Airport handled nearly 5.0M air arrivals in 2024 — approximately 59% of all national air arrivals — making Bávaro the undisputed gateway for Caribbean tourism investment.

Sources: Dominican Ministry of Tourism, Central Bank, Global Property Guide, WorldData.info. Data is indicative; verify during due diligence.



THE PROJECT

LUXE CORALES RESIDENCES

46

Exclusive units

4+1

Floors incl. Penthouse

54-200 m²

Surface per unit

Feb 2028

Planned delivery

6 min

Walk to the beach

"Designed to generate value from day one."

INVESTMENT MODEL

MANAGED CONDO HOTEL

Your apartment works for you while you are away. Our team manages everything.

- › Digital marketing & advertising
- › Guaranteed passive income
- › Booking management (Airbnb, Booking.com)
- › Limited personal use
- › 24/7 guest support
- › International guests
- › Professional cleaning & housekeeping
- › Long-term appreciation
- › Technical maintenance included
- › Periodic owner payouts

WE MANAGE · YOU EARN



FINANCIAL MODEL

NET ROI BREAKDOWN

Type A · 63 m² · Purchase price \$109,000 · Illustrative model

\$28,470

Gross Revenue
Scenario

\$17,371

Est. Owner
Income

~16.0%

Illustrative
Net Yield

ITEM	AMOUNT
Purchase price (Type A, 63 m²)	\$109,000
Gross annual revenue scenario	\$28,470
Platform / OTA fee (3%)	– \$854
Rental management fee (25%)	– \$7,118
Common fee (\$1.50/m²/mo)	– \$1,134
Maintenance & utilities (7%)	– \$1,993
Est. owner income before tax	\$17,371
Illustrative net yield before tax	~16.0%

OPERATING TERMS

- > Management fee: 25% of rental revenue
- > Owner usage: unlimited, no minimum restriction
- > Rental channels: Airbnb & Booking.com
- > Management agreement: terminable by owner anytime

Illustrative scenario only. Net income depends on occupancy, ADR, seasonality, taxes, financing and management performance.

ROI SCENARIOS

Three rental yield projections · Illustrative model

CONSERVATIVE

8-10%

Occupancy ~60%

Cautious scenario. Reflects more conservative market conditions.

BASE

11-13%

Solid operation

Reference scenario for a balanced reading of the rental potential.

OPTIMISTIC

15-16%

High occupancy + strong ADR

Not a guarantee. Depends on demand, management and actual season.

Illustrative model. ROI depends on occupancy, ADR, commissions, taxes and management. Not a guarantee of returns.

INVESTMENT COMPARISON

HOW DOES LUXE CORALES COMPARE?

Indicative benchmark for investor screening · Verify with live data before purchase

CRITERION	LUXE CORALES	BEACH CONDOS	MANAGED CONDO-HOTEL	NON-MANAGED RESIDENTIAL
Price / m²	\$1,730-\$1,990	Market dep.	Often premium	Often lower
Beach distance	~6 min walk	Varies	Varies	Varies
Condo Hotel model	✓ YES	✗ Usually no	✓ YES	✗ NO
Rental management	Managed short-term	Owner/broker	Higher fees	Weaker packaging
Owner personal use	Unlimited	Unlimited	Restricted	Unlimited
Amenities (pool/gym/rest.)	Full hotel amenities	Varies	Full hotel	Basic or none
Delivery transparency	Milestone payments	Varies	Varies	Varies

Investor takeaway: Evaluate Luxe Corales on purchase price, management structure, rental costs, delivery timeline and legal documentation.

APARTMENT TYPES & PRICES

46 exclusive units · Apartments and Penthouses

TYPE B STANDARD

1 Bedroom
54 m²

\$99,000

Furnished: \$109,000

TYPE A LARGE

1 Bedroom
63 m²

\$109,000

Furnished: \$119,000

TYPE C FAMILY

2 Bedrooms
75 m²

\$149,000

Furnished: \$163,000

PENTHOUSE VIP

2-3 Bed.
120-200 m²

\$199,000+

Furnished: Furn. extra

Indicative prices. Verify availability and conditions before signing the contract.



FINANCING

FLEXIBLE PAYMENT PLAN

- 1 RESERVATION DEPOSIT** **\$3,000 USD**
Upon signing · Non-refundable
- 2 FIRST PAYMENT** **30%**
Within 30 days
- 3 SECOND PAYMENT** **30%**
At 6 months
- 4 FINAL PAYMENT** **40%**
On key handover

- ✓ Monthly prepayment possible without penalty.
- ✓ Optional furniture package: \$15,000-\$30,000 USD.
- ✓ Price valid for first 15 off-plan units.

AMENITIES

POOL & TROPICAL GARDEN

- › 45-metre main swimming pool
- › Jacuzzi with hydromassage
- › Children's pool & kids' corner
- › Tropical garden with palm trees
- › Exclusive terraces and sun loungers
- › Ambient night lighting
- › Beach transfer service
- › Free Wi-Fi throughout
- › Private parking for residents
- › Lift / elevator access

"A tropical oasis in the heart of Punta Cana."





AMENITIES

FITNESS & WELLNESS

- › State-of-the-art gym equipment
- › Personal fitness trainer on-site
- › Cardio and weights area
- › Yoga and meditation zone
- › Extended hours 6:00–22:00
- › Childcare & supervised kids' area
- › Pet-friendly building
- › Activities & excursion planning
- › 24-hour front desk reception

"Your wellbeing, our priority."

AMENITIES

RESTAURANT & BREAKFAST

- › Breakfast buffet with pool view
- › Dinner from à la carte menu
- › International and Caribbean cuisine
- › Pool bar with tropical cocktails
- › Room service available
- › Exclusive outdoor terrace
- › Armed security guard (evenings)
- › Airport transfer service

"The taste of the Caribbean, every morning."





EXCLUSIVE
**PENTHOUSE
VIP**

120 - 200 m² · From \$199,000 USD

- › Private rooftop pool
- › Panoramic sea views
- › 2-3 bedrooms with master suite
- › High-end fitted kitchen
- › Premium marble and wood finishes
- › Double-height living room

"The pinnacle of Caribbean luxury."

WHY IS IT SAFER?

Security is built with documents and transparency.

Documented ownership

Concrete land title with verifiable legal backing and property registry.

Permit control

Transparent tracking of design, permits and construction status.

Milestone payments

Payment is tied to the contractual schedule and actual project progress.

Contractual guarantees

Price, technical specs, delivery date and delay penalties in writing.

Legal oversight

Local review of title, contract, taxes and legal structure.

Progress reports

Regular updates with dated construction photos.

OPTIONAL ADD-ON

FURNITURE & APPLIANCE PACKAGE

Everything you need from day one · Optional · +\$10,000 USD · Negotiable on individual basis

APPLIANCES

- › 2× Split air conditioning units
- › Water heater
- › Washing machine
- › Refrigerator
- › Induction hob
- › Oven
- › Microwave oven

FURNITURE

- › King size bed
- › 2× Bedside tables with lamps
- › 6-drawer dresser
- › L-shaped sofa or sofa bed
- › Coffee table
- › Television

EXTRAS & TEXTILES

- › 2 sets of bed linen
- › Curtains / blinds
- › Dining table + 4 chairs
- › (or 3 bar stools)
- › Terrace table + 2 chairs

OPTIONAL PACKAGE: +\$10,000 USD

Package price and inclusion subject to individual negotiation. Verify with sales team before signing.

CONTRACT PROTECTION

WARRANTIES & CONSTRUCTION TIMELINE

Your investment is protected by written guarantees from day one

ELEMENT	WARRANTY
Structure (foundations, load-bearing walls, slabs)	10 years
Roof & waterproofing	5 years
Electrical wiring & plumbing	5 years
Floor & wall tiles	5 years
Mechanical systems (A/C, plumbing)	3 years
General finishes (doors, windows, paint)	2 years
Built-in appliances (optional package)	Manufacturer

Reported defects repaired within 60 days at developer's cost. Urgent issues (water ingress, electrical hazard) addressed within 48 hours.

PHASE / PERIOD	KEY ACTIVITIES
Phase I · Aug-Nov 2026	Site prep, foundations, utilities, show house
Phase II · Dec 2026-Apr 2027	Load-bearing structure, slabs, roof, facade
Phase III · May-Sep 2027	Electrical, plumbing, A/C, tiles, windows, lift
Phase IV · Oct-Dec 2027	Pool, gym, restaurant, parking, landscaping
Phase V · Jan-Feb 2028	Test run, inspections, permits, key handover

PLANNED DELIVERY: 28 February 2028

Delay >90 days (excl. force majeure): buyer entitled to 0.5%/month penalty

10 working-day cooling-off period: full refund if buyer withdraws



All terms subject to final signed contract. Verify with legal counsel before purchase.

Luxe Corales
QUINTAROO CO
CIUDRA GUADA

FREQUENTLY ASKED QUESTIONS

The questions every investor asks — answered honestly

Is the return guaranteed?

No. All figures are illustrative scenarios. Actual income depends on occupancy, ADR, management and market conditions.

What taxes will I pay?

Depends on your residency and ownership structure. Dominican transfer tax (3%) is included in the price. Rental income tax requires local tax advice.

Is the furniture included?

No — the furniture & appliance package (+\$10,000 USD) is optional. In some cases it can be negotiated into the purchase price.

What does the furniture package include?

King bed, sofa, dresser, TV, dining set, terrace furniture, 2x A/C, fridge, washing machine, oven, hob, microwave, water heater, linen & curtains.

What is the service charge?

\$1.50 USD/m²/month on gross area. For a 63 m² unit: ~\$94.50/month. Covers pool, gym, security, reception, garden, utilities in common areas.

Can I use it personally?

Yes — unlimited personal use, subject to the hotel management contract terms.

When do I receive rental income?

Settlement schedule defined in the final management contract signed at handover.

What if the developer is late?

If delivery is delayed >90 days (excl. force majeure), you are entitled to 0.5% of the purchase price per month as a contractual penalty.

Can I cancel after signing?

Yes — 10 working-day cooling-off period with full refund. After that, cancellation by mutual agreement only.

When do I get the title deed?

Physical handover happens after full payment. The official title (Certificado de Título) follows 3–6 months later via the Dominican Land Registry.

Can I sell my unit?

Yes — subject to market conditions, legal documentation and any management contract provisions in effect at the time of sale.

What is the next step?

Reserve (\$3,000 USD), review full contract with your lawyer, complete due diligence, then sign.

Informational only. Verify all legal, tax and financial matters with qualified local advisors.



THE FOUNDER

MEET LÁSZLÓ SZABÓ

Founder · DP&LC Group SRL · Dominican Properties

László Szabó is a British-Hungarian economist and mediator with over 25 years of real estate experience in London and 3 years operating in Punta Cana. He has successfully completed 2 residential parks in the Dominican Republic and currently manages active operations. A multilingual professional fluent in Hungarian, English and Spanish, he founded both Londoni Magyarok and Dominican Properties to bridge European investors with Caribbean real estate opportunities.

25+ yrs

London
Experience

3 yrs

Punta Cana
Operations

2

Residential
Parks Built

3

Languages
HU / EN / ES

DP&LC Group SRL · RNC: 1-32-50986-8

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· [www.](#) [\[redacted\]](#)

LUXE CORALES

RESIDENCES

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