



VITA DEL MARE



This residence benefits from the CONFOTUR law, which exempts owners from property tax for **15 years**, as well as from the **3%** real estate transfer tax.

The expected annual return ranges from **9% to 10.5%**, depending on the property. Located in Las Canas, a strategic and rapidly expanding neighborhood in the heart of Cap Cana, this residence is designed for permanent residence, seasonal rental, or long-term rental.

Delivery: December 2027

TYOLOGY AND PRICE

One-bedroom apartment with direct access to the pool, featuring one bathroom, a living room, kitchen, terrace, and 64.04 m² of space, starting at \$189,500.

1-Bedroom Apartment with Direct Pool Access, 1 bathroom, guest toilet, living room, kitchen, terrace, 70.02 m² from USD 199,500

1-Bedroom Apartment, 1 bathroom, guest toilet, living room, kitchen, terrace, 72.05 m² from USD 189,500

2-Bedroom Apartment, 2 bathrooms, guest toilet, living room, kitchen, terrace, 106 m² from USD 244,500

3-Bedroom Apartment, 3 bathrooms, guest toilet, living room, kitchen, terrace, 145 m² from USD 295,500

2-Bedroom Penthouse, 3 bathrooms, guest toilet, kitchen, living room, terrace, solarium, jacuzzi, 230 m² from USD 395,500

All penthouses include a jacuzzi.

All apartments come equipped with:

Refrigerator, gas stove, microwave, built-in oven, air conditioning, gas washer and dryer, LED lighting, and water heater.

MAINTENANCE COSTS

From 2.5 to 3 USD per m².

NOTES

Located in the heart of Cap Cana, just minutes from downtown Punta Cana, this exclusive project designed by Innova Real Estate and developed by experienced developer Philippe Sartorio offers a privileged lifestyle in one of the Caribbean's most prestigious destinations.

Designed with high-end materials, it combines comfort, modernity, and elegant architecture. Its strategic location makes it a secure and profitable investment, offering excellent returns, whether for living there or generating rental income.

PAYMENT PLAN

RESERVATION	INITIAL PAYMENT	DURING CONSTRUCTION	ON DELIVERY
2 500 \$ US	20%	40%	40%

If 50% is paid upon signing the contract: 4% discount on the total price.

If 80% is paid upon signing the contract: 8% discount on the total price.

EXAMPLE OF ROI PROJECTION - PROFITABILITY

VITA DEL MARE	Delivery	Prix \$US	m²	Annual occupation	Price/night	Annual income	Management fees: 30%	Annual insurance	Maintenance annual	Wifi, cable, water, gas	Annual net income	Annual profitability
1 BED	DEC 2027	189 500	72,5	60%	150 \$US	32 850	9 855	600	2 175	600	19 620	10,4%
2 BED	DEC 2027	244 500	106	60%	200 \$US	43 800	13 140	800	3 180	800	25 880	10,6%
3 BED	DEC 2027	295 500	145	50%	250 \$US	50 188	15 056	900	4 350	1000	28 881	9,8%
Penthouse 2 BED	DEC 2027	395 500	230	50%	400 \$US	73 000	21 900	1 100	6 900	1 200	41 900	10,6%

The performances indicated are an estimate and cannot imply the developer's responsibility in the event of variation.

CONFOTOUR: YES

Annual occupation:

Mid-season (September, October, November and until December 23): 50% occupancy

High season (December 24 to August 31): 80% occupancy

Rate per night:

Estimated average nightly rate for this property

Annual income:

Total rent received for the year

Management fees:

Property management fees required to make the property profitable

Annual insurance:

Annual property insurance

Annual interview:

Annual residence maintenance costs

Wifi, Cable, Water, Gas

Wifi, Cable TV, Water and gas charges

Annual net income:

Annual rent less the expense categories indicated

Annual return:

% return received each year / purchase price