

# Marea

GOLF & SPA RESIDENCES

AT CAP CANA | EST 2025

PRESENTATION



BUSINESS PARTNERS



35 YEARS OF EXPERIENCE

In the development and management of real estate,  
residential, corporate, and service projects.

**noriega**<sup>®</sup>  
*Group*

# EXECUTED PROJECTS

371 UNITS DELIVERED

**Professional**  
Center Punta Cana — 49 offices

**Botanika Residences**  
Puntacana Village — 39 apartaments

**Kasa Punta Cana**  
**Residences** — 109 apartaments  
Downtown Punta Cana

**Lagoon Residences**  
Vista Cana — 74 apartaments

## EXECUTED PROJECTS

3,990 UNITS IN DEVELOPMENT AND  
CONSTRUCTION

<b>Arko Golf &amp; Residences</b> Vista Cana	—	28 apartaments
<b>Kasa Living</b> Downtown Punta	—	109 apartaments
<b>Aria Suits &amp; Residences</b> Downtown Punta Cana	—	174 apartaments 106 Commercial Spaces
<b>Lomas de Punta Cana</b> Bávaro	—	3,473 Housing



LIVE A LIFE OF INSPIRATION, SERENITY, AND COMFORT.



# TAX BENEFITS UNDER LAW 158-01 OF CONFOTUR

The project meets the requirements of Law 158-01, guaranteeing tax benefits during construction and for 15 years afterward.

Among the main incentives are:

Tax exemption: registration, transfer of real estate, IPI, income, and construction rights.

Tax relief: tourist investment deductible up to 20% annually, amortizable in 5 years.

Additional facilities: import of materials without taxes and legal residence in the country.

These benefits encourage tourism investment in the Dominican Republic, providing a favorable and competitive fiscal framework.



LOCATED IN ONE OF THE  
MOST COVETED DESTINATIONS  
IN THE CARIBBEAN,  
**MAREA GOLF & SPA RESIDENCES**

It is surrounded by stunning landscapes including white sand beaches, world-class golf courses and lush natural surroundings.

Its proximity to various recreational amenities makes this project an ideal option for both permanent residences and vacation investments.





JUANILLO BEACH



LOS ESTABLOS



MARINA, CAP CANA



EDEN ROCK



PUNTA ESPADA GOLF CLUB



# Marea

GOLF & SPA RESIDENCES

It is an exclusive real estate development that combines elegance and sophistication with an active lifestyle in contact with nature, offering a unique opportunity for those looking to invest in a paradisiacal environment.



## ABOUT THE PROJECT

### DISTRIBUTION

5 CONSTRUCTION LEVELS  
underground level Rooms on levels  
2 and 3

### FOOTAGE

Apartments from  
110 mt<sup>2</sup> - 1184.03 ft<sup>2</sup>  
Up to 219 m<sup>2</sup> - 2357 ft<sup>2</sup>

### PRICES

Apartments  
From USDS 385,000 - 759,500

### INFO

STATUS - pre-project phase

TYPE -reinforced concrete

FINISHES- Final termination

DELIVERY- Last quarter 2028

CONFOTUR

LAND AREA - 3229.34 MT<sup>2</sup> - 34,760.29 FT<sup>2</sup>



Aarea

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# AMENITIES

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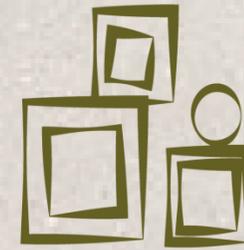
POOL



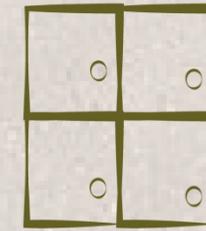
COFFE  
BAR



SPA



KIDS  
PLAYGROUND



LOCKERS



VALET  
PARKING



PET ZONE



ROOF  
GARDEN



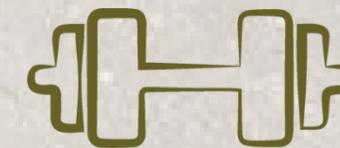
SKY  
BAR



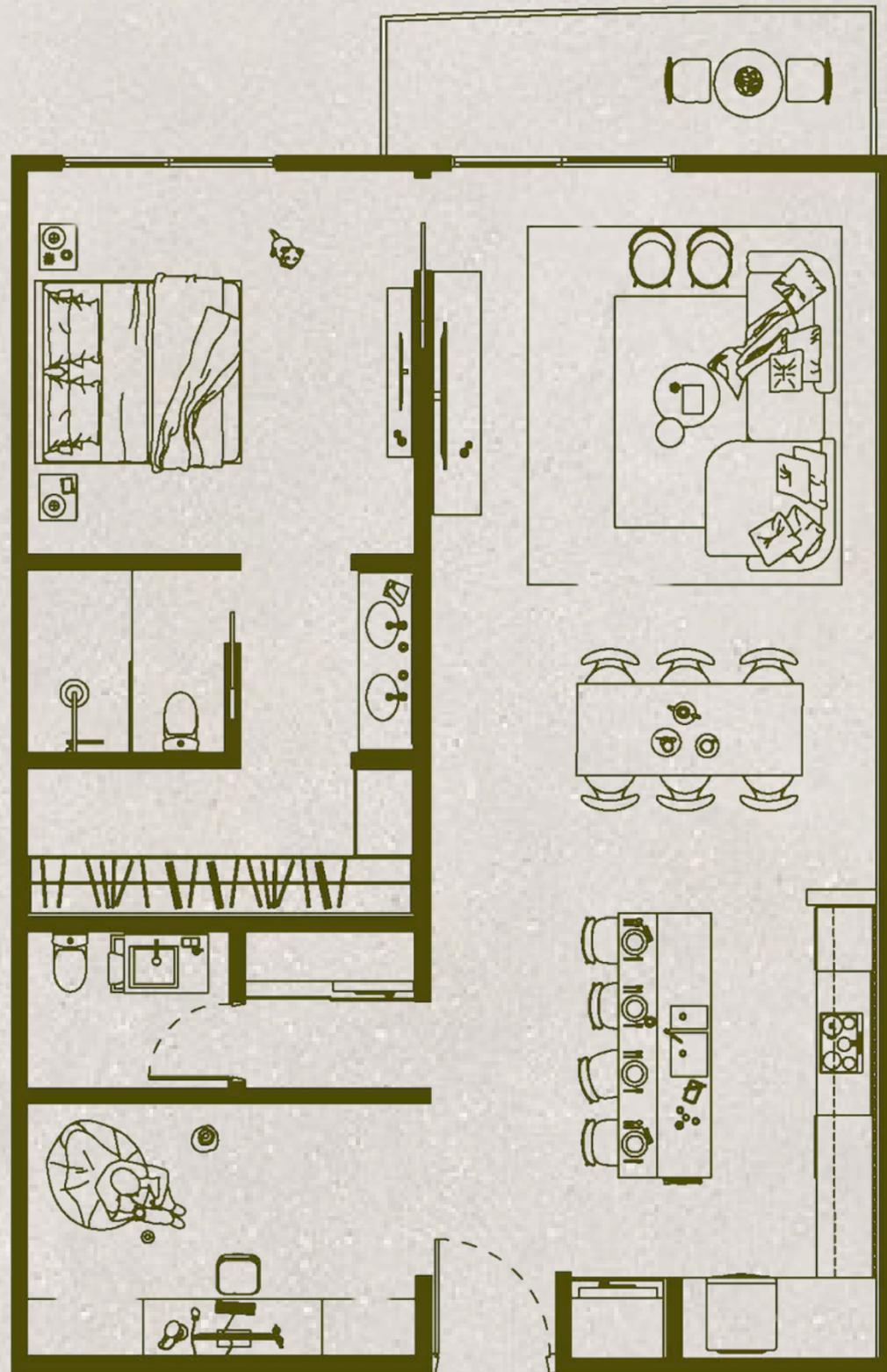
MULTI-PURPOSE  
ROOM



SOLARIUM

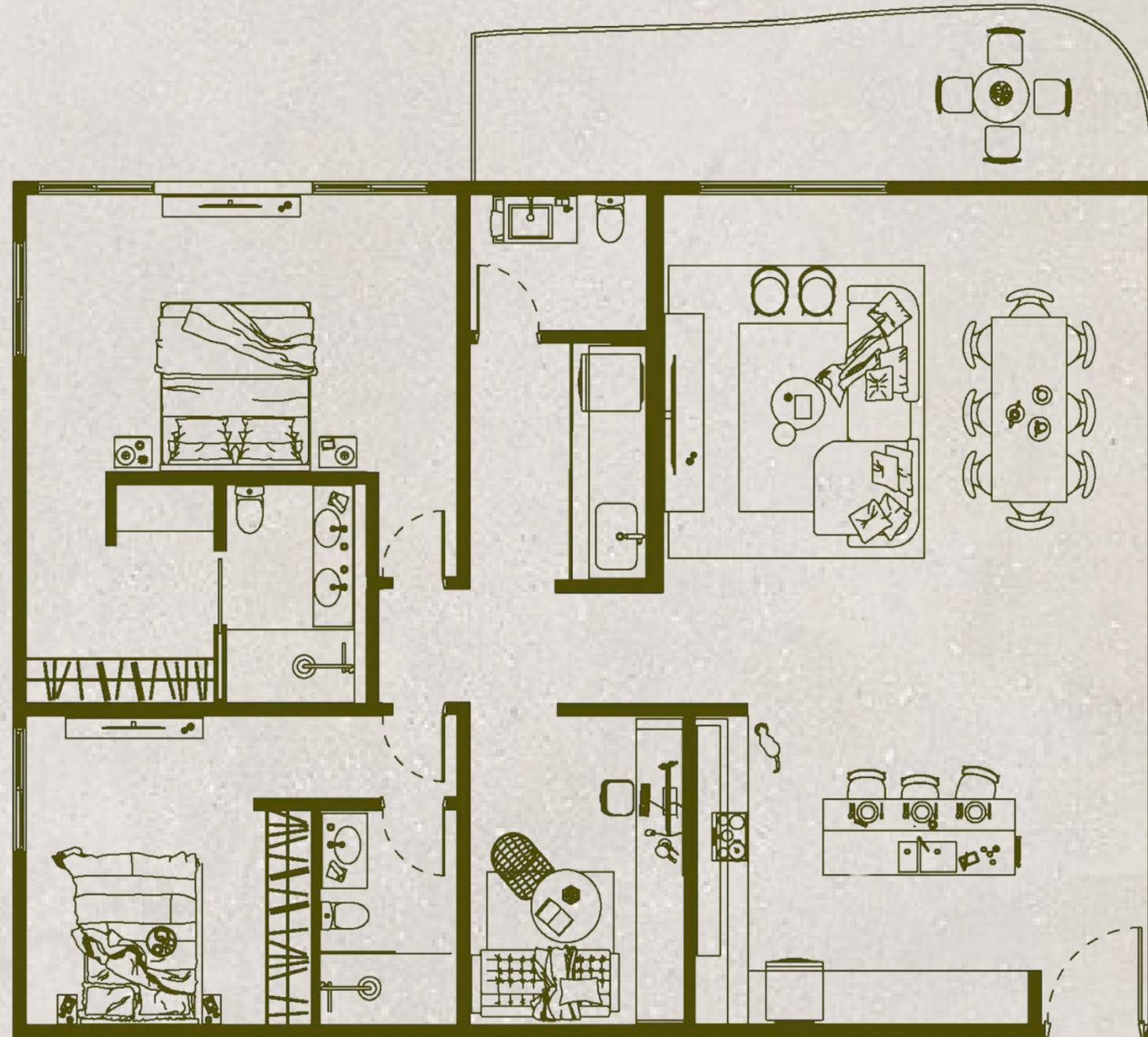


GYM



## APARTAMENT TYPE A

110 mt<sup>2</sup> - 1184.03 ft<sup>2</sup> 1 room  
Walking Closet  
Office Living room / dining room  
Kitchen  
2 bathrooms  
Terrace  
Total apts: 16

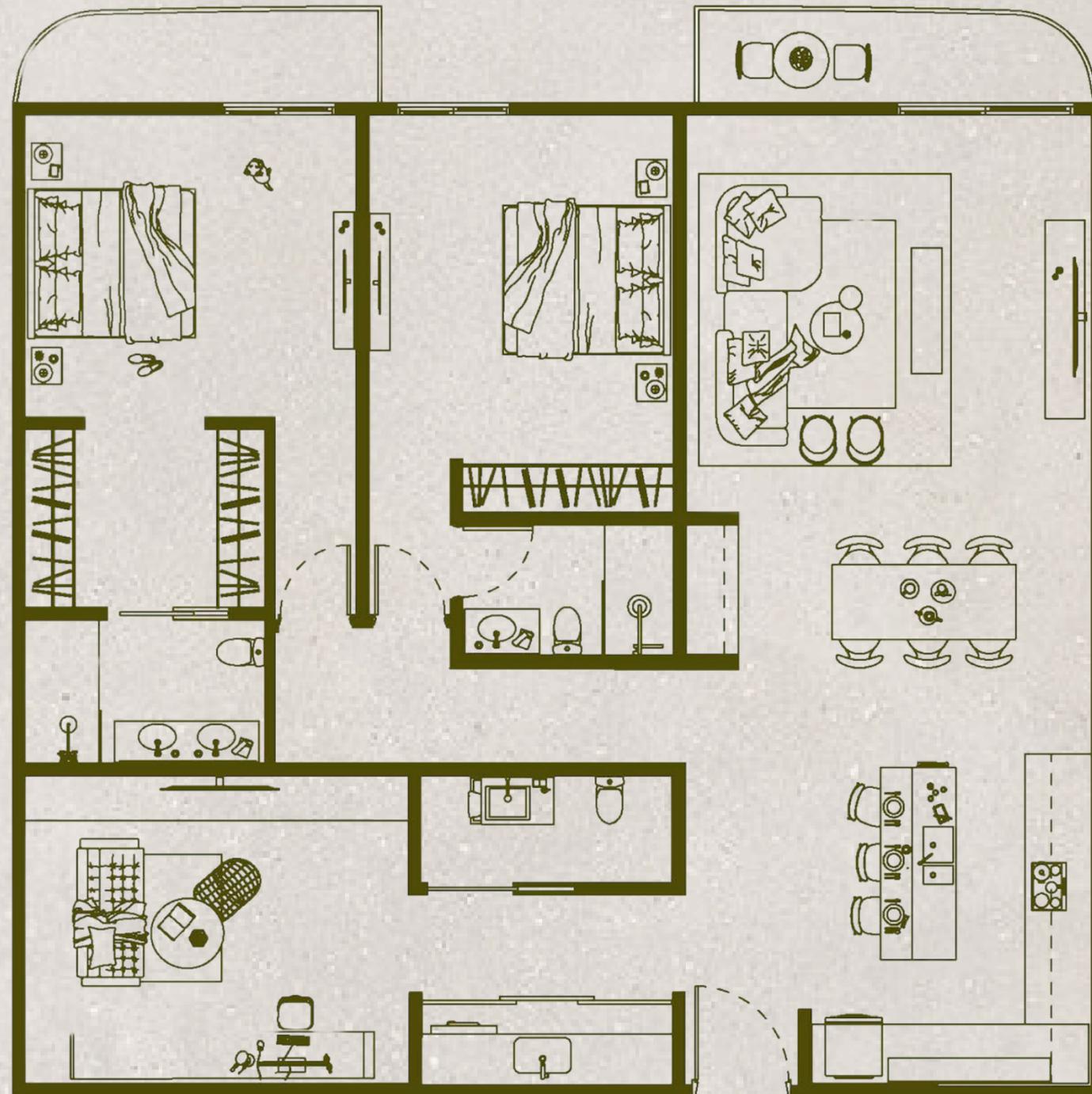


## APARTAMENT TYPE B

110 m<sup>2</sup> - 1184.03 ft<sup>2</sup>

- 2 bedrooms
- Walking Closet
- Office
- Living room / dining room
- Kitchen
- 3 bathrooms
- Terrace
- Total apts: 8

110 m<sup>2</sup>

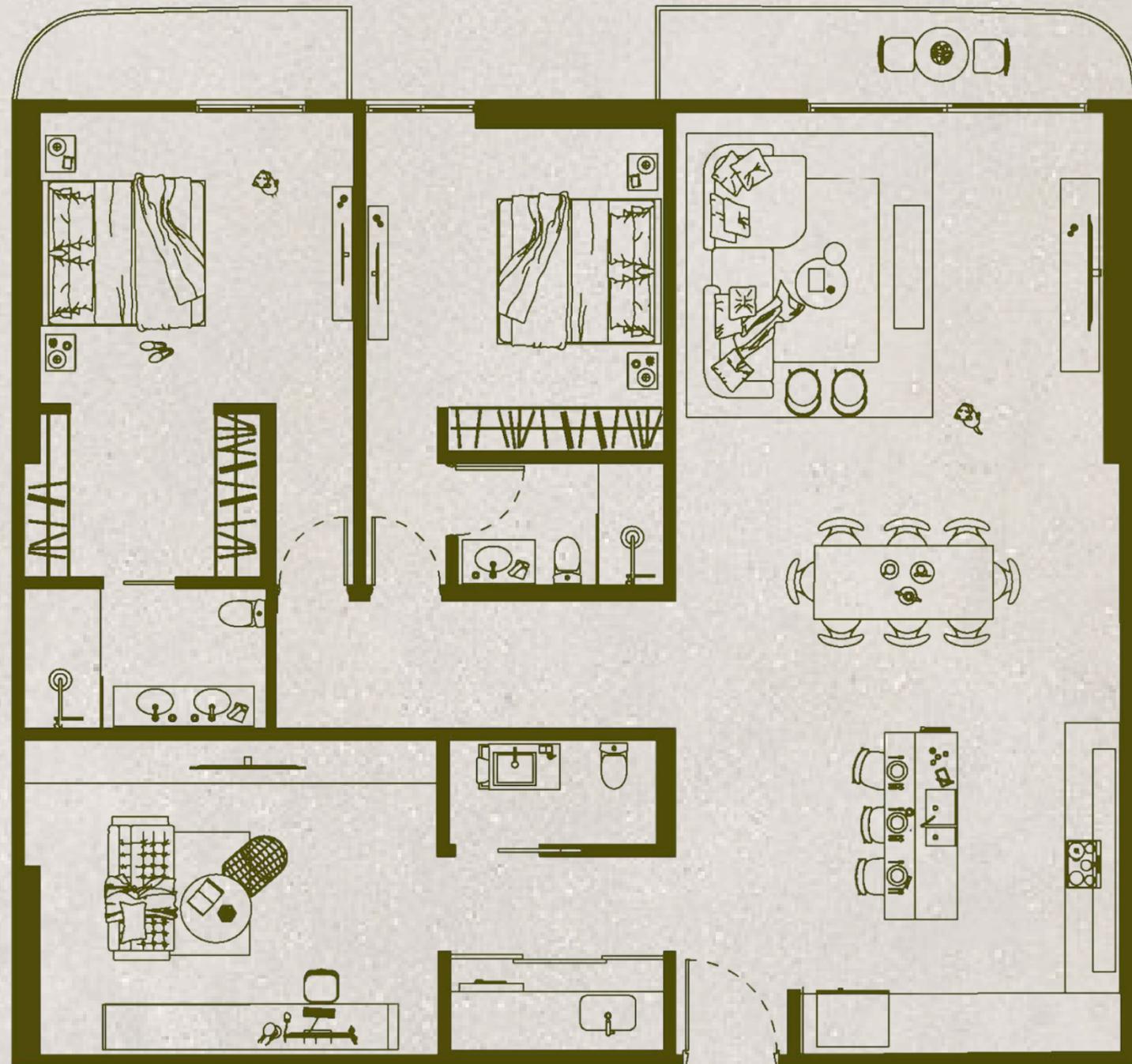


TIPPO

## APARTAMENT TYPE C

110 mt<sup>2</sup> - 1184.03 ft<sup>2</sup>

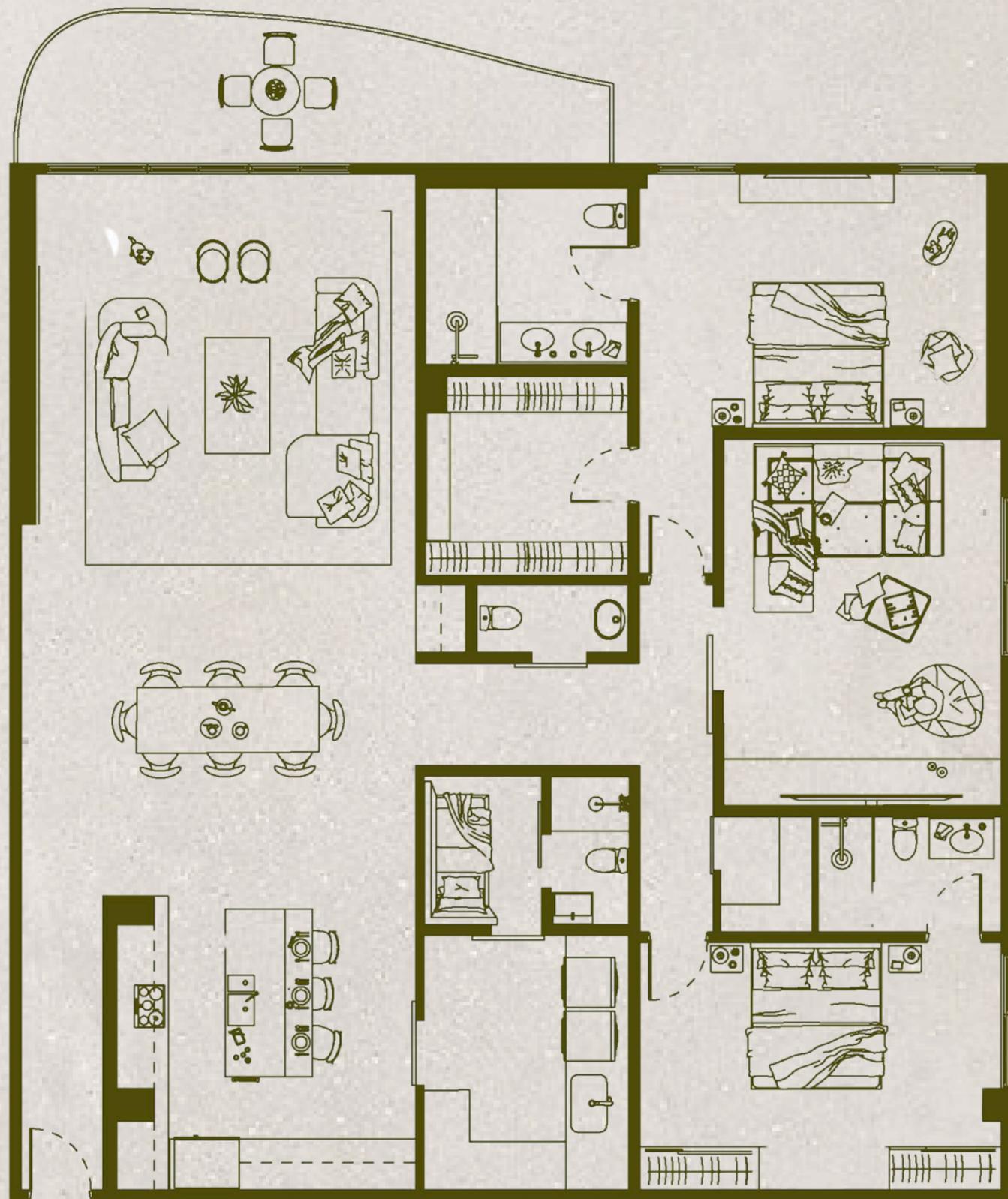
- 2 rooms
- Walking Closet
- Office
- Living room / dining room
- Kitchen
- 3 bathrooms
- Terrace
- Total apts: 1



## APARTAMENT TYPE D

110 m<sup>2</sup> - 1184.03 ft<sup>2</sup>

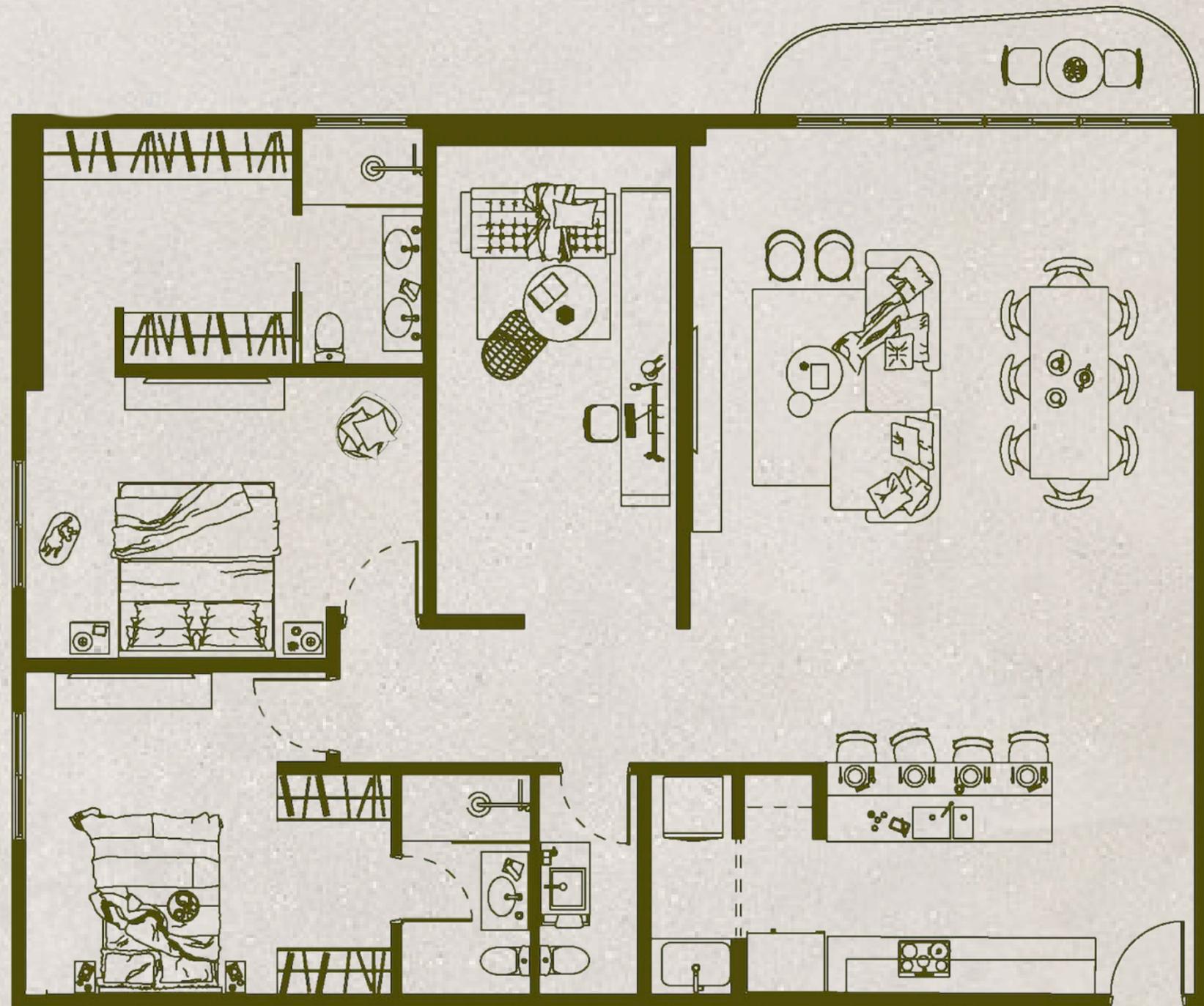
- 2 rooms
- Walking Closet
- Office
- Living room / dining room
- Kitchen
- 3 bathrooms
- Terrace
- Total apts: 5



## APARTAMENT TYPE E

110 mt<sup>2</sup> - 1184.03 ft<sup>2</sup>

- 2 rooms
- Walking Closet
- Office
- Living room / dining room
- Kitchen
- 4 bathrooms
- Terrace
- Service area
- Total apts: 1

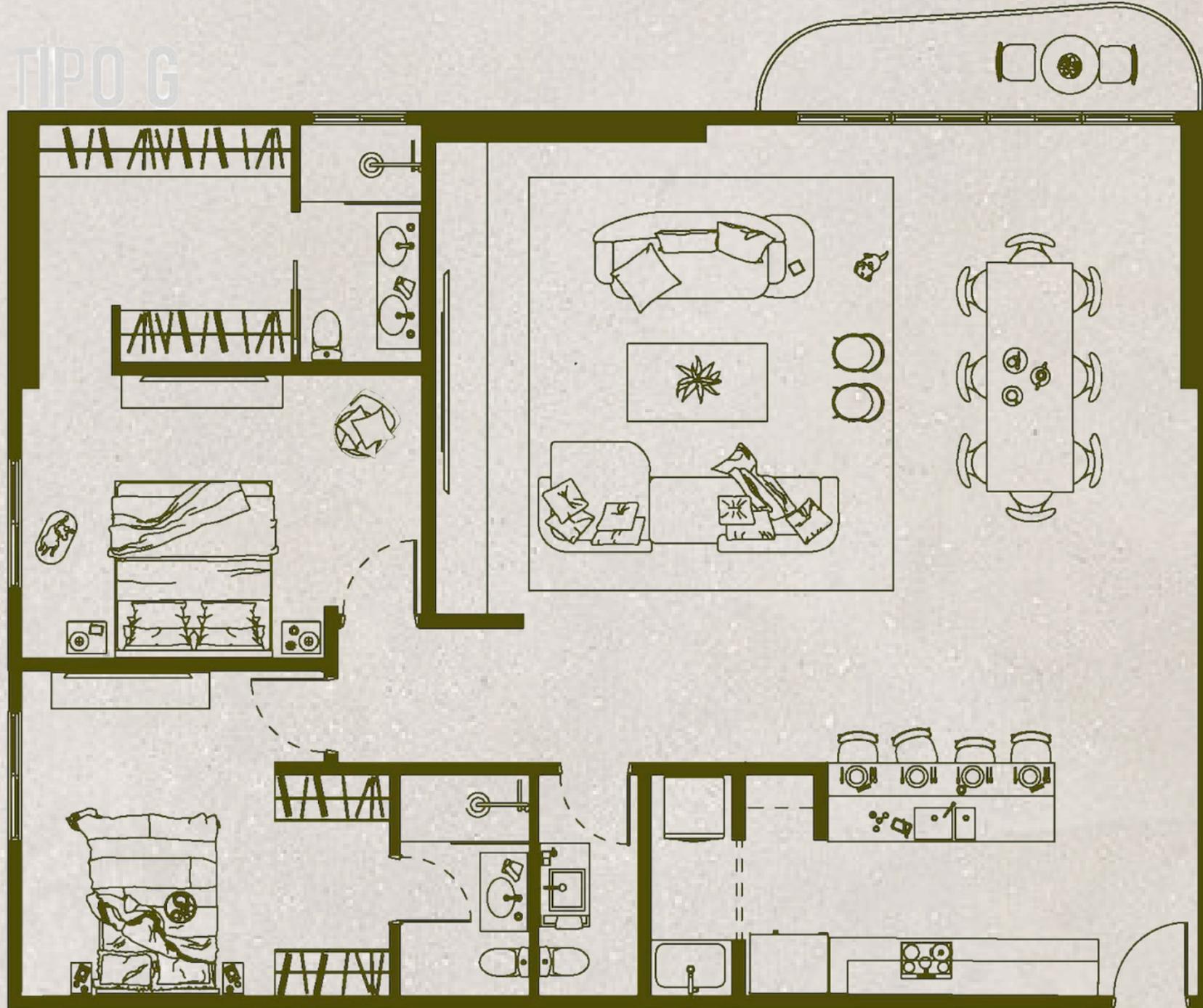


## APARTAMENT TYPE F

110 mt<sup>2</sup> - 1184.03 ft<sup>2</sup>

2 habitaciones  
Walking Closet  
Oficina  
Sala / Comedor  
Cocina  
3 baños  
Terraza  
Total apts: 5

TIPO G



## APARTAMENT TYPE G

110 mt<sup>2</sup> - 1184.03 ft<sup>2</sup>

- 2 rooms
- Walking Closet
- Living room / dining room
- Kitchen
- 2.5 bathrooms
- Terrace



**PROJECT  
PLAN**

Invest in

## **MAREA GOLF & SPA RESIDENCES**

represents a unique opportunity in a constantly growing real estate market.

With significant appreciation potential and the promise of an exclusive lifestyle, this development is ideal for those who wish to secure their future in one of the most attractive destinations in the Caribbean.



An aerial photograph of a golf course. The image shows a large green with two golfers in the middle, one in the foreground and one further back. There are two sand traps, one in the upper right and one in the lower left. The grass is a vibrant green, and the sand traps are a light tan color. The lighting suggests it's either early morning or late afternoon, as the shadows are long and soft.

## BENEFITS FOR INVESTORS

### INVESTMENT RETURN

Valuation potential in one of the most exclusive areas of the region.

### LIFESTYLE

The opportunity to live in a luxurious and natural environment, with outdoor activities.

### EXCLUSIVE COMMUNITY

Be part of a select community, with high quality services and security.

# CORRESPONDING STEPS

## 1. PRESENTATION OF THE PROJECT

- Appointment scheduling to know needs
- Sales advice

## 2. QUOTE AND RESERVATION PROCESS

- Payment plan structure
- Validation of Documents and Reservation
- Payment Data

## 3. CLOSING OF NEGOTIATION

- Down Payment
- Deposit delivery
- Sign promise of sale

## 4. DURING CONSTRUCTION

- Monitoring of work development
- Payment of fees
- Loyalty plan

## 5. SALES CONTRACT

- Final contract signing
- Procedures and writings

## 6. ENJOY YOUR UNIT

- Support in the process of receiving your property
- Turnkey

## 7. POSTSALE

- Attention to guarantees
- Work corrections
- Complete Satisfaction

# Mareca

GOLF & SPA RESIDENCES

