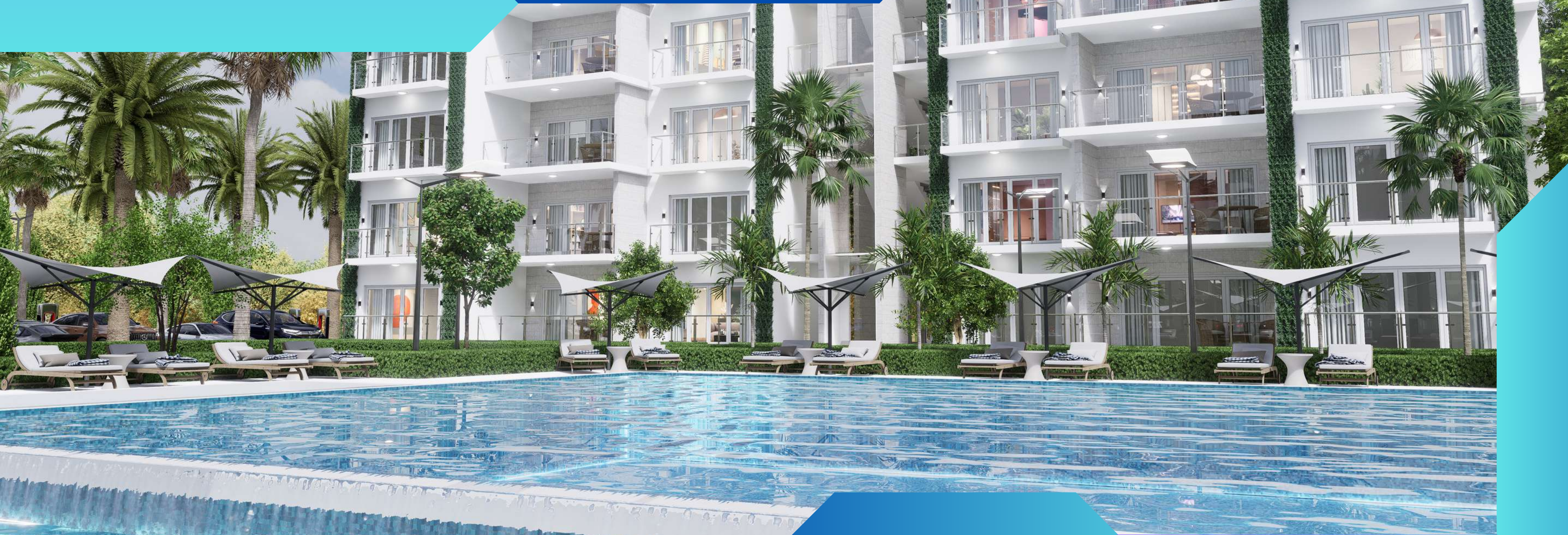


# Residential Development

INVESTMENT OPPORTUNITY

Sosua  
Ocean Village  
Private Residential Community



The information provided in this presentation is intended for rough estimations of potential profitability and income. Please be aware that we cannot guarantee the realization of these results.

FEBRUARY 2024



# ABOUT THE PROJECT

Become an investor of this attractive residential complex located in Sosua Ocean Village.

The most exclusive residential community on the North Coast offers you the opportunity to invest in our sub-project of 2 and 3-bedroom apartments located in the heart of our prestigious residential community.

- Area total: 21,288 m<sup>2</sup>
- 64 apartments in total
- 8 4-floors buildings
- Each building will accommodate 8 apartments
- 3 bedrooms - 195.16m<sup>2</sup> (32 units)
- 2 bedrooms - 156.53m<sup>2</sup> (32 units)
- 2 common zones with swimming pools for kids and adults
- Parking
- Opportunity for the construction of 4-story buildings
- Estimated maintenance fees:
  - 2-bedroom apartment - US\$200
  - 3-bedroom apartment - US\$220





# VISION



- **Luxury Residential:** The residential complex will offer spacious 2 and 3-bedroom apartments that combine luxury and comfort for its residents.
- **Exceptional Location:** Strategically located in the heart of Sosua Ocean Village provides access to a wide range of amenities and services.
- **Quality Infrastructure:** Our project boasts a solid and well-established infrastructure, developed by expert engineers since its foundation in 2004.
- **Potential Profitability:** The high demand for properties in Sosua Ocean Village ensures an excellent opportunity for profitability for investors interested in participating in this project.





# DEMAND

Based on our research, we've identified a strong demand for two and three-bedroom apartments along the North Coast, especially within our residential complex Sosua Ocean Village.

Designed with family living and child-friendly vacations in mind, Sosua Ocean Village boasts a well-developed infrastructure and a wide range of amenities.

These features make 2 and 3-bedroom apartments highly desirable, particularly for larger families. Notably, there are currently no comparable offerings in Sosua Ocean Village, making this development unique and exclusive in the market.

With such high demand and the distinctive appeal of our project, we are confident that these apartments will quickly find buyers and emerge as a premier investment opportunity.





# SOSUA OCEAN VILLAGE TODAY

- 24 villas and 6 luxury apartments on the 1st and 2nd lines from the ocean.
- 54 apartments with 2 and 3 bedrooms.
- 57 studio and 1-bedroom apartments in the Esmeralda complex.
- 155 villas and land lots in Campo Del Mar.
- 23 villas in Garden Dream.
- 73 villas and land lots in Villas Marinas.
- 35 villas and land lots in Las Flores.
- In the future, there will be 171 one-bedroom apartments and studios in Laguna City.
- 78 land lots in Laguna City.

**TOTAL: 675 PROPERTIES**

We offer the most diverse array of resort-like amenities on the North Coast:

- 3 restaurants and 1 bar
- Luxury beach club
- Water park
- Kids' entertainment center
- Playgrounds for children
- Several swimming pools, recreational, and leisure areas
- Spa salon
- Indoor and outdoor fitness facilities
- Sports grounds
- 4 tennis courts
- Car wash
- Craft beer brewery.





# BENEFITS FOR PROPERTY OWNERS:

## FREE ACCESS TO:

- Al Porto Club House: Infinity and Olympic swimming pools, Safari Park kids' playground, beach access, Bar on a Pirate Boat, water park for kids and adults.
- Maria Restaurant: oceanfront restaurant with several infinity swimming pools and 3 jacuzzis, beach access.
- Kids' playground and Outdoor Gym.
- Miles of well-maintained pedestrian paths and bike lanes.
- Numerous green recreational areas.



MARIA RESTAURANT



AL PORTO CLUB HOUSE

## 50 % DISCOUNT ON:

- Santa Fe Beach Club entrance.
- Laguna SOV kids water park entrance.
- SOV Gym membership.

## 10 % DISCOUNT ON:

- at the Maria Restaurant
- at the Santa Maria Restaurant
- at El Barco Bar
- tennis court rentals and classes



SANTA FE



LAGUNA SOV



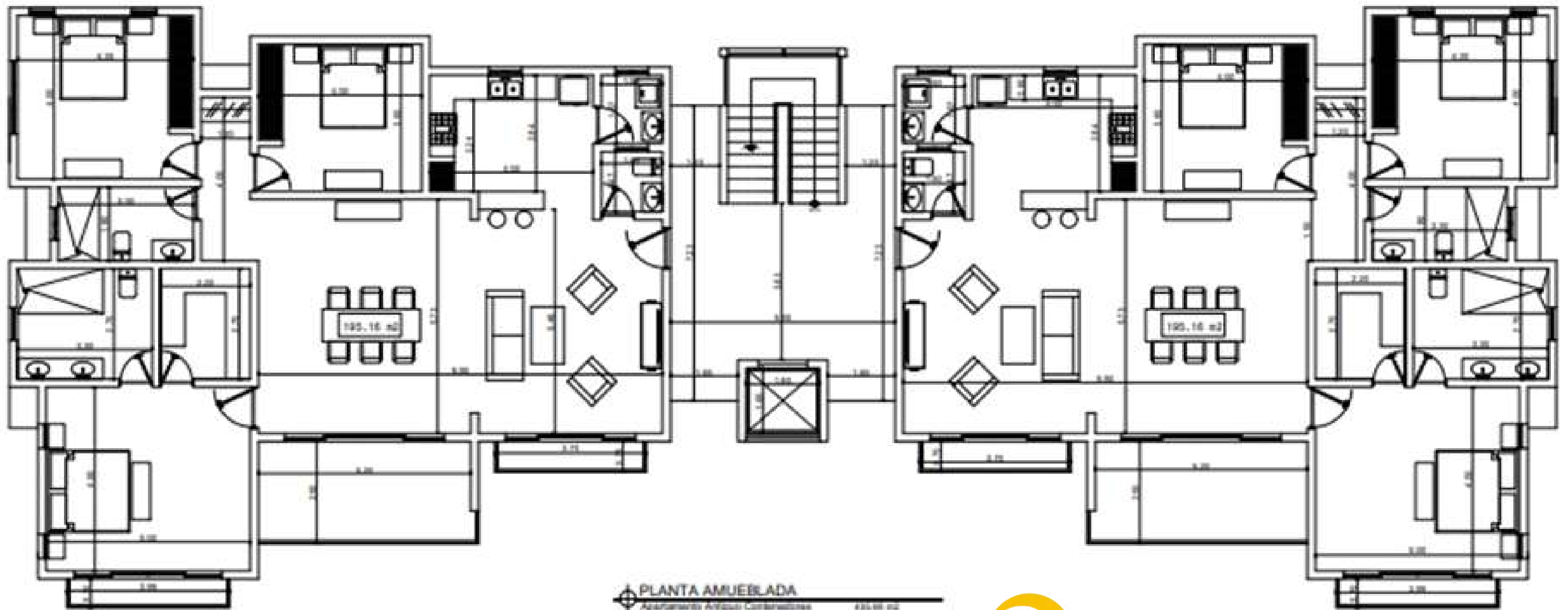
# CONSTRUCTION AND DESIGN PLAN OF THE APARTMENTS





# 3-BEDROOM APARTMENTS

## EDIFICIOS TIPO A

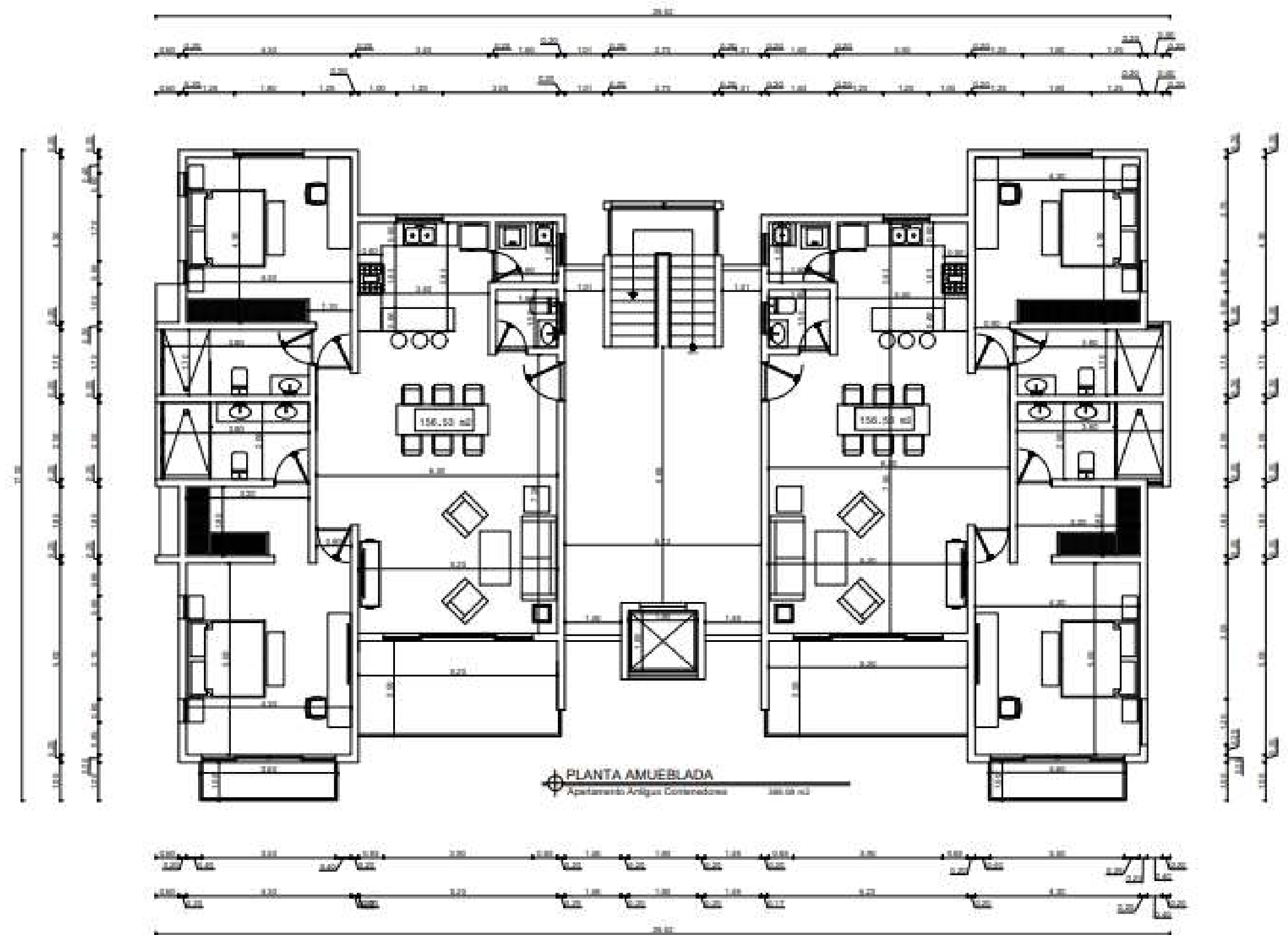


PLANTA AMUEBLADA  
Apartamento Antigua Construcción



# 2-BEDROOM APARTMENTS

## EDIFICIOS TIPO B





# ESTIMATED APARTMENTS PRICES

	FLOOR	PRICE PER SQM (USD)	SQM	PRICE OF THE APARTMENT (USD)	NUMBER OF PROPERTIES	TOTAL (USD)
APT A (3 BEDROOMS)	1	1800	195.16	351,288	8	2,810,304
APT A (3 BEDROOMS)	2	1900	195.16	370,804	8	2,966,432
APT A (3 BEDROOMS)	3	2000	195.16	390,320	8	3,122,560
APT A (3 BEDROOMS)	4	2100	195.16	409,836	8	3,278,688
APT B (2 BEDROOMS)	1	1850	156.53	289,580	8	2,316,640
APT B (2 BEDROOMS)	2	1950	156.53	305,233	8	2,441,864
APT B (2 BEDROOMS)	3	2050	156.53	320,886	8	2,567,088
APT B (2 BEDROOMS)	4	2150	156.53	336,539	8	2,692,312
<b>TOTAL</b>					<b>64</b>	<b>22,195,888</b>



# ESTIMATED CONSTRUCTION EXPENSES

	SQ.M	COST PER SQ.M (USD)	TOTAL COST (USD)
TOTAL RESIDENTIAL AREA	11,232		
TOTAL CONSTRUCTION AREA	12,879.68		
CONTRACTORS FOR GRAY CONSTRUCTION FORMS	12,879.68	400	5,151,872
FINISHING WORKS	11,232	400	4,492,800
CONSTRUCTION OF THE BUILDING'S COMMON AREAS.	1,647.68	50	82,384
COMMON AREA: SWIMMING POOL AND GAZEBO	2,081.25	100	208,125
PARKING	3,571.39	100	357,139
CONSTRUCTION PLANS			20,000
CONSTRUCTION PERMITS			20,000
<b>TOTAL</b>			<b>10,332,320</b>



# PROFIT CALCULATION

<b>INCOME</b>	<b>22,195,888\$</b>
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<b>PROFIT</b>	<b>8,546,816\$</b>
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<b>EXPENSES</b>		<b>13,649,072</b>
<b>PURCHASE OF LAND LOT</b>	21,288 sq.m	<b>3,193,200\$</b>
<b>CONSTRUCTION EXPENSES</b>		<b>10,332,320\$</b>
<b>TITLES DOCUMENTATION</b>	600\$ per 1	<b>38,400\$</b>
<b>LAND TAX</b>		<b>21,288\$</b>
<b>TITLE TRANSFER FOR THE LAND LOT</b>		<b>63,864\$</b>











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