



On a property of 15,875 ft² (1,475 m²), the Hotel development contains a total construction area (without parking) of 7,920 ft² (736 m²) and a living space of 6,845 ft² (636 m²).

Common areas include parking for car, reception, bar restaurant, massage room, swimming pool, solarium, garden, laundry, storage area and an area for employees.

The 7 individual suites have a private tropical garden with independent access to the pool, which is in the extension of each garden.

The apartment is on the second floor, situated above the lobby.

The common areas

To respect regulations and to satisfy customers, Hotel has a parking space for 10 cars. Few hotels offer this in Las Terrenas.

Detailed surfaces:

- Lobby: 28m²
- Bar and lounge area: 41m²
- Kitchen: 10m²
- Covered terrace: 312
- Pergola terrace: 41m²
- Solarium: 30m²
- Spa: 26m²
- Salt pool Piscine 115 ft (35 m) long: 1,075 ft² (100 m²)

Housing

The **apartment** is intended for the accommodation of either clients in the hotel, or for hotel managers. It offers 2 bedrooms, 2 bathrooms, kitchen, living room and balcony overlooking the pool.

The **7 suites** are on one level; 3 of them have additional mezzanine. They have different surfaces with a double bedroom, bathroom with shower or bath-tub, covered terrace and a private garden.

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The Master Suite also offers a private Jacuzzi.

Detailed surfaces:

Apartment: 915 ft² (85 m²)

Suites from 320 ft² (30m²) + private garden from 170 ft² (16 m²):

- Bedroom from 205 to 225 ft² (19 to 21 m²)
 - Bathroom from 45 to 100 ft² (4 to 9 m²)
 - Terrace from 70 to 130 ft² (6.5 m² to 12 m²)
 - Garden from 175 to 195 ft² (16 to 18m²)

ADVANTAGES

Tax advantages: CONFOTUR

The hotel is placed under the law Confotur (Law 158-01) since September 2019. This regulation gives access to tax exemption for 15 years, and is renewable to maturity of these 15 years.

As of today, no boutique hotel in Las Terrenas offers these fiscal advantages.

By acquiring the hotel through the company, the new owner will be able to benefit from ALL the tax advantages of this regulation, the most important of which are:

- Property transfer tax exemption when buying into the company (3% of the purchase amount)
- Property Tax Exemption (IPI) - Exemption from tax on profits
- Exemption from tax in case of capital increase, sale (for example in case of resale of the property), contributions in kind.

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TECHNICAL CHARACTERISTICS

- High speed internet
- Salt pool
- Fans and air conditioning in the suites, as well as in the bedrooms and living room of the apartment.
- City water (Inapa) with tank and pump + inverter
- Individual gas water heater
- Inverter (electricity and water during power outage): 1 for common areas ; 1 for each suite / apartment
- Woodwork / carpentry with quality exotic wood (ikitiba or oak)
- Aluminum windows
- Wooden roof covered with a waterproof surface then covered with dried palms (insulation and aesthetics)
- Electric outlets in 110V and 220V too in the bathrooms
- Combination of local materials and imported materials (woodwork, floor coverings, wall coverings)
- Local and imported furniture and decoration offering a unique style.

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