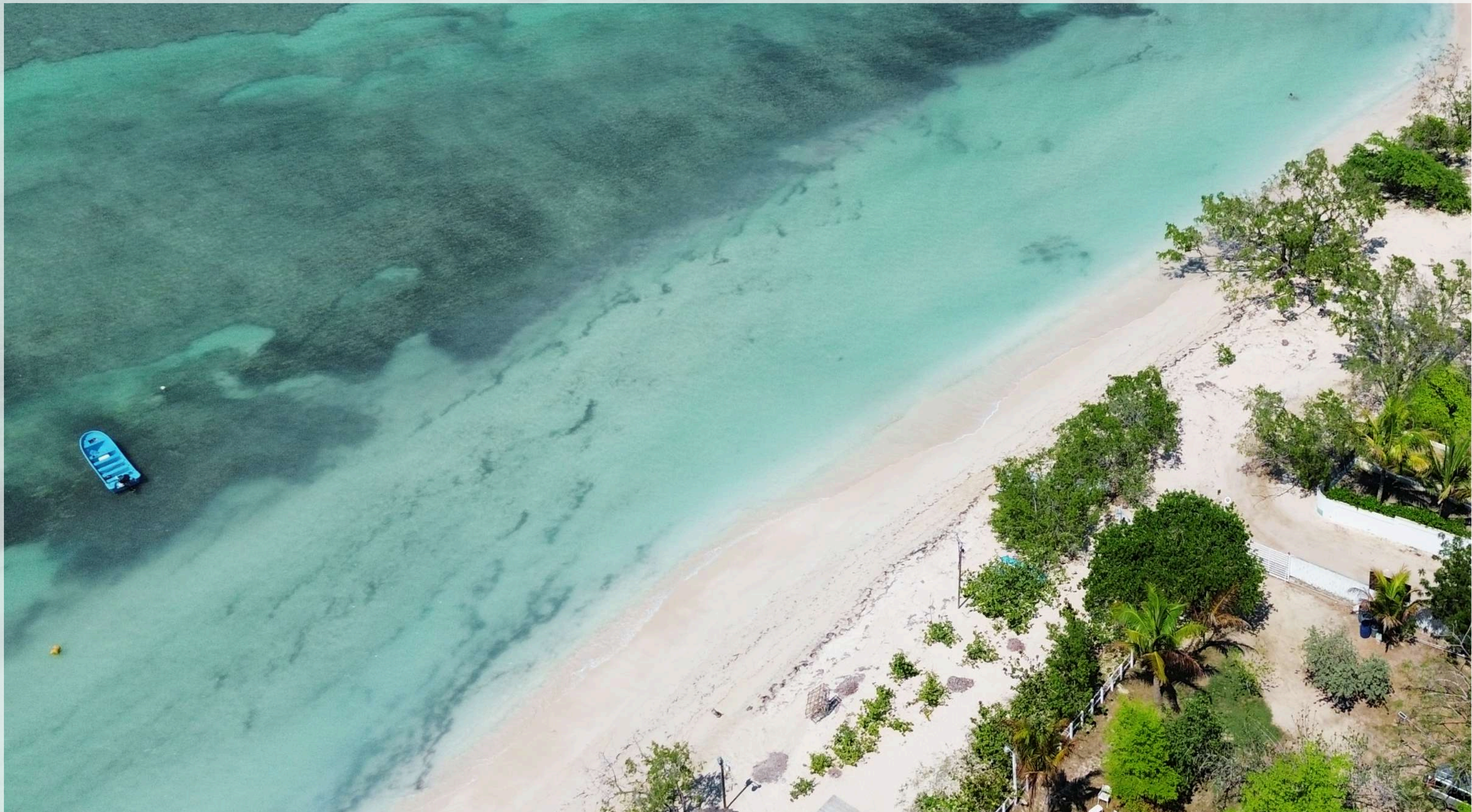


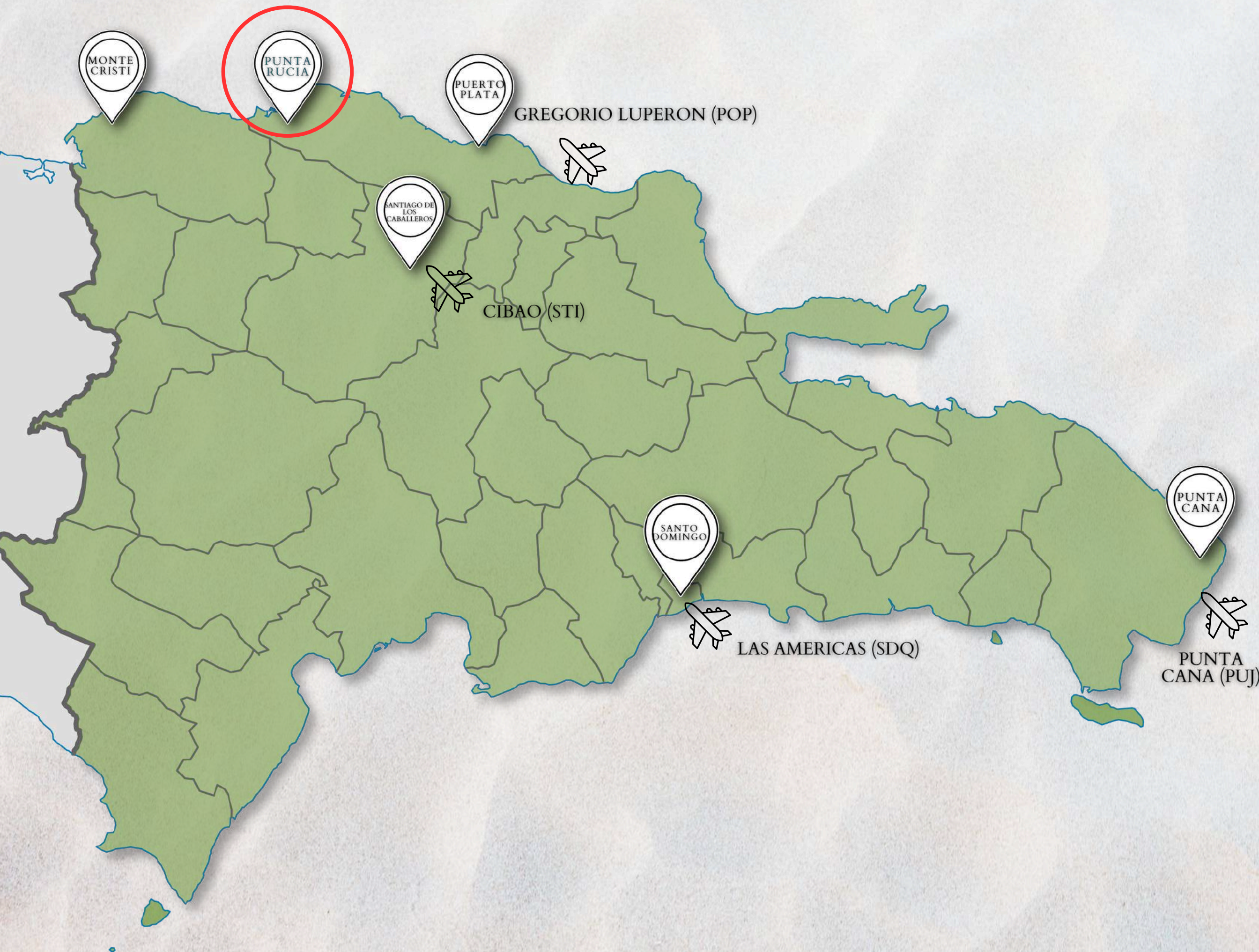


ISLA DEL MAR

LUXURY RESIDENCES PUNTA RUCIA







LOCATION

Isla del Mar Luxury Residences is a project of eight apartments with a restaurant and gym one minute from Punta Russia beach, located 67 km east of Montecristi. A beach of white sand and turquoise waters with incredible views of the mountains and a natural pool, just five minutes by boat and 15 minutes from Cayo Arena, Punta Rucia is a very quiet beach, ideal for children, since being a bay it is draughty, with a small selection of restaurants and bars. Nearby you will find a quiet and protected lagoon lined with mangroves, ideal for bird watching.

Punta Rucia is located 1:30 hours from the Gregorio Luperon International Airport in Puerto Plata and 1:45 hours from the Sibao International Airport.



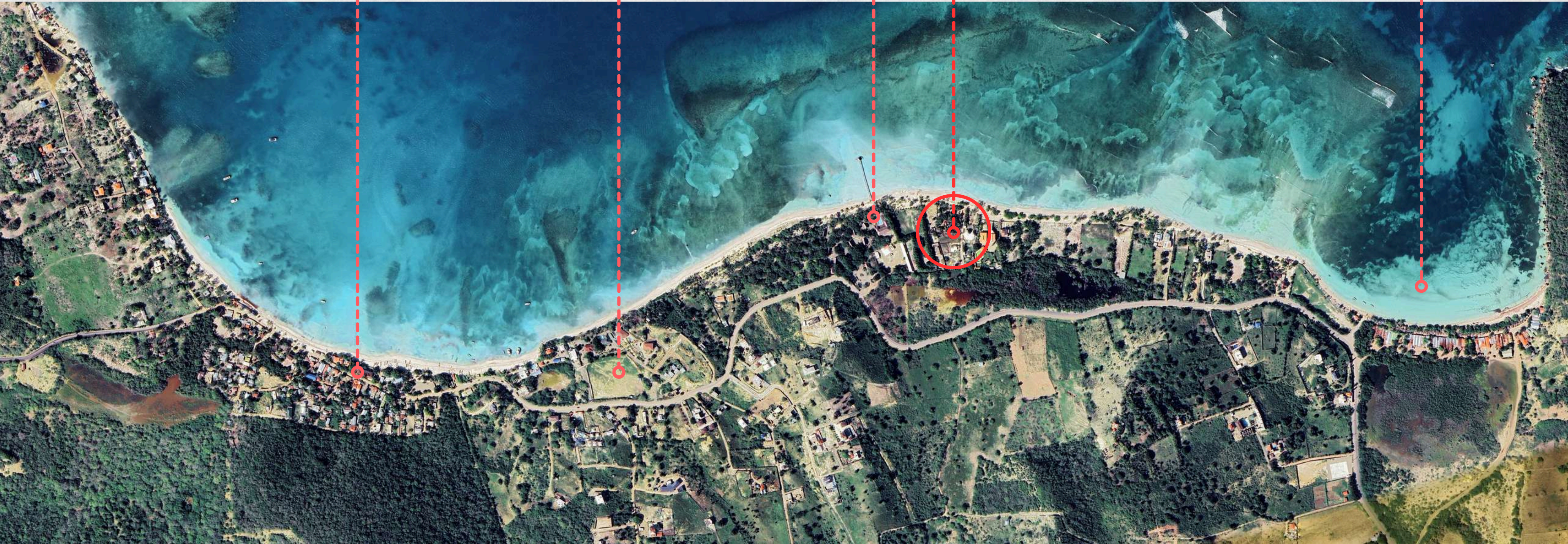
LOCATION

PUEBLO PUNTA RUCIA

PLAY DE BEISBOL

PUNTA RUCIA LODGE & HELIPUERTO

PLAYA LA ENSENADA



CAYO ARENA



The Dominican Republic continues to stand out in the main lists of tourism in the world, on this occasion the Cayo Arena beach is among the “50 Best Beaches in the World”

Cayo Arena occupies the 27th position and is described as “a small paradise island in the Dominican Republic that is not so much a beach but a sandbank. This piece of heaven is mainly used for snorkeling and diving in the incredible and colorful coral reef that surrounds it”



COMPRA TU APARTAMENTO DE FORMA SEGURA

BUY YOUR APARTMENT SAFELY

Compre su apartamento de forma segura mediante transferencia a la cuenta ESCROW de la firma de abogados Guzman Ariza.

Buy your apartment safely by transfer to the ESCROW account of the Guzman Ariza law firm.

Los pagos serán transferidos de forma segura a la la cuenta ESCROW propiedad de la reconocida firma de abogados a nivel nacional GUZMAN ARIZA (www.drlawyer.com) quienes garantizaran un proceso de desembolso eficiente y seguro, con las autorizaciones de cada deliberación por parte del cliente

Payments will be securely transferred to the ESCROW account owned by the nationally recognized law firm GUZMAN ARIZA (www.drlawyer.com) who will guarantee an efficient and safe disbursement process, with authorizations for each deliberation by the customer

- Consulta nuestros planes de pago disponibles con beneficios exclusivos por pronto pago
- *Check out our payment plans available with exclusive benefits for prompt payment*

AMENITIES



2 BEDROOM
APARTMENTS



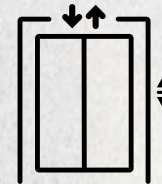
INTERNATIONAL AIRPORT
1 HOUR 30 MINUTES AWAY



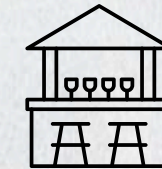
AIR-CONDITIONED LOBBY
- LUGGAGE STORAGE



AIRBNB FRIENDLY



ELEVATOR



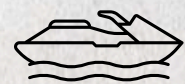
RESTAURANTE -
SNACK BAR



AIR-CONDITIONED
GYM



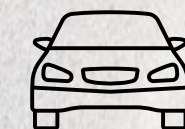
BEACH 1 MINUTE
WALK



JETSKI PARKING



“CAYO ARENA” 15
MINUTES AWAY BY BOAT



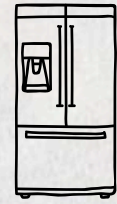
EACH APARTMENT INCLUDES
ASSIGNED PARKING AND
STORAGE ROOM



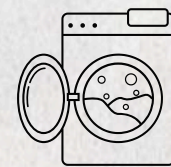
HELIPORT AND DOCK
LESS THAN 200 MTS

**Home
Appliances &
A/C inverter
Included**

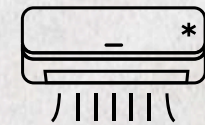
HOME APPLIANCES INCLUDED



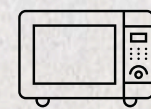
INVERTER FRIDGE 18
CUBIC FEET-36"



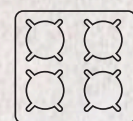
WASHER/DRYER TOWER
22 LBS



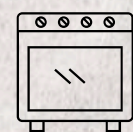
INVERTER AIR
CONDITIONERS IN ROOMS



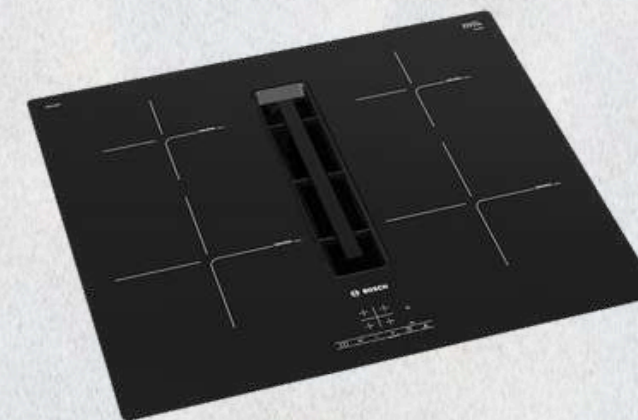
MICROWAVE
OVEN



30" INDUCTION PLATE TYPE STOVE
WITH BUILT-IN EXTRACTOR



30" BUILT-IN
OVEN



EXTERIOR VIEW

*Home
Appliances &
A/C inverter
Included*



EXTERIOR VIEW



LOBBY



GYM

GYM
MODE



LIVING ROOM



KITCHEN

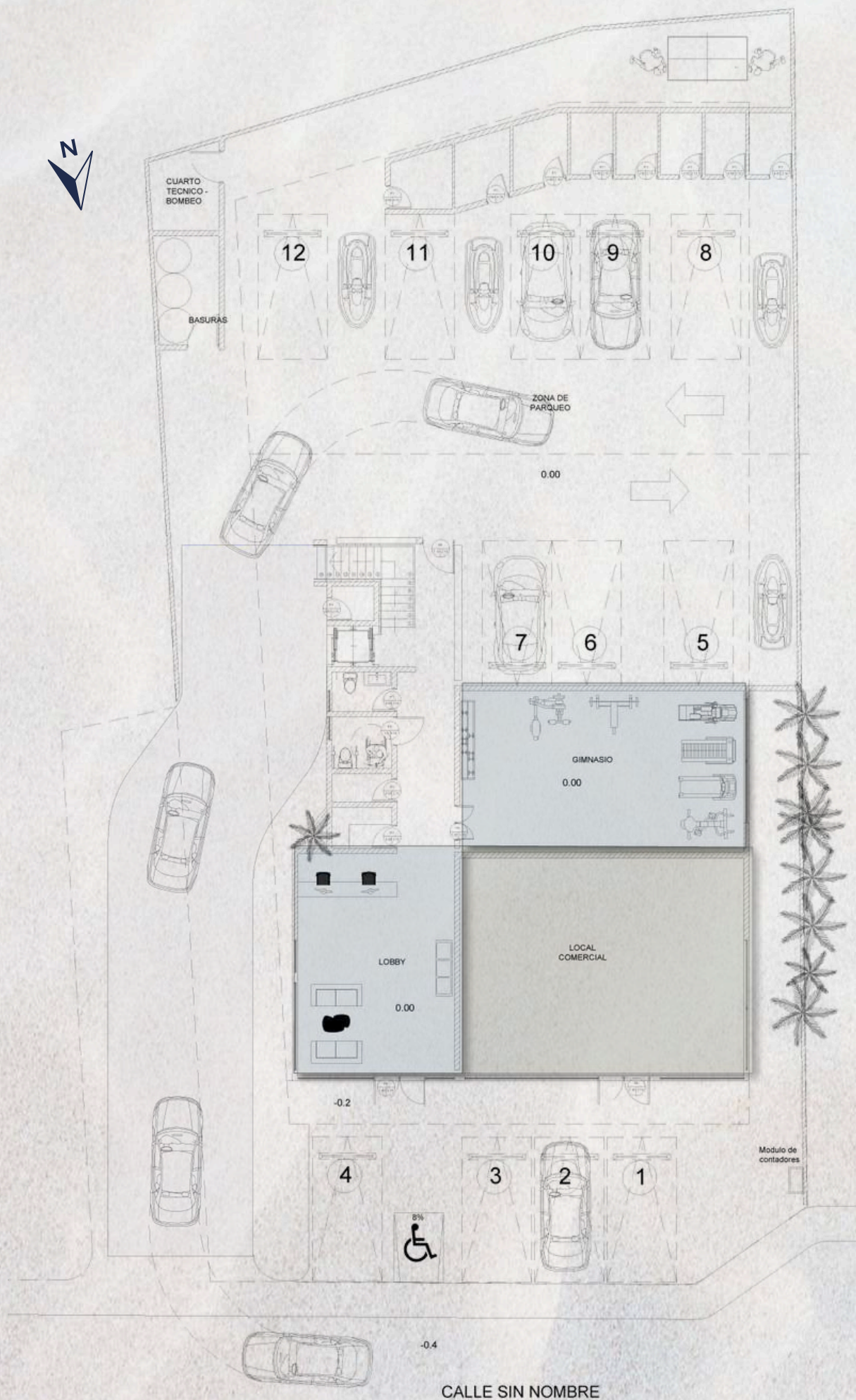


BEDROOM



BATHROOM





1ST FLOOR PLAN

RESTAURANT PREMISES

-AIR-CONDITIONED COMMERCIAL PREMISES OF 796,24 SQFT

GYM

-EQUIPPED GYM
-598.2 SQFT GYM AIR-CONDITIONED

LOBBY

-AIR-CONDITIONED LOBBY
-SECURITY
-DESK - RECEPTION
-KEEP THE BAGS

PARKING AREA

-ELECTRIC DOOR
-EACH UNIT HAS ASSIGNED PARKING
-STORAGE LOCKER
-TANK FOR WATER STORAGE
-GARBAGE AND SOLID WASTE ROOM



2ND FLOOR PLAN

APARTMENT TYPE 101	-1.091 SQFT OF BUILT AREA -475 SQFT OF TERRACE -2 ROOMS -2 BATHROOMS -1 PARKING
APARTMENT TYPE 102	-992.8 SQFT OF BUILT AREA -299 SQFT OF TERRACE -2 ROOMS -2 BATHROOMS -1 PARKING
APARTMENT TYPE 103	-1027.5 SQFT OF BUILT AREA -299 SQFT OF TERRACE -2 ROOMS -2 BATHROOMS -1 PARKING
APARTMENT TYPE 104	-1134.7 SQFT OF BUILT AREA -296 SQFT OF TERRACE -2 ROOMS -2 BATHROOMS -1 PARKING



3RD FLOOR PLAN

APARTMENT TYPE PH 201

- 1.091 SQFT OF BUILT AREA
- 307 SQFT OF TERRACE
- 1.087 SQFT ROOF TOP
- 2 ROOMS-3ERD OPTIONAL
- 3 BATHROOMS
- 1 PARKING

APARTMENT TYPE PH 202

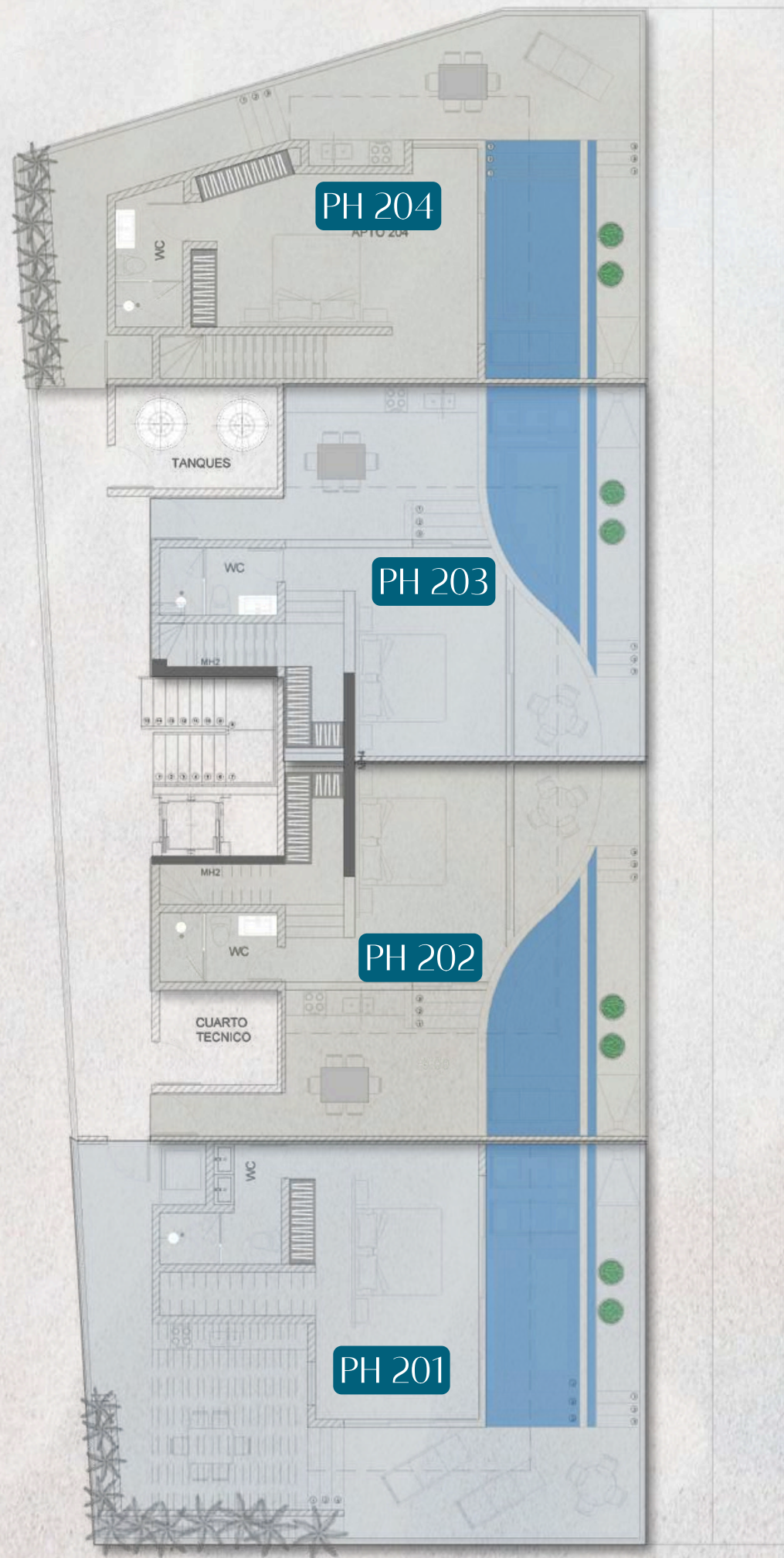
- 992.83 SQFT OF BUILT AREA
- 140 SQFT OF TERRACE
- 920 SQFT ROOF TOP
- 2 ROOMS-3ERD OPTIONAL
- 3 BATHROOMS
- 1 PARKING

APARTMENT TYPE PH 203

- 1.027 SQFT OF BUILT AREA
- 140 SQFT OF TERRACE
- 916 SQFT ROOF TOP
- 2 ROOMS-3RD OPTIONAL
- 3 BATHROOMS
- 1 PARKING

APARTMENT TYPE PH 204

- 1.134 SQFT OF BUILT AREA
- 140 SQFT OF TERRACE
- 1.134 SQFT ROOF TOP
- 2 ROOMS-3RD OPTIONAL
- 3 BATHROOMS
- 1 PARKING



ROOF TOP PLAN

APARTAMENT TYPE PH 201

- 1.091 SQFT OF BUILT AREA
- 307 SQFT OF TERRACE
- 1.087 SQFT ROOF TOP
- 2 ROOMS-3ERD OPTIONAL
- 3 BATHROOMS
- 1 PARKING

APARTAMENT TYPE PH 202

- 992.83 SQFT OF BUILT AREA
- 140 SQFT OF TERRACE
- 920 SQFT ROOF TOP
- 2 ROOMS-3ERD OPTIONAL
- 3 BATHROOMS
- 1 PARKING

APARTAMENT TYPE 203

- 1.027 SQFT OF BUILT AREA
- 140 SQFT OF TERRACE
- 916 SQFT ROOF TOP
- 2 ROOMS-3RD OPTIONAL
- 3 BATHROOMS
- 1 PARKING

APARTAMENT TYPE 204

- 1.134 SQFT OF BUILT AREA
- 140 SQFT OF TERRACE
- 1.134 SQFT ROOF TOP
- 2 ROOMS-3RD OPTIONAL
- 3 BATHROOMS
- 1 PARKING



APARTMENT TYPE 1

APARTMENT
TYPE 101

- 1.091 SQFT OF BUILT AREA
- 475 SQFT OF TERRACE
- PICUZZI INCLUDED
- 2 ROOMS
- 2 BATHROOMS
- 1 PARKING

1 UNIT
AVAILABLE

TOTAL AREA
1.566 SQFT



APARTMENT TYPE 2

APARTMENT
TYPE 102

- 992.8 SQFT OF BUILT AREA
- 299 SQFT OF TERRACE
- PICUZZI INCLUDED
- 2 ROOMS
- 2 BATHROOMS
- 1 PARKING

1 UNIT
AVAILABLE

TOTAL AREA
1.292 SQFT



APARTMENT TYPE 3

APARTMENT
TYPE 103

- 1027.5 SQFT OF BUILT AREA
- 299 SQFT OF TERRACE
- PICUZZI INCLUDED
- 2 ROOMS
- 2 BATHROOMS
- 1 PARKING

1 UNIT
AVAILABLE

TOTAL AREA
1.327 SQFT



APARTMENT TYPE 4

APARTMENT
TYPE 104

- 1134.7 SQFT OF BUILT AREA
- 296 SQFT OF TERRACE
- PICUZZI INCLUDED
- 2 ROOMS
- 2 BATHROOMS
- 1 PARKING

1 UNIT
AVAILABLE

TOTAL AREA
1.431 SQFT

PENTHOUSE 201



- 1.091 SQFT OF BUILT AREA
- 307 SQFT OF TERRACE
- 1.087 SQFT ROOF TOP
- PICUZZI INCLUDED
- 2 ROOMS-3ERD OPTIONAL
- 3 BATHROOMS
- 1 PARKING

1 UNIT
AVAILABLE

TOTAL AREA
2.485 SQFT

PENTHOUSE 201





PENTHOUSE 202



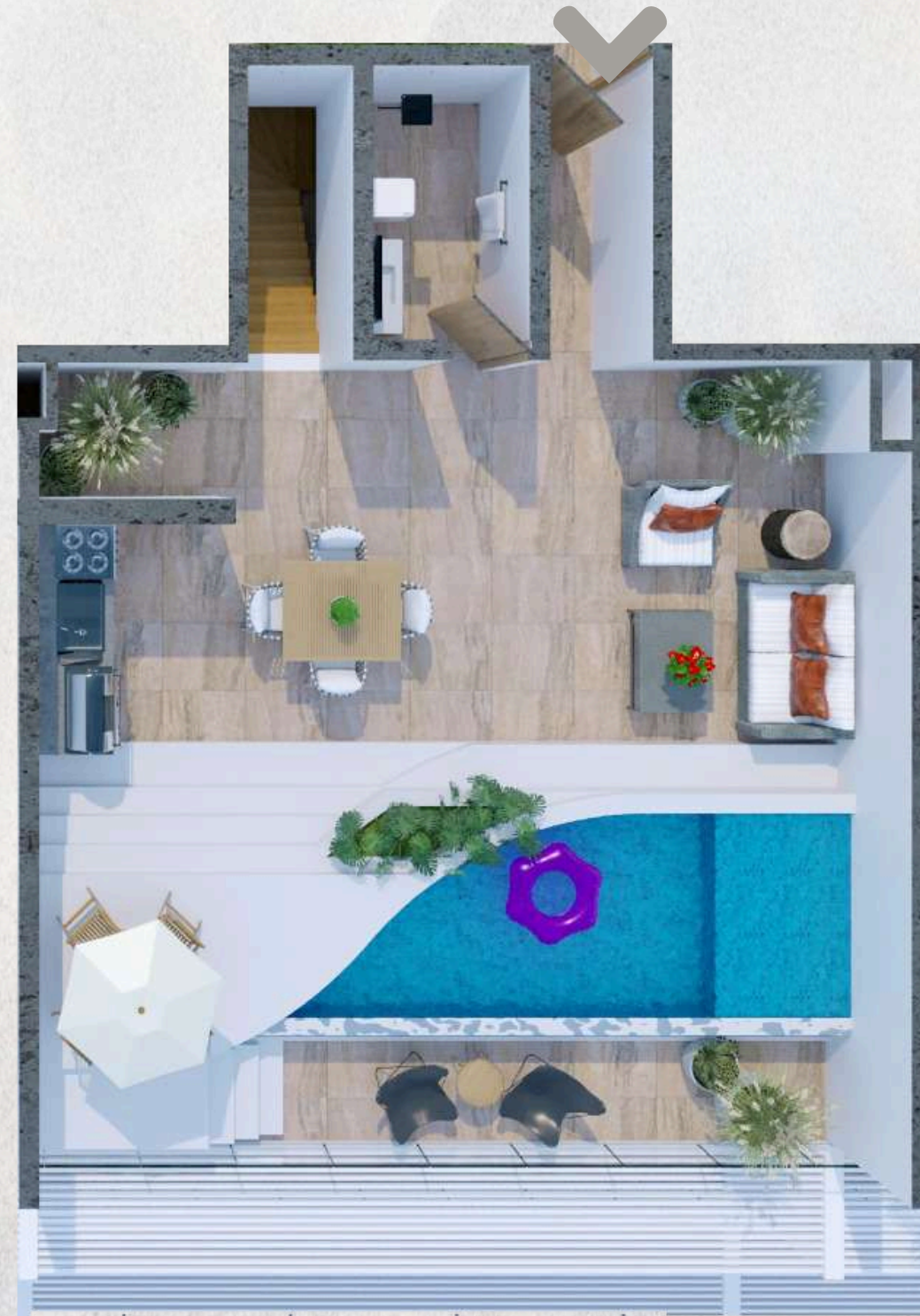
- 992.83 SQFT OF BUILT AREA
- 140 SQFT OF TERRACE
- 920 SQFT ROOF TOP
- PICUZZI INCLUDED
- 2 ROOMS-3ERD OPTIONAL
- 3 BATHROOMS
- 1 PARKING

1 UNIT
AVAILABLE

TOTAL AREA
2.053 SQFT



PENTHOUSE 203



- 1.027 SQFT OF BUILT AREA
- 140 SQFT OF TERRACE
- 916 SQFT ROOF TOP
- PICUZZI INCLUDED
- 2 ROOMS-3RD OPTIONAL
- 3 BATHROOMS
- 1 PARKING

1 UNIT
AVAILABLE

TOTAL AREA
2.084 SQFT



PENTHOUSE 204



- 1.134 SQFT OF BUILT AREA
- 140 SQFT OF TERRACE
- 1.134 SQFT ROOF TOP
- PICUZZI INCLUDED
- 2 ROOMS-3RD OPTIONAL
- 3 BATHROOMS
- 1 PARKING

1 UNIT
AVAILABLE

TOTAL AREA
2.408 SQFT

OPTIONAL BEDROOM



OPTIONAL BEDROOM



PAYMENT PLANS

1



- 6% discount on the total value of the property

- Reserve 3,000 USD



- 65% upon signing the contract 30 days after booking



- 35% upon delivery

2



- 5% discount on the total value of the property

- Reserve 3,000 USD



- 50% upon signing the contract 30 days after booking



- 15% during construction



- 35% upon delivery

3



- Reserve 3,000 USD



- 20% upon signing the contract 30 days after booking



- 45% during construction



- 35% upon delivery

• Estimated delivery date April 2026

• Ask about payment options through ESCROW account



ISLA
DEL MAR

LUXURY RESIDENCES



ISLA
CORAL

LUXURY RESIDENCES



ISLA
PALMERA

LUXURY RESIDENCES



ISLA CORAL

DEVELOPMENTS

PUNTA CANA, DOMINICAN REPUBLIC