BONITA BEACH REAL ESTATE PROJECT – CAP CANA

FREQUENTLY ASKED QUESTIONS

1. What payment plans are available?

- **Standard Payment Plan:**
  - 30% upon signing the contract
  - 40% in quarterly instalments from contract signing until delivery, or optionally in monthly, semi-annual, or annual instalments based on client preference to allow flexible payment distribution
  - 30% upon property delivery
- **Early Payment Plan:** Includes a **5% discount**
  - 80% upon signing the contract
  - 20% upon property delivery

2. When is construction scheduled to begin?

Construction is scheduled to begin in **April 2027**.

3. What is the expected delivery date of the project?

The estimated delivery date is **March 2029**.

4. Will the apartment be delivered with kitchen appliances (White Line)?

Yes. All apartments include a **stove, oven, extractor fan, and kitchen cabinetry**.

5. Will the apartment include air conditioning?

Yes, **all units will include air conditioning systems**.

6. How many floors does the project have?

The project will consist of **8 levels plus a rooftop terrace** on the 9th floor.

7. How far is the project from the beach?

The beachfront is just **4 minutes away by golf cart**.

8. Will the project offer parking for golf carts?

Yes, a **designated parking area for golf carts** will be available.

9. How many parking spaces are included per apartment?

Each apartment comes with **one assigned parking space**, with the option to **purchase additional spaces**.

10. Will the project benefit from CONFOTUR incentives?

Yes, the developer is currently in the process of securing CONFOTUR approval.
This law offers buyers:

- **100% exemption from the 3% real estate transfer tax**
- **Exemption from the 1% annual property tax (IPI)** for up to 15 years

11. Is financing available through banks?

Yes. Buyers can arrange mortgage financing with **any national or international bank**, and the developer will provide all necessary documentation.

12. What is the estimated monthly maintenance (HOA) fee?

The estimated fee is **$3.50 USD per m² of built area** and **$2 USD per m² of terrace**.

13. What amenities will the project include?

Bonita Beach will feature a wide range of exclusive amenities, including:

- 24/7 security
- Swimming pool
- Artificial private beach
- Padel court
- Children's playground
- Beach Club
- Restaurant
- Rooftop lounge with panoramic views
- Valet parking
- 360° gym
- Spa & Wellness center
- Main lobby and additional lobby areas
- Underground parking
- BBQ area
- Gazebo
- Villas
- Golf cart charging station

14. What amenities will I have access to within Cap Cana?

All Bonita Beach owners will receive an **exclusive Cap Cana access card**, which includes access to:

- Beaches
- Restaurants
- Scape Park
- Dorado Park
- Los Establos equestrian center
- Marina Cap Cana
- Events and activities for residents and visitors

Additionally, owners will receive **special rates and discounts** at select restaurants, hotels, and events.

15. What other benefits will I receive for purchasing at Bonita Beach in Cap Cana?

- Full access to Cap Cana's exclusive facilities
- Dining access to Cap Cana restaurants
- Special tuition rates at Cap Cana Heritage School
- Discounts on selected services and businesses within Cap Cana
- Option to apply for a boat slip at Cap Cana Marina

16. Can I rent out my apartment?

Yes. Bonita Beach will be part of a **vacation rental program** managed by a **renowned international hospitality operator**.

17. Is this a pet-friendly project?

Yes, Bonita Beach is **fully pet-friendly** and designed to accommodate pets comfortably.

18. What is the client registration process?

Each client must be properly registered by completing the required fields on the official form at:
🔗 https://form.typeform.com/to/IDG8Wkvf

- This ensures **unique identification and validation** of the client and the registering agent
- The registration will remain valid for **60 days**

19. How does the reservation and unit hold process work?

- Any unit can be held for up to **48 hours at no cost**
- A **$5,000 USD reservation fee** must be paid within that period to confirm the hold
- After reservation payment, the developer has **45 days to complete the sale process**

20. What makes the location of the project advantageous?

- Bonita Beach is located in **Cap Cana**, an exclusive and internationally recognized luxury destination in southern Punta Cana
- Just **7 minutes from Punta Cana International Airport** and **5 minutes from Blue Mall**, dining, and entertainment
- The project offers **sea-facing orientation** and is only 4 minutes from the **spectacular Playa Juanillo**, one of the most breathtaking beaches in the Dominican Republic