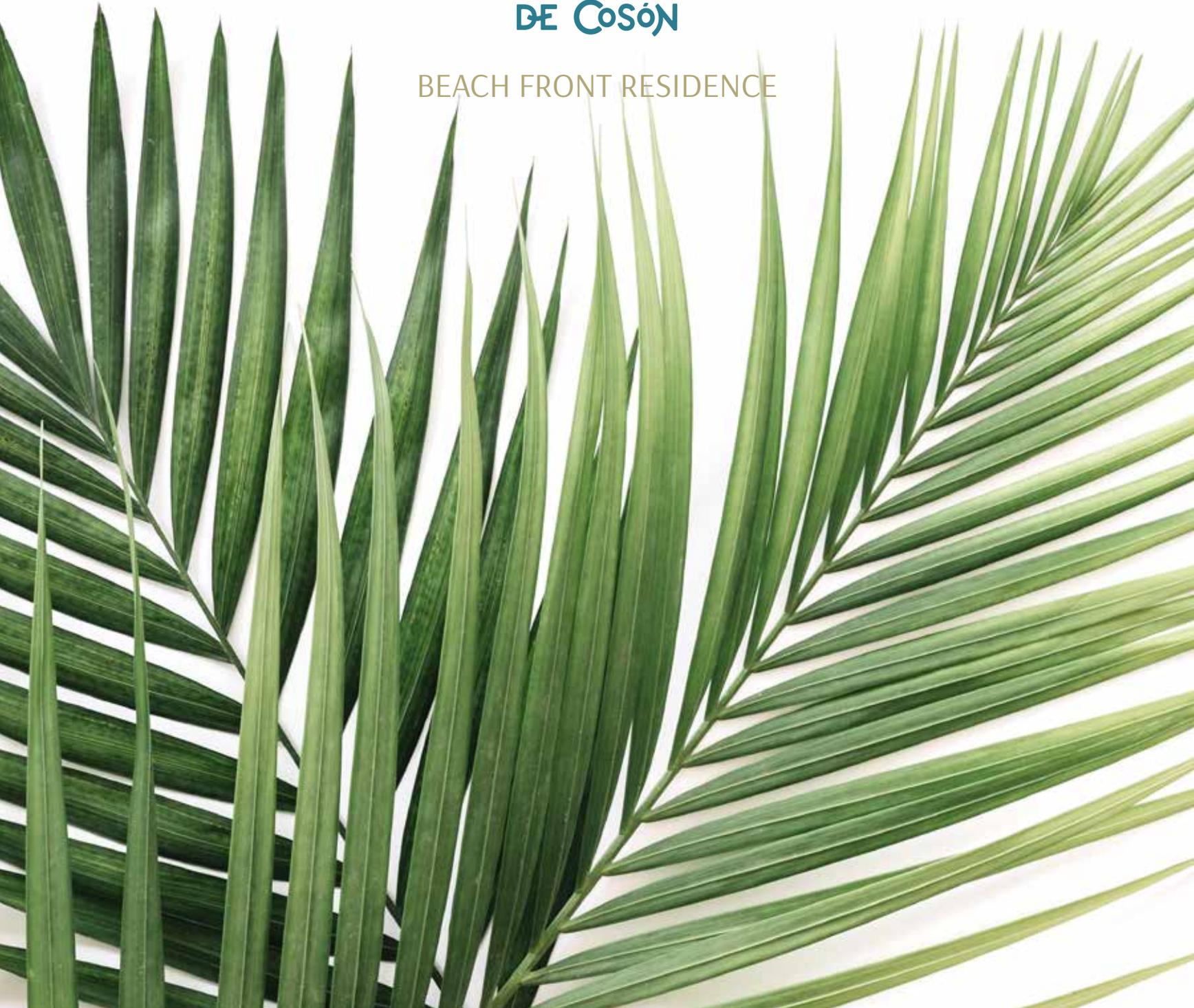


LAS PALMERAS

DE COSÓN

BEACH FRONT RESIDENCE



Live by the sea



The splendid beach of Cosón, calm sea and golden sand, is one of the most beautiful beaches of the Caribbean, ideal for long walks and happy bathing.



Playa Cosón – Las Terrenas.



*Next to the sea,
life is tastier.*



The original concept of this project is to allow our customers to make their real estate investment in a seaside tourism sector with high growth potential, located outside U.S. (in the Caribbean), in full legal security and avoiding all the usual worries related, between others, to management, taxation, security and maintenance of their property.



Located on the beach, this new residential project has about 90 villas divided into different models (from 2 bedrooms).





The buildings have a modern architecture (clean lines, minimalist style) perfectly integrated and adapted to the tropical environment, designed to ensure your comfort and maximum durability with a minimum of maintenance.

This architecture is also «evolutionary» type, it allows to design a house that fits perfectly to your desires and your needs.



The villas

The villas



Each villa is delivered fully furnished and equipped, on a private ground of minimum 600 sqm with terrace, swimming pool, jacuzzi and landscaped green space.





Main entrance

Commercial area and

In addition to the villas, the project also includes, on the main entrance side: access control and parking, office and minimarket «La Boutique». Beach side: swimming pool and children's pool, bar-restaurant with large shaded terrace; sunbathing areas (sand and lawn), massage corner and sports field.

The whole project is managed as a hotel residence, so the focus is on the rental yield of your property and this return is largely favored by the large number of rooms available (about 300), the «contingent», set available to the main Tour Operators with whom we are already working.



Beach Club



Being classified as «Confotur» the project benefits from the tax exemption of the property tax, the tax on the rental income (Dominican), the VAT (Itbis) and the transfer tax.

In addition to the rental yield that you will get from your property, the current development of the beautiful resort of Las Terrenas and the exclusive sector of Playa Cosón in particular guarantees you an important capital gain for the next few years.

Rental management.

With thirty years of experience in this field, we provide for you the best rental management of your property. As part of this management, your property is managed, monitored and maintained throughout the year by our high qualified staff. Rental income, less management and maintenance fees, is paid each year to your local bank account (USD) or the bank account of your choice.



Enjoy the sun all year round.

01

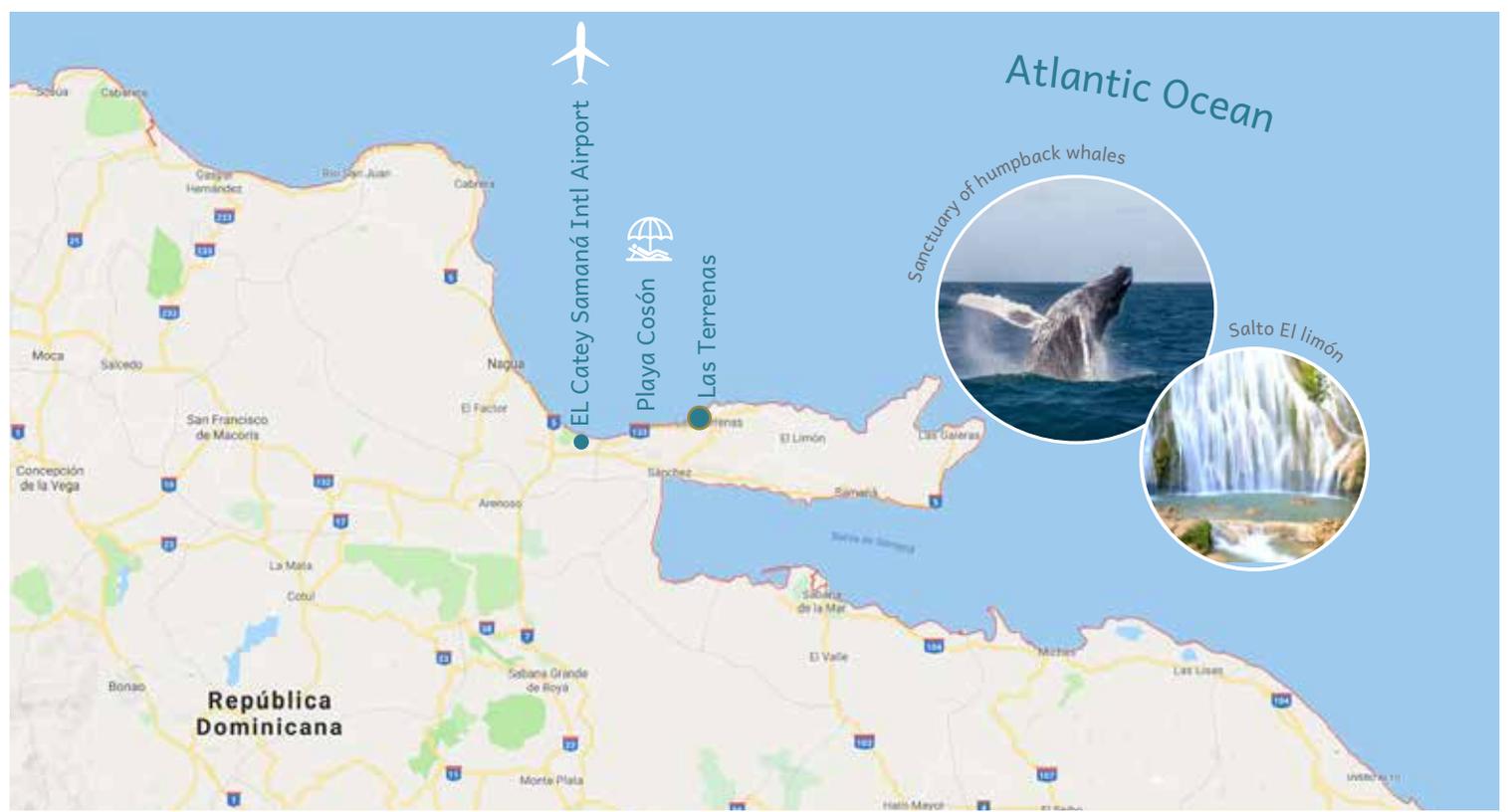
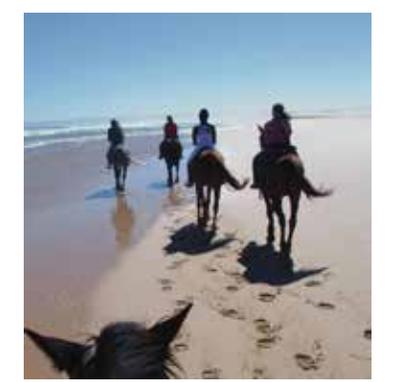


02



03

Las Terrenas is the perfect mix of a dream seaside village and a cosmopolitan small town. The city center is full of small gourmet restaurants, international bars and artisan shops. The beaches are beautiful and the nights come alive in Las Terrenas to the sound of bachata and salsa.



- 01 Beach at 2 minutes (on foot)
 - 02 El Catey Samaná Intl Airport at 25 min (by car)
 - 03 Shopping Centers 10 min (by car)
- Fishing
Horse riding
Restaurants

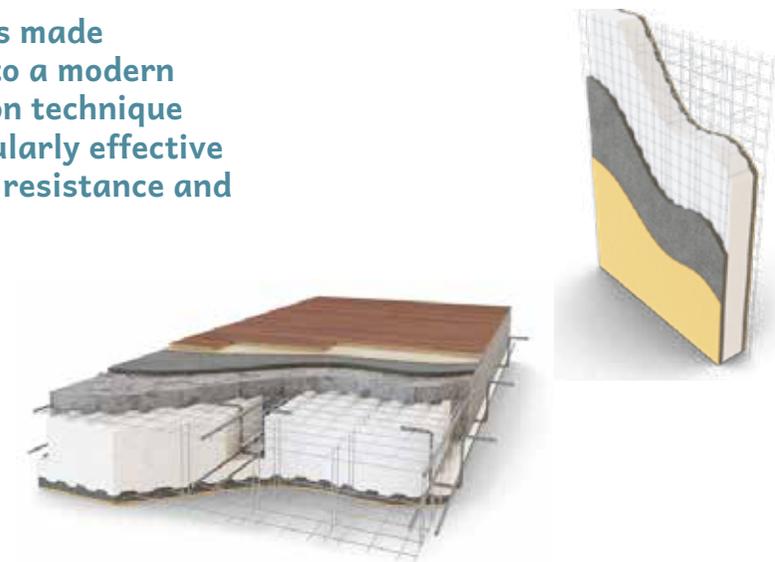


On the beach of Cosón, in particular, you will find some typical restaurants where fish and seafood in the Dominican style are directly served from the grill to the tables installed on the beach itself.





Each villa is made according to a modern construction technique and particularly effective in terms of resistance and insulation



We use the type M2 technique (EMMEDUE). The walls and floors are composed of expanded polystyrene panels, electro welded steel mesh and shotcrete. This technique guarantees excellent thermal and acoustic insulation and the monolithic structure offers a very high resistance to possible cyclones and earthquakes as well as high durability and very good fire resistance.

LAS PALMERAS

DE COSÓN

BEACH FRONT RESIDENCE

LAMY Santo-Domingo SRL
Santo-Domingo, D.N.,
República Dominicana
Tel/whatsapp: +1 809 883 9040
info@lamy.do
www.laspalmeras.do