



VILLAS MARINAS

• seaside villa community •

Affordable, incredible Dominican Republic Villas

• Administration & rental programs available •



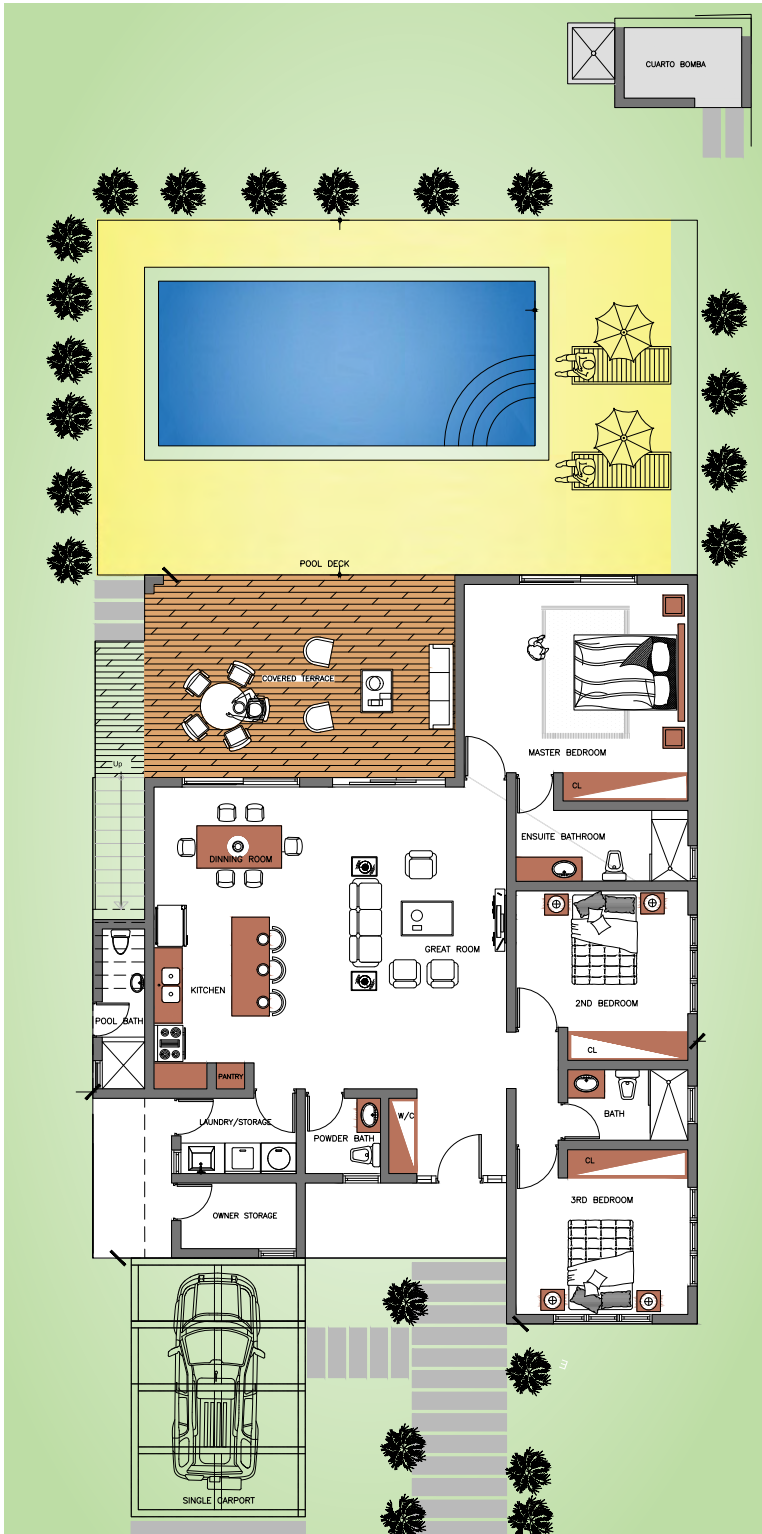


# VILLA Mar

Villa: 210 M<sup>2</sup> (2,260 ft<sup>2</sup>)

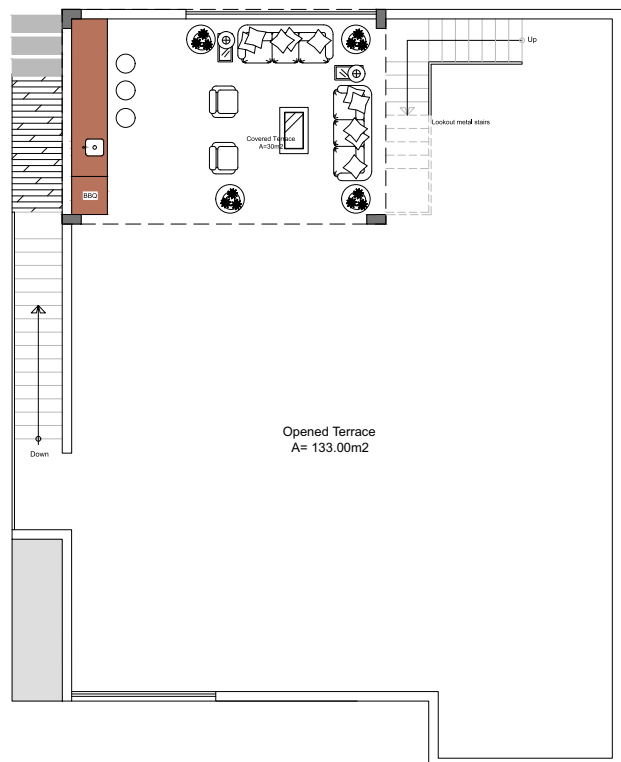
3 bedrooms

2 full and 2 half baths



- Covered terrace on main floor
- Covered terrace on 2nd floor in concrete
- Laundry room
- Single carport
- Owner's storage
- Drive way in slab stone
- Swimming pool 7'x4' (28 m2)
- All wood in Jequitiba
- Glass and metal railings
- P-92 windows and sliding doors
- Granite counter tops
- Porcelain tiles
- Coralina pool deck and front decorative wall
- Ceramic walls in bathrooms

\$400,000 US



VILLAS MARINAS  
seaside villa community



Incredible villas: executive finishing, smart tropical spaces, sea breezes & privacy  
All in an oceanside project with great amenities!

Welcome to the beautiful homes at Villas Marinas: the only gated development of its kind on the North Coast of the Dominican Republic.

Our unique, fully titled villas have been created with the foreign buyer in mind. Enjoy bright, open great rooms; chef's kitchens, spacious bedrooms; and plenty of storage - all leading to your private backyard retreat with swimming pool, covered terrace, tropical garden, and ocean breezes. You can opt for even more outdoor living with rooftop terrace with sea views, or covered pergola in the backyard.

We offer an executive construction spec, the finest attention to detail, and homes that are show pieces - all a quick walk or golf cart ride to the restaurant, spa, gym, aquapark and the beach!

- 77 private, well planned lots
- several floor plans to choose from
- many optional changes available for each home - your villa, your way
- roof top terrace offering sea views
- 1-car park (2-car optional) and golf cart parking
- large green spaces and walking paths



An inspired tropical community.



## CONSTRUCTION

- 2-year construction guarantee
- 3.0 metre ceilings throughout
- 8" masonry block concrete walls reinforced with iron
- Concrete roof finishes
- Interior walls and floor constructed with 8" concrete masonry block
- Concrete slab on grade with seismic calculations
- Front windows standard P-92
- Side windows standard maintenance free aluminum P-92
- Solid wood entrance and interior doors: 2.10 - 2.40 metres high
- Two exterior water spigots
- Decking pressure treated wood with sealant (where applicable)
- Driveways and sidewalks constructed of stone or concrete
- Copper wiring throughout
- Minimum 200 AMP service panel with breakers
- Mosquito screens optional (not included)

## KITCHENS/BATHS

- Standard cabinets of solid wood

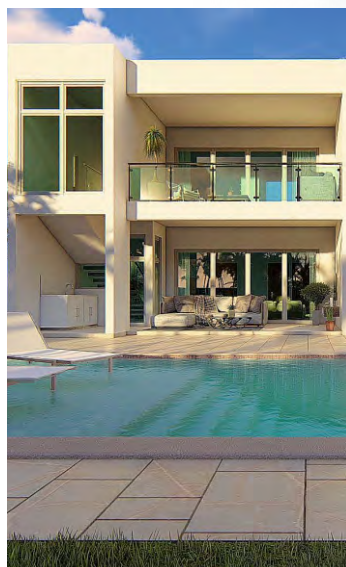
- All cabinet drawers are full extension
- Standard granite counters in kitchen and baths (quartz optional)
- Rough in plumbing provided for dishwasher
- Stainless steel kitchen sink with single lever chrome tap
- Vessel bathroom sinks in marble
- Marble bathtub (optional)
- Bathrooms finished with imported high quality ceramic and porcelain tiles
- All shower doors of clear glass
- High efficiency toilets

## INTERIORS

- Imported porcelain floors (marble floors optional)
- Crown molding throughout
- Stainless steel hardware throughout
- On demand, gas hot water heater
- Light fixtures with standard bulbs and ready for fixtures
- Standard rough in for washer/dryer
- Rough-in for A/C
- Cable tv wired to great room, terrace, and each bedroom

## EXTERIORS/YARDS

- Single carport to be constructed of treated pine and concrete pavers
- Sidewalks in stone or concrete
- One front exterior feature wall with stone (slate or coralina)
- Balliard lighting along sidewalk/driveway
- Yard to be fully landscaped with grass and selection of tropical plants
- 9,000 gallon swimming pool included (optional larger pool)
- Roof terrace to include pergola and rough in for lights & plumbing for most models. Outdoor stair rails in glass and aluminum.
- Pool decks and outdoor stairs of stuccoed coralina stone



Life changing homes.  
Innovative,  
superior quality.







## A PRIVATE, MODERN, CREATIVE COMMUNITY

With executive finishing and quality; excellent onsite amenities, and incredible tropical lifestyle

### Project:

Villas Marinas is within an established development. We offer the best of both worlds: longevity and infrastructure mixed with the benefit of a creative new master planned community. On site you will find:

### Private Beach

The project features a lovely sandy beach for owners to enjoy.

### Aquapark & Playground

Kids love to spend the day splashing around in the water slides and enjoying the park.

### Colossal Community Pool

In addition to the private pool at your villa, you are welcome to take advantage of lane swimming and use the large, beautiful main pool.

### Restaurants

Enjoy an oceanfront, sunset dinner, lunch on the fly, or have a meal delivered from the onsite restaurants.

### Spa

Relax and unwind with a massage or other therapy in the full service onsite spa.

### Gym and Fitness Facility

Featuring state of the art equipment, classes, and sea views.

### Tennis & Basketball

Take advantage of onsite courts.

### Onsite Services:

- Fully staffed, English/Spanish speaking office
- 24-hour, project wide, gated security
- Management and rental programs
- 24-hour power with back-up systems
- High speed Internet, cable tv and satellite service
- Concierge and excursions
- Beautiful grounds with areas for walking/biking
- 10-minutes to international airport, 1/2 hour to Puerto Plata, 1.5-hours to Santiago
- 5-minutes to full service hospital
- A short drive to more restaurants, shopping, community events and other beaches

### ONLY PAY FOR SERVICES YOU USE:

Onsite amenities can be accessed for discounted prices, but are not paid for in the monthly subdivision fee of Villas Marinas. They are charged on a by use basis.





# Complete Management & Rental Programs

## NO WORK, NO STRESS...

Villas Marinas offers all inclusive services to our owners. You have the choice of using all, or just a few of the benefits of being an owner in our community.

We are here to make things easy - when you are in country, and when you are away. Our team monitors your property, ensuring its security and good maintenance.

We are a lock-up-and-leave development. The perfect second home.



## Condo/Villa Management

Many Villas Marinas owners will not live in the DR full time, but they have peace of mind knowing that their villas are taken care of in their absence. Other owners like not having to worry about doing maintenance; mowing or doing yard work; or cleaning their villa. They choose to use our on-site services even when they are here. It's all about choice.

There are excellent administrative companies standing by to look after your villa when you're in the DR, and when you're not.

You can use some, or all, of these services:

- maintenance service (all major and minor repairs)
- housekeeping
- garden/pool service
- monthly bill payments
- monitoring & crisis management
- point of contact on the island
- full, transparent accounting service and reporting

## Rental Program

Many buyers use their villas as full, or part time, rental properties. The ability to earn rental income is often key in being able to purchase a second home.

We offer a professional, internationally marketed rental program. Your property can be booked through a comprehensive rental website, by telephone, or through many international sites like TripAdvisor, Expedia, Orbitz, etc. Our service includes a thorough check-in/check-out service for renters, thereby ensuring your property is left in excellent condition. If items

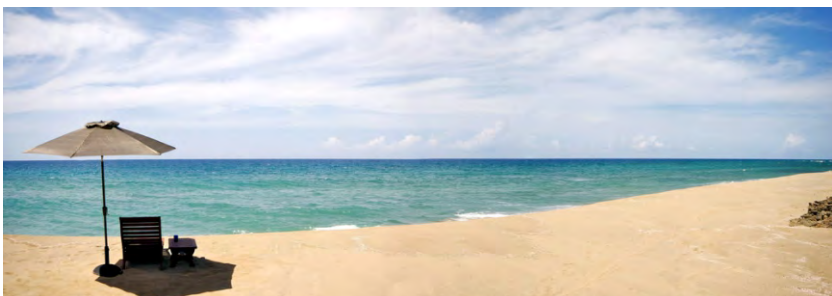
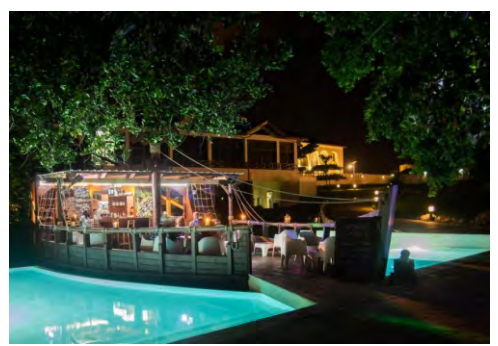
are broken, they are replaced. A damage deposit is always taken.

Renters are also offered great service with our 24-hour response office, concierge services, excursion booking, airport pick up, vehicle rentals, in-unit groceries, laundry service, and more.

Villas Marinas offers all the benefits of all-inclusive hotel vacations, but with the privacy and space many vacationers crave. Renters can take advantage of the on-site restaurant, gym, beach, etc., or take advantage of the plethora of other services just a short drive away.















## THE DOMINICAN REPUBLIC

Located 900 miles south of Cuba, the Dominican Republic is the second-largest island in the Caribbean. Its outstanding tropical climate (average 28° degrees Celsius), lush, green mountains, sensational beaches, and unique scenery have helped make the DR the #1 tourist destination in the Caribbean.

The newcomer to the island is immediately attracted to the friendly and helpful nature of the Dominican people. A rich cultural diversity mixed with long history have created a very unique country and a friendly, colourful backdrop to life. The stable, democratic government is foreign investor and tax friendly.

The DR hosts a large North American community; offers excellent technology, services, and infrastructure; real estate affordability; and unlimited activities - all in the warmth of over 300 days of sunshine per year - and no hurricanes on the North Coast.

Real estate is fully owned with no bank trusts or

## SOSUA & CABARETE:

### An active, welcoming community

A dynamic community with expats from around the world, mixes with Dominican culture, to create a multicultural blend of traditions, food, music and community.

Vibrant towns like expat centred Sosua and cosmopolitan beach village Cabarete offer excellent services like a modern hospital, plethora of restaurant choices, beaches, shopping and active community. Expats have been making the North Coast home for over 30-years.

Sosua (only 6.4 km from the international airport) is everything you want a beach town to be. Clear waters teem with coral, perfect for snorkelling and diving, and the huge horseshoe shaped beach offers restaurants and shops. This busy town has large, modern grocery, furniture and hardware stores.

Cabarete is known as a water sports Mecca with kite boarding, windsurfing and stand up paddleboarding as main attractions. The coral reef protected bay is dotted with diverse restaurants, as well as quaint shops that sell everything from clothes and jewelry to baked goods. Many local events are held along the beach, and nighttime is especially pretty as restaurants light up the night and bring tables onto the sand for starlight dining.

Additional services and big box stores like Cosco and Walmart can be found a 1/2 hour away in Puerto Plata, or 1.5 hours down the road in Santiago.

