

# Luperon Ocean Estates





## Ocean View Resort Community

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Luperon Ocean Estates is a magnificent ocean front resort community located in the Puerto Plata/Luperon area on the north coast of The Dominican Republic. We offer Real Estate and luxury residential homes in a wide variety of sizes and the very best of Caribbean luxury styles.

The resort community features first class amenities that include Concierge, pool house, beach club, equestrian center, gym, spa, yoga sala, tennis club, fresh food market and parks.

The Real Estate offering at Luperon Ocean Estates include home sites for building, custom and standard homes built for you, villa rentals and sales. Our exceptional gated community of Luperon Ocean Estates, designed by the award-winning architect Eric Urbahn was conceived and developed with a master plan that respects the abundance of natural ocean views, beach access and the natural on shore trade winds, which all preserve the natural beauty of our environment with over 250,000 M2 of terrain.



Live the Dream....





# The Dominican Republic.....

The home of Luperon Ocean Estates, Community of Villas







## North Coast

The North Coast of Dominica Republic is an outdoor adventure for all types. From world class golf to snorkel, scuba and horseback ridding.





# Getting There

Direct Flights are available at all major airlines and from all major cities in the US & Europe to Puerto Plata International Airport Luperon Ocean Estates is Close to all local Markets, Parks, Restaurants and Clubs.

## Travel Times from U.S. to the Dominican Republic

New York City	3 hours 15 minutes
San Francisco	9 hours 20 minutes
Los Angeles	7 hours 15 minutes
Miami	1 hour 35 minutes
Boston	3 hours 53 minutes

## Travel Times from Europe to the Dominican Republic

Spain, Madrid	9 hours 30 minutes
France, Paris	9 hours 20 minutes
U.K., London	11 hours 35 minutes
Italy, Rome	12 hours 50 minutes
Germany, Frankfurt	10 hour 0 minutes
Denmark, Copenhagen	11 hours 45 minutes

## Travel Times to Luperon Ocean Estates by road

Puerto Plata, Intl. Airport	1 hours 25 minutes
Santiago, Intl. Airport	1 hours 46 minutes

## Nearby Cities by road

Luperon, Puerto plata	0 hours 30 minutes
Puerto Plata City, Puerto Plata	1 hours 15 minutes
Santiago, Santiago	1 hours 30 minutes
Cabarete, Puerto Plata	2 hours 05 minutes

### Luperon Ocean Estates





## Bahia de Gracias

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### Luperon

Luperón is a town on the north coast of the Dominican Republic. It lies in the west of Puerto Plata, one of the most beautiful areas of the Dominican Republic North Coast. Its magnificent beach of fine white sand, lush vegetation and beautiful Luperon Bay make this a destination of unparalleled beauty. There is an abundance of small shops, restaurants and services for all your local needs.

The town was formerly known as Blanco (White) or Pueblo Blanco (White Town), possibly after the many Spaniards who came to trade timber. Due to its shape and location, Luperon bay is ideal for sheltering from hurricanes, and many boats anchor there during the hurricane season.

Although there is no record of early inhabitants, it is said that Christopher Columbus had to enter the bay to protect his ships from a storm. Columbus named it "Bahia de Gracias" (Thanksgiving Bay), the current official name.





Aerial View - Luperon Ocean Estates





Local Area Map



Playa la Ballena

Beach Access Road

Amenities (Lower Section)

Future Development

Future Development

Green Area

Adventure Road

Green Area

Amenities (Upper Section)

Entry Road

Equestrian / Green Area



# Master Site Plan

## Lower Section

- ① PATHWAY TO BEACH
- ② BEACH EQUIP AND BEACH SHUTTLE
- ③ BEACH AND CLUBHOUSE PARKING
- ④ CLUB HOUSE AND RESTAURANT
- ⑤ WHALE TOWER
- ⑥ POOL TERRACE AREA
- ⑦ RESORT - STYLE CLUB POOL + JACUZZI
- ⑧ TENNIS COURTS
- ⑨ TENNIS PARKING
- ⑩ TENNIS PRO SHOP / TRAIL BIKE
- ⑪ SPA
- ⑫ GYM
- ⑬ YOGA SALA

## Upper Section

- ⑭ SALES OFFICE AND COMMISARY
- ⑮ PARKING
- ⑯ ADMINISTRATION
- ⑰ 50,000 GAL CISTERN
- ⑱ ENTRANCE GATE
- ⑲ ENTRY ROAD
- ⑳ SECURITY
- ㉑ EQUIPMENT
- ㉒ PROJECT GARDEN
- ㉓ STABLE / GROOMING
- ㉔ EQUESTRIAN / GREEN AREA
- ㉕ 25- ADVENTURE TRAIL

## Lots Sold

- SOLD
- UNSOLD





## Luperon Ocean Estates : Resort Community of Villas



Luxury resort community of homes has been carefully crafted to suite the needs of our amazing location on the Costa Verde of Dominican Republic. Lifestyles for memorable experiences on family vacations or full time living are fulfilled with a host of amenities and services for every family and individual. From amazing ocean views in all directions to private access to our secluded beach, adventure trails and much more.

Rendering of Future Development









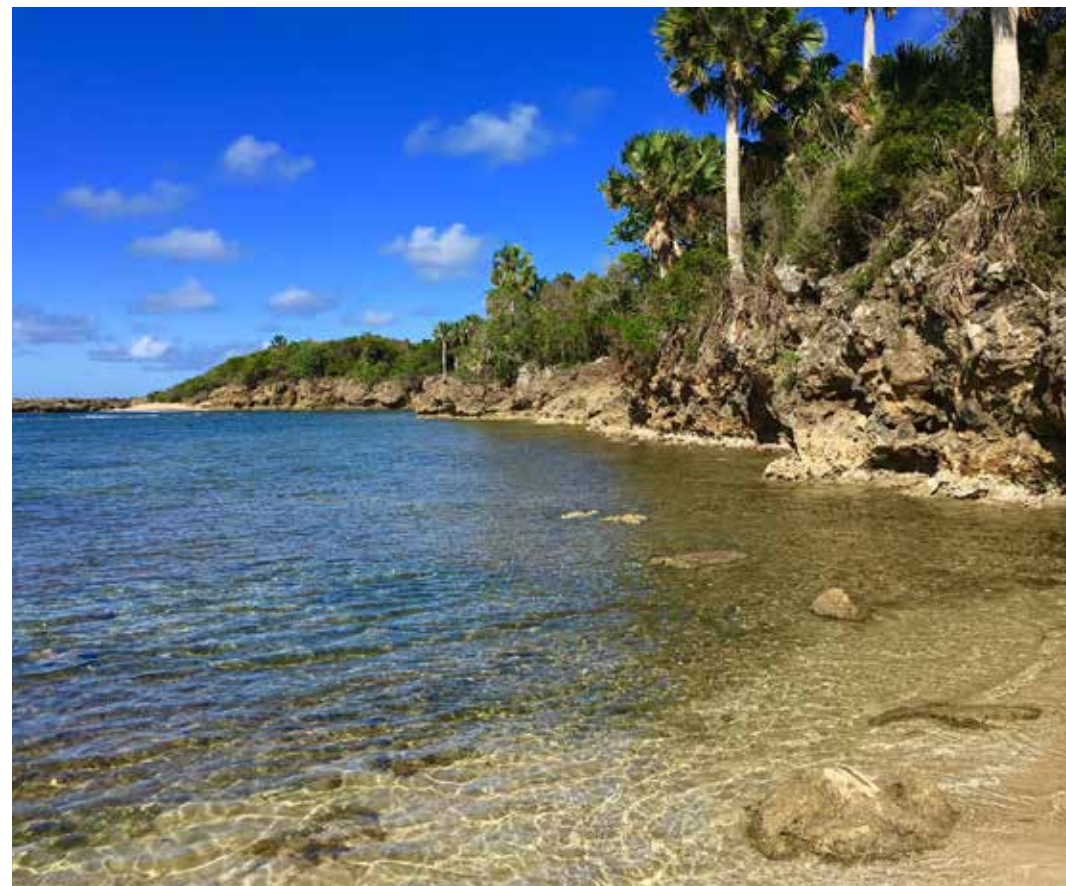
Experience  
Adventure • Wellness • Dining





## Playa la Ballena

Bay of the Whale, named after the annual migration of Whales crossing the caribbean sea. This is our secluded and very private beach. Situated between two natural plateau land masses on either side of the development, keeping the access to the beach from land through our resort development very private. All beaches in The Dominican Republic are public, our beach is simply has more restricted access. A natural reef formation sites just off the white sand beach. With a physical break in the center to allow for small boats and water sports equipment to pass through to the caribbean sea beyond. Inside our coral reef is a calm and tranquil clear blue water paradise. The sea swells are naturally more gentel inside as they flatten when they pass the reef. On the outside of the reef, the ocean is teeming with acquatic life. Fishing, snorkeling, scuba and all water sports are perfectly suited for this picture prefect bay of the whales. Come and see for yourself...







### Beach Club

Arriving at Bahia de Ballena you will be overwhelmed with the natural beauty of the clear blue water, white sandy beach and calm gentle protected waters in front of you. You visiting an area of the Dominican Republic that locals have keep secret for many years. Its ideal for lazy days under the trees or active persuit of the many water sports activities available. The Ballena beach club provides our community beach side local cuisine and bar service along with water sports activities center for easy access to snorkel, SUP, surf and kayaking equipment for you and your family.



### Tennis Court / Pro Shop

As one of the most popluar sports world wide, we recognize this sport activity is an element that many family's look for in their vacations and everyday life. Using the best in class court surfaces and our more that 300 sunny days in every year, we have developed at top tennis center, pro-shop and youth training center. Play on your own or with the skilled assistance of our local pro.







## Spa Center

Relaxation and centering your physical mind/body experience for any vacation are essential to the best experience for our patrons. Creating a wellness spa on site with range of treatments available to everyone with unparalleled view and a warm on-shore breeze will make your time at Luperon Ocean Estates memorable.



## Gym & Fitness Center

As a balance to any wellness program, fitness and exercise are critical. We offer a simple and effective structure form which everyone can enjoy fitness programs tailored to your needs or practice or work out on your own in the comfort of our beautifully appointed gym villa with open views to the Costa Verde waters and best in class equipment, climate control and sound.







## Yoga Sala

Rounding out our wellness program, our well appointed open air yoga sala is perfectly situated for the devoted or novice to engage in the practice of yoga in a devotional way. We offer a variety of practices and styles with guest teachers on a regular schedule.



## Residence Club / Restaurant - Bar

Situated on the lower parcel of the development with the most spectacular views of the ocean and the surrounding area, we have built our residence club. Within you will find access to a business center with conference rooms, shared computers and printers for all your business needs. A world class restaurant bar with indoor and outdoor seating for both small and large groups. Pool side table and bar service available during daylight hours and in-room dining offered to all our villas. The main restaurant and bar are also open to events of all kinds.







### Reception / Concierge

Knowing the area and how to get to various activities and services is a hallmark of any luxury resort community. Our local team is prepared and ready to serve any need for our owners and our guests. With so much to see and do, there is always service member available to arrange for your needs and adventures. We also offer pre-arrival services for your grocery and villa set up in advance.



### Mercado

Local on premise access to essentials is critical for any family arriving on vacation or for those living in the development access to urgent goods needed on a daily bases. The Mercado is our on premise market place. Designed to show case and provide to our community, fresh local fruits, vegetables, local fish, meat and poltry. Access to essential dry goods and personal items along with a coffee house serving the best Dominican coffee on the planet.







## Adventure Zone

Our island is filled with every type of adventure you can imagine. Our development has direct access to many of them. From hiking to waterfall, trail biking, kayaking and snorkeling. Our on-site Adventure zone is staffed with adventure experts that will outfit your with the equipment and locations on site for all your needs.



## Whale Tower

Our beach, Bahia de Ballena or Whale beach is famous on the island for its annual Whale migration path right out our front door. The construction of a viewing tower will provide the best possible look out point for viewing the Whales as they graciously pass by. More importantly it's the coveted sunset spot for those in the know.



## Equestrian Area

Our landscape is ideal for equestrian adventures. From Trails to the beach or pasture grazing. Our facility has what you need to learn or board your horse in one of the most comfortable and picturesque surroundings on the north coast.





Build Your Dream Villa

Alleli • Hyacinth • Hibiscus • Begonia • Jasmine • Frangipani





Villa Aleli



Villa Hyacinth





Villa Hibiscus



Villa Begonia





Villa Jasmine



Villa Frangipani





## Villa Aleli

A Caribbean style home suitable for 2 bedrooms and 2.5 bathrooms with gracious living areas. This home is designed to fit on most of our mid sized lots available in our development.

### Specs

Size: 256M2 / 2755sqft  
Bedrooms: 2  
Bathrooms: 2.5  
Stories: 1  
Minimum lot size: 600M2 / 6458 sqft

### Options

Pool  
Kiosk  
Additional Office / BP  
Solar

**Disclaimer:** All homes have various differences. From the site location to the options and variations the home owner will choose. All prices noted above are based on current prices. You individual home price will be estimated in full with your choices on size, style, materials and options chosen.



Floor Plan

### 2 Bedroom Villa Layout

- |                   |                         |
|-------------------|-------------------------|
| 1 Entry           | 10 Bedroom A            |
| 2 Carport/ Garage | 11 Bathroom - Bedroom A |
| 3 Foyer           | 12 Powder               |
| 4 Living room     | 13 Laundry room         |
| 5 Dining room     | 14 Storage              |
| 6 Kitchen room    | 15 Electricity Room     |
| 7 Master Bedroom  | 16 Grand Terrace        |
| 8 Master Closet   | 17 Pool                 |
| 9 Master Bathroom | 18 Kiosk                |

### Total Villa Areas

Living / Foyer / Dining/ kitchen	84 M2 / 900 sqft
Master Bedroom	45 M2 / 484 sqft
Bedroom A	31 M2 / 333 sqft
Terrace	36 M2 / 387 sqft
Carport	56 M2 / 602 sqft
Swimming Pool	57 M2 / 613 sqft
<b>Total</b>	<b>309 M2 /3,319sqft</b>





## Villa Hyacinth

This beautiful and elegant Caribbean style home with 3 bedrooms and 3 bathrooms. This stunning home is designed to fit on even the smallest lots available in our development.

### Specs

Size: 264M2 / 2841sqft  
Bedrooms: 3  
Bathrooms: 3.5  
Stories: 2  
Minimum lot size: 600M2 / 6458 sqft

### Options

Pool  
Kiosk  
Additional Office / BP  
Solar  
Water Collection

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1st Floor Plan

2nd Floor Plan

### 3 Bedroom Villa Layout

- 1 Entry

2 Carport/ Garage

3 Living room

4 Dining room

5 Kitchen room

6 Master Bedroom

7 Master Closet

8 Master Bathroom

9 Laundry room

10 Storage

11 Electricity Room
- 12 Water

13 Grand Terrace

14 Pool

15 Kiosk

16 Linen

17 Bedroom A

18 Bedroom A Bathroom

19 Bedroom B

20 Bedroom B Bathroom

21 Optional Solar Arrays

22 Roof Garden

### Total Villa Areas

Living / Foyer / Dining/ kitchen	45 M2 / 484 sqft
Master Bedroom	27 M2 / 290 sqft
Bedroom A	24 M2 / 258 sqft
Bedroom B	19 M2 / 204 sqft
Terrace	30 M2 / 536 sqft
Carport	33 M2 / 355 sqft
Swimming Pool	31 M2 / 333 sqft
<b>Total</b>	<b>209M2 / 2460sqft</b>





## Villa Hibiscus

The perfect Caribbean style home with two level and 2 bedroom 2 bathroom. This home is designed to fit on most of our mid sized lots available in our development.

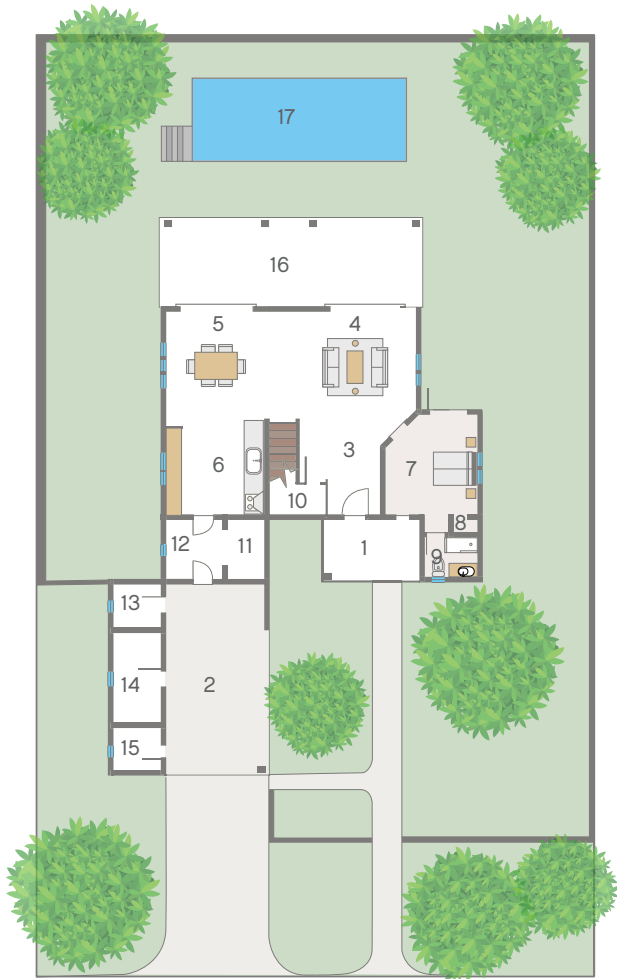
### Specs

Size: 276M2 / 2970 sqft  
Bedrooms: 3  
Bathrooms: 3  
Stories: 2  
Minimum lot size: 901M2 / 9698 sqft

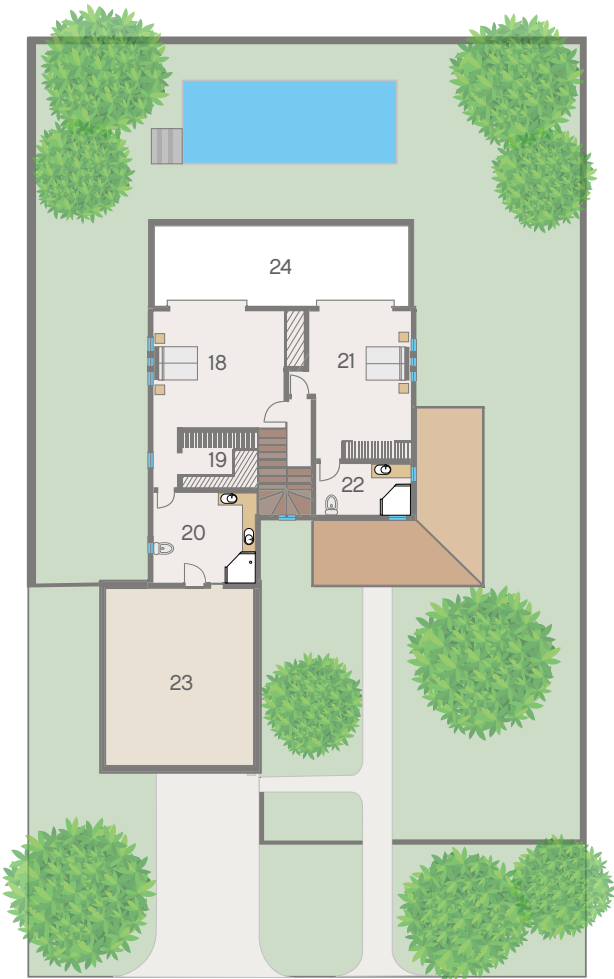
### Options

Pool  
Kiosk  
Additional Office / BP  
Solar  
Water Collection

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1st Floor Plan



2nd Floor Plan

### 3 Bedroom Villa Layout

- 1 Entry
- 2 Carport/ Garage
- 3 Foyer
- 4 Living room
- 5 Dining room
- 6 Kitchen room
- 7 Office or Room
- 8 Closet
- 9 Bathroom
- 10 Closet
- 11 Pantry
- 12 Laundry

- 13 Electricity Room
- 14 Storage
- 15 Water
- 16 Grand Terrace
- 17 Pool
- 18 Master Bedroom
- 19 Master Bedroom Closet
- 20 Master Bedroom Bathroom
- 21 Bedroom A
- 22 Bedroom A Bathroom
- 23 Optional Solar Arrays
- 24 Roof Garden / Terrace

### Total Villa Areas

Living / Foyer / Dining/ kitchen  
Master Bedroom  
Bedroom A  
Bedroom B or Office  
Terrace  
Carport and Utility  
Swimming Pool  
**Total**

66 M2 / 710 sqft  
45 M2 / 484 sqft  
30 M2 / 322 sqft  
19 M2 / 204 sqft  
35 M2 / 376 sqft  
44 M2 / 473 sqft  
31 M2 / 333 sqft  
**270 M2 / 2902sqft**





## Villa Begonia

This beautiful and elegant Caribbean style home with 3 bedrooms and 3.5 bathrooms.. This elegant home is designed to fit on most of our mid sized lots available in our development.

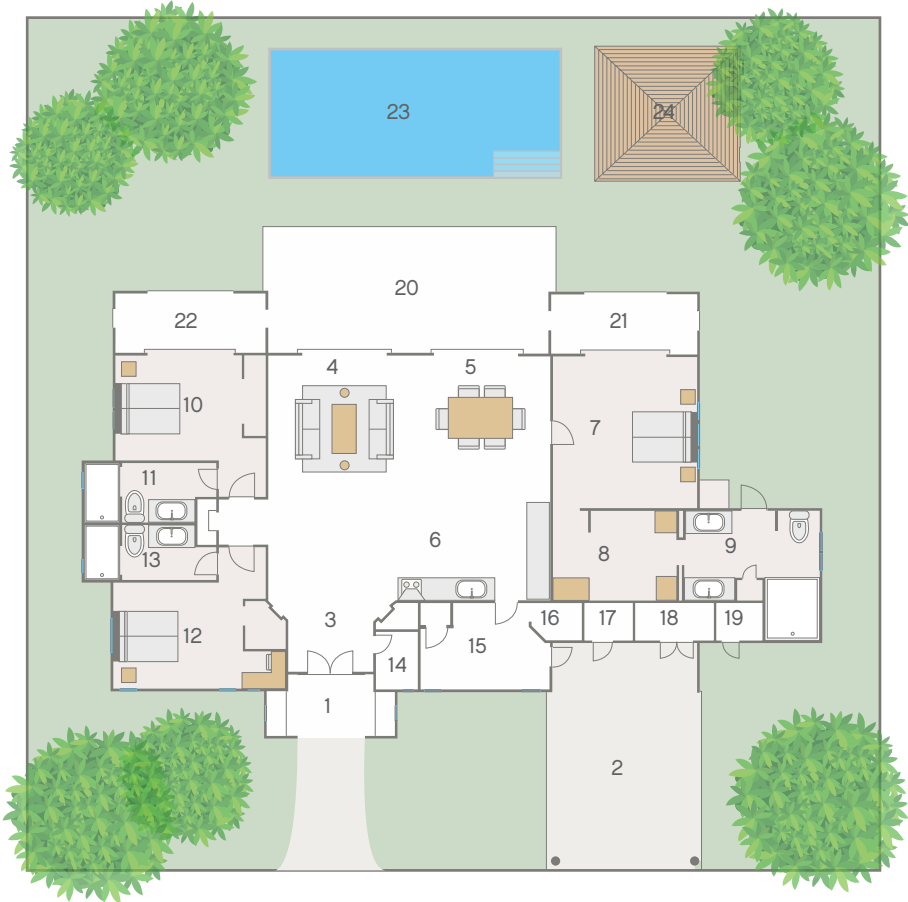
### Specs

Size: 332M2 / 3573sqft  
Bedrooms: 3  
Bathrooms: 3.5  
Stories: 1  
Minimum lot size: 1201M2 / 12927sqft

### Options

Pool  
Kiosk  
Additional Office / BP  
Solar  
Water Collection

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Floor Plan

### 3 Bedroom Villa Layout

- |    |                      |    |                         |
|----|----------------------|----|-------------------------|
| 1  | Entry                | 13 | Bathroom - Bedroom B    |
| 2  | Carport/ Garage      | 14 | Powder                  |
| 3  | Foyer                | 15 | Laundry room            |
| 4  | Living room          | 16 | Pantry                  |
| 5  | Dining room          | 17 | Water                   |
| 6  | Kitchen room         | 18 | Storage                 |
| 7  | Master Bedroom       | 19 | Electricity Room        |
| 8  | Master Closet        | 20 | Grand Terrace           |
| 9  | Master Bathroom      | 21 | Master Bathroom Terrace |
| 10 | Bedroom A            | 22 | Bedroom A - Terrace     |
| 11 | Bathroom - Bedroom A | 23 | Pool                    |
| 12 | Bedroom B            | 24 | Kiosk                   |

### Total Villa Areas

Living / Foyer / Dining/ kitchen	91 M2 / 979 sqft
Master Bedroom	56 M2 / 602 sqft
Bedroom A	28 M2 / 301 sqft
Bedroom B	28 M2 / 301 sqft
Terrace	65 M2 / 699 sqft
Carport and Utility	50 M2 / 538 sqft
Swimming Pool	54 M2 / 581 sqft
<b>Total</b>	<b>372M2 / 4001sqft</b>





## Villa Jasmine

For ideal Caribbean style home suitable for 3 bedrooms and 3 bathrooms with gracious living areas. This home is designed to fit on most of our mid sized lots available in our development.

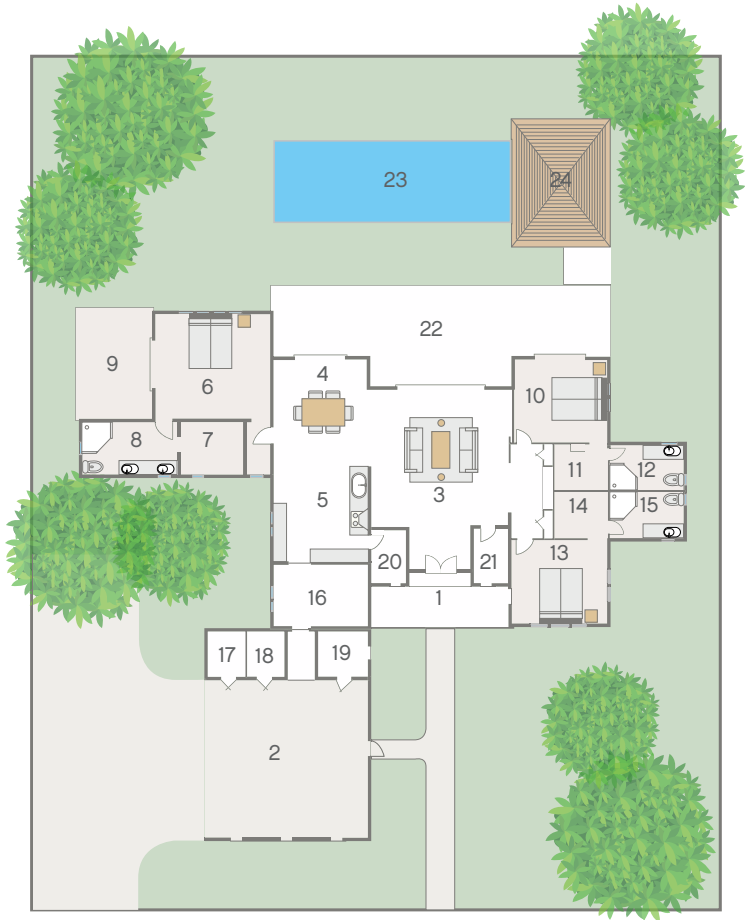
### Specs

Size: 403M2 / 4337 sqft  
Bedrooms: 3  
Bathrooms: 3.5  
Stories: 1  
Minimum lot size: 1401M2 / 15080sqft

### Options

Pool  
Kiosk  
Additional Office / BP  
Solar  
Water Collection

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Floor Plan

### 3 Bedroom Villa Layout

- 1 Entry

2 Carport/ Garage

3 Living room

4 Dining room

5 Kitchen room

6 Master Bedroom

7 Master Closet

8 Master Bathroom

9 Master Bedroom Terrace

10 Bedroom A

11 Bedroom A Closet

12 Bedroom A Bathroom
- 13 Bedroom B

14 Bedroom B - Closet

15 Bedroom B - Bathroom

16 Laundry room

17 Water

18 Electricity Room

19 Storage

20 Pantry

21 Powder

22 Grand Terrace

23 Pool

24 Kiosk

### Total Villa Areas

Living / Foyer / Dining/ kitchen	102 M2 / 1097 sqft
Master Bedroom	52 M2 / 559 sqft
Bedroom A	34 M2 / 365 sqft
Bedroom B	34 M2 / 365 sqft
Terrace	100 M2 / 1076 sqft
Carport and Utility	78 M2 / 839 sqft
Swimming Pool	54 M2 / 581 sqft
<b>Total</b>	<b>454M2 / 4882sqft</b>





## Villa Frangipani

A Caribbean home with 2 options both 2 level with 5 or 6 bedroom and bathroom configurations available. This home is designed to fit our larger lots available in the development.

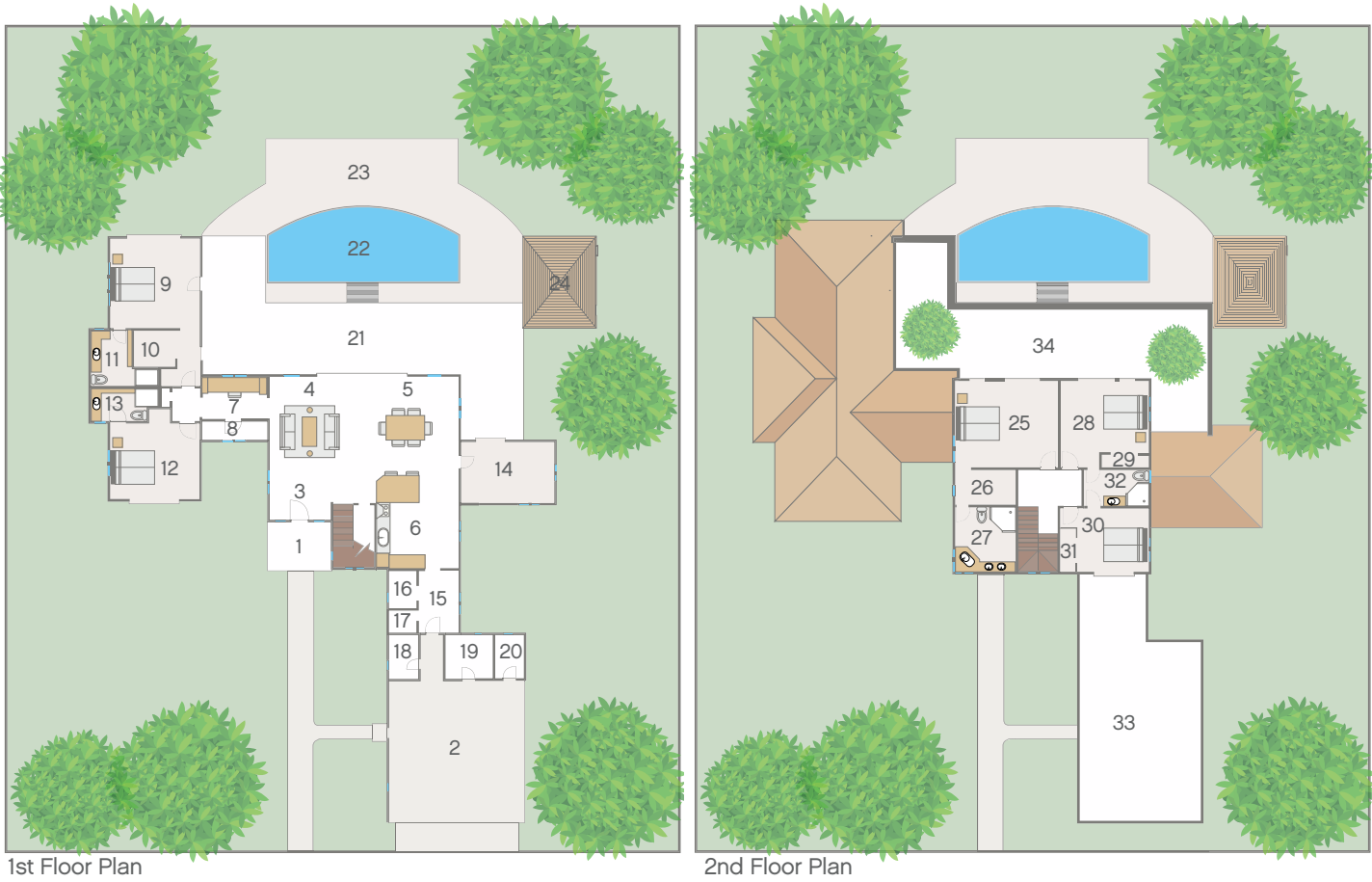
### Specs

Size: 498M2 / 5360sqft  
Bedrooms: 5 or 6  
Bathrooms: 5  
Stories: 2  
Minimum lot width size: 1701M2 / 18309sqft

### Options

Pool  
Kiosk  
Additional Office / BP  
Solar  
Water Collection

**Disclaimer:** All homes have various differences. From the site location to the options and variations the home owner will choose. All prices noted above are based on current prices. You individual home price will be estimated in full with your choices on size, style, materials and options chosen.



### 5/6 Bedroom Villa Layout

- |                       |                              |                                     |
|-----------------------|------------------------------|-------------------------------------|
| 1 Entry               | 13 Bedroom B Bathroom        | 25 Master Bedroom                   |
| 2 Carport/ Garage     | 14 Optional Bedroom / Office | 26 Master Bedroom Closet            |
| 3 Foyer               | 15 Laundry Room              | 27 Master Bedroom Bathroom          |
| 4 Living room         | 16 Restroom                  | 28 Bedroom C                        |
| 5 Dining room         | 17 Bedroom A                 | 29 Bedroom C Closet                 |
| 6 Kitchen Room        | 18 Water Room                | 30 Bedroom D                        |
| 7 Reading Area        | 19 Storage                   | 31 Bedroom D Closet                 |
| 8 Alternative Powder  | 20 Electricity Room          | 32 Bedroom C/D Bathroom             |
| 9 Bedroom A           | 21 Grand Terrace             | 33 Optional Solar Array / Flat Roof |
| 10 Bedroom A Closet   | 22 Pool                      | 34 Roof Garden                      |
| 11 Bedroom A Bathroom | 23 Pool Terrace              |                                     |
| 12 Bedroom B          | 24 Kiosk                     |                                     |

### Total Villa Areas

Entry	9 M2 / 96 sqft	Grand Terrace	100 M2 / 1076 sqft
Living / Dining Room	75 M2 / 807 sqft	Pool / Pool Terrace	127 M2 / 1367 sqft
Kitchen Room	17 M2 / 182 sqft	Master Bedroom	45 M2 / 484 sqft
Bedroom A	43 M2 / 462 sqft	Bedroom C	25 M2 / 269 sqft
Bedroom B	28 M2 / 301 sqft	Bedroom D	19 M2 / 204 sqft
Optional Room / Office	17 M2 / 182 sqft	Roof Garden	94 M2 / 1011 sqft
Carport	74 M2 / 796 sqft	Flat Roof	90 M2 / 968 sqft
Total			763M2 / 3326sqft

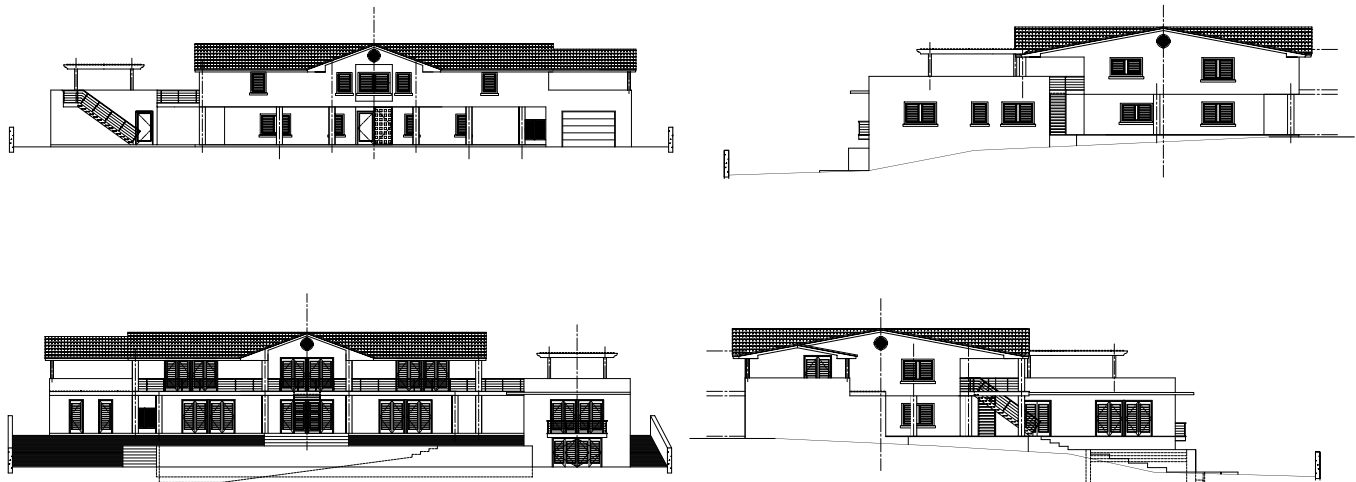
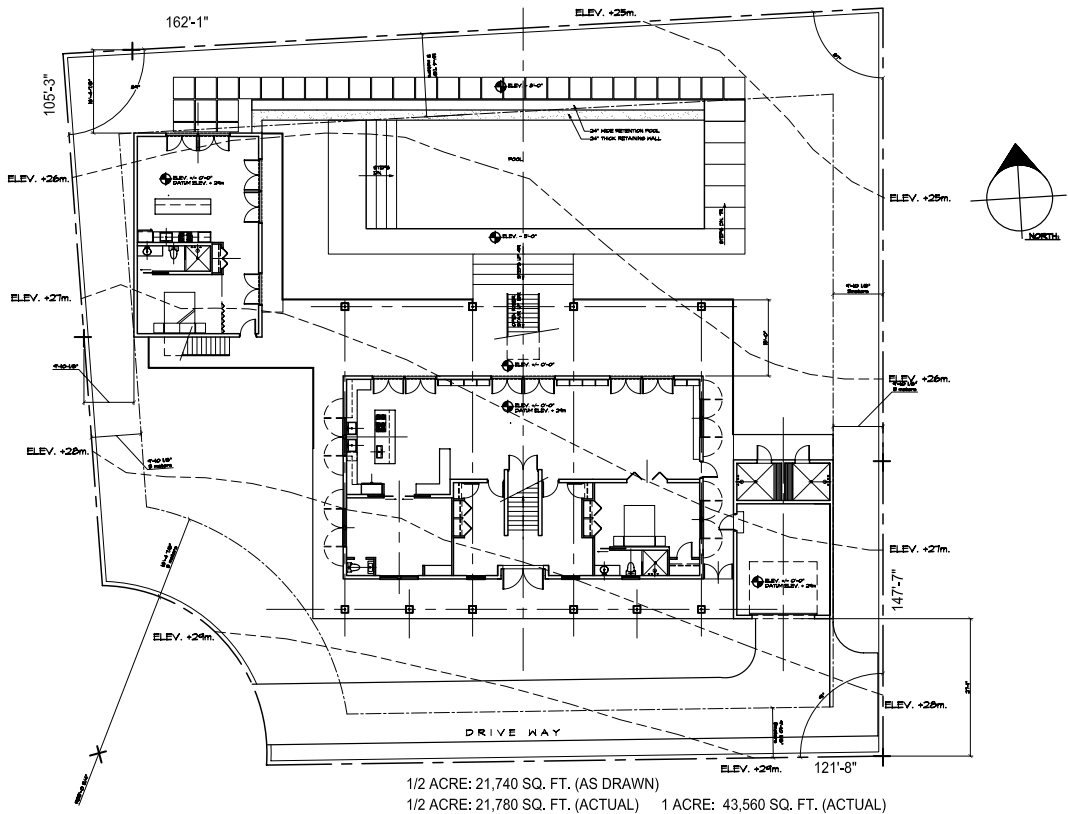


# Custom Villas



# Customize Your Villa - To Fit Your Lot & Needs

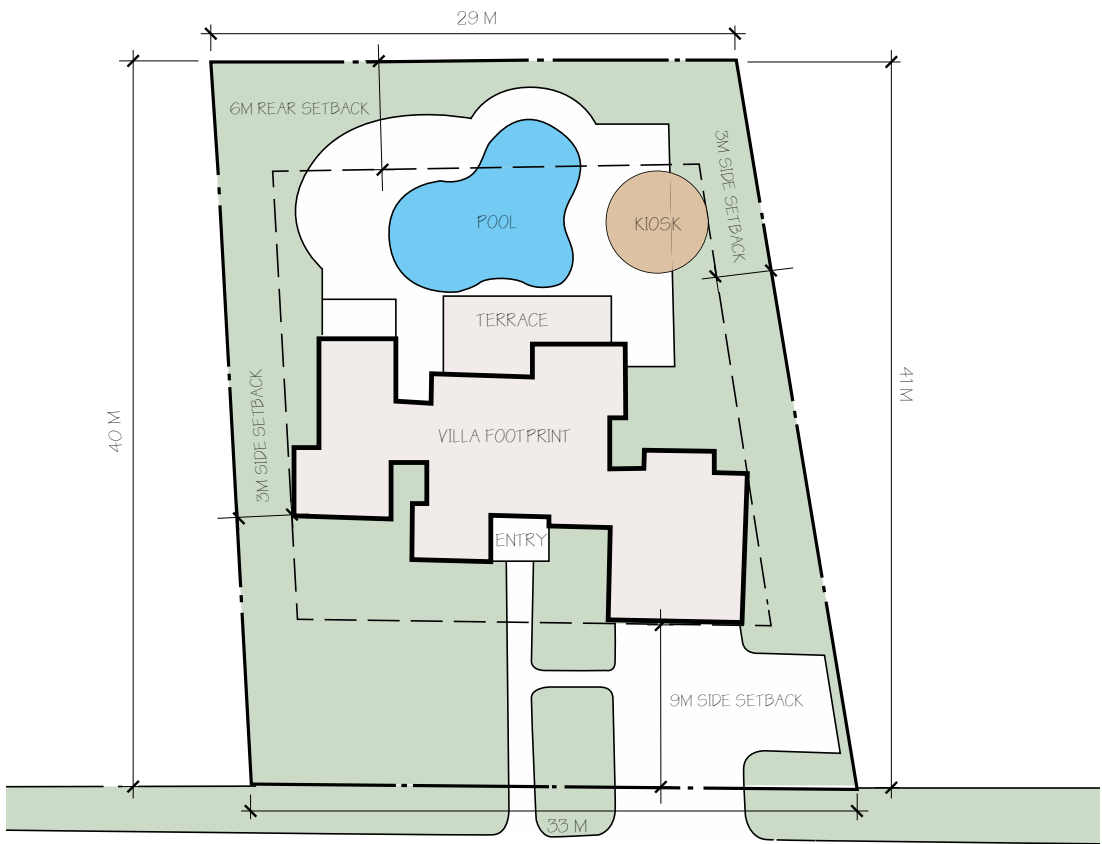
For every lot and location within our community of home sites, there are 6 villa types offered that can all be customized to suit the needs of every site and every family requirement. We encourage you to dream and explore all the options that can be developed for your site and your villa. Maximize your luxury experience and strong rental community, work with our design team to create the perfect Caribbean villa. Our team will ensure that all the assets of your site are utilized and deployed to craft the best possible views, natural air flow and solar use. Make your dreams come true.





Lots / Home Sizes

Each lot and location within our resort estates has an allowance for various villa sizes and designs. Our team of professional architects and design managers will assist you with the best selection of a lot locations and villa type and size. Each lot carries with it set backs and easement to ensure the privacy, security and lines of sight are secured. Within each lot there are considerations of sight lines, air flow and orientation. The villas offered reflect the need for a variety of sizes and configurations. Each villa design can be altered to suit the needs of the individual site conditions as long as it meets the minimum size requirements.



SAMPLE LOT - SET BACK  
1250M2 Lot - 3 or 4 Bedroom Villa, partial 2nd floor



VILLAS	LOT SIZE														
		600 - 700 M2	701 - 800 M2	801 - 900 M2	901 - 1000 M2	1001 - 1100 M2	1101 - 1200 M2	1201 - 1300 M2	1301 - 1400 M2	1401 - 1500 M2	1501 - 1600 M2	1601 - 1700 M2	1701 - 1800 M2	1800 - 2000 M2	2000 - UP M2
Aleli / 256 M2															
Hyacinth / 264 M2															
Hibiscus / 276 M2															
Begonia / 332 M2															
Jasmine / 403 M2															
Frangipani / 498 M2															
Custom Estate															

for lots size refer back to website, [www.luperonocanestates.com](http://www.luperonocanestates.com)



## Exceptional Value

At Luperon Ocean estates, stunning 180 degree ocean views and private beach access start at \$299,000. You will not find a better value for Caribbean ocean front luxury villas anywhere. Our crafted resort community of villas are built at the highest levels of North American standards for up to 50% less than other island resorts. Quality, service, authentic Caribbean luxury with exceptional value.

View from Maimon-Luperon coastal highway.



## Quality Villa Construction

Led by a visionary developer, the Luperon Ocean Estates team has brought the highest levels of North American construction and design standards to the Dominican Republic.

Luxury villa construction is not about bling, its building high quality, using best in class methods and technology that lasts. Details that are sensitive to modern luxury lifestyles and overall Building a lasting villa that is highly rentable and sustainable in its value for the home owner.





# Standard Construction & Equipment

All Villas shall be constructed to plans provided by architect and engineers, stamped by licensed Dominican Structural, Electrical and Sanitary Engineers for submittal to Obras Publicas (Public Works) for appropriate building permits. Villas shall be constructed to a high international standard.

## Standard Structural

### Roofs

All pitched and flat roofs shall be constructed of reinforced poured concrete with a minimum thickness of 12cm. Roofs shall be finished fine with a skim coat of panete. Roof styles shall include tiled barrel. Flat roofs shall be treated with a water proofing product for an impermeable membrane.



### Walls

Walls shall be constructed using poured reinforced concrete walls without block infill, tying all together for a monolithic structure.

### Floors Slabs

all non-foundation floor slabs shall be minimum 12 cm (5-inch) reinforced concrete.

### Foundations

all villas shall be constructed with either poured 8-inch reinforced concrete stem walls on poured footings or with a "Plataforma" type foundation

## Standard Finishes

### Floor Finishes

Standard floor finishes shall include ceramic or porcelain or polished concrete with color and pattern. Bathrooms shall have tiled floors throughout as well as tiled walls to 1.00 meter except in shower stalls where tile shall extend to a height of 1.80 meters

### Roofs Finishes

MOD for cast cement cupped tiles



### Exterior Wall Finishes

All Exterior walls shall be finished with panete, a mix of sand and cement, trowelled on like plaster. The panete forms a water-resistant exterior barrier and can be finished rough, smooth or with patterns. The panete is then painted in water-resistant primer and 2 coats of final color.

### Ceilings

All ceilings shall be finished with panete, a mix of sand and cement, trowelled on like plaster. The panete forms a water-resistant barrier and can be finished rough, smooth or with patterns. The panete is then painted in water-resistant primer and 2 coats of final color.

### Interior Wall Finishes

All Interior walls shall be finished with panete, a mix of sand and cement, trowelled on like plaster. The panete forms a water-resistant interior barrier and can be finished rough, smooth or with patterns. The panete is then painted in water-resistant primer and 2 coats of final color.



## Windows & Doors

### Exterior Doors and Windows

Exterior doors and windows supplied shall be manufactured from a superior grade aluminum, powder-coated, anodized or otherwise protected from airborne salt. Full-height glass door units, whether swing or sliding, shall be furnished with tempered glass. Hardware shall be aluminium or stainless steel.

### Window & Door Hardware

Hardware for manufactured exterior units shall be as supplied by maker. Exterior and Interior doors of wood shall be equipped with stainless or high-nickel finish hardware from Qwikset, or Otiti.



### Interior Doors

Interior doors shall be solid-core wood, either raised-panel or shaker-style, set with 3 stainless steel hinges per door. Wood shall be roble (oak) or other hardwood. No pine or other soft wood shall be used. Finishes shall include stain, stain and varnish or paint.

### Primary Entrance Door

The main entry door shall be offered in coated or painted steel or wood, set with 3 stainless steel hinges per door. Wood shall be roble (oak) or other hardwood. No pine or other soft wood shall be used. Finishes shall include stain, stain and varnish or paint.





## Equipment, Fixture & Appliances

### Kitchen Cabinetry and Hardware

All cabinetry shall be of solid wood construction with no press-board or other loose-composite paneling. Finish of cabinets shall be stain, rubbed-look, varnish or paint. Hardware shall be of salt-resistant type, stainless steel where practicable.

### Bathroom Vanities, Cabinets

All cabinetry shall be of solid wood construction with no press-board or other composite paneling. Finish of cabinets shall be stain, rubbed-look, varnish or paint. Hardware shall be of salt-resistant type, stainless steel where practicable.

### Air Conditioner

Units supplied for each bedroom shall be manufactured by TGM or equal with wall unit/diffuser and exterior condenser unit for each bedroom.

### Solar Water Heater

All Villas can be equipt with small low impact solar Water heaters. These are typically located with maximum Sun exposure and provide abundant hot water on demand for Showers and sinks.



### Laundry Appliances

Standard household washer and dryer shall be manufactured by GE, Maytag, Samsung or equal. A concrete laundry sink with faucet set shall be supplied.

### Bathroom Faucets, Mixers, Hardware

Shall be manufactured by Moen, Elvex, Tilvix or Kohler or equal, supplied in chrome finish.

### Bathroom Fixtures

Toilets, sinks and tubs shall be manufactured by Kohler, Elvex or American Standard or equal, supplied in bone or white.

### Exterior Lighting

Exterior door shall have 1 wall-mount light except entry door which shall have 2. High-capacity security lights shall be supplied. Garage / Carport shall have overhead surface-mount fixture. Front Walkway shall have 2 ground-mount area light fixtures. Pool terrace shall have 4 ground-mount area lights.

### Interior Lighting

All fixed lighting fixture shall be supplied with best in class LED energy efficient from North America manufactures with strong warranty



### Kitchen Appliances

All appliances including standard stove with oven, double sink, refrigerator and dishwasher shall be manufactured by GE, Maytag, Samsung, KitchenAid or equal. Sink shall be double stainless-steel with single-lever hardware/spray by Kohler, Moen, Elvex or equal.

### Ceiling Fans

Fan with integral light supplied for each bedroom, dining area and living area.



## Pools & Kioskos

### Pools

Gunnite pools are available in various sizes, depths and Configurations. Choices of entries, water line tile work, filtration systems and various pool pumps options are avaiable from our locally produced and Supported suppliers. Salt water options and black bottom pools are Additional choices which can save maintance and keep you pool warmer in the evening.



### Kioskos

Traditional kioskos are fabricated from local log timber and thatched roofs. These kioskos are constructed on site to custom sizes and configurations. Strong and supportive of the need for shaded areas in the pool deck or back Yard.







## Villa-Ready Services

Luperon Ocean Estates has created the ultimate Villa furnishings package and move-in ready service. This complete turn-key set up will allow you to focus on the choices of styles and get your villa ready for enjoyment or rental or both. We have a proven set up that will accommodate the various sizes of villas within the development and two styles to seamlessly mix with the Caribbean style of your beautiful villa. When we say move in ready, we mean its all there. Our packages are delivered, installed and set up and ready for you. Each room is accommodated and set up with furnishings to allow for all your needs. Get ready to enjoy and let us do the heavy lifting of furnishing your new Villa.

for more information refer back to website, [www.luperonoceanestates.com](http://www.luperonoceanestates.com) or contact your local agent.



# The Dominican Republic

The Dominican Republic is more than a stunning Caribbean destination; it is a land defined by friendly people, vibrant culture, and unique history.

With origins dating back centuries, Hispaniola was first inhabited by the Taino indians. The arrival of Columbus in 1492 marked the beginning of european presence in the Americas. The Grand Admiral himself described the island as the most beautiful land that humans eyes had ever seen. Two hours away from Playa Grande, Santo Domingo, the capital city, was founded in 1496 by Columbus’ brother, Bartholomew, and is the oldest continuously inhabited European settlement in the Americas. It was the first seat of Spanish colonial rule in the New World, and in the years that followed it became the launching pad for much of the exploration of the New World.

Today, the country's rich history lives on through the architecture, culture, and warm, gracious people. Playa Grande brings together the finest form of Caribbean resort living, respectful of the island's natural surroundings and its cultural heritage.

## The People

The Dominican Republic has a truly genial national culture, and is home to some of the friendliest people in the Caribbean - if not the world. This country of unique cultural heritage hosts a rare blend of african, European, and native Taino Indian influences.

## The Culture

Dominicans are proud of their rich heritage, expressed in every aspect of the country's vibrant art, music, dance, and cuisine.

## The Language

Spanish is the official language of the Dominican Republic and English is widely spoken.

## The Currency

The Dominican currency is the peso (DOP), divided into 100 centavos. U.S. dollars (USD) and credit cards are widely accepted.

## The Climate

The tropical climate is very consistent and remains a balmy 77F (25C) throughout the year. The warmest weather runs from May through October, though even in cooler months, it's still warm enough to swim. Hurricane season lasts from June to November. Most of the time, a short tropical rain during the day will cool off the heat and bring the sun out again.

## The Government

Since 1966 the Dominican Republic has a stable, representative, democracy.

## Home Ownership

There are no restrictions on foreigners purchasing real property in the Dominican Republic. In early 1998, laws were established stating that the only requirement for ownership is that the Title Registry Offices keep a record, for statistical purposes , of all purchases made by foreigners.





## Residence Features

For those who engage in property management, we provide detailed electronic billing services in the form of monthly statements for every income and expense. We provide supplies on a weekly basis or as needed for house cleaning, garden maintenance, lawn and pool care. We also will provide and procure replacement appliances or parts that are available locally or Santo Domingo as per your needs.

Our management team has a housekeeping team and program that will allow you to sign up for the various levels of service your villa and your use require, without the worries of managing a staff and the direct responsibility for any injuries, illness, health benefits and termination rights. We will supervise all staff including pool, gardening and other individual staff.

Even if you will be doing most of your own management, we strongly suggest the use of our services in your first year of home ownership in the Dominican Republic while you learn the Dominican laws and being an employer in a foreign country.

There are a few steps involving renting a villa or property, the list below is a general overview of our management responsibilities and commitment to renting your villa while protecting your investment.

- Maintaining your villa in the highest level for your clients.
- Advertising the property on our website as well as many other rental sites.
- Managing the rental calendar.
- Communicating with all potential clients and agents, and filtering clients.
- Coordinating airport transfers, and extra services that might include private chef, child care and reservations or special requests.
- We will personally greet each client and provide them orientation them with their vacation rental Villa and the surroundings
- We will provide full service Concierge.
- Collecting rental fees and deposit, managing check out.
- Maintain and updated inventory of villa furnishings and any damage during a rental.
- Ensure the clients have a perfect vacation and become long time customers.

We value your trust in our property management and take very seriously our committed level of excellence in supervising and managing your villa in the most professional and personal way.

## Rental Services

For any villa owner buying for use or renting or both, the income from the rental is an important aspect of your decision to purchase and invest. While we can not control the market prices we can ensure that your property is fully serviced and maintained to achieve the highest rental fees and steady stream of renters. Our philosophy is to build the highest quality Villas that speak to lasting quality, ensuring steady rentable community of villas at the highest prices.

Our turn key solutions within rental services support our philosophy. Maid service, grounds keepers, maintenance for repairs and On-site concierge service. These services provide easy one-point contact with maintaining your luxury villa and maximizing your rental return on investment. Your annual return is based on the following.

- Rental pool offers a yield of 10% to 15% annually.
- An average occupancy of 80% per year.
- There are two high seasons a year with a total of 6 month of peak rental activity.
- 60% of rental proceeds to villa owners. Not including turn key services.
- Increased tourism and landings in the Puerto Plata region for the last three years.
- Villas are within a resort community that provides rental housing but amenity and services as well.

## Contact Us

### General Inquire

For all general inquiries, please contact Peter Williamson or use the form below.

Phone: 212-847-8317 ext. 300  
Email: peter@luperonoceanestates.com  
Luperon Ocean Estates

### Property Inquire

For all properties inquiries, please contact Sabine Mertes from Select Caribbean Propeties.

Phone: 1-809-885-2260  
Email: sabine@selectcaribbean.com  
Website: www.selectcaribbean.com  
Select Caribbean Properties

### Home Mortgages

now available to foreign nationals. Contact bankers noted here for all information and requirements.

#### Anidelfi Rolffot Guilamo

Phone: 809-933-0021 Ext 77042  
Cellphone: 809-604-9758  
Email: arolffot@banreservas.com  
Website: www.banreservas.com  
Banreservas

#### Madelin Yokasta Placido

Phone: 809-933-0021 ext. 77036  
Email: mplacido@banreservas.com  
Website: www.banreservas.com  
Banreservas



# Luperon Ocean Estates

The most beautiful ocean view residences.....





