

AURA

BOULEVARD

NIVEL



ABOUT THE DEVELOPER

We develop trustworthy projects for our clients. We are characterized by the construction of innovative projects in harmony with the environment, with great social impact and value appreciation, always meeting the highest quality standards, which guarantees the excellent results of every project we build.

As a visionary company, we seek to position ourselves as a leading developer that provides high levels of quality and is grounded in values that drive success.

More than 30 years of experience and projects in countries such as Spain, Panama, Morocco, Uruguay, and the Dominican Republic.

INVEST IN AURA BOULEVARD PUNTA CANA

Your safe investment in the fastest-growing
area of the Caribbean



SUSTAINED GROWTH:

+5% annually over the last 20 years.
Number 1 destination in the
Caribbean with more than 11 million
tourists in 2025.



POLITICAL AND LEGAL STABILITY:

Consolidated democratic regime, with
clear laws that allow foreigners to
purchase properties with full security.



TAX INCENTIVES FOR INVESTORS:

The CONFOTUR Law allows investment
in tourism projects with tax
exemptions for up to 15 years.

LIBRO 1348 CERTIFICADO DE TÍTULO FOLIO 234

VERIFICAR LA PRESENCIA DE LA MARCA DE AGUA EN FORMA DE LOGO SOSTENIENDO EL DOCUMENTO A CONTRALUZ

REGISTRO DE TÍTULOS

JURISDICCIÓN INMOBILIARIA
PODER JUDICIAL REPÚBLICA DOMINICANA

MATRÍCULA: 1000015047

FECHA Y HORA DE INSCRIPCIÓN: 21/05/2024 10:58

MEDIDA: L.363, F.120, H.40

LUGAR: HIGUEY

PROVINCIA: LA ALTAGRACIA

OFICINA: Registro de Títulos de Higüey

DESIGNACIÓN CATASTRAL: 506544559190

PROPIETARIO: MAGA FIRST OPTION CONSULTING INVESTMENT S. R. L.

En virtud de la Ley y en nombre de la República se declara TITULAR DEL DERECHO DE PROPIEDAD a MAGA FIRST OPTION CONSULTING INVESTMENT S. R. L, RNC No.1-31-21745-1, sobre el inmueble identificado como 506544559190, que tiene una superficie de 100,000.00 metros cuadrados, matrícula No.1000015047, ubicado en HIGUEY, LA ALTAGRACIA. El derecho fue adquirido a INVERSIONES ASK, S.R.L, RNC No.1-30-50529-2. El derecho tiene su origen en VENTA CON HIPOTECA, según consta en el documento de fecha 10/abr/2024, Acto bajo firma privada legalizado por LIC. DOMINGO A. TAVAREZ ARISTY, notario público de los del número de HIGUEY, con matrícula No.6907. Inscrito a las 10:58:38 el 21/may/2024. MAGA FIRST OPTION CONSULTING INVESTMENT S. R. L, persona debidamente representada por MARCOS GARCIA FERNANDEZ, de nacionalidad Española, Cédula de Identidad No.402-2463268-9, según consta en Acta de Asamblea de fecha 10/abr/2024. INVERSIONES ASK, S.R.L, persona debidamente representada por GUSTAVO ADOLFO MEJIA-RICART ASTUDILLO, de nacionalidad Dominicana, Cédula de Identidad No.001-1345405-2, según consta en Acta de Asamblea de fecha 24/ene/2024. El presente cancela el anterior Certificado de Título identificado en el pase de origen. Emitido el 26 de agosto del 2024.

Paola Páez Niño
Firma Habilitada
Registro de Títulos de Higüey

4372417636 214372417636134823422

Para validar la información impresa en este documento, favor consultar el sitio www.ji.gov.do

05050818 LEER AL DORSO

LEGAL AND JURIDICAL STATUS OF THE PROJECT

Permitting Status

Certification of no objection for land use issued by the city council: **Approved.**

Ministry of Tourism: **Approved.**

Ministry of Environment: **Approved.**

Ministry of Housing, Habitat and Buildings (MIVHED): **Approved (Under supervision, awaiting INAPA).**

CONFOTUR: **In process.**

¿WHY AURA BOULEVARD?



PRIVILEGED LOCATION:

In the epicenter of Punta Cana's development, close to the airport, Downtown, beaches, and high-tourism-value areas.

HIGH DEMAND FOR VACATION AND LONG-TERM RENTALS:

Estimated profitability of 8% to 12% annually from rental income. Ideal for platforms such as Airbnb, Booking, or corporate rentals.

GUARANTEED CAPITAL APPRECIATION:

With the area's urban and tourism growth, a revaluation of more than 15% is projected over the next 24 months.

PROJECT WITH LEGAL AND TAX BACKING (CONFOTUR):

- Exemption from transfer tax (3%)
- Exemption from IPI (1%) for 15 years
- Exemption from capital gains tax if sold with active CONFOTUR

An aerial view of a modern commercial development. The scene features a multi-story building with a light-colored facade and numerous windows. In the foreground, there is a paved area with a parking lot containing several cars. A central road with a dashed white line runs through the middle. To the left, there are landscaped areas with palm trees and other vegetation. The overall atmosphere is bright and clear, suggesting a sunny day. The text '¡AURA BOULEVARD IS A WINNING PROJECT!' is overlaid in the center in a large, bold, white font.

**¡AURA BOULEVARD IS
A WINNING PROJECT!**

IN THE HEART OF EVERYTHING

DOWNTOWN



**PEARL
BEACH CLUB**



**BLUEMALL
PUNTA CANA**



**PUNTACANA
VILLAGE**



**PUNTA CANA
DESIGN DISTRICT**



LOCATION MAP



**Downtown
Punta Cana**



**Primary
Highway**



**Unidos
Supermarket**



Main Ave.



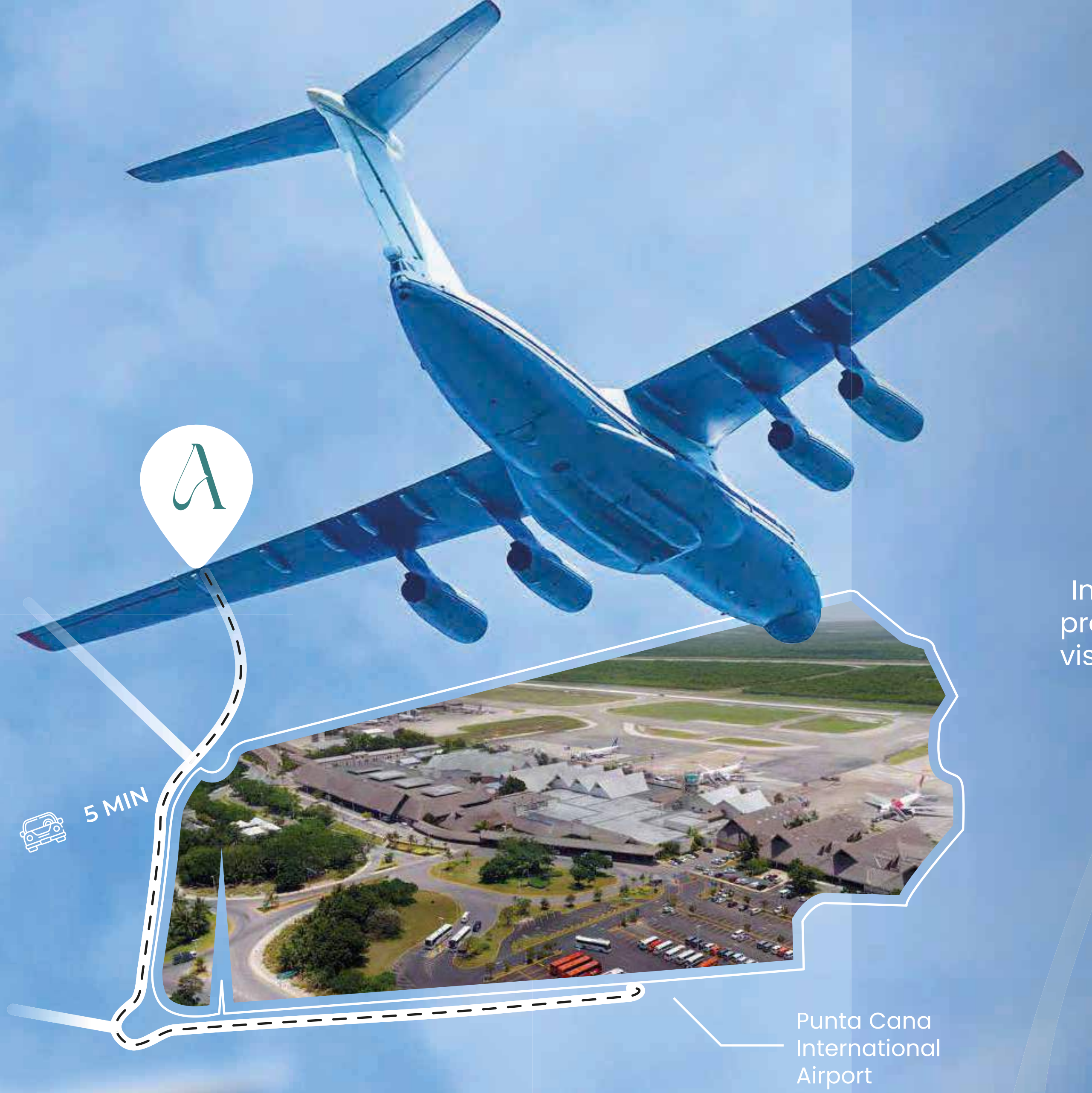
Hospital



**Punta Cana
Airport**

CLOSE TO THE AIRPORT

Aura Boulevard enjoys a strategic proximity to Punta Cana International Airport, located just minutes from our project. This proximity not only provides convenient access for residents and visitors, but also enhances Aura Boulevard's global connectivity, offering an easy and fast gateway to unique and exciting experiences.



Punta Cana International Airport



MASTER PLAN

- 1- Executive Hotel
- 2- Offices
- 3- Cinema
- 4- Shopping Plaza
- 5- Children's Area
- 6- Swimming Pool
- 7- Children's Pool
- 8- Water Park
- 9- Lazy River
- 10- Convention Center
- 11- Padel Court
- 12- Indoor Gym
- 13- Coworking Area
- 14- Climate-Controlled Jacuzzi
- 15- Mini Golf
- 16- Pet Area
- 17- Volleyball Court
- 18- Playground

YOUR OWN SHOPPING PLAZA

Aura Boulevard incorporates an exclusive shopping plaza at the entrance of the project, designed to offer a comprehensive experience for residents and visitors. This amenity not only adds functional value to the development, but also represents a source of income and continuous appreciation for investors.





Soleia

Ginas

Cassa

Firella

Zelo

Tropikalia

E Isla

Zara Outdoor

Zara

**EXECUTIVE HOTEL
WITH 114 ROOMS
AND CONVENTION
CENTER**







A woman in a bright yellow dress and a large white sun hat stands on a sandy beach, looking out at the ocean. To her right is a palm tree trunk with an orange and white lifebuoy hanging from it. The background shows a clear blue sky and a line of green trees.

**AN UNMATCHED
EXPERIENCE FULL
OF AMENITIES**



LIFESTYLE

HIGH-IMPACT
AMENITIES FOR INVESTMENT
RETURNS



2 WATER PARKS

Designed to offer an unforgettable experience, this park with slides and interactive areas increases the project's appeal for families in vacation tourism, boosting daily rental value.



PET AREA

A space designed for animal lovers, ideal for long stays by tenants with pets. Added value for digital nomads and European tourists.



CHILDREN'S AREA

Safe and creative play spaces for the little ones. It makes each unit an ideal option for families, a growing segment in Punta Cana's tourism market.



POOL BAR & BBQ

Gourmet experiences by the pool, ideal for international tourists and social events. Generates additional revenue through services and on-site consumption.



MINI GOLF & BEACH VOLLEYBALL COURT

Recreational attractions that encourage longer stays and boost guest recommendations on platforms such as Airbnb or Booking.



COWORKING AREA

A modern environment that promotes productivity. Perfect for attracting digital nomads, an audience that seeks comfortable spaces to work and live for extended periods.



POOLS + HEATED JACUZZI

Designed with luxury finishes, they are a key differentiator that allows for higher nightly rental rates and attracts a premium segment.



2 LAZY RIVERS & INDOOR GYM

A natural environment that combines relaxation and wellness. Perfect for clients who prioritize well-being, ideal for healthy-tourism marketing strategies.



















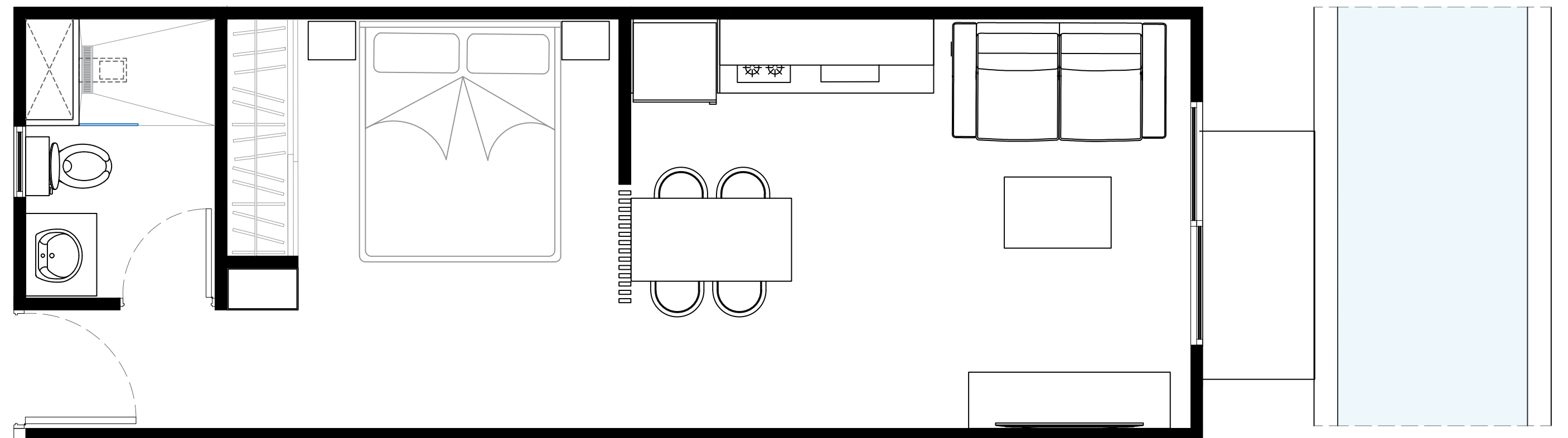
TYPOLOGIES

**FIRST-LEVEL APARTMENTS
WITH SWIM-UP**

HOTEL SUITE

- Living Room
- Kitchen
- Dining Room
- Bedroom
- Hallway
- Bathroom
- Closet
- Terrace
- Swim-up

FLOOR 1: 46m²
495.14 sq ft

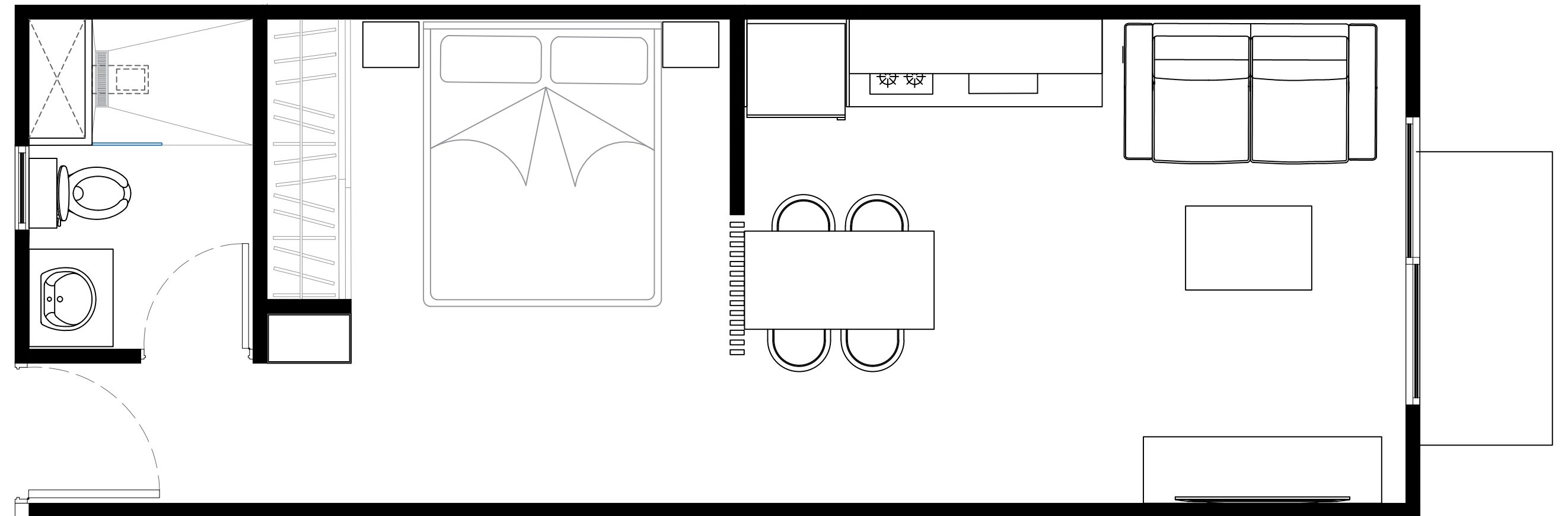


SECOND- AND THIRD-LEVEL APARTMENTS

HOTEL SUITE

Living Room
Kitchen
Dining Room
Bedroom
Bedroom
Hallway
Bathroom
Closet
Terrace

PISOS 2-3: 37m²
398.26 sq ft



FIRST-LEVEL APARTMENTS WITH SWIM-UP

1 BEDROOM

Living Room
Kitchen
Dining Room
Bedroom
Hallway
Bathroom
Closet
Terrace
Swim-up

FLOOR 1: 59m²
635.07 sq ft

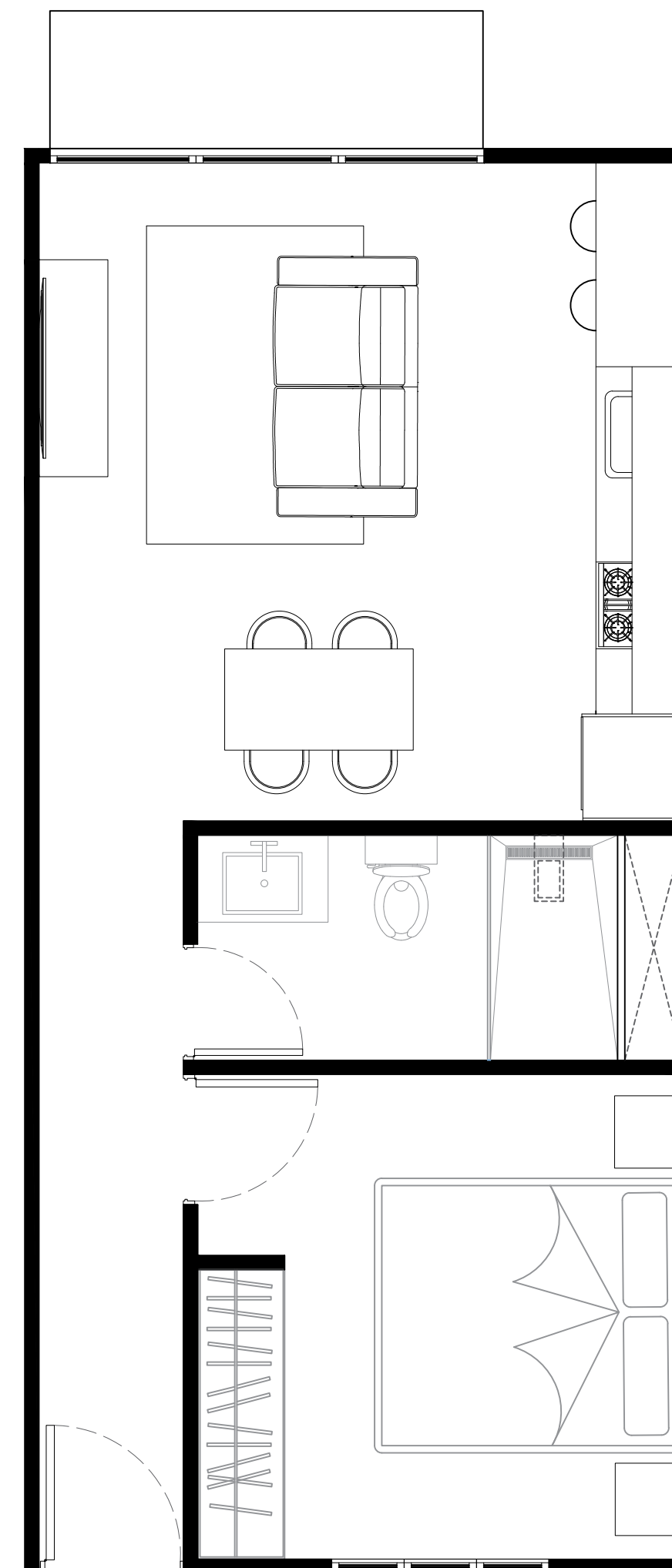
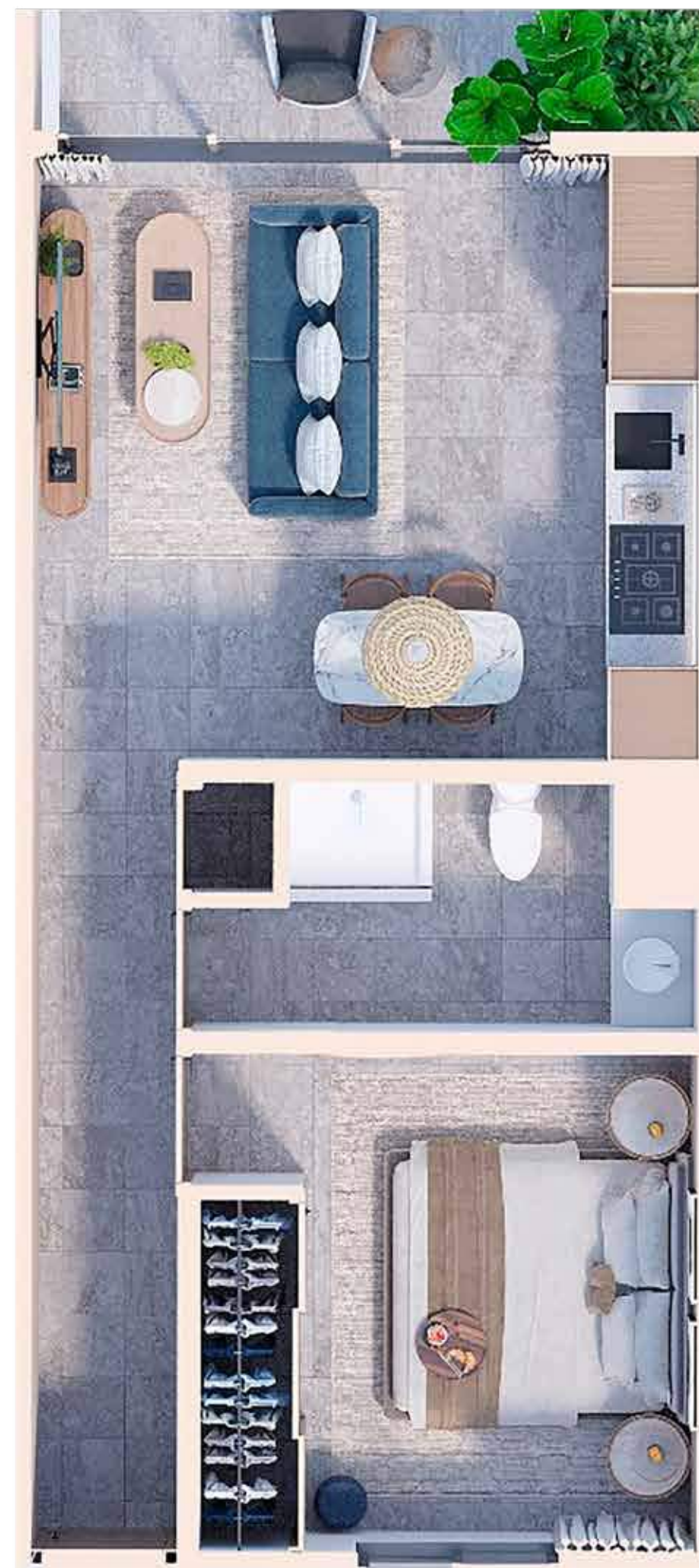


SECOND- AND THIRD-LEVEL APARTMENTS

1 BEDROOM

Living Room
Kitchen
Dining Room
Bedroom
Hallway
Bathroom
Closet
Terrace

FLOORS 2-3: 48m²
516.67 sq ft

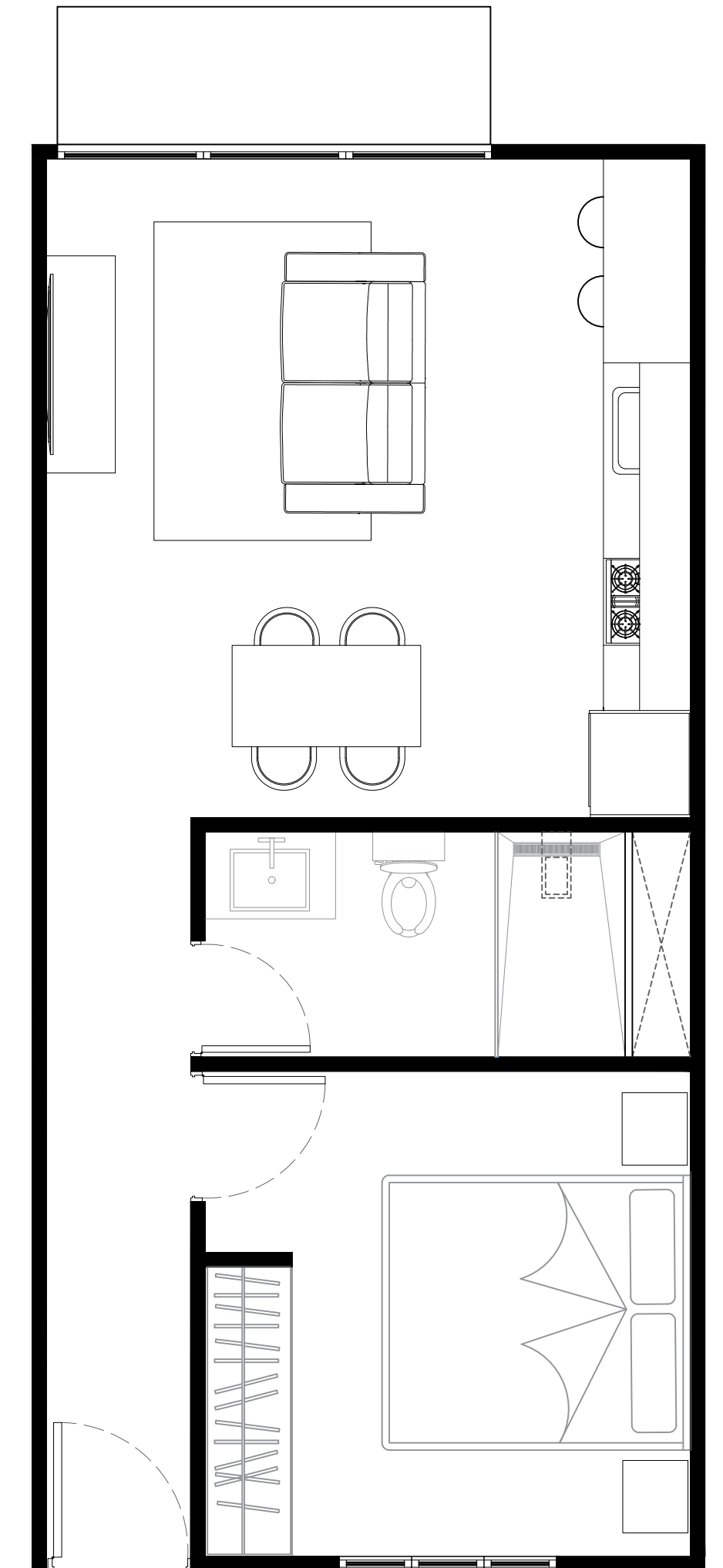


**FOURTH-LEVEL PENTHOUSE
TYPE APARTMENTS**

**1 BEDROOM
PENTHOUSE**

- Living Room
- Kitchen
- Dining Room
- Bedroom
- Hallway
- Bathroom
- Closet
- Terrace

PH FLOOR: 118m²
1,270.14 sq ft

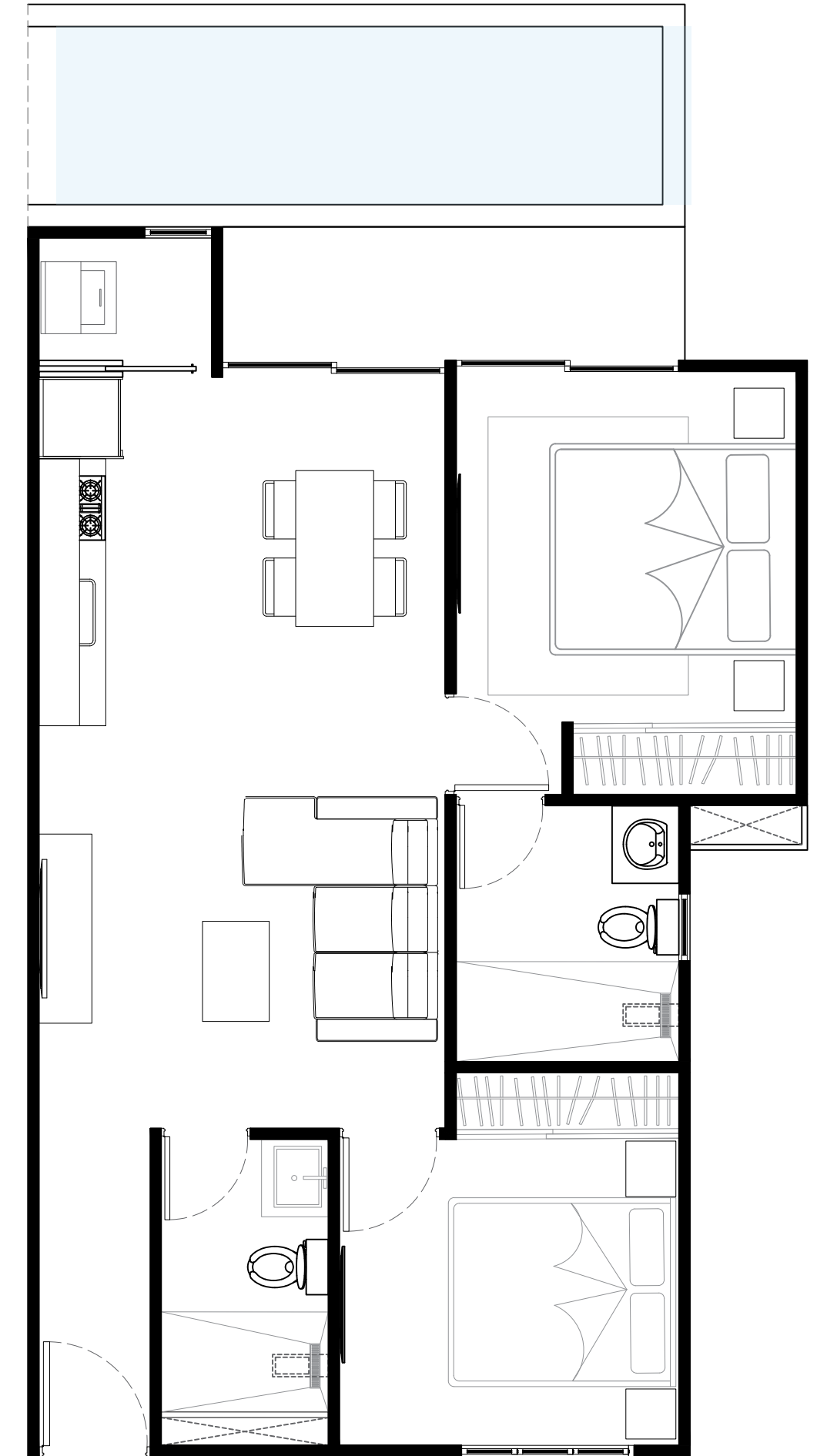


**FIRST-LEVEL APARTMENTS
WITH SWIM-UP**

2 BEDROOMS

- Living Room
- Kitchen
- Dining Room
- Bedroom
- Hallway
- Bathroom
- Closet
- Terrace
- Swim-up

FLOOR 1: 95m²
1,022.57 sq ft

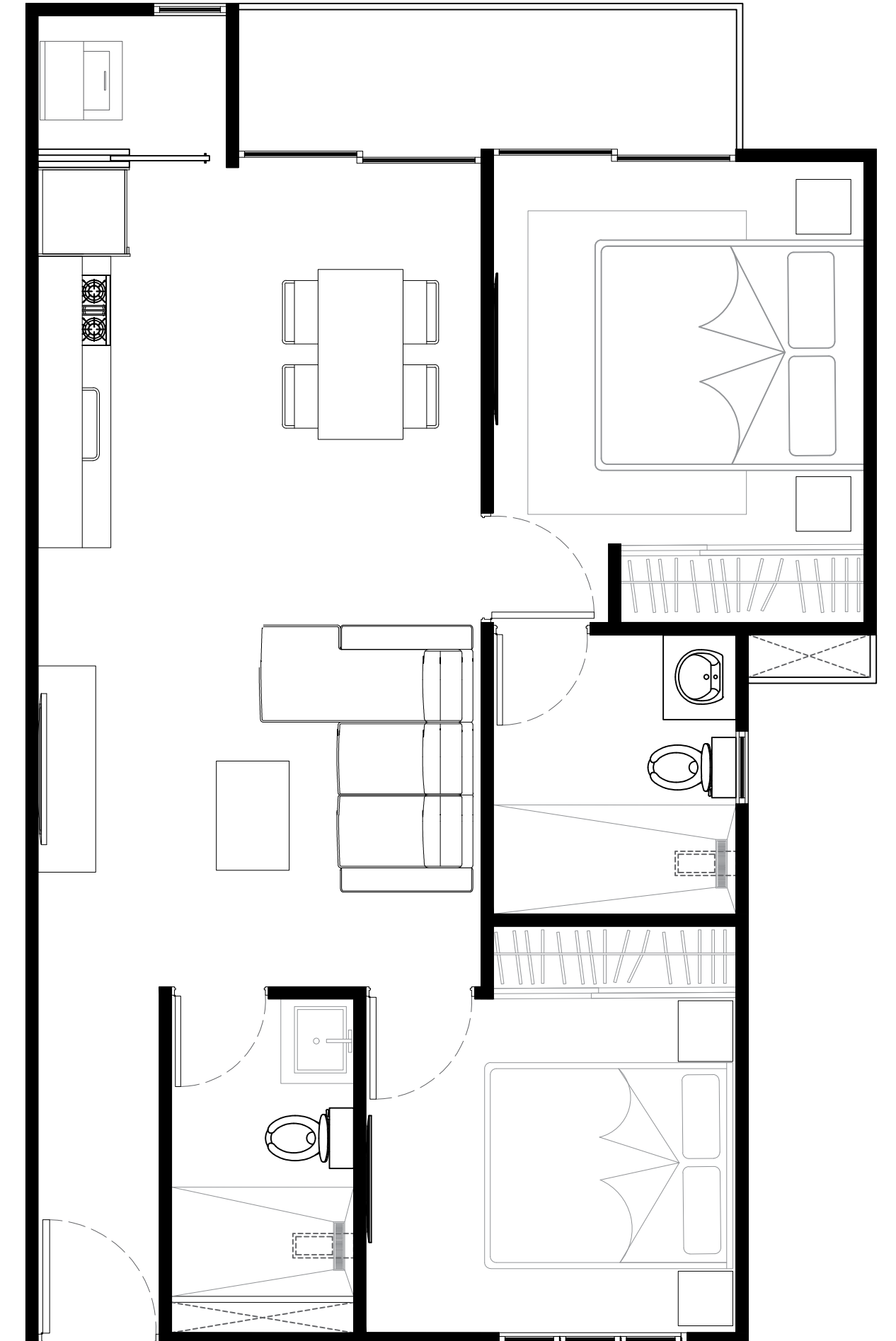


SECOND- AND THIRD-LEVEL APARTMENTS

2 BEDROOMS

Living Room
Kitchen
Dining Room
Bedroom
Hallway
Bathroom
Closet
Terrace

FLOORS 2-3: 70m²
753.47 sq ft

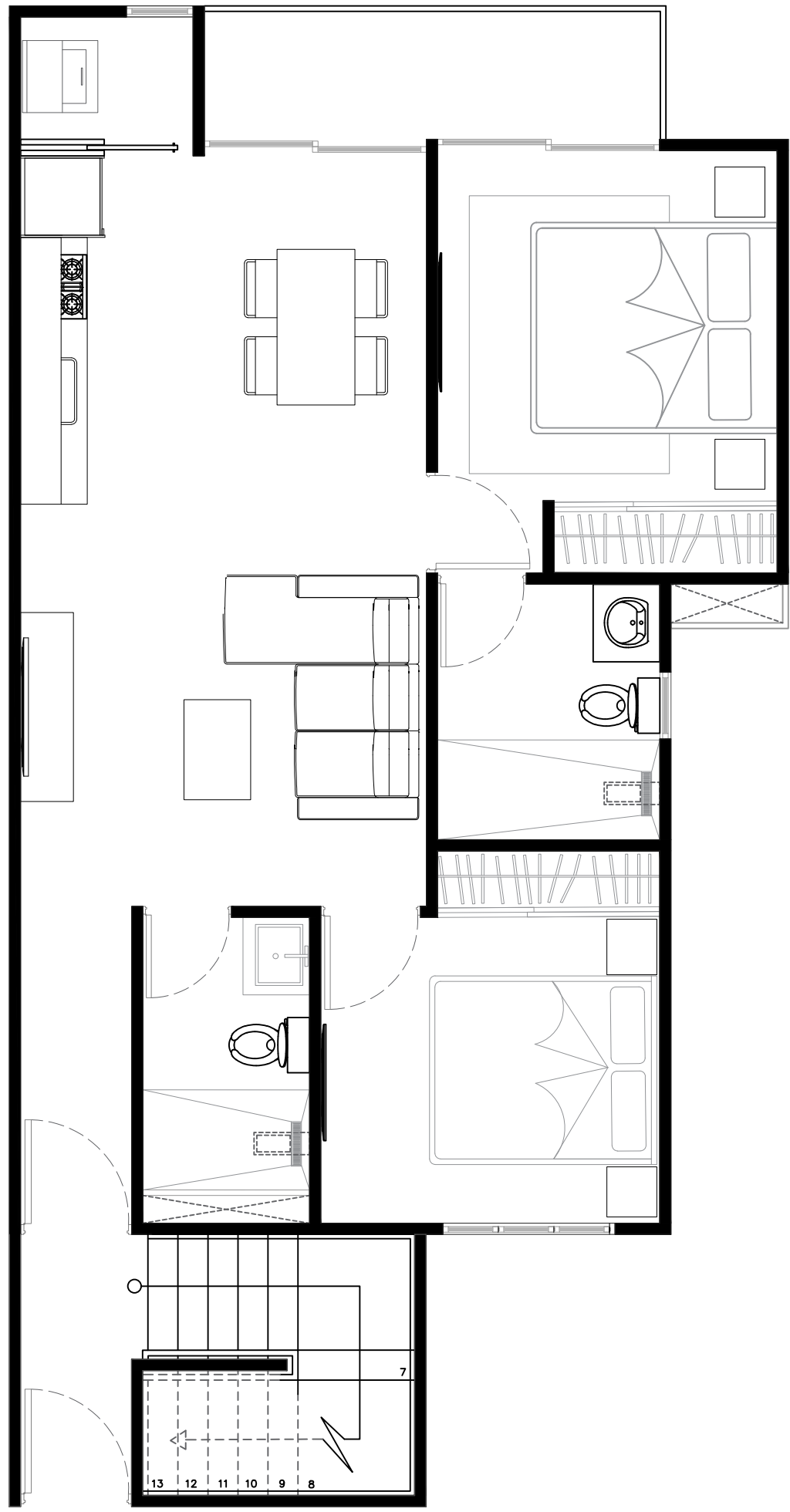


**FOURTH-LEVEL PENTHOUSE
TYPE APARTMENTS**

**2 BEDROOMS
PENTHOUSE**

- Living Room
- Kitchen
- Dining Room
- Bedroom
- Hallway
- Bathroom
- Closet
- Terrace

PH FLOOR: 157m²
1,689.93 sq ft

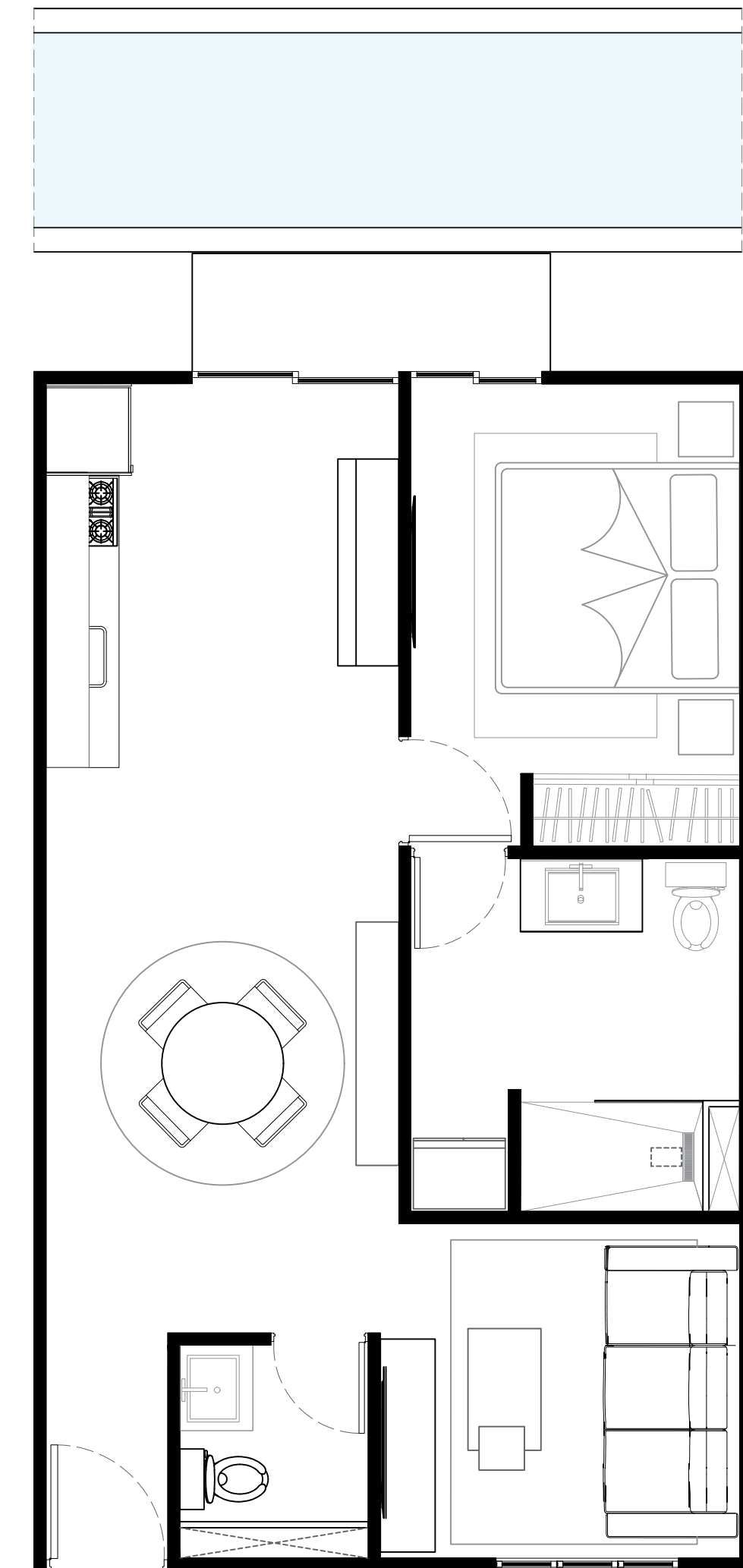


**FIRST-LEVEL APARTMENTS
WITH SWIM-UP**

1 BEDROOM +STUDIO

- Living Room
- Kitchen
- Dining Room
- Bedroom
- Hallway
- Bathroom
- Closet
- Terrace
- Swim-up

FLOOR 1: 75m²
807.29 sq ft

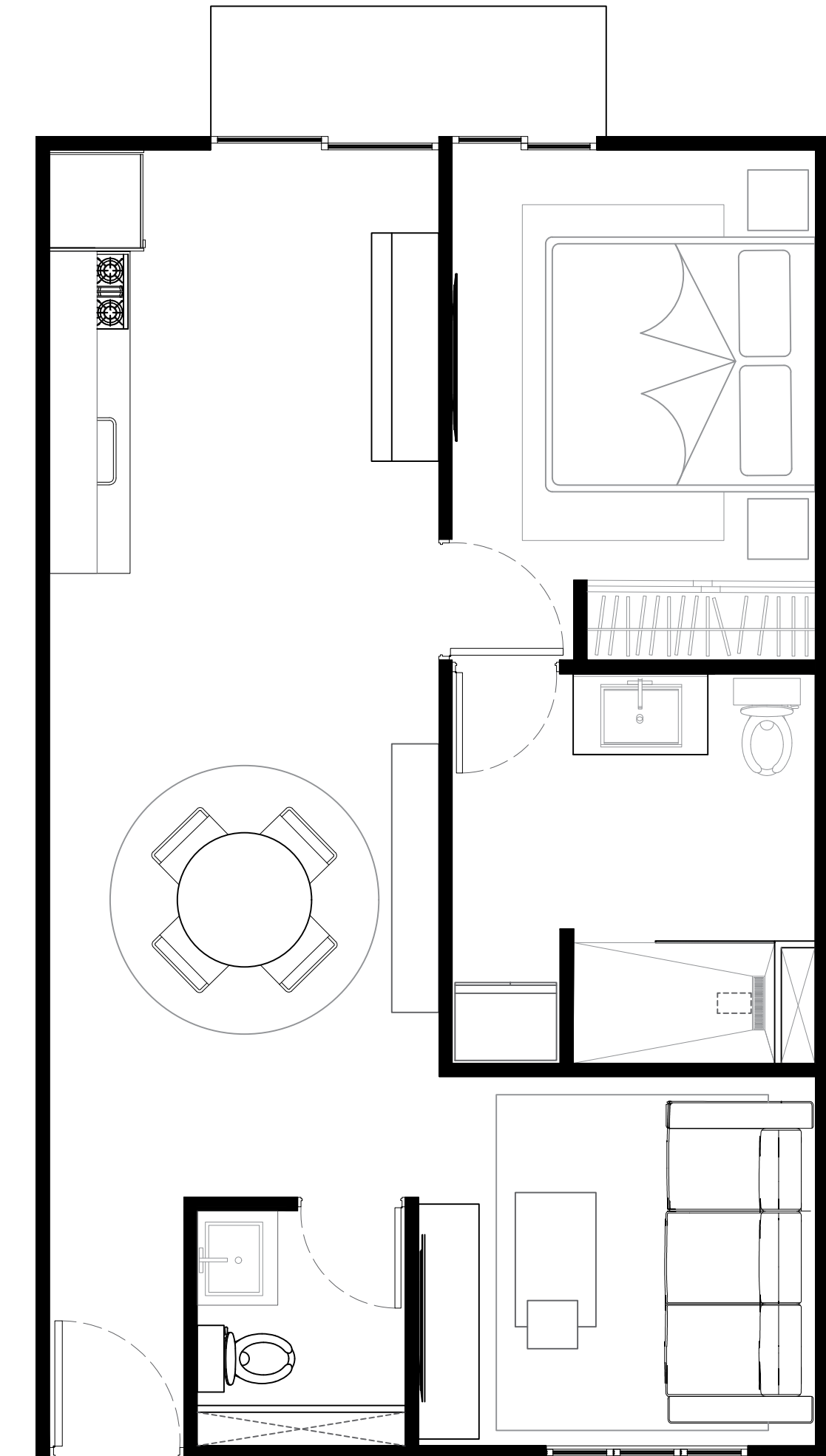


SECOND- AND THIRD-LEVEL APARTMENTS

1 BEDROOM + STUDIO

Living Room
Kitchen
Dining Room
Bedroom
Hallway
Bathroom
Closet
Terrace

FLOORS 2-3: 60m²
645.83 sq ft

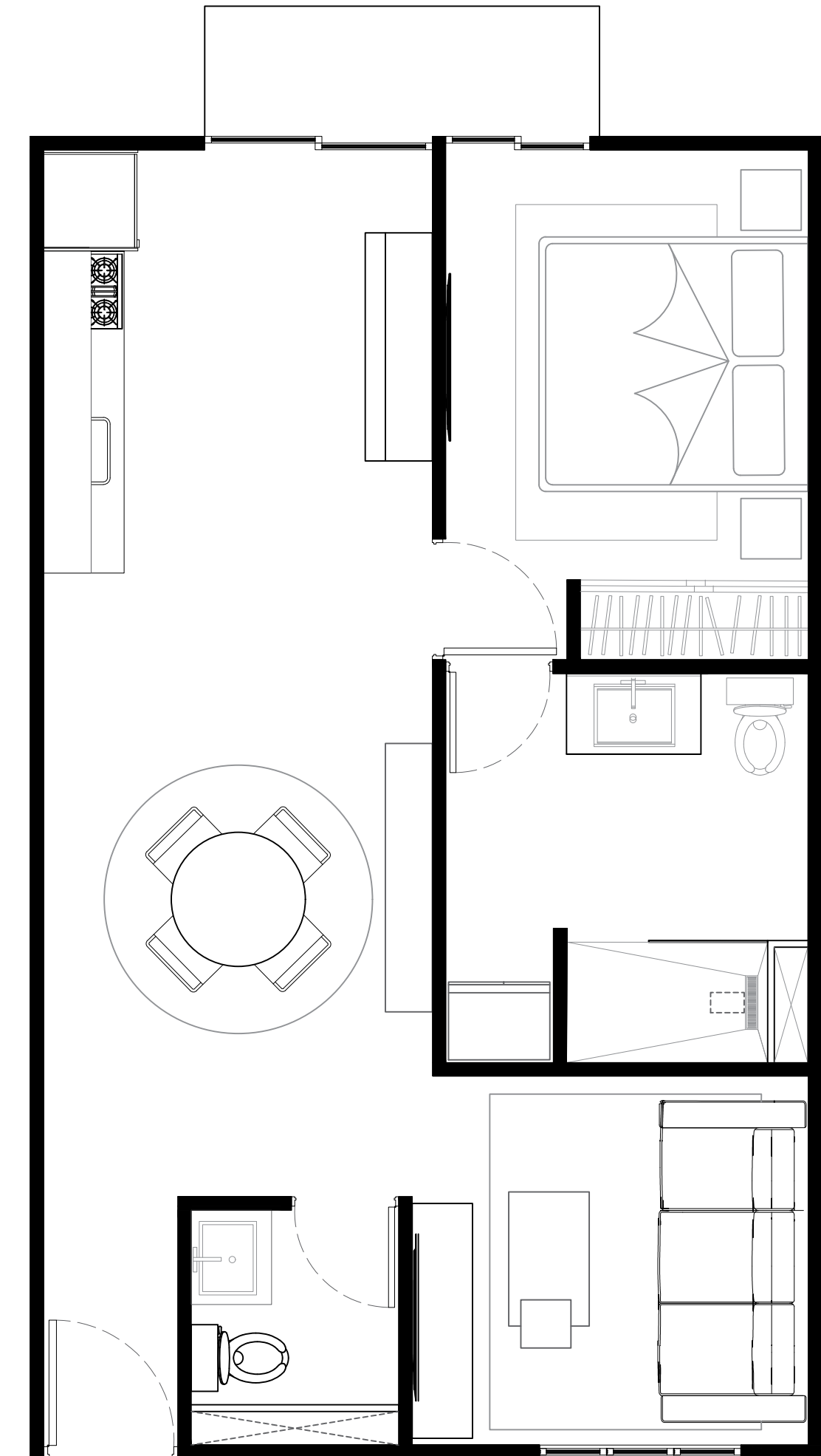


**FOURTH-LEVEL PENTHOUSE
TYPE APARTMENTS**

**1 BEDROOM + STUDIO
PENTHOUSE**

- Living Room
- Kitchen
- Dining Room
- Bedroom
- Hallway
- Bathroom
- Closet
- Terrace

PH FLOOR: 138m²
1,485.42 sq ft



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