

PALM

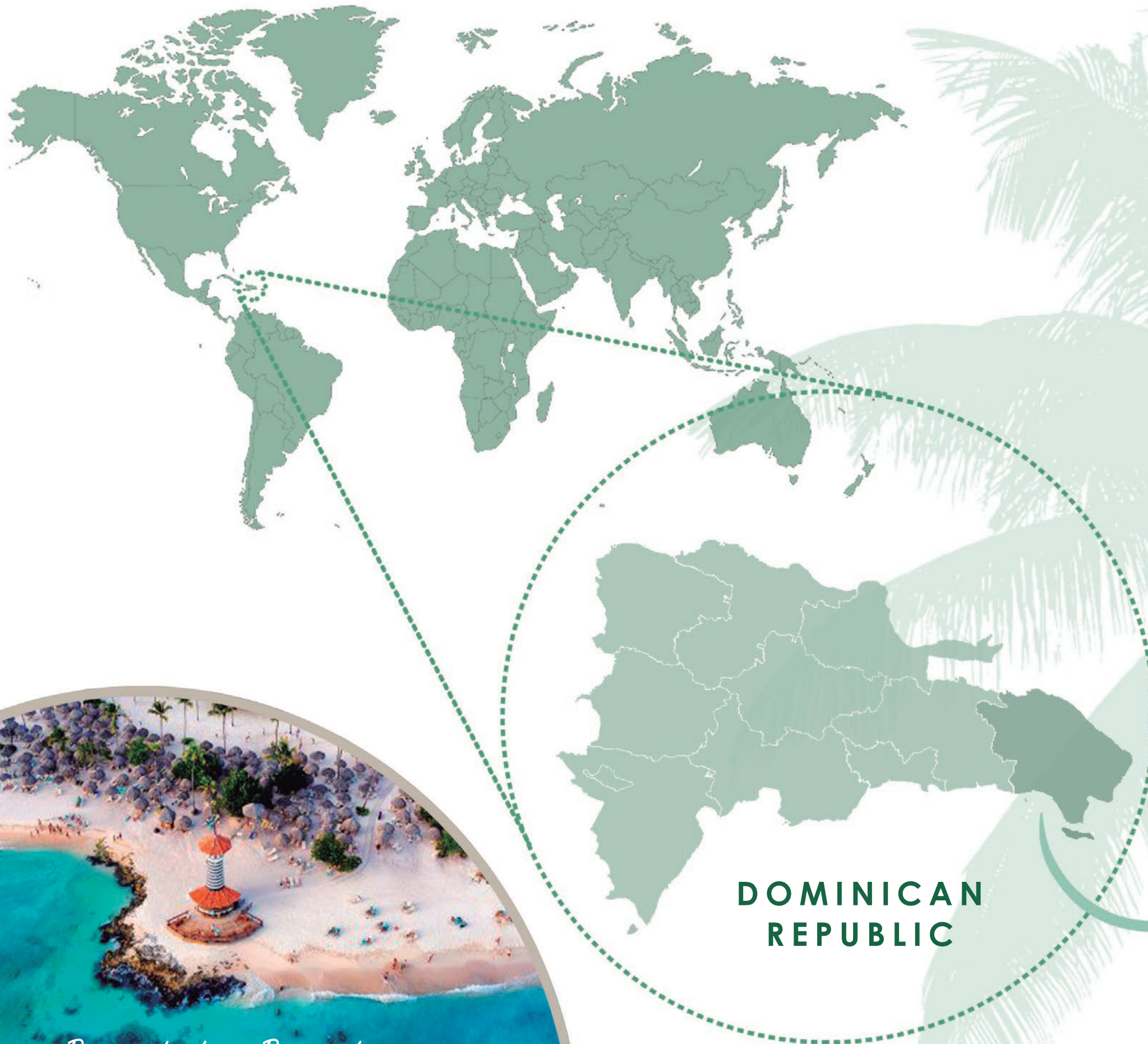
BAYAHIBE RESIDENCE

# COMMERCIAL DOSSIER





# Location



La Altagracia

Palm Bayahibe Residence



*Bayakibe Beach*





# Proximity to Airports





# Location

Immerse yourself in the turquoise waters of Bayahibe Beach, located just 12 minutes from the Resort.



# Project

Immerse yourself in a fantastic luxury resort located in the tropical paradise of Bayahibe in the Dominican Republic. Close to Bayahibe Beach and Dominicus Beach which are located 900 meters and 6 kilometers away respectively.

## **287 APARTMENTS** (five levels and terrace)

1 y 2 bedrooms  
Penthouses with private pool  
2 underground parking levels

**Security 24/7**

**258 parking spaces**

**Outdoor/indoor restaurant**

**9 commercial premises**

**Large swimming pools**

**Telephone exchange**

**Internet - Wifi**

**Beach transfer Buggies**

**ATM (Automated Teller Machine)**

**Airport transfer service**

**Day care and Green areas**

**Meeting and Events area**

**Spa**

**Gym and Wellness**

**Bicycle and Running lane**

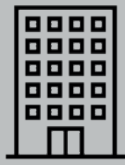
**Mini-Golf**

**Tennis and Paddle courts**

**Pet friendly areas**



6 Buildings



287 Apartments



Security 24/7



Gated Community



Internet - Wifi



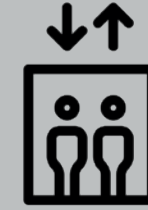
Green Areas



Pet friendly



8 Elevators



Telephone exchange



ATM



Meeting and Events Area



Bicycle and Running lane



Mini-Golf



Paddle Court



Tennis Court



Gym and Wellness



Barbeque



Pool



Lobby



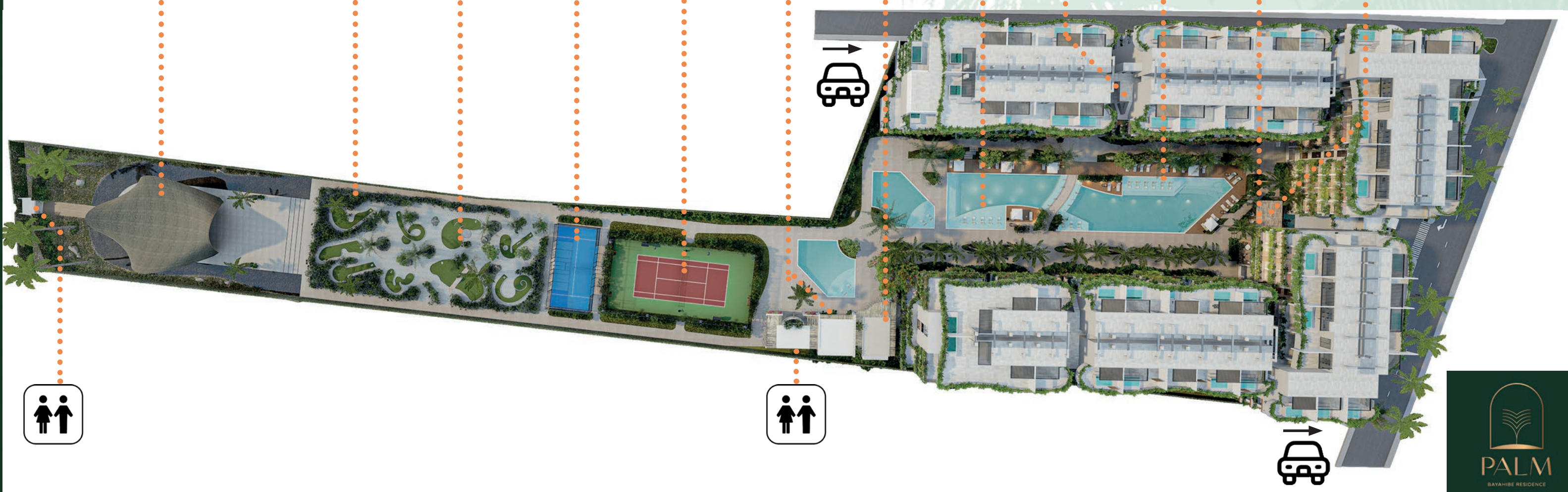
Solarium



Bar



indoor/outdoor Restaurant





# Building Typology







This document is for informational purposes and may vary due to technical requirements.



COCOTERO

CANA

ARECA



DÁTIL

COCOTERO



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## MANILA



## REAL





# Apartments Typology





# Apartment model - 1 Bedroom



1 Bedroom



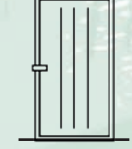
1 Bathroom



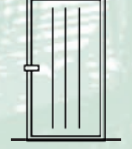
Terrace



Level 1



Level 2



Level 3



Level 4



This type of apartment has large spaces with one bedroom, one bathroom, terrace and living room - kitchen with breakfast bar. Total area of each apartment, depending on the block and level where it is located, will be between 55 and 75 m<sup>2</sup>.

The apartments make intelligent use of space, offering comfortable distributions combined with attractive finishes.

The terraces of our luxury apartments have been meticulously designed to offer an outdoor space that combines elegance, comfort and functionality. Each has been conceived as a private oasis, providing residents with an exceptional space to relax, entertain and enjoy the outdoors in a setting of unparalleled luxury. They offer panoramic views of the city, the ocean, or the surrounding natural environment.

All apartments are fully furnished, with LED ambient lighting, hanging lamps or sconces to create a cozy ambiance at night.

Living area with comfortable sofas and high-end cushions to enjoy the fresh air and tranquility and chaise lounges for sunbathing and relaxing in privacy.

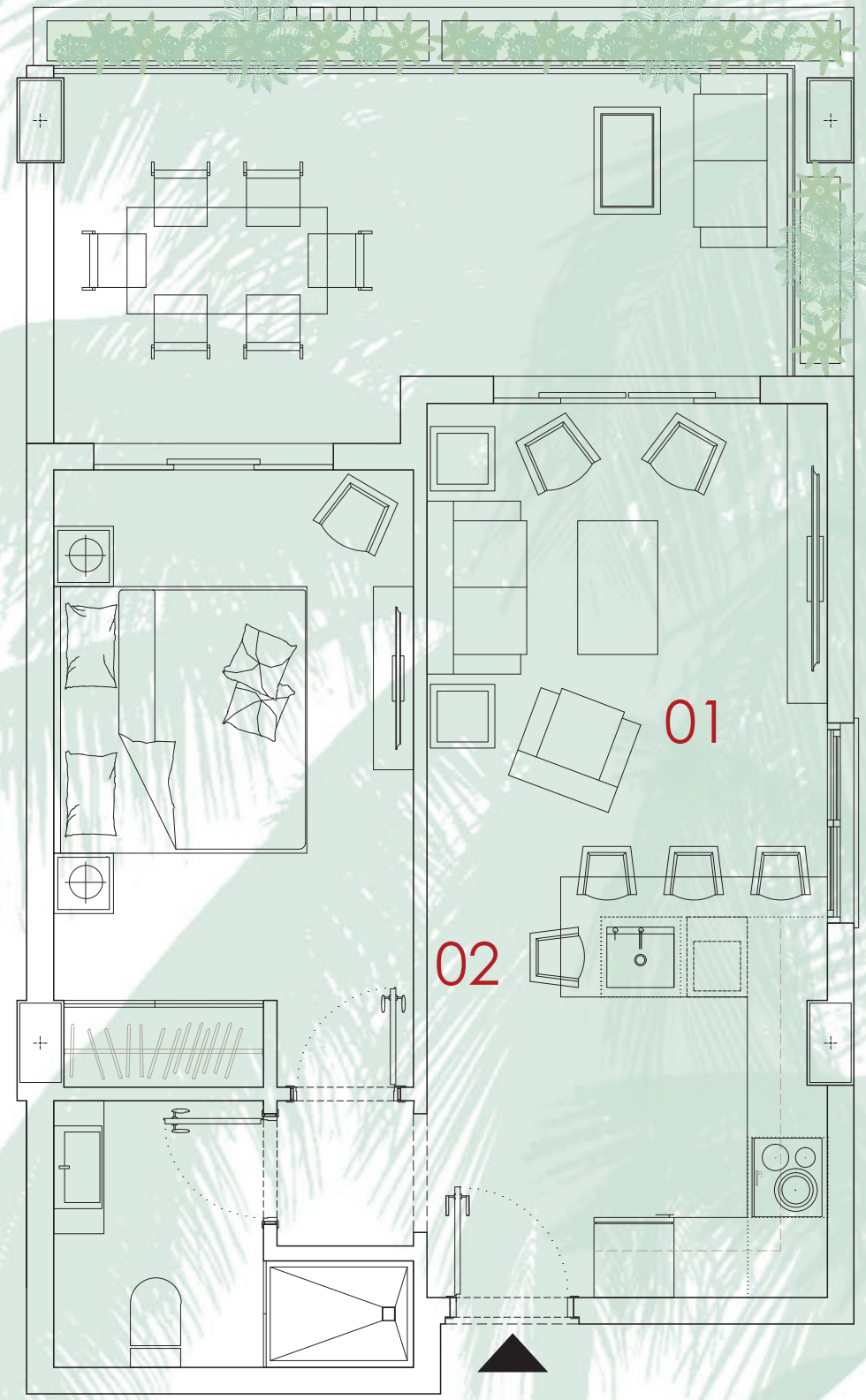


# Apartment model - 1 Bedroom

Large spaces with floor to ceiling windows taking advantage of natural light. Anti-noise glass, double glazing with airtight sealing



Furnished European kitchen including appliances and kitchenware

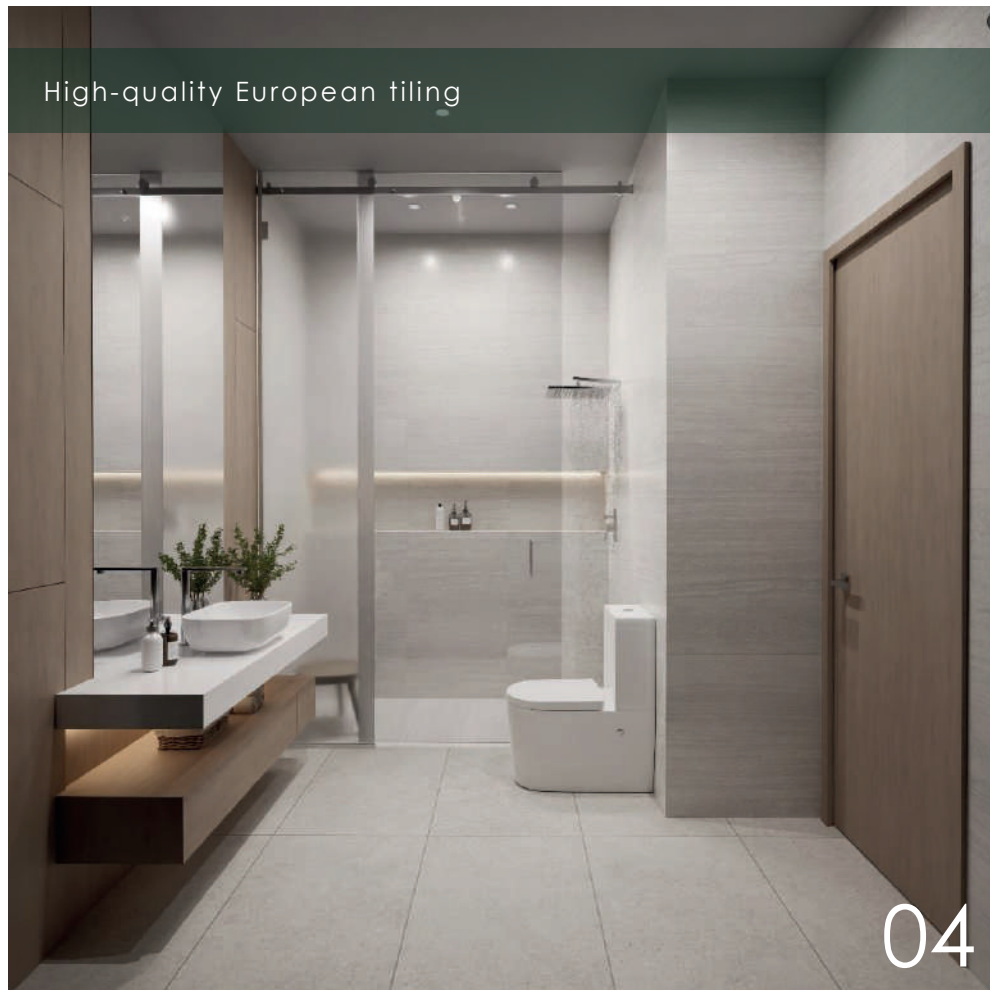




Imported porcelain floors and doors.  
Electric curtains and awnings with LED lighting.



High-quality European tiling



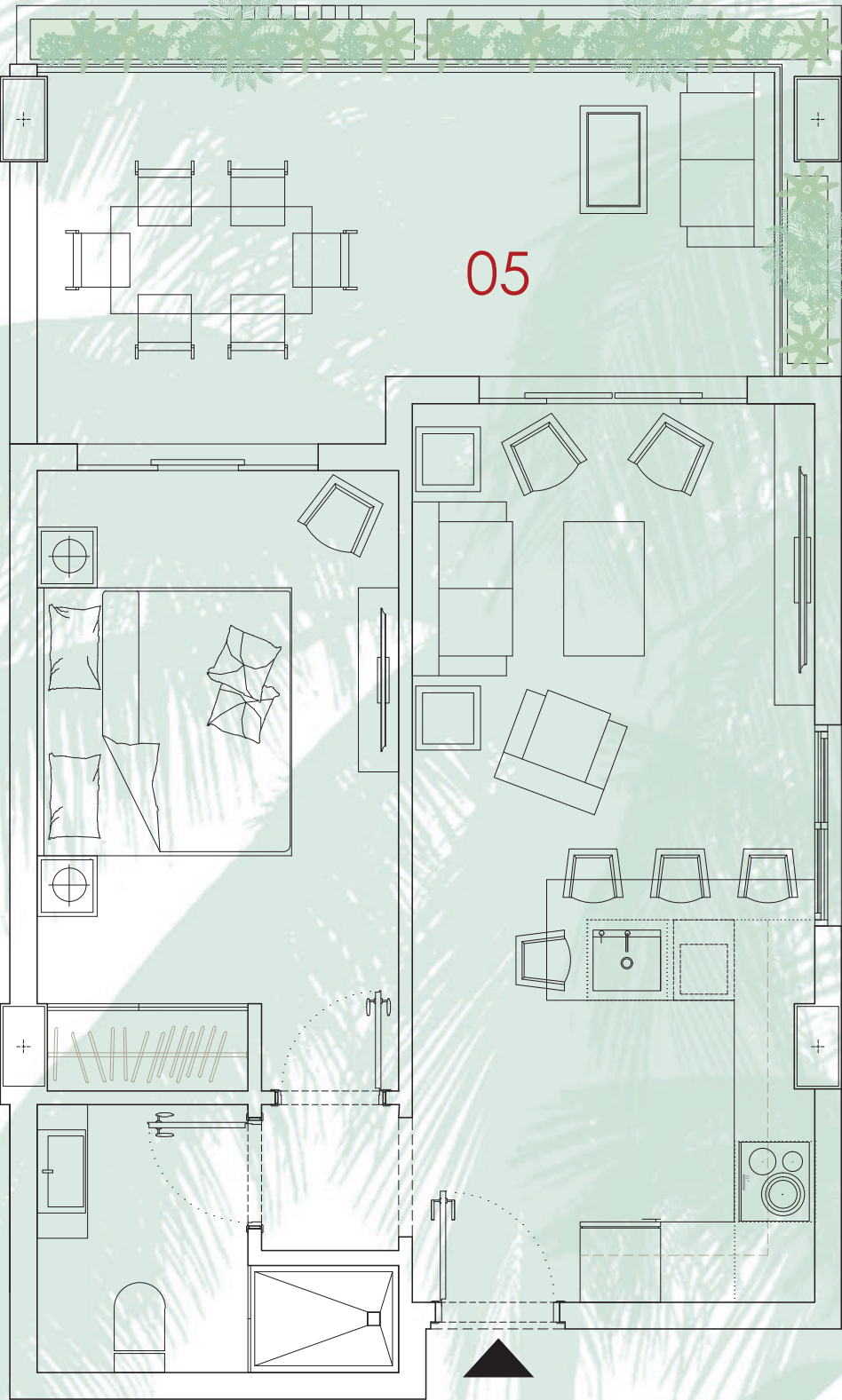
# Apartment model - 1 Bedroom



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# Apartment model - 1 Bedroom



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# Apartment model - 2 Bedrooms

2 Bedrooms



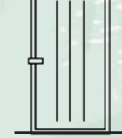
2 Bathrooms



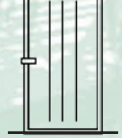
Terrace



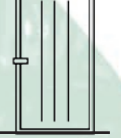
Level 1



Level 2



Level 3



Level 4



This type of apartment has large spaces with two bedrooms, two bathrooms, terrace and living room - kitchen with breakfast bar. Total area of each apartment, depending on the block and level where it is located, will be between 76 and 85 m<sup>2</sup>.

The apartments make intelligent use of space, offering comfortable distributions combined with attractive finishes.

The terraces of our luxury apartments have been meticulously designed to offer an outdoor space that combines elegance, comfort and functionality. Each has been conceived as a private oasis, providing residents with an exceptional space to relax, entertain and enjoy the outdoors in a setting of unparalleled luxury. They offer panoramic views of the city, the ocean, or the surrounding natural environment.

All apartments are fully furnished, with LED ambient lighting, hanging lamps or sconces to create a cozy ambiance at night.

Living area with comfortable sofas and high-end cushions to enjoy the fresh air and tranquility and chaise lounges for sunbathing and relaxing in privacy.

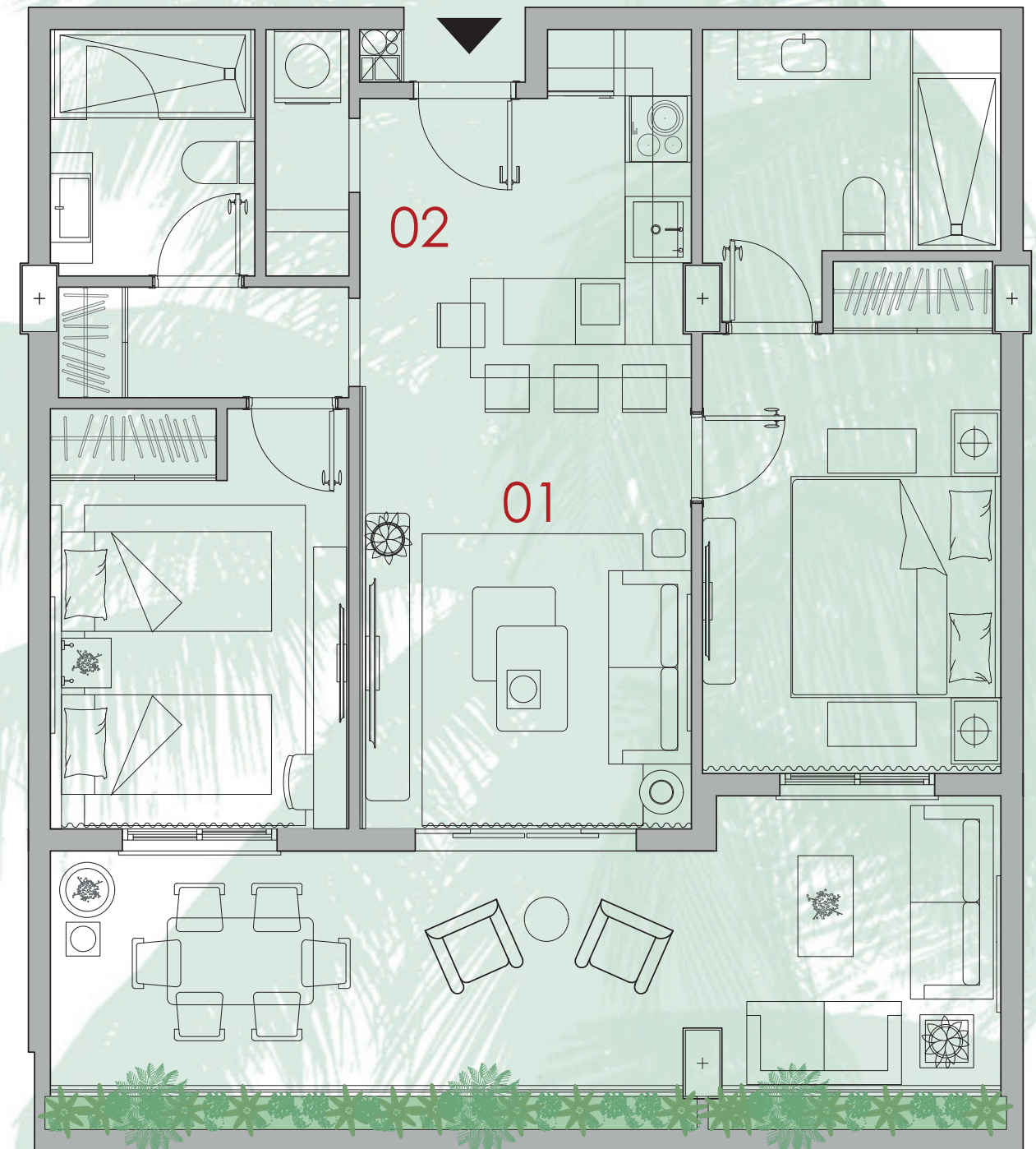


# Apartment model - 2 Bedrooms

Large spaces with floor to ceiling windows taking advantage of natural light. Anti-noise glass, double glazing with airtight sealing



Furnished European kitchen including appliances and kitchenware



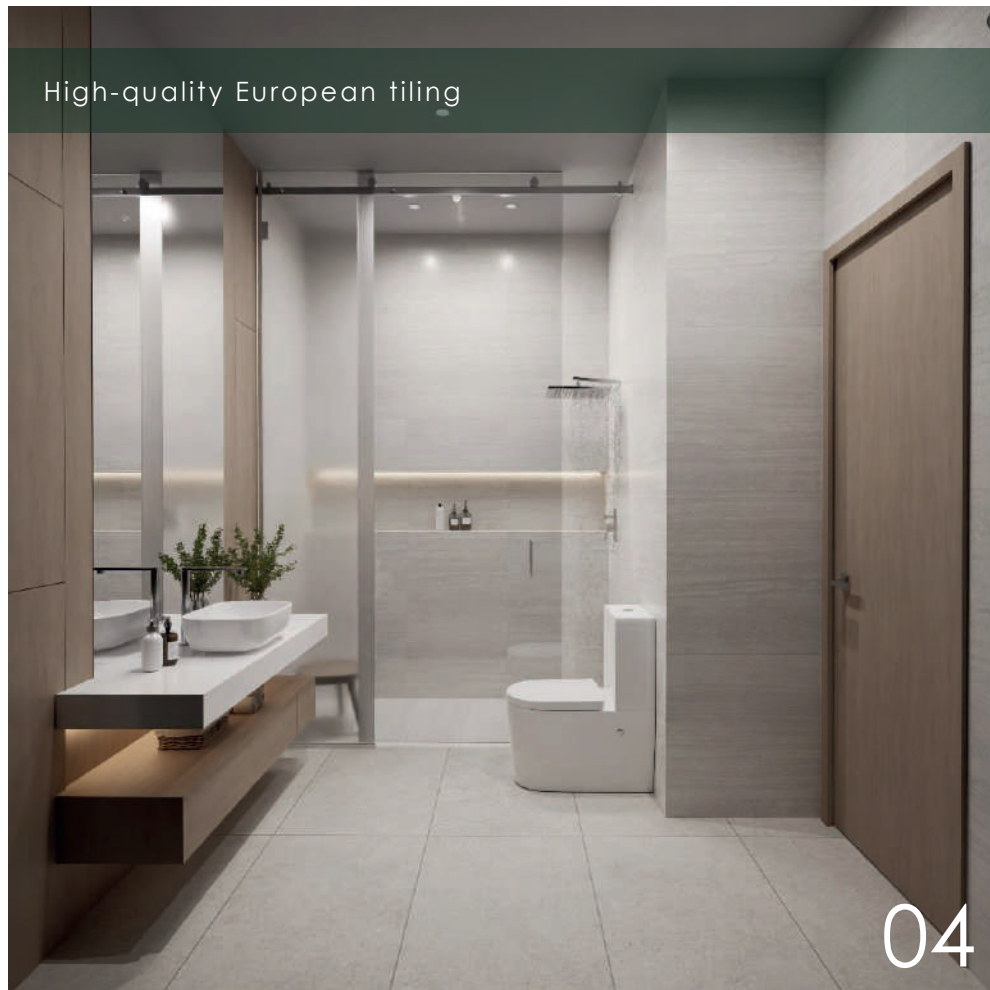


Imported porcelain floors and doors.  
Electric curtains and awnings with LED lighting.



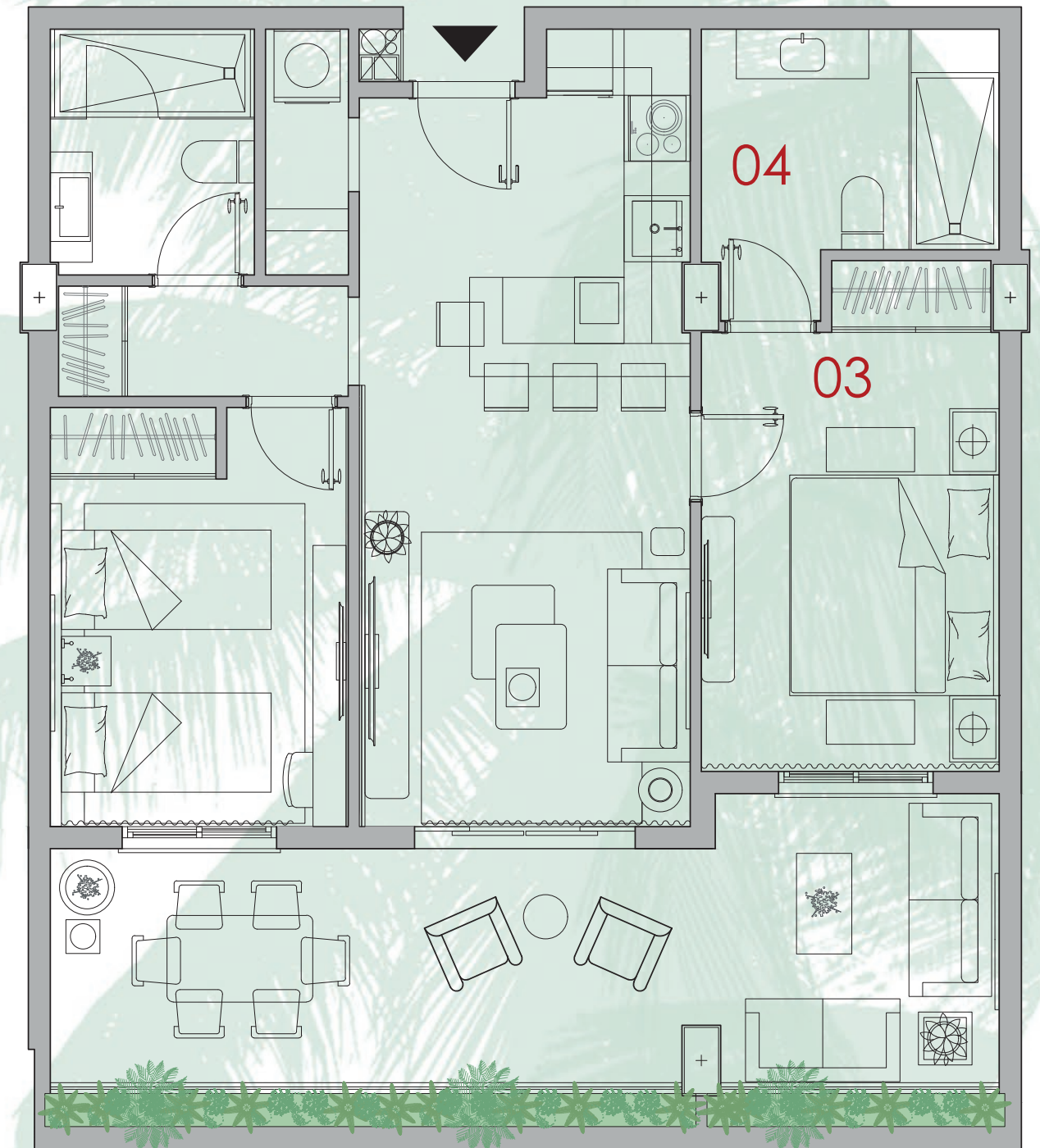
03

High-quality European tiling



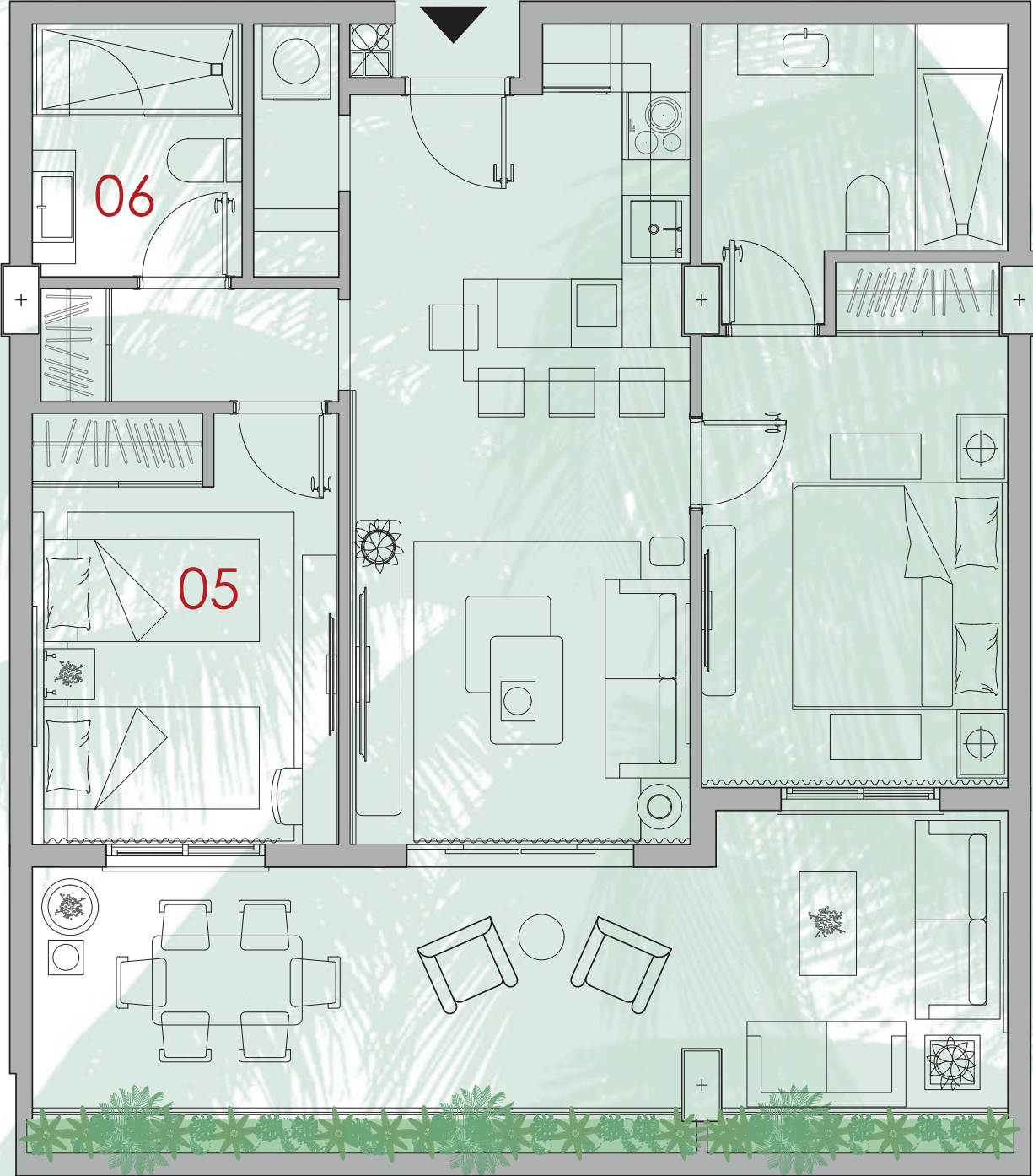
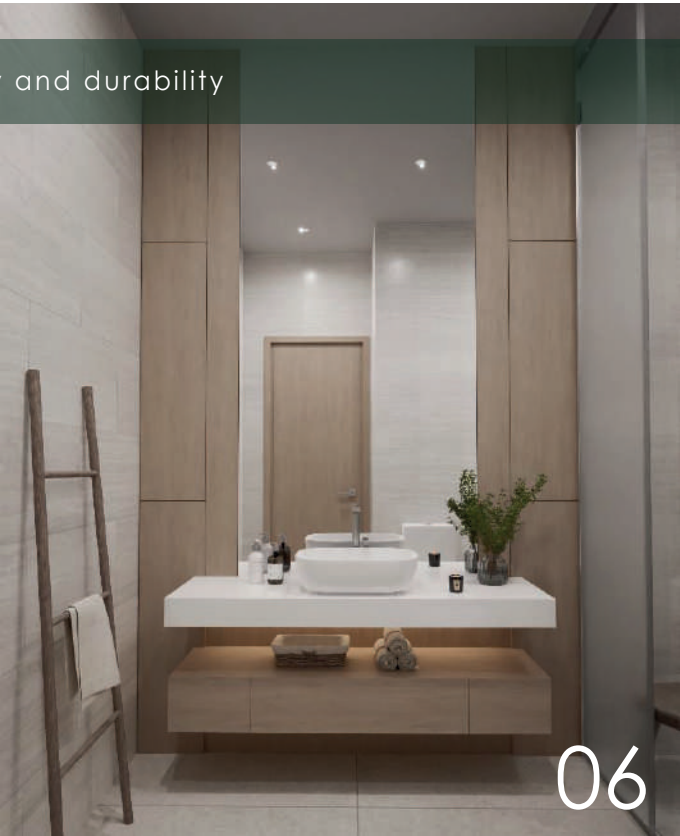
04

## Apartment model - 2 Bedrooms





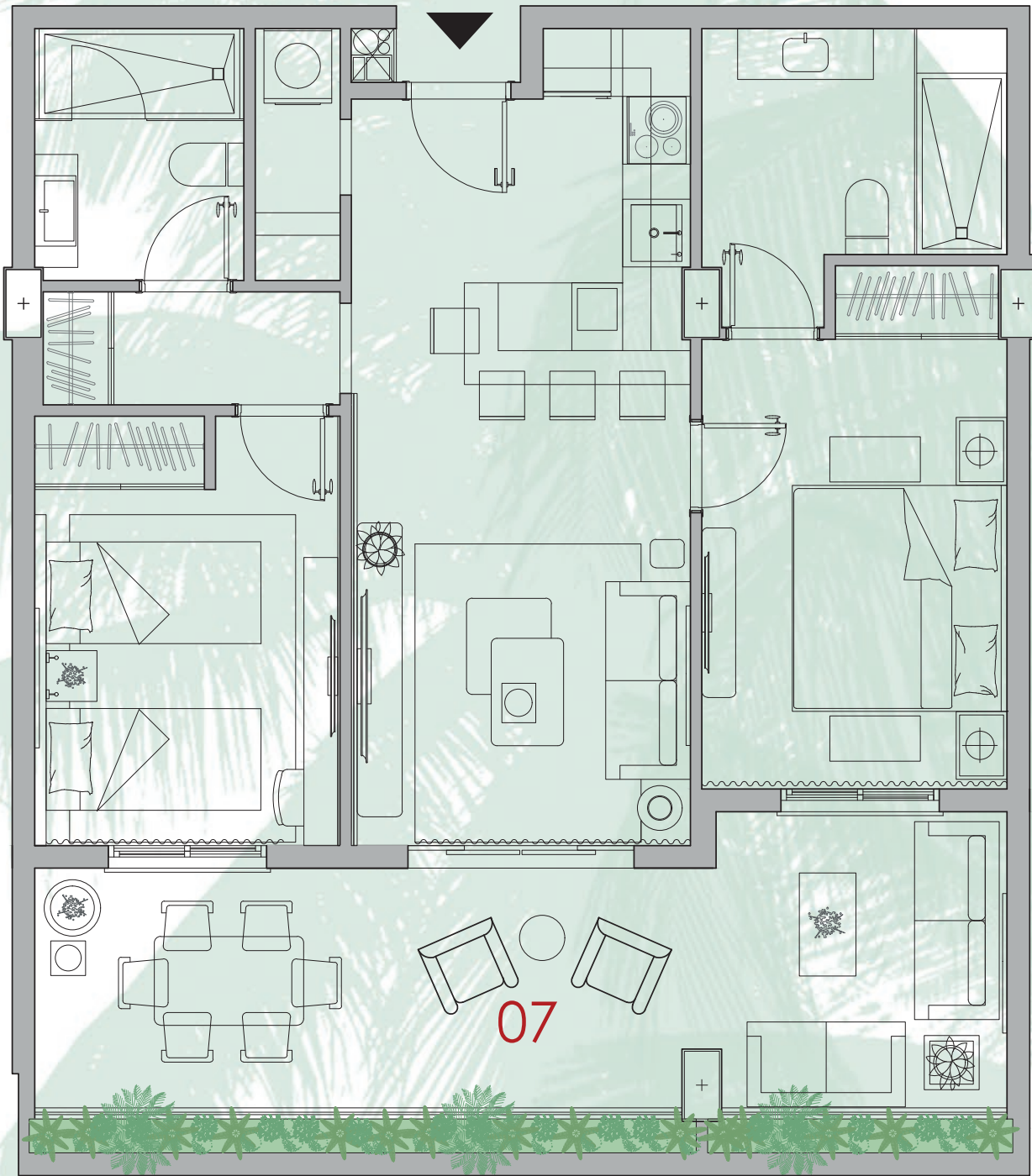
# Apartment model - 2 Bedrooms





# Apartment model - 2 Bedrooms

Glass railing for unobstructed views and a sense of spaciousness. Chaiselongue for sunbathing and relaxing in privacy. Lush plants, decorative pots and vertical gardens to create a natural and peaceful atmosphere.





# Amenities









# Lobby



Elegant common areas, large spaces and high-quality finishings



# Lobby





# Social Areas



Covered and fully furnished BBQ Station





# Social Areas

## Gym and Wellness



## Gazebo





# Sports Areas



There is nothing better than having an area where you can practice your sports and have a healthy entertainment.



# Sports Areas

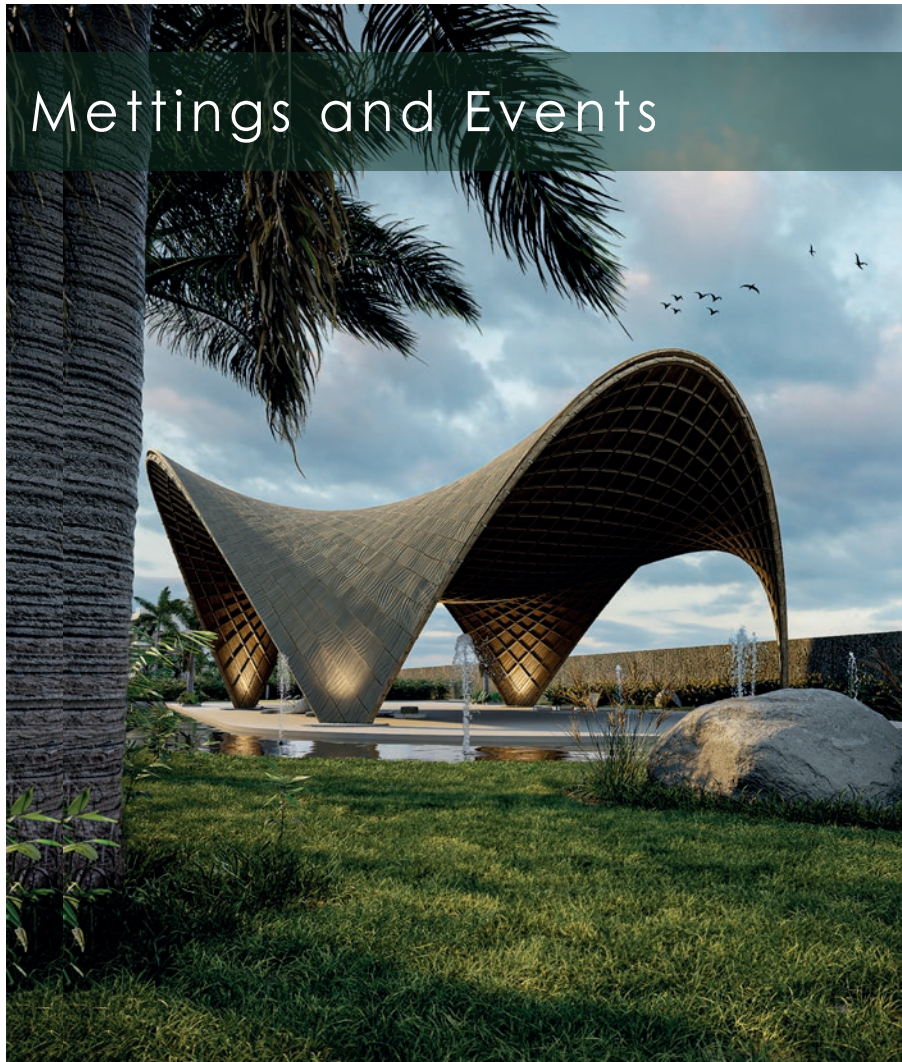
## Mini-Golf





# Events Areas

Meetings and Events



Paraboloid Hyperbole



Unique and versatile space. An event area that combines the best of both worlds. Our indoor and outdoor event area is an exceptional amenity that offers you the flexibility to host unforgettable events.



# Pools Area





# Pools Area





# Indoor - outdoor Restaurant





# Commercial Area





# Commercial Area



COCOTERO

DÁTIL

- ..... Coworking
- ..... Supermarket
- ..... ATM  
(automatic teller machine)
- ..... Pharmacy /  
beauty salon
- ..... Outdoor/indoor  
Restaurant
- ..... Spa
- ..... Health Clinic



# Commercial Area



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# Commercial Area





The background of the slide features a light green gradient. On the right side, there are several overlapping, semi-transparent silhouettes of palm trees, rendered in a darker shade of green. The trees are positioned as if they are in the distance, with some partially obscured by others.

# **BUILDING SPECIFICATIONS**



# Building Specifications

Our architectural proposal includes superior quality materials imported from Europe that guarantee comfort and durability. They make up large spaces with floor-to-ceiling windows that take advantage of natural light with anti-noise and double glazing with airtight sealing. European kitchen furnished with top quality appliances and kitchenware. Both materials and furniture have been carefully chosen to achieve maximum comfort and quality.



## STRUCTURE

Reinforced concrete



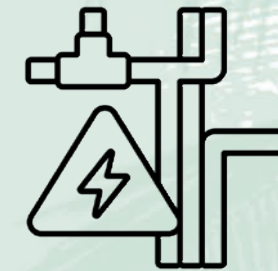
## BUILDING ENVELOPE

Industrial concrete blocks  
Fiberglass insulation  
Water-repellent gypsum board



## PARTITIONS

Water-repellent gypsum board on both sides with fiberglass insulation core



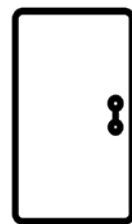
## INSTALLATIONS

Split air conditioning  
Pre-installation of TV by parabolic dish  
Telephone, intercom and internet  
Plugs and switches



## EXTERIOR CARPENTRY AND LOCKSMITHING

PVC profiles reinforced with bicolor aluminum with double glazing and argon gas chamber. 8 + 8 mm laminated glass railings.



## INTERIOR CARPENTRY

Imported armored doors  
Intelligent locks of the latest generation

## CONDOMINIUM

Lobby with reception, luggage storage and large meeting room.  
Café services by delivery from the main restaurant.



Underground parking on two levels with controlled access.  
Eight elevators with measures for the use of people with movement disabilities.



## FINISHES

Imported porcelain tile floors  
Interior walls with matte plastic paint  
Ceiling with thermal and acoustic insulation and finished in water-repellent gypsum board  
Exteriors with stucco finishes and decorative ceramic tile cladding



## FURNITURE

Kitchens with kitchenware and appliances  
Finished closet  
Bathroom with sanitary, fixtures and mirror  
Light fixtures  
Bedroom

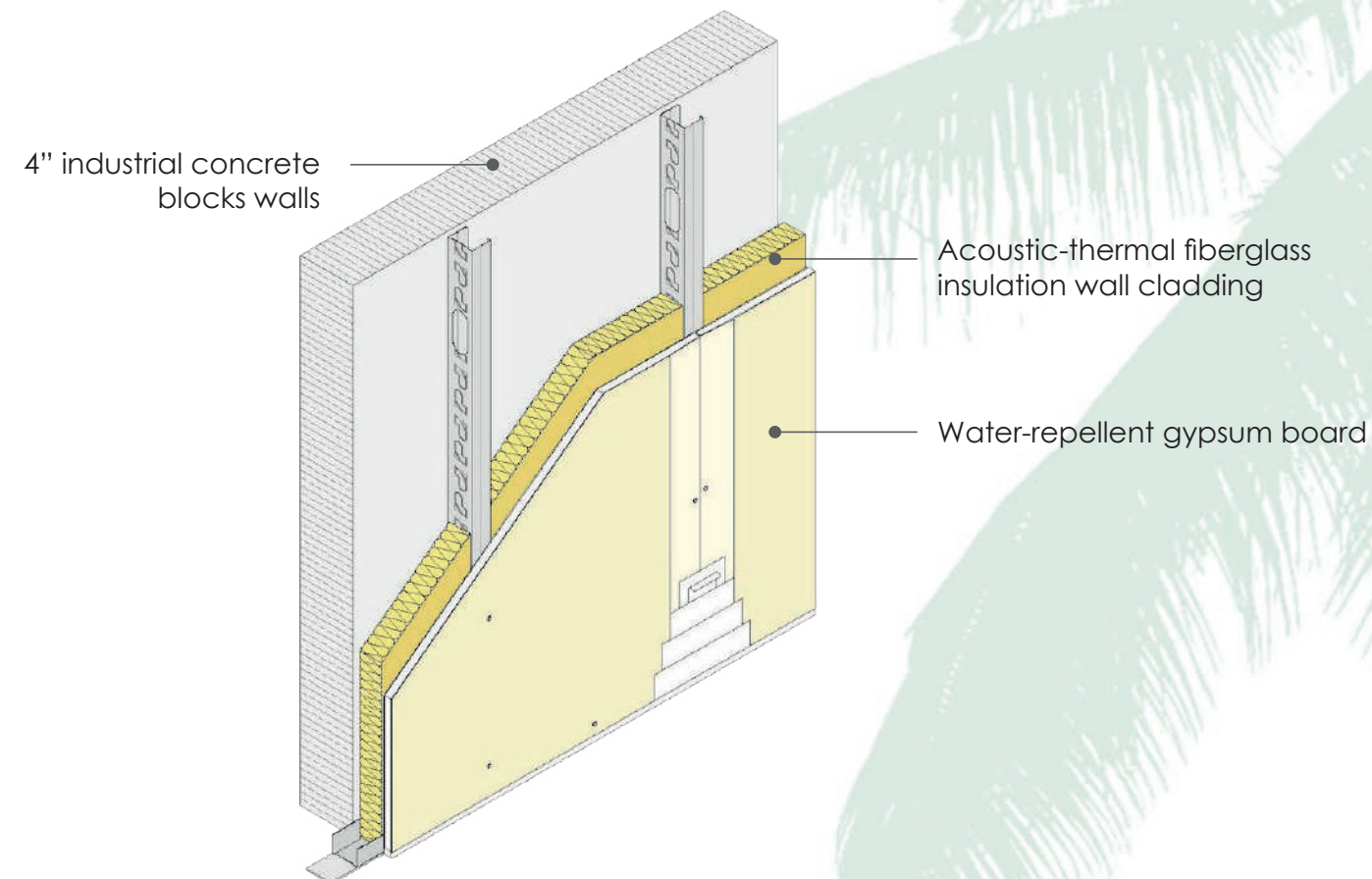


## STRUCTURE

- Reinforced concrete structure (foundations, columns, load-bearing walls, perimeter strapping, slabs).
- The entire structure will be built in accordance with current standards.
- Structures and concrete control and testing will be carried out by specialized and approved laboratories.
- Foundations and reinforced concrete structures designed for earthquakes and hurricanes.
- The structural project will be carried out by a registered engineer.
- A geotechnical study of the subsoil will be carried out.

## BUILDING ENVELOPE

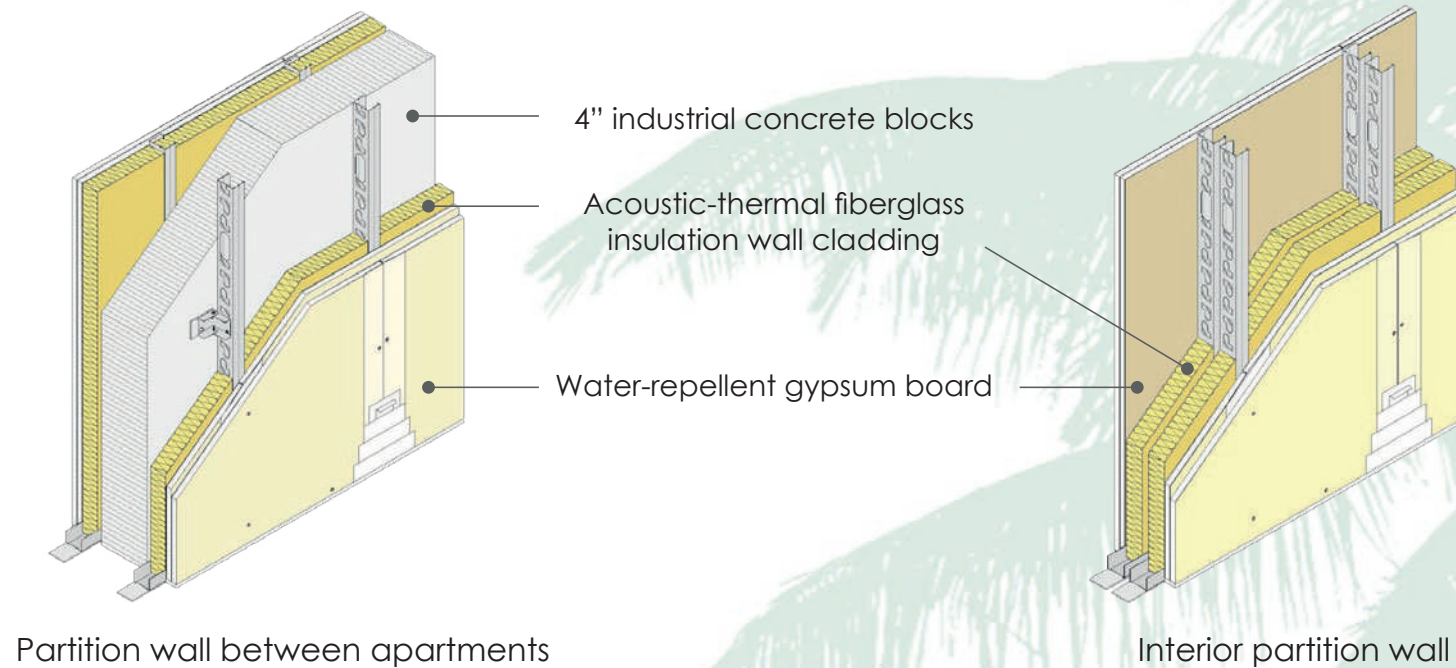
- 4" industrial concrete block walls, exterior enclosures, 2" fiberglass insulation for acoustic and thermal insulation, plus 0.66" (16 mm) water-repellent gypsum board finish.



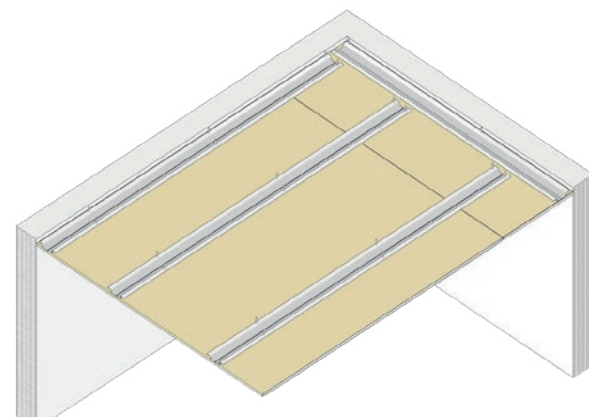


## PARTITIONS

- The interior partition walls of the apartments will be made of 4" concrete blocks, with 2.5" acoustic-thermal fiberglass insulation on each side plus 0.66" (16 mm) water-repellent gypsum board and top quality plastic paint.
- Partition walls on the inside of each apartment will be 0.66" water-repellent gypsum board plus 3" acoustical-thermal fiberglass insulation and 0.66" (16 mm) water-repellent gypsum board on the other side.



## INTERIOR FALSE CEILING



- Ceiling lined with 2" fiberglass thermal acoustic insulation and finished with 1/2 " water-repellent gypsum board. Finished with top quality plastic paint.

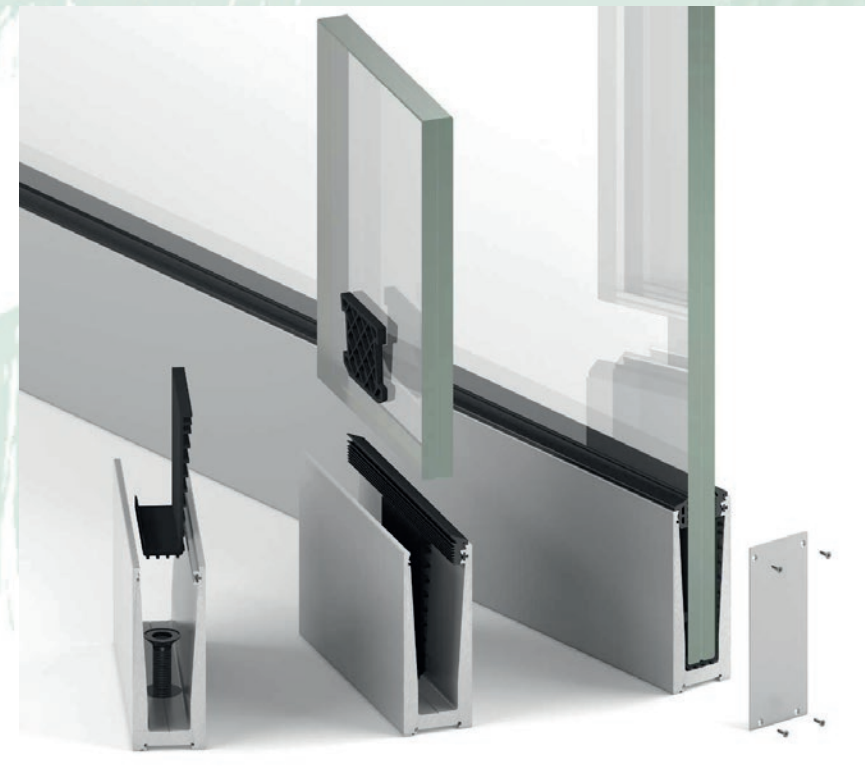


## EXTERIOR CARPENTRY AND LOCKSMITHING

- Windows and glass doors for access to terraces, with PVC profiles reinforced with two-color aluminum (white inside, dark gray outside) with 4 mm double glazing, 16 mm argon gas chamber, 4 mm outside glass with UV polarized treatment, with mosquito net.
- In some houses tilt and turn doors and in others large sliding windows to main terraces.
- 8 + 8 mm laminated glass railings joined with polyvinyl butyral.



Exterior carpentry (windows) detail



Railing detail



## INTERIOR CARPENTRY

- Armored doors with imported oak panelling and intelligent locks of the latest secure-digital generation.
- Interior door locks.
- Closet finished with waterproof and fireproof materials.
- Interior doors with smooth finish in light wood, equipped with sealing gasket (rubber weatherstrip).



Interior door



Secure-digital intelligent locks



## FINISHES

- Common corridors floors covered with top quality porcelain tile for exteriors.
- Terraces with stucco finishes for exteriors, decorative exterior cladding and top quality porcelain tile floors.
- Coating of exterior walls in mastered plaster and single-color stucco finish.
- In areas to be tiled with ceramic tile, the walls will be plastered for later placement of the ceramic tile.
- Coating of interior walls in top matte plastic paint.
- Large format porcelain stoneware tile covering of first quality on walls, format 2.40 meters by 1.20 meters.
- Premium imported porcelain tile floors in kitchen, bathroom and laundry area.
- Floors in living room, kitchen and bedrooms of imported large format porcelain stoneware in cream travertine color
- Stone kitchen worktop according to design.





## FURNITURE

- Imported modular kitchens and stone worktops according to design.
- Sinks composed of a sink well and drainer, with imported stainless steel mixer taps.
- Design mixer taps in bathrooms..
- Top quality sanitary fixtures.
- Bathrooms equipped (accessories, mirrors, lighting fixtures, etc.) of top quality installed.
- All the terraces are directly connected to the living-kitchen area and almost all the main bedrooms.
- Lighting fixtures according to electrical design in the arrival area and terraces.
- Plugs and switches Bticino brand or similar.





# Building Specifications

## INSTALLATIONS

- Smart central air conditioning in living room and bedroom(s) by split.
- Pre-installation of satellite TV, telephone, intercom and internet.

## URBANIZATION

- Underground parking on two levels with barrier-controlled vehicle access and video cameras.-
- Eight elevators distributed throughout the Residential with measures for the use of people with movement disabilities.
- Large lobby for pedestrian access with reception services, luggage storage and large meeting room.
- Two elevators in the lobby for the convenience of users.
- Café services for delivery of the main restaurant.
- Telephone exchange and automatic teller machine. .
- Large swimming pools with solarium.
- Green and sports areas with paddle court, tennis court and gym (see other amenities on previous pages).





### DININGROOM

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**Furniture:**

- Sofas and small table.
- Dining table for 4 people. 4 chairs

**Appliances:**

- Lamps
- Fan
- TV 50 "
- Electric drive for closing and opening curtains.
- Led lighting
- Air conditioning

**Decoration:**

- Wall with decorative front for TV 50 "
- Carpeting
- Curtains
- Decorative Paintings

### BATHROOMS

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- Hydromassage column shower
- Tempered glass screen with double door enclosure
- Bathroom accessories
- Washbasin cabinet
- Mirror with led and anti-humidity glass
- Air extractor
- Led lights
- Towel Sets

### MASTER BEDROOM

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**Furnishings:**

- King bed
- Two bedside tables with lamps
- Closet finished with drawers and hangers
- Dresser
- Ergonomic mattress
- Safe box

**Decorations:**

- Wall with decorative front for the headboard of bed
- Wall with decorative frontal for 50" TV
- Lamps
- Carpets
- Curtains
- Sheet Sets
- Bed Quilt
- Pillow Set
- Decorative Paintings

**Appliances:**

- Intelligent air conditioning
- LED lights
- TV 50 "

### SECONDARY BEDROOM

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**Furnishings:**

- King or Twin bed
- Two bedside tables with lamps
- Closet finished with drawers and hangers
- Dresser
- Ergonomic mattress

**Decorations:**

- Wall with decorative front for the headboard of the bed
- Wall with decorative front for 50" TV
- Lamps
- Carpets
- Curtains
- Sheet Sets
- Bed Quilt
- Pillow Set
- Decorative Paintings

**Appliances:**

- Intelligent air conditioning
- LED lights
- TV 50 "





PALM

BAYAHIBE RESIDENCE



ARCHITECT  
Mauricio Ortega



Detailed Studies

CONTACT

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