

## FAQ Frequently Asked Questions/ FAQ

### Project location

BOHEMIA is a Tourist Residential project located in El Cortecito - Playa Bávaro, Bávaro – Punta Cana, Dominican Republic. Just 12 min walking to the Beach.

It is composed of 2 buildings of 22 units each with a total of 44 units 1 bedroom, each with an approximate area from 538.19 sqft to 613.54 sqft.

On the roof there are a total of 30 storage/ locker of 86.11 sqf.

“All units are delivered furnished and appliances”

### Geolocation

<https://maps.app.goo.gl/4UWPr4dJCzMdzbcI8>

### - Who is the developer?

Tako Beach Bohemia SRL belonging to Tako Beach Group, based in Bávaro focused on the tourist real estate development sector. [www.takogr.com](http://www.takogr.com)

### - What experience do Tako Beach executives have?

Tako Beach's top executives combine more than 20 years of experience in the construction sector in Santo Domingo and Punta Cana, Dominican Republic, as well as Barcelona, Spain.

### - What should I do to reserve?

The process to reserve a unit at BOHEMIA is as follows:

1. After confirming the availability of the unit in the updated availability list, the Buyer must complete the reservation form and deposit the sum of US\$3,000 to the accounts of Tako Beach Development SRL. The unit is removed from inventory once the separation deposit is received.
2. The sales agent must send Tako Beach the completed reservation form, a copy of the buyer's identification and proof of payment for the unit reservation.
3. After the unit is reserved, the client will have a period of ten (10) days to complete the know your client form, with the documents that complete the due diligence: Income Tax, employment letter, account statement for the last few months. Once the know-your-customer form is received, the sales promise contract will be sent to you within 48 hours.
4. Upon receipt of the Promise contract, the client will have 15 days to sign the contract and complete 20% of the initial sales price.
5. The unit will be reserved in favor of the client for 15 days after receiving the Contract and in case of not having received the signed contract or the same with the Buyer's observations if they have them, and paid the complete initial amount, it is automatically returned the unit to inventory and is assigned to the person on duty.

The amount paid for the reservation will be returned at the discretion of Tako Beach.

El presente documento es meramente orientativo y no de carácter contractual, reservándose Tako Beach Bohemia SRL, la facultad de introducir aquellas modificaciones necesarias para la correcta finalización del proyecto

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### - What is the stipulated payment method?

1. The unit is reserved with US\$3,000
2. Upon signing the Promise of Purchase and Sale contract, 20% of the value of the unit must be completed (That is, the buyer will pay 20% less the US\$3,000 of the reservation amount already paid).
3. 40% of the sales price is completed in monthly payments until the unit is delivered.
4. Finally, the remaining 40% is paid at the time of delivery of the unit.

### - Is there a possibility of discounts for prompt payment?

Down Payment	During Construction	Against Delivery	Discount
20%	40%	40%	<b>0,00%</b>
50%	20%	30%	<b>2,50%</b>
70%	0%	30%	<b>5,00%</b>

### - When does construction start?

The foundation of the structure is in its infancy, the elevation will begin in December 2024.

### - When is the project scheduled to conclude?

Delivery is scheduled for april 2027.

### - Is the unit delivered furnished?

Yes, it is delivered furnished, with complete furniture.  
Does not include linen or kitchen utensils.

### - Is the unit delivered with white goods?

Yes, Stove, Extractor and Air Conditioners in bedrooms and living room

### - Will the unit be delivered with air conditioning?

Yeah

### - How many parking spaces will each Unit have?

Each unit will have 1 parking space.

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### - Will the project have the benefits of CONFOTUR?

BOHEMIA is in the process of applying to CONFOTUR, if positive, it gives the buyer the benefit of NOT having to pay the transfer tax of the unit at the time of receipt (3% of the sale price) as well as NOT paying the tax called IPI.

### - Will I be able to finance the unit with a bank?

Yes, the buyer is free to choose the bank of their choice and Tako Beach will provide them with all the necessary documents to process said financing. Additionally, Tako Beach can provide contacts for local banks it already works with.

### - What amenities will I have access to within BOHEMIA?

- Private condominium pool
- Gym
- Lobby
- Coffee Shop

### - Will I be able to rent my Unit?

Yes, you can rent for both short and long stays. Tako Beach will recommend a service for owners, providing them with the ease of placing their property on the market through a digital platform, having the possibility of obtaining a return on their investment depending on the time the property is rented.