

Frequently Asked Questions, Palmira Golf

1. Who is the owner of the project?

ALMACANA, S.R.L.

2. What experience do the executives of Alma Cana or Morph have?

ALMACANA is a partnership between ALMA Grupo Inmobiliario and one of the founders of Morph, a prominent real estate developer in Spain.

ALMA Grupo Inmobiliario has over 30 years of experience in the Spanish real estate sector, with operations in Costa Almería and Madrid, where it has sold over 1,500 homes.

Morph is a multidisciplinary team of architects, designers, and engineers with over 60 years of combined experience in fields such as architecture, interior design, landscaping, and modeling. Morph has become one of the top 100 studios worldwide and is known for its signature projects. With over 3,000 units developed and sold in some of Madrid's most exclusive areas, Morph is a benchmark in Spain's most iconic construction projects.

3. What projects have Morph or ALMA Grupo Inmobiliario completed?

- **ALMA Grupo Inmobiliario** has promoted eleven projects throughout Spain, including developments in Madrid and Costa Almería. Six of these projects have completed sales, and five are currently in the promotional phase.
 - **Sold-out projects include Oviedo 7, Nogal 14, and Gonzalo Herrero 29** (residential buildings in Tetuán - Madrid); Iriarte 5 (residential building in Guindalera - Madrid); Marqués de Monteaugudo 25 (residential building in Salamanca - Madrid); and Los Ángeles Villas Beach (luxury villas in Mojácar, beachfront).
 - Currently promoted projects include Wave Mojácar (beachfront residential building in Almería); Alma Villas Vera Playa (luxury villas in Vera, Costa Sur de España); Alma Villas & Plots (22 plots between 700-1,250 m² in Vera, Costa Sur de España); María Teresa (8 residential units in central Madrid); and Residencial Sauco 29 (11-unit residential building in Tetuán - Madrid).

- **Morph** specializes in sustainable solutions, with 60 years of experience in architecture, interior design, landscaping, and modeling using BIM technology to create realistic pre-construction visualizations.

Their projects include the redesign of four major Spanish stadiums, including La Rosaleda in Málaga, which may be a host site in Spain's 2030 FIFA World Cup bid. They have also undertaken numerous residential towers across Spain, including LA CEIBA in Málaga, BECRUX in Madrid, and DISTRK in Lisbon, Portugal, as well as several 3- to 5-star hotels in prestigious areas, like the MÁLAGA HILTON and INTUR MALVAROSA in Valencia.

4. When is construction scheduled to begin?

March 2025.

5. When is the project expected to be delivered?

December 2026.

6. What are the development stages of the project?

- **Stage 1:** Buildings A and B.
- **Stage 2:** Building C.

7. Do the units come with built-in appliances?

Yes, they include this feature.

8. What does the built-in appliance package include?

Electric stovetop, oven, exhaust hood, and refrigerator.

9. Will the units have air conditioning?

Yes, they will feature individual split-type air conditioning units in bedrooms and living areas.

10. Is the project eligible under the CONFOTUR law?

Yes, it benefits from this law.

11. What is the maintenance cost?

Cocotal Golf & Country Club: 2-bedroom units \$150 USD, 3-bedroom units \$180 USD.

Palmira Golf has an approximate maintenance cost of \$50, which may vary upon delivery.

12. How many levels are in the Palmira Golf project?

The project consists of three building blocks with three levels each, and an additional upper floor for the penthouse units on the third level.

13. What amenities does Palmira Golf offer?

- 72 parking spaces (2 per apartment)
- Reception/lobby area
- Gym
- Outdoor BBQ
- Swimming pool
- Green areas

14. How far is the beach from the project?

3.2 km (9 minutes).

15. Where is the project located?

Plot SUBD-542, Calle Palma Real Norte, PALMA REAL VILLAS & COCOTAL GOLF tourist complex, Caoba Punta Cana, Bávaro, La Altagracia, Dominican Republic.

16. Will the property be furnished upon delivery?

No.

17. Is financing available for the apartment?

Yes. Buyers are free to choose their preferred bank, and ALMACANA will provide the necessary documentation for financing.

18. How many parking spaces does the project have?

The project includes a total of 72 parking spaces.

19. How many parking spaces per unit?

Each unit has two parking spaces.

20. Will the project have storage lockers available for sale?

No.

21. Why invest in Palmira Golf?

As a Palmira Golf Residences owner, you receive the following benefits:

- Meliá Hotels benefits
- Cocotal Golf & Country Club benefits
- Strategic and renowned location
- Capital appreciation of around 12%.

22. What benefits do I receive as a Cocotal Golf & Country Club member?

- 25% off all-inclusive plan (based on local published rates).
- 25% off Day Pass and Night Pass.
- Free access to sports courts (basketball, futsal, volleyball) from 8:00 a.m. to 5:00 p.m.
- Access to the beach and pool at Meliá Caribe Tropical Hotel.
- 25% off beach restaurant services at Fuego at Hotel Paradisus Palma Real.

Additional perks for club members:

- Free membership at Cocotal Golf & Country Club (with an annual family fee).
- Reduced golf cart rates plus tax, with confirmed membership.
- Discounts: 10% off golf lessons, 10% off equipment rentals, 10% off ProShop purchases, and 25% off Club House dining.
- Green fees from \$25 USD per person (including cart plus tax).

Meliá Hotels benefits:

- Exclusive beach access for Cocotal owners.
- Access to hotel beaches and pools.
- Free use of gym and sauna.
- Discount on all-inclusive packages.
- Discount on Day Pass and Night Pass.
- 20% off club house dining.
- Discount on water sports facilities.
- Free access to multi-sport courts.
- 25% discount on spa services (massage, hair salon, waxing, etc.).