

MIRADA

AMBARVILLAS

MIRADA AMBAR is a sophisticated residential project composed of duplex and single-family villas, totaling 27 units distributed across 11 modules and 5 single-family villas. This exclusive development is located within the prestigious Cocotal Golf & Country Club, one of the most select residential communities in the Bávaro - Punta Cana area. Owners will enjoy an unparalleled lifestyle, with a wide range of activities and services that set this community apart from any other gated complex in the region.

The homes in the project have a surface area ranging from 335.64 square meters of construction, distributed in three spacious bedrooms, each with its private bathroom and walk-in closet. Additionally, they feature a hot kitchen and a cold kitchen, a laundry area, a locker, parking with capacity for 4 vehicles, a service room, as well as a terrace with a garden and private pool.

AMENITIES OF COCOTAL RESIDENTIAL COMMUNITY:

- Clubhouse with restaurant and bar next to the pool
- Private beach club
- Exclusive discounts on golf rates
- Property and title transfer tax exemption
- Paddle courts
- Soccer field
- Children's recreation area
- Fully equipped gym
- High-quality restaurant
- Coffee shop
- Minimarket
- Impressive 27-hole golf course
- Expansive green areas
- Controlled access and security monitoring system

BENEFITS FOR PALMA REAL VILLAS OWNERS:

Owners will receive a free membership to the Cocotal Golf & Country Club with the payment of an annual fee per family.

Owners only need to pay for the use of the golf cart at member rates, plus taxes, once their membership is confirmed and paid at the Golf Club.

- 10% discount on golf lessons and clinics.
- 10% discount on purchases made at the ProShop.
- 25% discount on food and beverages at the Club House.
- At Meliá Caribe Tropical Hotels:
- 25% discount on the all-inclusive plan based on the published local rate.
- 25% discount on Day Pass and Night Pass.
- 25% discount at the Alula restaurant in Hotel Paradisus Palma Real.
- Free access to the sports club (basketball, futsal, volleyball) from 8:00 am to 5:00 pm.
- Access to the beach and pool at Meliá Caribe Tropical Hotel.

VILLA MODEL DISTRIBUTION:

- Lots ranging from 396 m² to 788 m²
- Master bedroom with walk-in closet, bathroom, and balcony overlooking the golf course
- 2 secondary bedrooms with walk-in closets and bathrooms
- Family room
- Half guest bathroom
- Hot kitchen
- Fully equipped cold kitchen
- Living/Dining room
- Covered terrace
- 2 covered parking spaces and 2 uncovered spaces
- Pool
- Service area
- Laundry area
- Reception
- Locker
- Double-height ceilings

Prices starting at: \$501,700

FREQUENTLY ASKED QUESTIONS:

Where is it located?

In the Cocotal Golf & Country Club. Location link: <https://goo.gl/maps/qNVADyYio3bnZvxy9>

What is the payment plan for Amber View?

Reservation with \$10,000.

20% upon signing the purchase agreement.

30% during construction.

50% upon delivery of your unit, with financing available through the bank. Delivery date is 24 months.

What views do the homes have?

All homes have views of the Golf Course.

Does it include appliances?

No, the units do not include appliances.

When is the delivery date for MIRADA AMBAR?

Delivery is in 24 months from the signing of the purchase agreement.

What is the maintenance cost?

The maintenance cost will be determined according to the provisions set by the Urbanization's administration.

Current costs:

\$325.00 for Single-family Villas

\$200.00 for Duplex Villas

Will it have Confotur benefits?

Yes. The approval process is currently underway.

Is vacation rental allowed?

Yes, this project is designed both as an investment and as a place to live.

Can I choose the colors for the kitchen?

Yes, we have two color options available.

Is the pool included in the price?

No. Both the pool and BBQ area are additional.

Is there a discount for early payment?

For early payment, we offer the following discounts:

30% payment: 2% discount

40% payment: 2.5% discount

50% payment: 3% discount

60% payment: 4% discount