

FREQUENTLY ASKED QUESTIONS

① **What is the average distance between the two towers?**

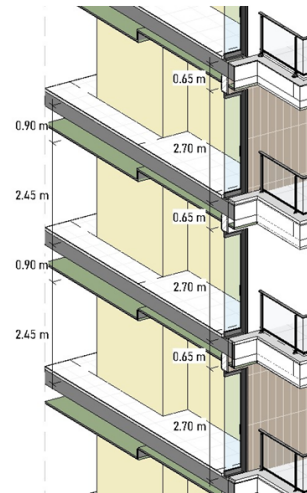
The distance is 16 meters.

② **What type of foundation does Icon Bay have?**

Icon Bay will use a slab foundation. This consists of a slab on which the entire structure rests, distributing the loads evenly to the ground.

③ **What is the ceiling height of the apartments?**

The space between slabs measures 3.35 meters, providing ample vertical room. Within the apartments, the internal ceiling height is 2.70 meters, offering a spacious atmosphere. Meanwhile, the kitchen and bathroom areas have a ceiling height of 2.45 meters, optimizing functionality and comfort in these essential spaces.



④ **Where will the electrical and plumbing pipes of the apartment be located?**

The electrical and plumbing distribution pipes will not be embedded in the slab; instead, they will be surface mounted within the ceiling space between the floor and the sheetrock ceiling. Furthermore, there will be passing pipes in the chases and toilets.

• **What is a chase?** A chase is a void within a building that interconnects all floors, serving as a conduit for communal installations such as ventilation ducts, electrical lines, telecommunication conduits, supply risers, and other similar components.

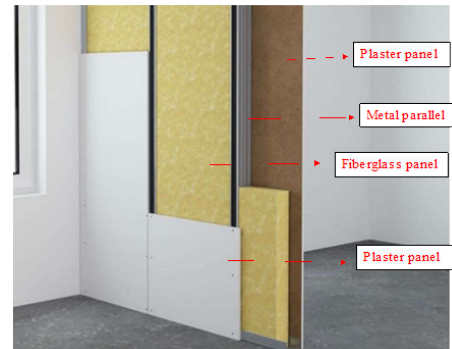
⑤ **Which appliances are included?**

The white line includes a range hood, gas stove, dishwasher, washer/dryer, oven, refrigerator, and air conditioning.

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6 What are the internal and external divisions of the apartments like?

- Internal divisions will be constructed using sheetrock and/or DensGlass panels. DensGlass will be utilized in bathroom and kitchen areas for its ability to support coatings and water resistance. Sheetrock will also be employed in internal walls. Additionally, all partitions will feature an internal layer of fiberglass fabric for sound insulation between areas.
- External divisions will be constructed using cement blocks.



Las divisiones externas se realizarán con bloques de cemento.

7 What system of air conditioning is included in the apartment?

The apartment will feature a VRF (Variable Refrigerant Flow) system for air conditioning. This system operates similarly to central air conditioning, utilizing a grill and thermostat for installation.

Variable Refrigerant Flow or VRF systems are systems that enable multiple indoor units to be connected to a single outdoor unit, simplifying maintenance and enhancing efficiency.

8 What type of sliding windows/doors will be used?

We will be installing European-style aluminum frames fitted with double-glazed laminated glass featuring a gas chamber. This setup effectively regulates both noise levels and external temperature fluctuations.

9 What type of water heater will be included in the unit purchase?

Icon Bay will be using electric water heaters for its units.

10 Will there be parking available for visitors in the building?

Yes, we will provide visitor parking located on the first floor.



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- 11 **Will Icon Bay offer the option to rent out the apartments?**
Yes, Icon Bay has partnered with In Global Resolution, a registered company with the Homes and Villas by Marriott International platform, operating under the trade name Caribbean Vacation Rentals. All apartments meet Marriott's standards, with two-bedroom units featuring dual entrances, kitchenette, and living room, allowing for independent studio rental. Additional costs may apply for furniture, kitchen utensils, and other rental equipment.
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- **What is the management cost for renting my apartment at Icon Bay?**
The cost is 25% of the generated income.
- 12 **What is the estimated maintenance fee at Icon Bay?**
The maintenance fee at Icon Bay is calculated at USD \$3 per square meter.
- 13 **I've completed my reservation by paying USD \$5,000 for the apartment I'm interested in. What's the next step?**
We'll move forward with the sales promise contract. Once you're ready, please review, sign, and make a payment of 20% of your down payment within 30 days of your reservation. If more than 30 days pass without payment and contract signing, the apartment will be returned to the market.
- 14 **From what altitude is the sea visible?**
The sea is visible from the third floor and above.
- 15 **When is the expected delivery time?**
The expected delivery time is September 2025, with an additional 6-month grace period.
- 16 **Could you please provide the total number of units in Icon Bay Luxury Residences?**
Icon Bay has 54 exclusive units of 1 and 2 bedrooms.
- 17 **Types of apartments:**
- 1 bedroom
 - 1 bedroom plus family room
 - 2 bedrooms
 - 2 bedrooms plus maid's room
 - 2 bedrooms with private rooftop