



# Annabella Hill

*PROJECT BY:*

*DREAM HOUSE GROUP*





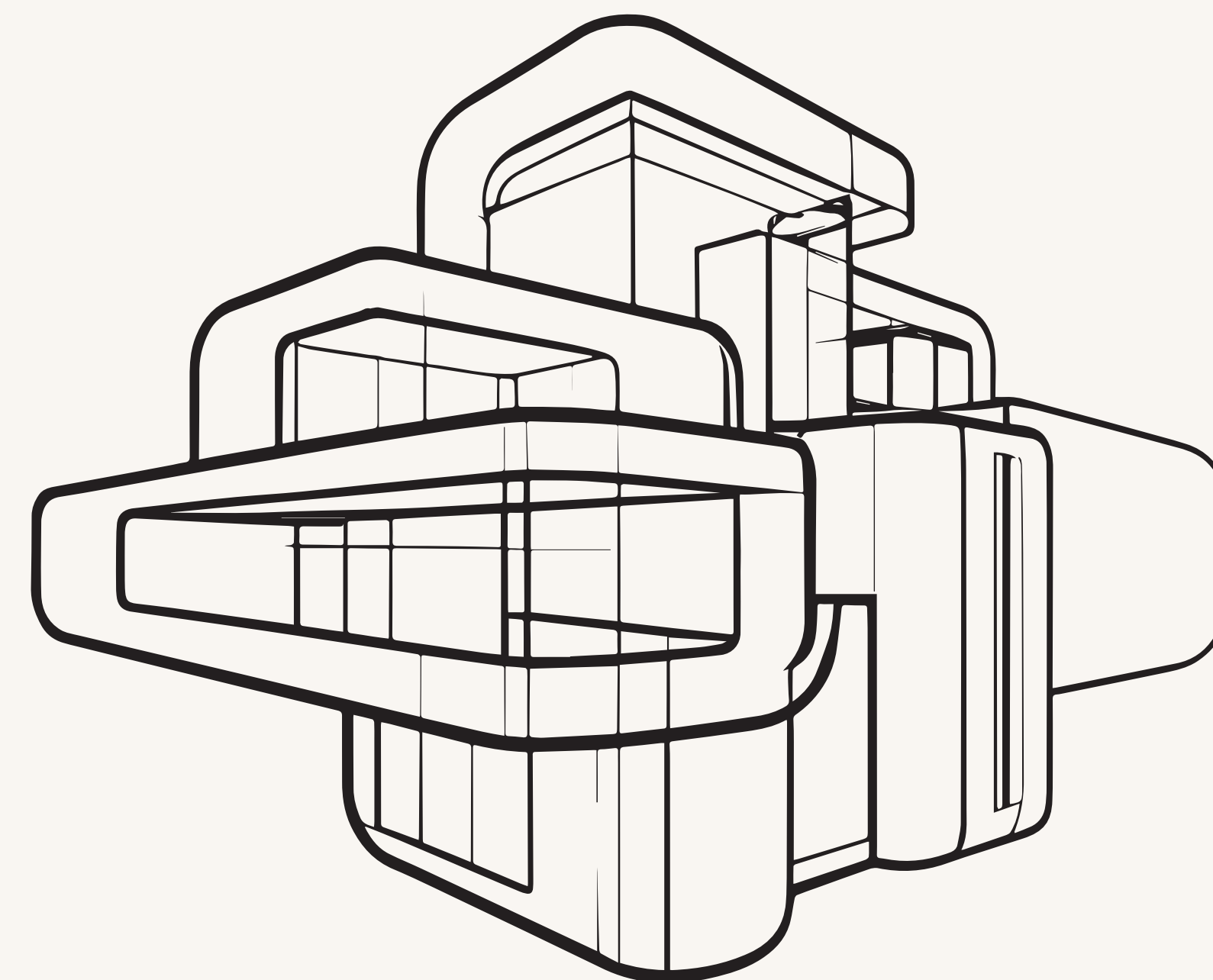
# Annabella Hill

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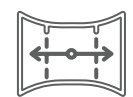
*Residencial Annabella Hill is an exclusive residential complex in Las Terrenas, located atop a hill with breathtaking panoramic views of the Atlantic Ocean and the lush tropical rainforest.*

*Here, modern architectural solutions, sustainability, and comfort come together. We have created a place where convenience merges with the harmony of nature, filling each day with the fresh ocean breeze and unforgettable sunsets.*

*The main goal of the project is to offer a peaceful residential environment where families can live in harmony with nature and enjoy spectacular landscapes. The design of the complex is inspired by the northeastern winds of Las Terrenas and incorporates soft lines and an optimized layout of the buildings to ensure comfort and natural climate control.*







*PANORAMIC OCEAN VIEWS FROM EVERY APARTMENT*



*JUST 5 MINUTES FROM PUNTA POPY BEACH AND DOWNTOWN*



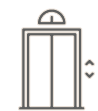
*ECOLOGICAL, PEACEFUL, AND NOISE-FREE AREA*



*THREE SWIMMING POOLS (INCLUDING A CHILDREN'S AREA AND A POOL WITH A WATERFALL)*



*POOL BAR AND RELAXATION AREA*



*MODERN AMENITIES: ELEVATOR IN THE TULIP BUILDING AND SPACIOUS TERRACES*



*CHILDREN'S PLAY AREA*



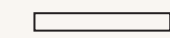
*PARKING*





## EXCELLENT LOCATION

*Residencial Annabella Hill is located in one of the best areas of Las Terrenas, right in front of the Boulevard del Atlántico, making it ideal for both living and investment.*



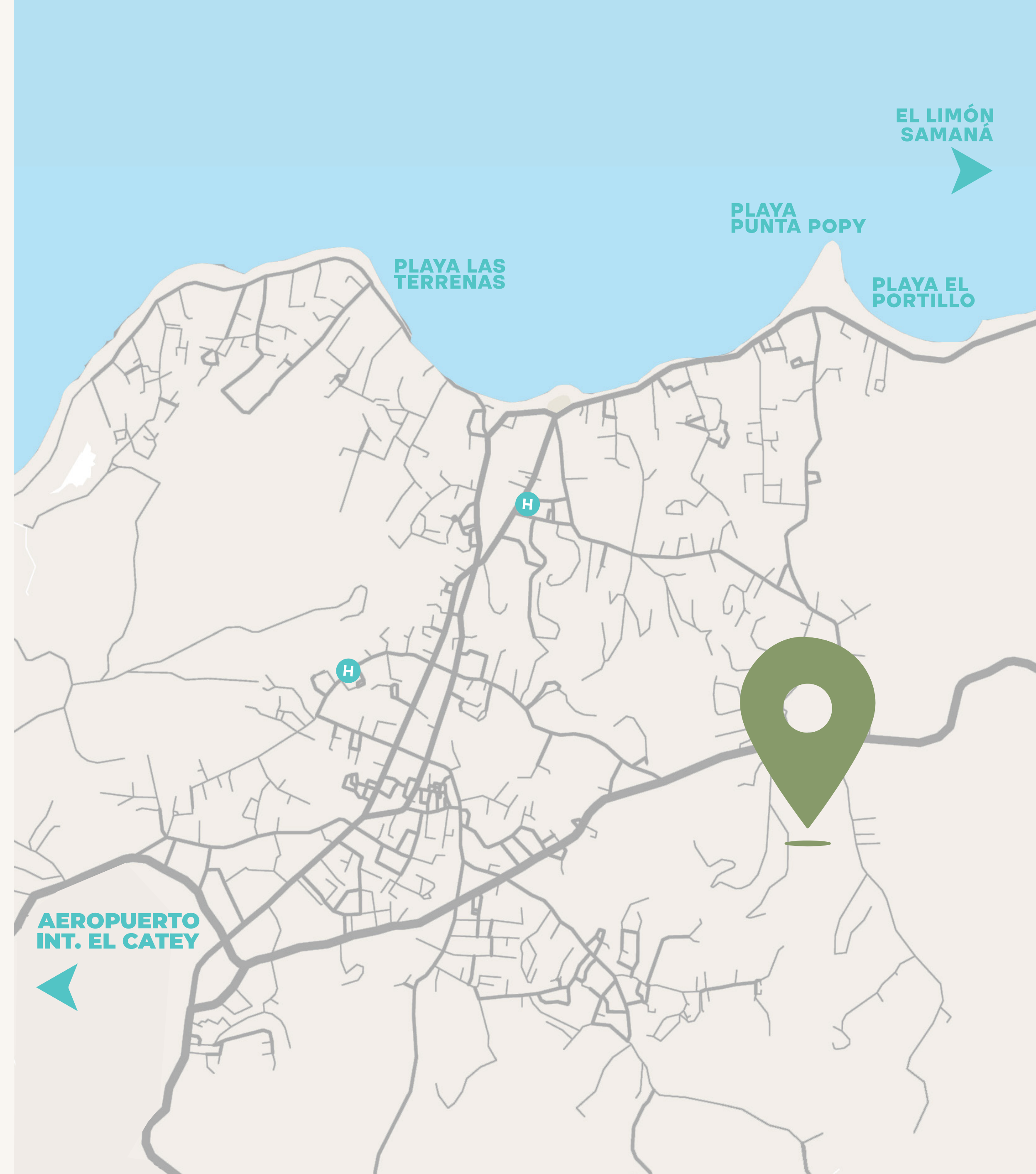
***5 minutes from Punta Popy Beach***

***5 minutes from downtown, restaurants, and shops***

***5 minutes from international schools***

***10 minutes from medical centers and clinics***

***30 minutes from El Catey International Airport***





**Annabella Hill** is located on a rocky hill surrounded by two mountains, offering an elevated position with unobstructed views of the Atlantic Ocean and the coconut groves of Las Terrenas.

**Land Analysis** - The area of the complex features a rocky and elevated topography with a solid natural foundation, making it an ideal location for construction.







## DESIGN CONCEPT AND DEVELOPMENT

The main concept of the project is the creation of spacious terraces that connect every room of the apartment with the natural surroundings. Each apartment is designed to maximize ocean views, allowing residents to enjoy not only the landscape but also a peaceful and serene atmosphere.

Inspired by the northeastern winds, the design incorporates soft lines and an open layout that promotes natural ventilation and optimal climate control, creating a comfortable and harmonious living space.



The project consists of six buildings:  
LILY, LOTUS, ORCHID, CROCUS,  
GARANCE, and TULIP.

- Two 1-bedroom apartments
- Twenty-five 2-bedroom apartments
- Two 2-bedroom penthouses, with a bathroom and kitchen on the second floor (optional)
- Sizes ranging from 92.25 m<sup>2</sup> to 162.59 m<sup>2</sup>
- Optimal designs with spacious living rooms, modern kitchens, laundry areas, and high-quality finishes
- Exclusive terraces with relaxation areas

4 BUILDINGS	2 floors
1 BUILDING	3 floors
1 BUILDING	4 floors + Elevator







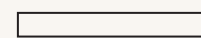
# LILY

2 UNITS – 2 LEVELS

Sea views | 2 bedrooms | 2 bathrooms | Terrace





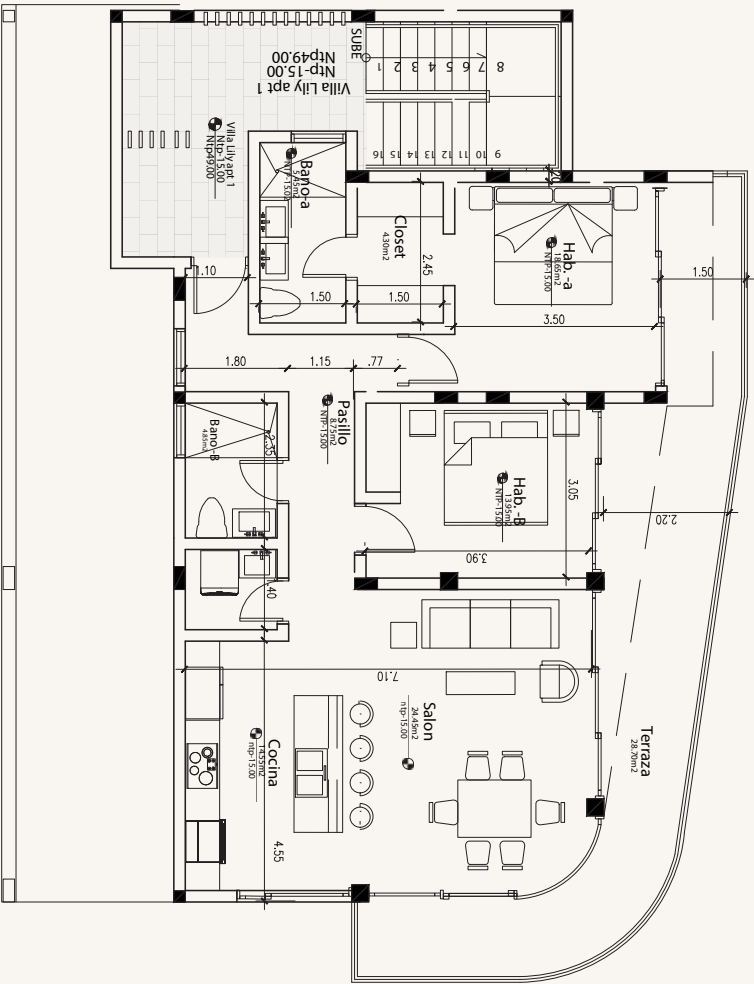


# LILY APARTMENTS – 1st LEVEL

2 bedrooms | 2 bathrooms  
98.7 m<sup>2</sup> interior | 28.70 m<sup>2</sup> terrace  
127.4 m<sup>2</sup> total

Two-level building, 1 apartment per level  
with sea and garden views.

- Living and dining room
- Kitchen
- Laundry room
- Master bedroom with bathroom and walk-in closet
- Secondary bedroom with shared bathroom
- Terrace
- Parking space
- High-quality finishes
- Kitchen with appliances included





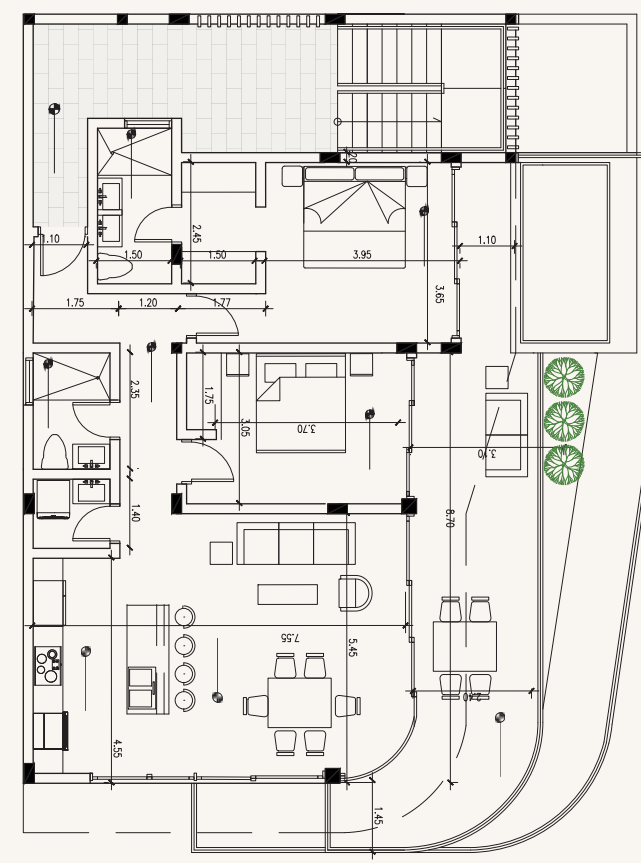


## LILY APARTMENTS – 2nd LEVEL

2 bedrooms | 2 bathrooms  
98.7 m<sup>2</sup> interior | 36.10 m<sup>2</sup> terrace  
Optional Jacuzzi 7.65 m<sup>2</sup>  
~134.8 m<sup>2</sup> total

Two-level building, 1 apartment per level  
with sea and garden views.

- Living and dining room
- Kitchen
- Laundry room
- Master bedroom with bathroom and walk-in closet
- Secondary bedroom with shared bathroom
- Terrace
- Parking space
- High-quality finishes
- Kitchen with appliances included







# LOTUS

6 UNITS – 2 LEVELS

Sea views | 2 bedrooms | 2 bathrooms | Terrace





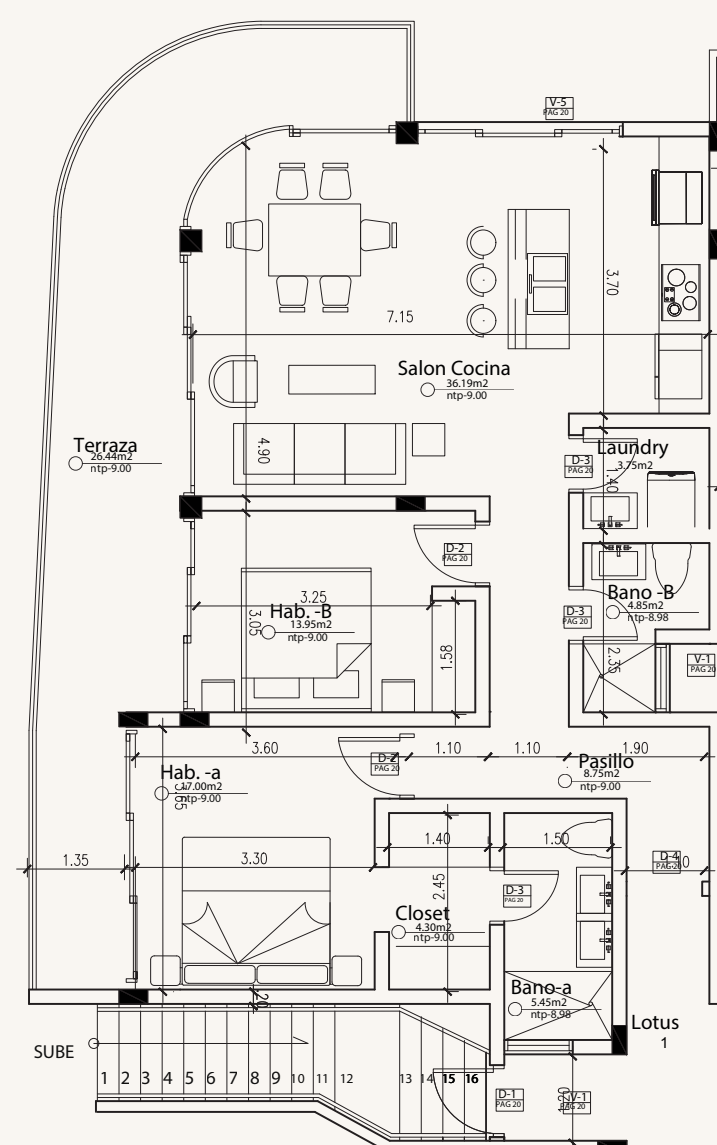


## LOTUS APARTMENTS – LEFT SIDE

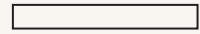
2 bedrooms | 2 bathrooms  
94.24 m<sup>2</sup> interior | 26.44 m<sup>2</sup> terrace  
120.68 m<sup>2</sup> total

Two-level building, 3 apartments per level  
with sea and garden views.

- Living and dining room
- Kitchen
- Laundry room
- Master bedroom with bathroom and walk-in closet
- Secondary bedroom with shared bathroom
- Terrace
- Parking space
- High-quality finishes
- Kitchen with appliances included







2 bedrooms | 2 bathrooms  
98.83 m<sup>2</sup> interior | 23.50 m<sup>2</sup> terrace  
Optional Jacuzzi 5.80 m<sup>2</sup>  
121.83 m<sup>2</sup> total

- Living and dining room**
- Kitchen**
- Laundry room**
- Master bedroom with bathroom and walk-in closet**
- Secondary bedroom with shared bathroom**
- Terrace**
- Parking space**
- High-quality finishes**
- Kitchen with appliances included**





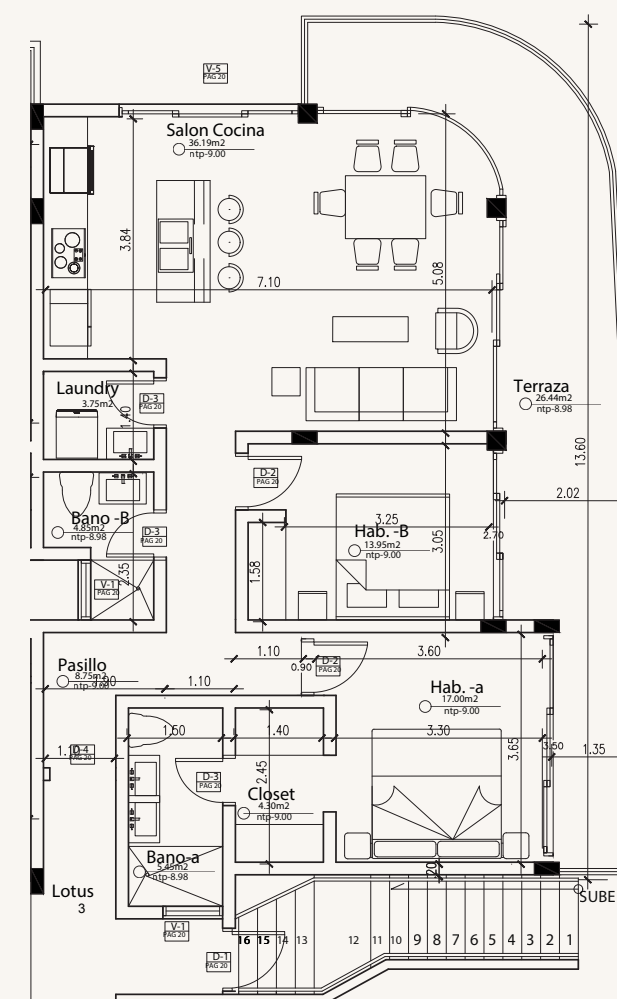


## LOTUS APARTMENTS – RIGHT SIDE

2 bedrooms | 2 bathrooms  
94.24 m<sup>2</sup> interior | 26.44 m<sup>2</sup> terrace  
120.68 m<sup>2</sup> total

Two-level building, 3 apartments per level  
with sea and garden views.

- Living and dining room
- Kitchen
- Laundry room
- Master bedroom with bathroom and walk-in closet
- Secondary bedroom with shared bathroom
- Terrace
- Parking spaces
- High-quality finishes
- Kitchen with appliances included





# ORCHID



6 UNITS – 2 LEVELS

Sea views | 2 bedrooms | 2 bathrooms | Terrace





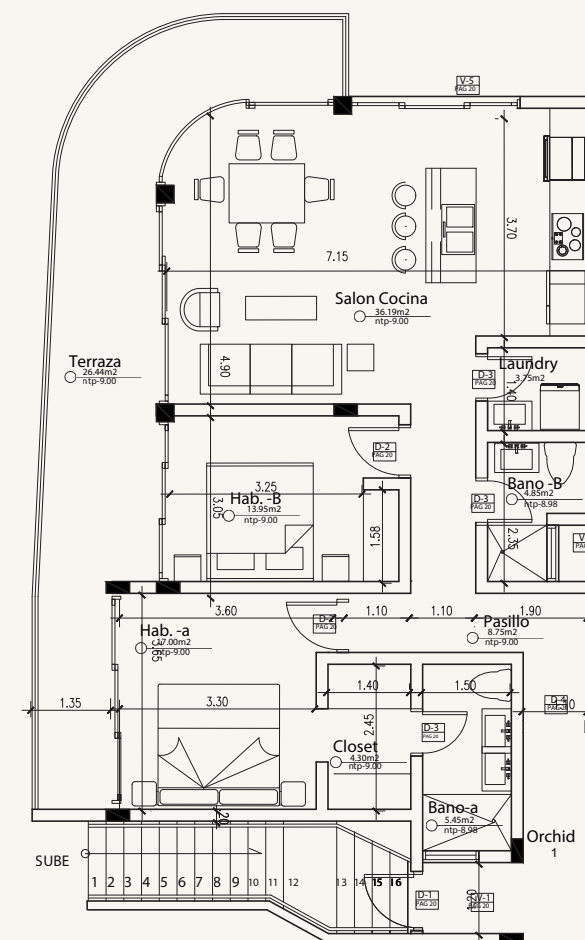


## ORCHID APARTMENTS – LEFT SIDE

2 bedrooms | 2 bathrooms  
94.24 m<sup>2</sup> interior | 26.44 m<sup>2</sup> terrace  
120.68 m<sup>2</sup> total

Two-level building, 3 apartments per level  
with sea and garden views.

- Living and dining room
- Kitchen
- Laundry room
- Master bedroom with bathroom and walk-in closet
- Secondary bedroom with shared bathroom
- Terrace
- Parking spaces
- High-quality finishes
- Kitchen with appliances included





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## ORCHID APARTMENTS – CENTRAL

2 bedrooms | 2 bathrooms  
98.83 m<sup>2</sup> interior | 23.50 m<sup>2</sup> terrace  
Optional Jacuzzi 5.80 m<sup>2</sup>  
121.83 m<sup>2</sup> total

Two-level building, 3 apartments per level  
with sea and garden views.

Living and dining room

Kitchen

Laundry room

Master bedroom with bathroom and walk-in closet

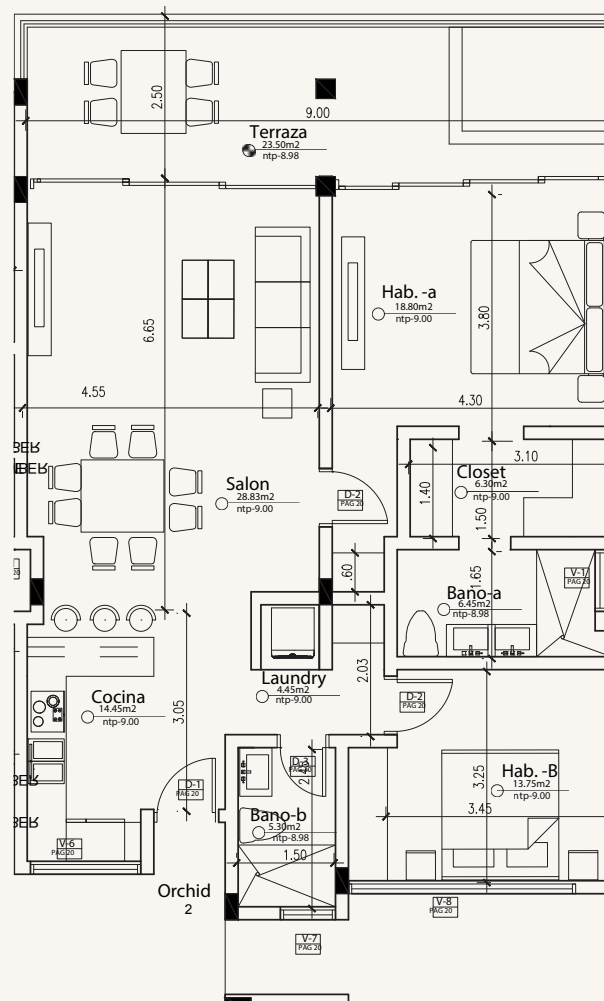
Secondary bedroom with shared bathroom

Terrace

Parking spaces

High-quality finishes

Kitchen with appliances included





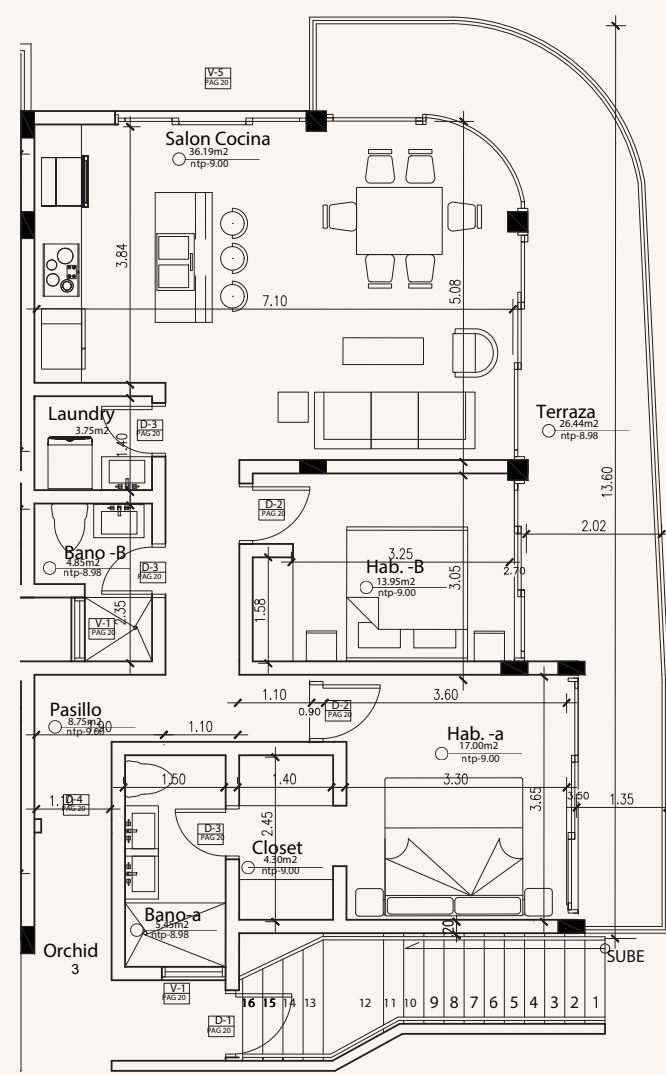


## ORCHID APARTMENTS – RIGHT SIDE

- 2 bedrooms | 2 bathrooms
- 94.24 m<sup>2</sup> interior | 26.44 m<sup>2</sup> terrace
- 120.68 m<sup>2</sup> total

Two-level building, 3 apartments per level  
with sea and garden views.

- Living and dining room
- Kitchen
- Laundry room
- Master bedroom with bathroom and walk-in closet
- Secondary bedroom with shared bathroom
- Terrace
- Parking spaces
- High-quality finishes
- Kitchen with appliances included





# CROCUS



2 UNITS – 2 LEVELS

Sea and garden views | 2 bedrooms | 2 bathrooms | Terrace





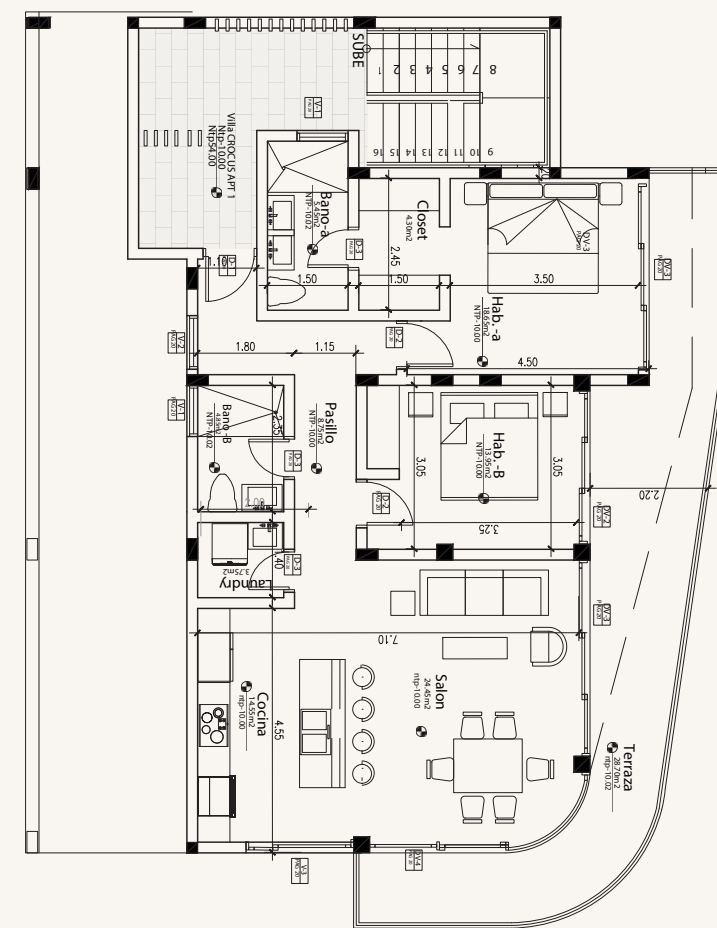


## CROCUS APARTMENTS – 1st LEVEL

- 2 bedrooms | 2 bathrooms
- 98.70 m<sup>2</sup> interior | 28.70 m<sup>2</sup> terrace
- 127.4 m<sup>2</sup> total

Two-level building, 1 apartment per level  
with sea and garden views.

- Living and dining room
- Kitchen
- Laundry room
- Master bedroom with bathroom and walk-in closet
- Secondary bedroom with shared bathroom
- Terrace
- Parking spaces
- High-quality finishes
- Kitchen with appliances included







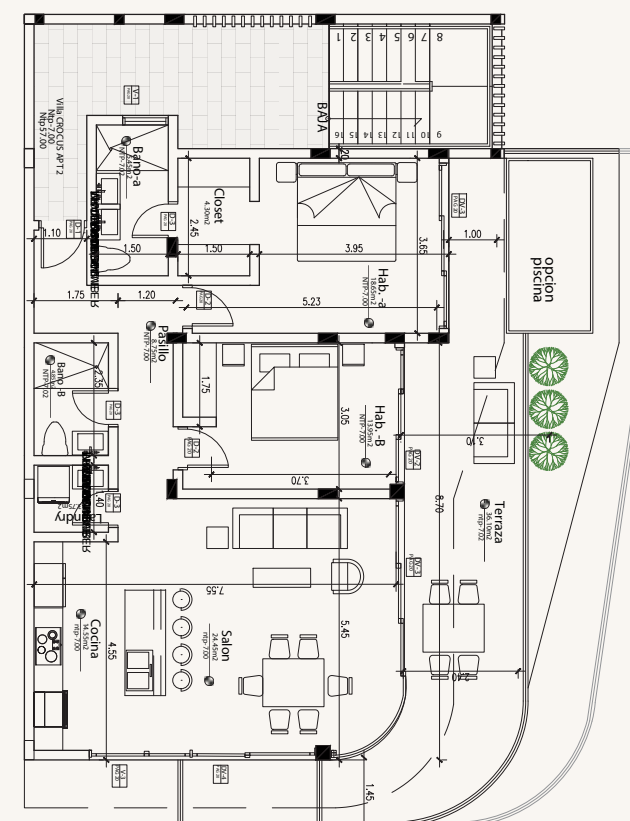
## CROCUS APARTMENTS – 2nd LEVEL

- 2 bedrooms | 2 bathrooms
- 98.70 m<sup>2</sup> interior | 36.10 m<sup>2</sup> terrace
- Optional Jacuzzi 7.65 m<sup>2</sup>
- 134.8 m<sup>2</sup> total

Two-level building, 1 apartment per level  
with sea and garden views.

- Living and dining room
- Kitchen
- Laundry room
- Master bedroom with bathroom and walk-in closet
- Secondary bedroom with shared bathroom
- Terrace
- Parking spaces
- High-quality finishes
- Kitchen with appliances included

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3 UNITS – 3 LEVELS

Sea and garden views | 2 bedrooms | 2 bathrooms | Terrace

# GARANCE





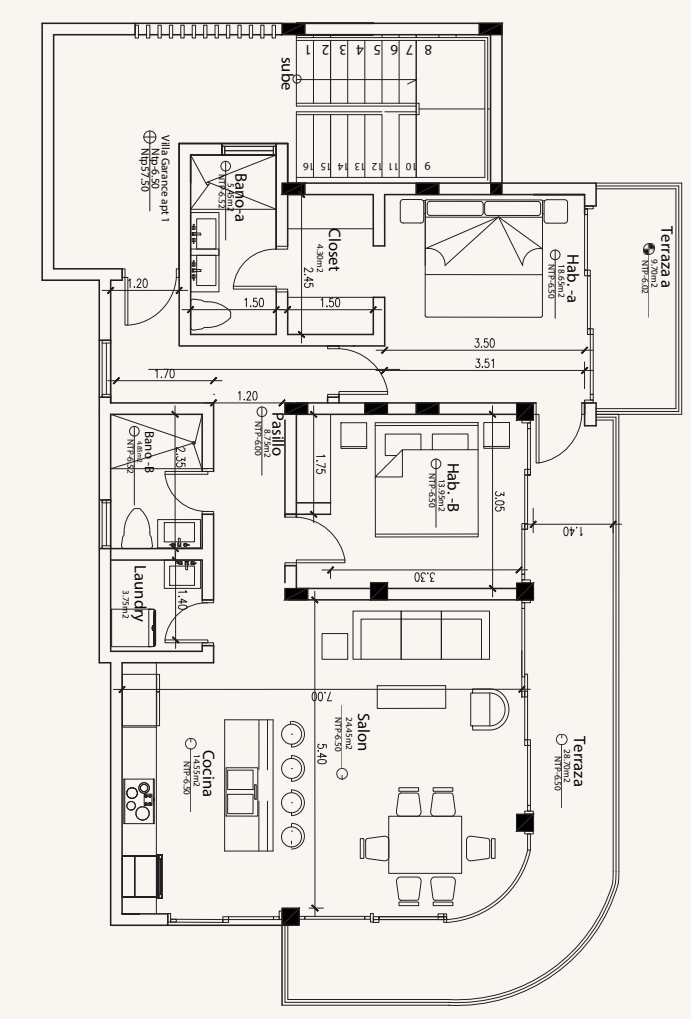


## GARANCE APARTMENTS – 1st LEVEL

- 2 bedrooms | 2 bathrooms
- 98.70 m<sup>2</sup> interior | 28.70 m<sup>2</sup> terrace
- 127.4 m<sup>2</sup> total

Three-level building, 1 apartment per level  
with sea and garden views.

- Living and dining room
- Kitchen
- Laundry room
- Master bedroom with bathroom and walk-in closet
- Secondary bedroom with shared bathroom
- Terrace
- Parking spaces
- High-quality finishes
- Kitchen with appliances included







## GARANCE APARTMENTS – 2nd LEVEL

2 bedrooms | 2 bathrooms

98.70 m<sup>2</sup> interior | 36.10 m<sup>2</sup> terrace

134.8 m<sup>2</sup> total

Three-level building, 1 apartment per level  
with sea and garden views.

**Living and dining room**

**Kitchen**

**Laundry room**

**Master bedroom with bathroom and walk-in closet**

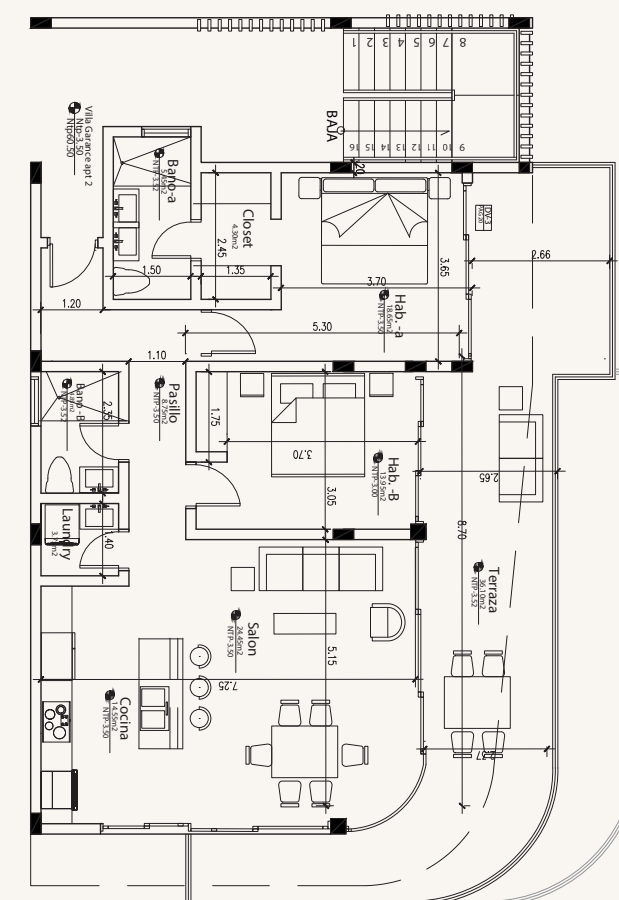
**Secondary bedroom with shared bathroom**

**Terrace**

**Parking spaces**

**High-quality finishes**

**Kitchen with appliances included**





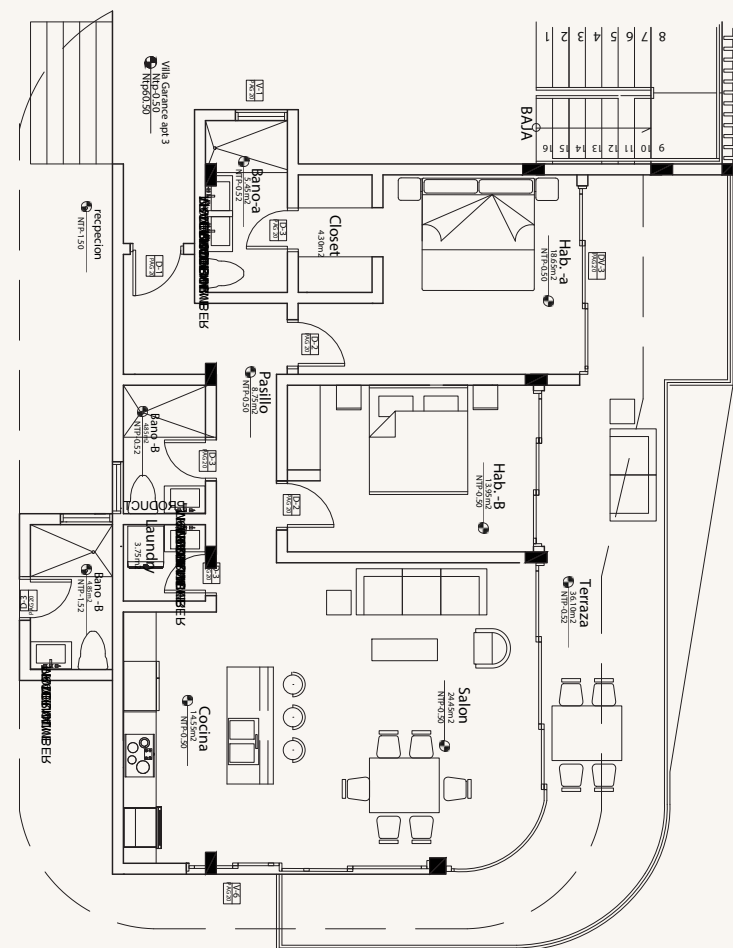


## GARANCE APARTMENTS – 3rd LEVEL

2 bedrooms | 2 bathrooms  
98.70 m<sup>2</sup> interior | 36.10 m<sup>2</sup> terrace  
134.8 m<sup>2</sup> total

Three-level building, 1 apartment per level  
with sea and garden views.

- Living and dining room
- Kitchen
- Laundry room
- Master bedroom with bathroom and walk-in closet
- Secondary bedroom with shared bathroom
- Terrace
- Parking spaces
- High-quality finishes
- Kitchen with appliances included





**8 UNITS – 2 PENTHOUSES – 4 LEVELS**  
**Sea View | 1 & 2 bedrooms | 1 & 2 bathrooms | Terrace**



# TULIP







## TULIP APARTMENTS LEFT SIDE 1st & 2nd LEVEL

2 bedrooms | 2 bathrooms  
94.24 m<sup>2</sup> interior | 26.44 m<sup>2</sup> terrace  
120.68 m<sup>2</sup> total

4-level building, 3 apartments on levels 1, 2, and 3; and  
2 penthouses on level 4 with sea and garden views.

**Elevator**

**Living and dining room**

**Kitchen**

**Laundry room**

**Master bedroom with bathroom and walk-in closet**

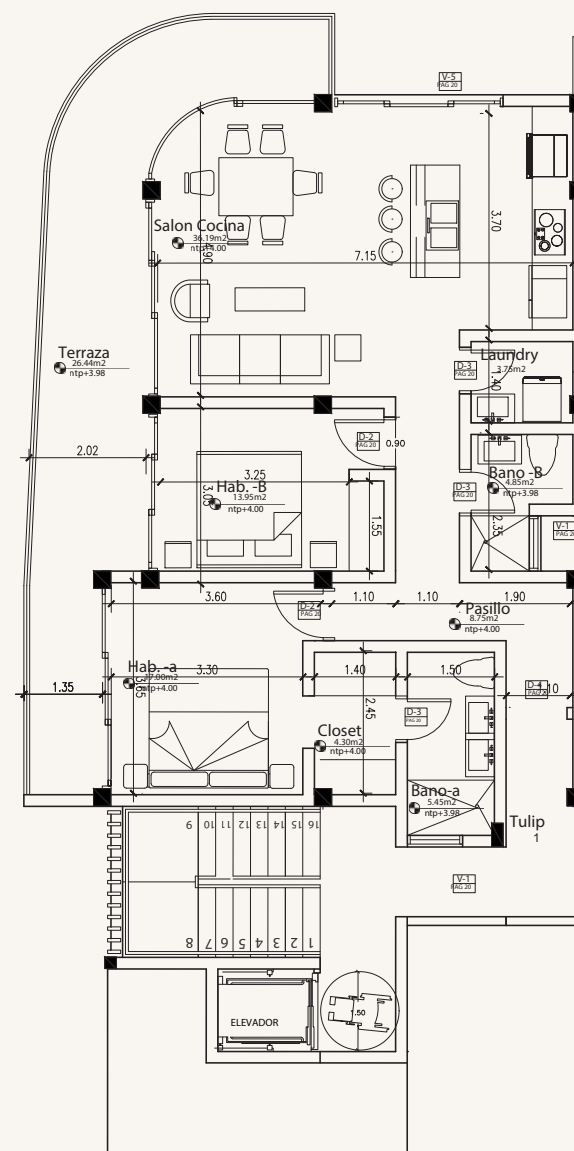
**Secondary bedroom with shared bathroom**

**Terrace**

**Parking space**

**High-quality finishes**

**Kitchen with appliances included**







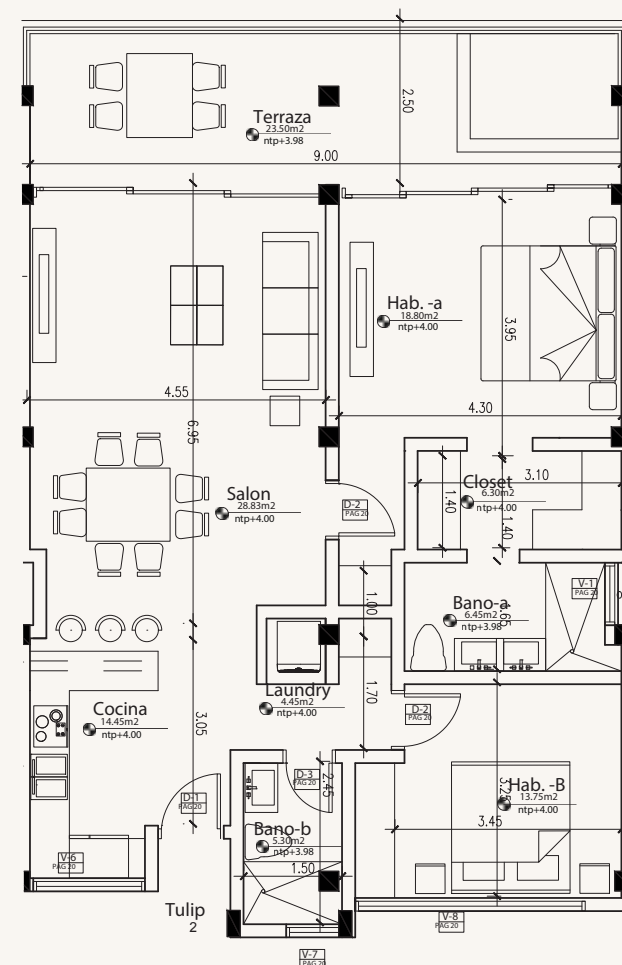
# TULIP APARTMENTS – CENTER

## 1st & 2nd LEVEL

2 bedrooms | 2 bathrooms  
98.83 m<sup>2</sup> interior | 23.50 m<sup>2</sup> terrace  
Optional jacuzzi 5.80 m<sup>2</sup>  
121.83 m<sup>2</sup> total

4-level building, 3 apartments on levels 1, 2, and 3; and  
2 penthouses on level 4 with sea and garden views.

- Elevator
- Living and dining room
- Kitchen
- Laundry room
- Master bedroom with bathroom and walk-in closet
- Secondary bedroom with shared bathroom
- Terrace
- Parking space
- High-quality finishes
- Kitchen with appliances included







## TULIP APARTMENTS – RIGHT SIDE

### 1st & 2nd LEVEL

2 bedrooms | 2 bathrooms  
94.24 m<sup>2</sup> interior | 26.44 m<sup>2</sup> terrace  
120.68 m<sup>2</sup> total

4-level building, 3 apartments on levels 1, 2, and 3; and  
2 penthouses on level 4 with sea and garden views.

**Elevator**

**Living and dining room**

**Kitchen**

**Laundry room**

**Master bedroom with bathroom and walk-in closet**

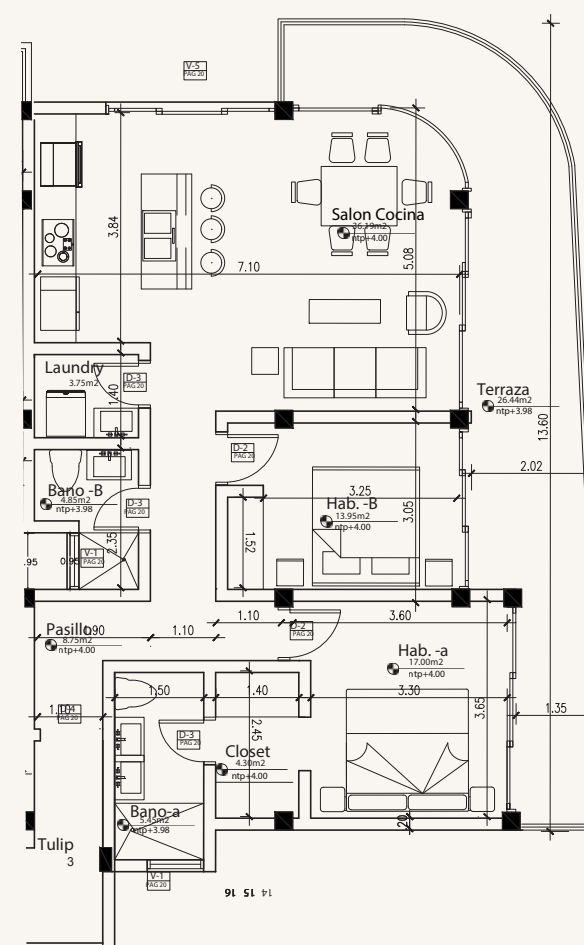
**Secondary bedroom with shared bathroom**

**Terrace**

**Parking space**

**High-quality finishes**

**Kitchen with appliances included**







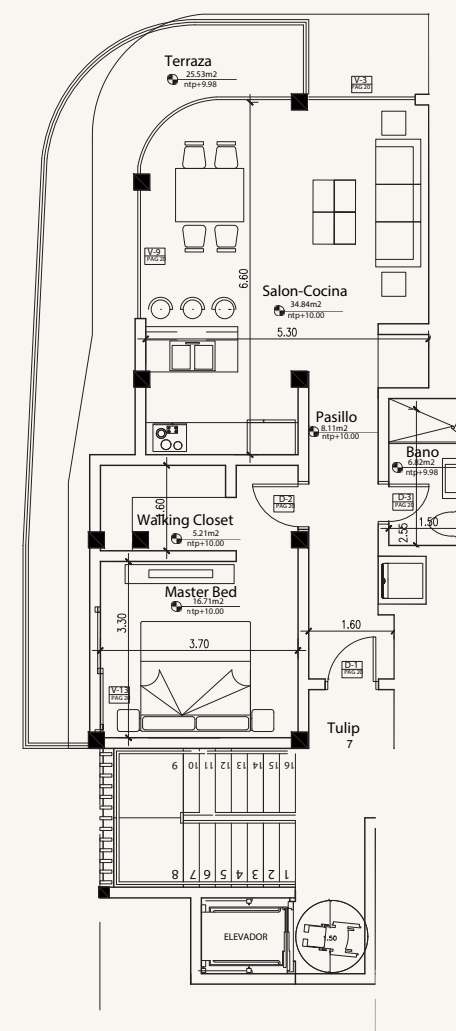
# TULIP APARTMENTS – LEFT SIDE

## 3rd LEVEL

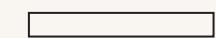
1 bedroom | 1 bathroom  
71.69 m<sup>2</sup> interior | 25.53 m<sup>2</sup> terrace  
97.22 m<sup>2</sup> total

4-level building, 3 apartments on levels 1, 2, and 3; and  
2 penthouses on level 4 with sea and garden views.

- Elevator
- Living and dining room
- Kitchen
- Laundry room
- Master bedroom with bathroom and walk-in closet
- Secondary bedroom with shared bathroom
- Terrace
- Parking space
- High-quality finishes
- Kitchen with appliances included







## TULIP APARTMENTS – RIGHT SIDE

### 3rd LEVEL

1 bedroom | 1 bathroom  
71.69 m<sup>2</sup> interior | 25.53 m<sup>2</sup> terrace  
97.22 m<sup>2</sup> total

4-level building, 3 apartments on levels 1, 2, and 3; and  
2 penthouses on level 4 with sea and garden views.

**Elevator**

**Living and dining room**

**Kitchen**

**Laundry room**

**Master bedroom with bathroom and walk-in closet**

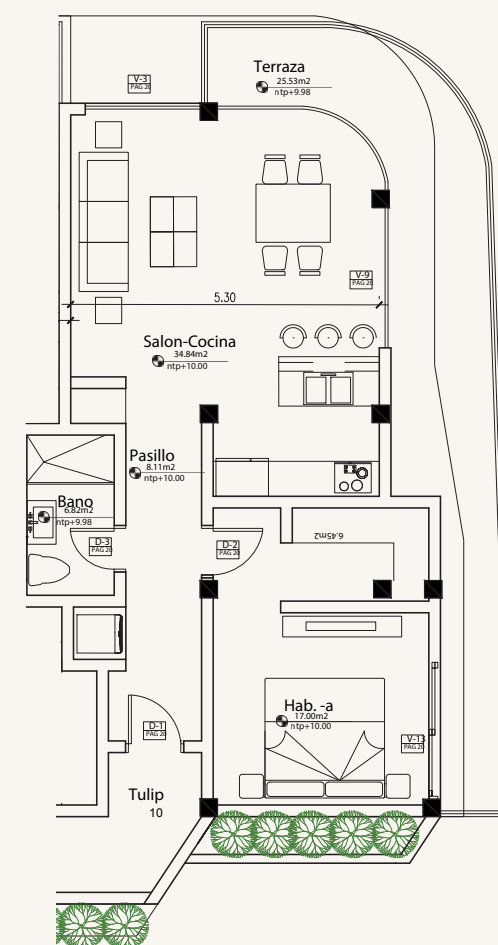
**Secondary bedroom with shared bathroom**

**Terrace**

**Parking space**

**High-quality finishes**

**Kitchen with appliances included**







# TULIP APARTMENTS – PENTHOUSE

## 3rd & 4th LEVEL

- 2 bedrooms | 2 bathrooms | 162.89 m<sup>2</sup> total

1st floor:

75.76 m2 interior | 13.33 m2 terr | 89.90

m2 - 2nd floor: 73.8 m2

4-level building, 3 apartments on levels 1, 2, and 3;  
and 2 penthouses on level 4 with sea and garden  
views.

Elevator

Living and dining room

Kitchen

Laundry room

Master bedroom with bathroom and walk-in closet

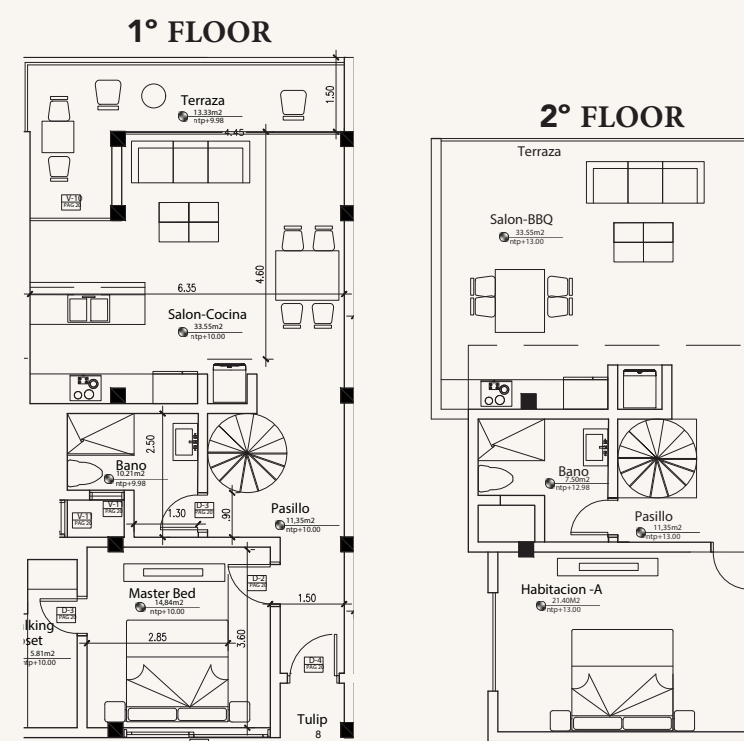
Secondary bedroom with shared bathroom

Terrace

Parking space

High-quality finishes

Kitchen with appliances included





















# High-quality finishes

- Tropical white paint for a fresh and airy feel
- Panoramic glass doors for unobstructed views
- Natural coral stone flooring
- Polished concrete design for a contemporary character
- Locally sourced black stones to integrate the architecture with the natural surroundings
- Decorative façades with MDF wood panels to add warmth and texture to the design

HIGH QUALITY WOOD



POLISHED  
CONCRETE

NATURAL CORAL STONE  
FOR FLOORING









# THE AMENITIES

- Pool bar and lounge area*
- Fitness zone and yoga space*
- Children’s play area*
- Spacious parking*
- 24/7 security and video surveillance*
- Elevator in the Tulip building*
- Three swimming pools (including a children’s pool and a pool with a waterfall)*



SOCIAL AREA

VIEW





# DEPOSIT STRUCTURE

**Reservation - USD 5,000**

**20% - 5000\$ on signing**



**40% during construction**



**40% on closing**



**PROJECT DELIVERY – FEBRUARY 2027**





## PURCHASE PROCESS

Comprehensive legal advice throughout the entire process

Financing options and installment payments

Kitchen with appliances , bathroom installation  
included in the sale price







# Annabella Hill

Las Terrenas