

# azzure®

AT CORAL GOLF

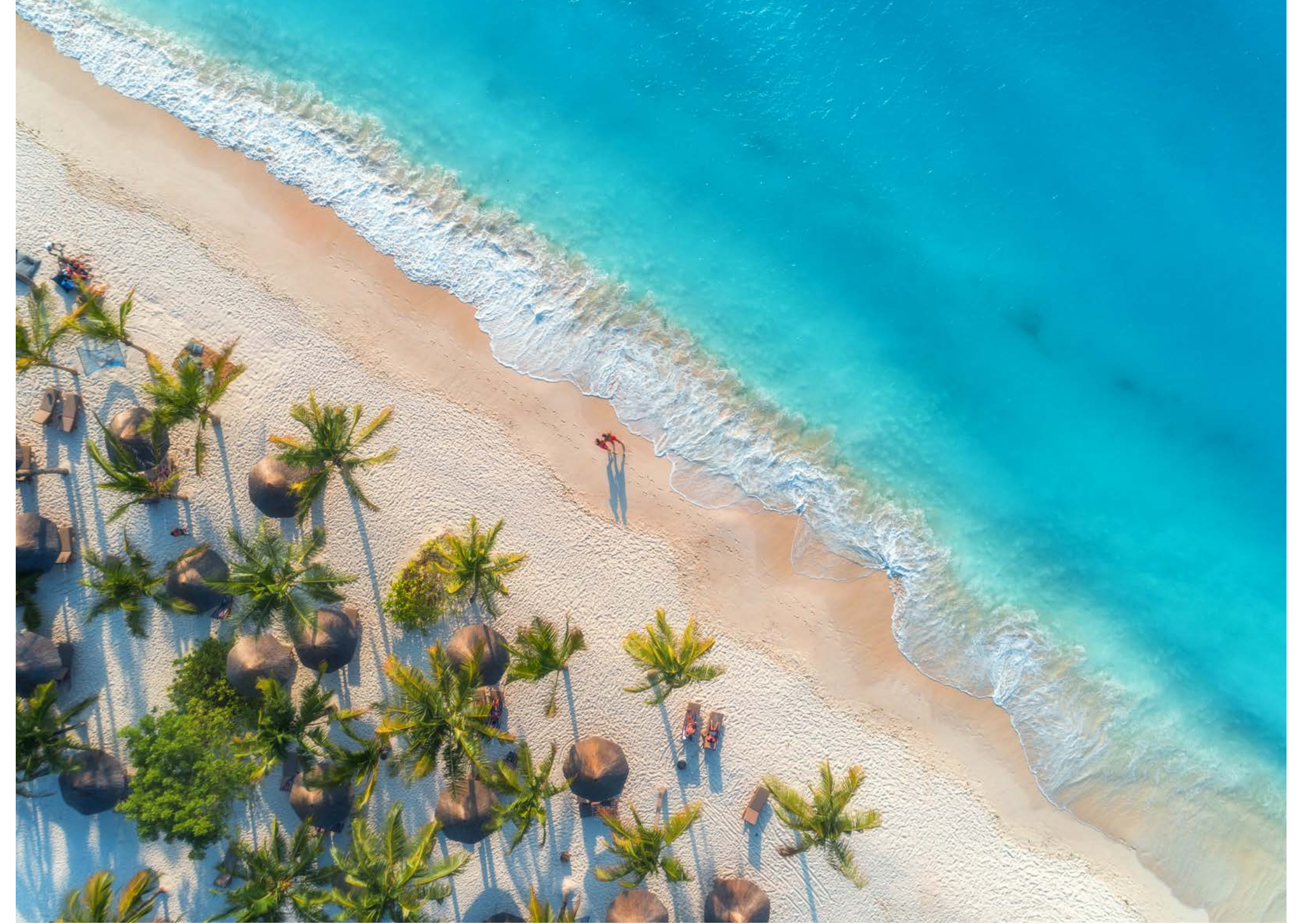


An exclusive investment  
in the heart of paradise

Prepared by **Bluewave**  
Group

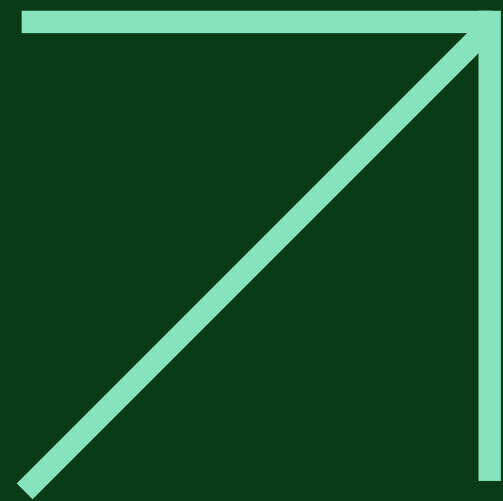


About the Country



With a steadily growing economy, a stable monetary environment, and favorable tax policies, the country offers ideal conditions for safe and profitable investments. It is a strategic hub for real estate and tourism development in the Caribbean.

# Why the Dominican Republic?



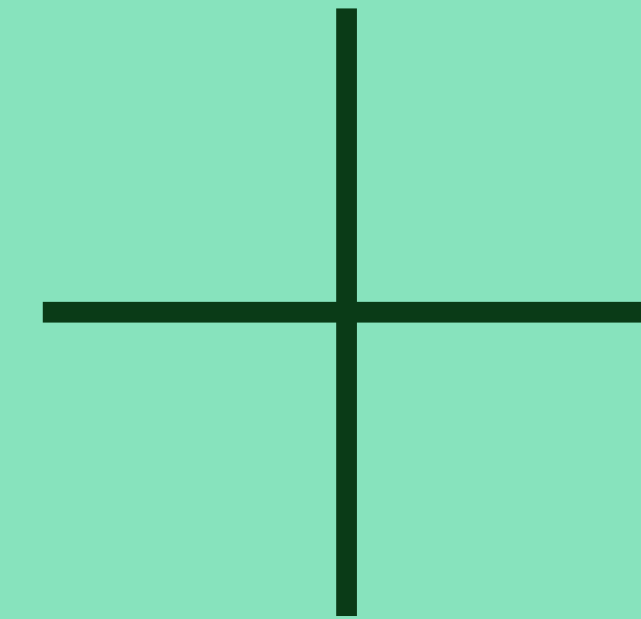
## GDP Growth

The Dominican economy has experienced steady growth over the past decades, with standout performance in key sectors such as tourism, construction, and telecommunications.



## Monetary Stability

The country maintains a stable monetary policy, providing a secure environment for investment.



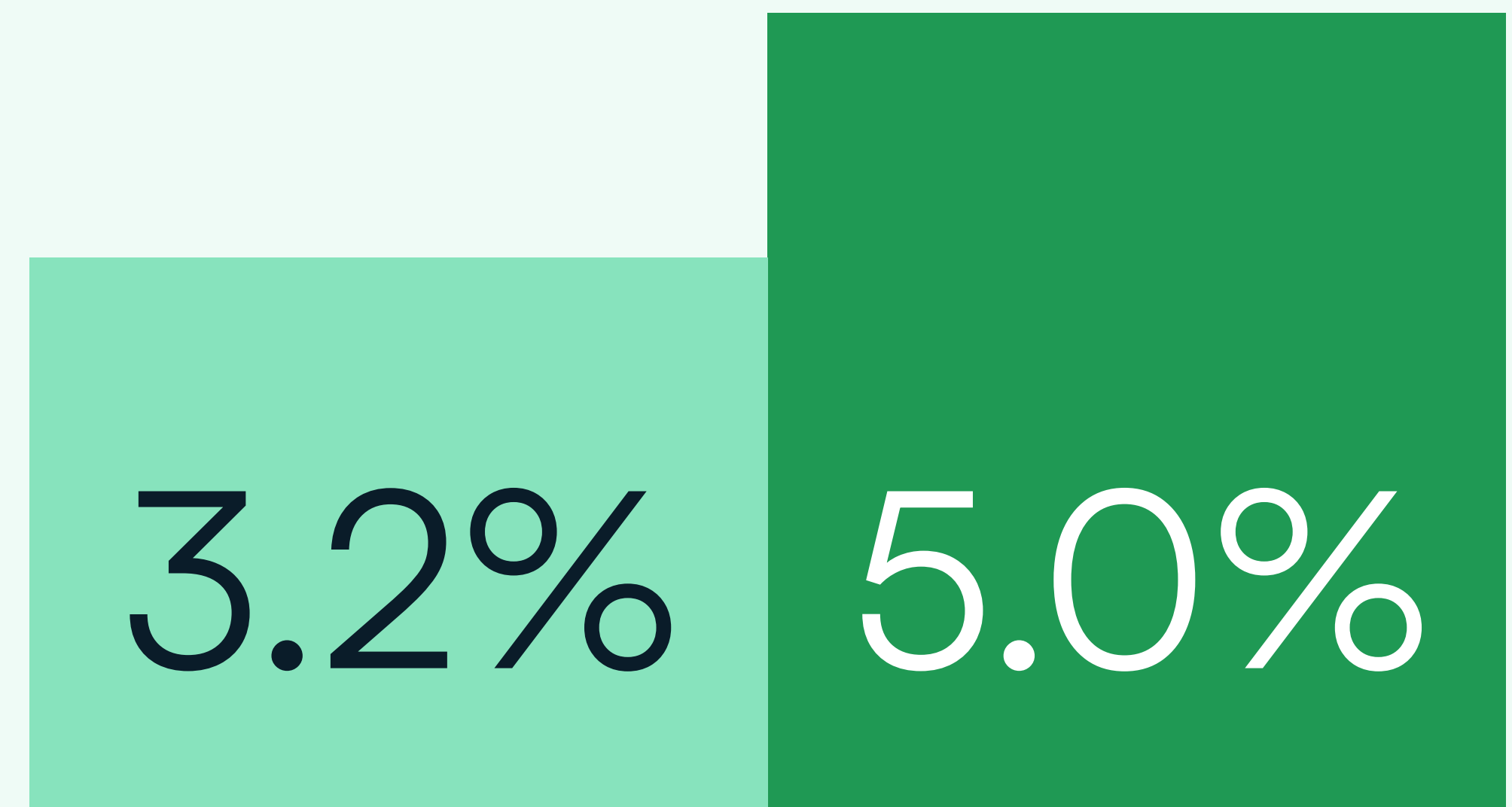
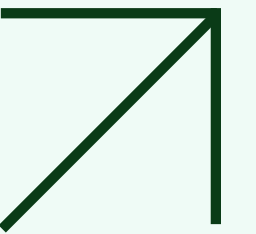
## Tax Incentives

The government offers attractive incentives for foreign investment, including tax reductions in key sectors such as tourism.

“The Dominican economy maintained solid performance in 2024, registering **a real GDP growth of 5.0%**, establishing itself as a leader in economic growth across Latin America.”

*Central Bank of the Dominican Republic,  
Preliminary Report 2024*

## 2024 GDP Growth



Regional Growth

Dominican Republic

### Real Estate / Capital Appreciation

3% a 7%

The real estate sector in the Dominican Republic is projected to see a **3% to 7% increase in property prices in 2025**, driven by the tourism boom and sustained economic growth.

### Vacation Rentals

7% a 9%

Vacation rental yields in areas like Punta Cana range between **7% and 9% annually**.

### Foreign Direct Investment

US\$4.512 billion

The historic record for FDI (Foreign Direct Investment) in 2024 reached **US\$4.512 billion**, reaffirming the Dominican Republic as a strategic destination for real estate developments.

# Law 16-95

Guarantees a safe and reliable environment for international investors. **This legislation allows foreigners to acquire properties, access banking facilities, regularize their immigration status, and freely repatriate their earnings** under a transparent and favorable legal framework. It is an open invitation to invest with confidence in a country that protects and promotes foreign investment.

# CONFOTUR

Offers attractive tax incentives for investors in approved tourism projects, **including exemption from income tax, the 3% real estate transfer tax, and the 1% IPI (real estate wealth tax)** for a period of up to 15 years. These benefits provide a significant advantage to maximize profitability, reduce initial costs, and ensure a faster return on investment.

# Punta Cana

#1 Destination in the Caribbean according to TripAdvisor®



International Tourist Destination



Sustainable Tourism Growth



Tourist Attractions and Natural Beauty



Infrastructure Expansion



Tourism Incentives



High Profitability for Property Owners





## International Tourist Destination

Punta Cana has established itself as one of the most visited destinations in the Caribbean, welcoming millions of tourists from around the world every year. This steady flow of visitors ensures constant demand from international renters and buyers.

## Sustainable Tourism Growth

Punta Cana's air connectivity continues to expand, with a growing number of international flights each year, solidifying its position as one of the Caribbean's main tourism hubs.

## Tourist Attractions and Natural Beauty

With its white sandy beaches, exclusive luxury resorts, and top-tier tourism infrastructure, Punta Cana remains a privileged destination for those seeking unique experiences and high-end recreational activities.



## Infrastructure Expansion

Punta Cana International Airport continues to increase its capacity, improving connectivity and making it easier for tourists from key international markets to access the destination.

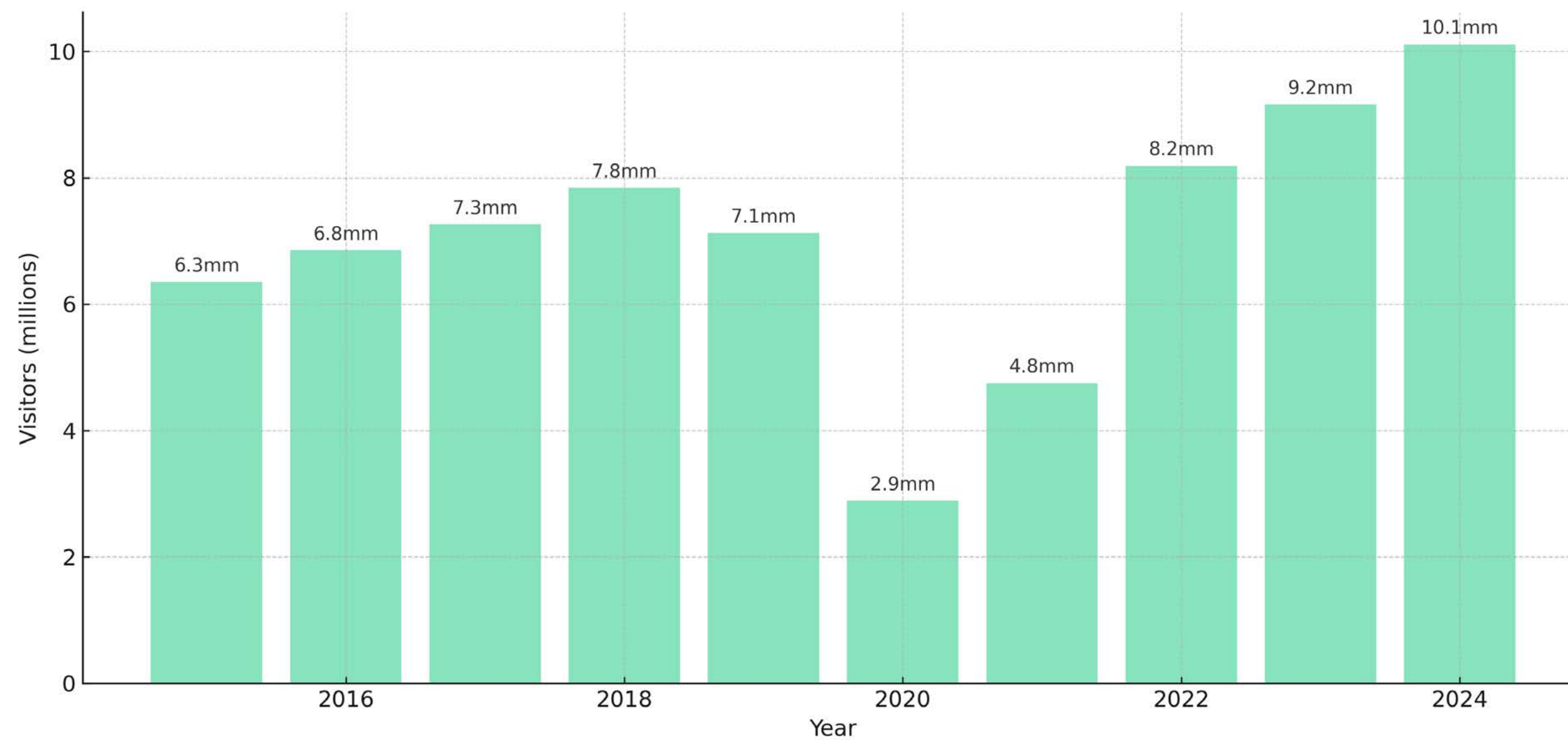
## Tourism Incentives

The government of the Dominican Republic continues to promote policies and projects aimed at improving tourism infrastructure and encouraging the development of new resorts in the region, strengthening the environment for foreign investment.

## High Profitability for Property Owners

The growing influx of tourists has boosted the demand for short-term rental properties in Punta Cana, offering investors an excellent opportunity to generate passive income and attractive returns.

# Tourism Growth in Punta Cana (2015-2024)



↑ 59%

The Dominican Republic has experienced sustained tourism growth, **increasing from 6.3 million passengers in 2015 to over 10.1 million in 2024 — a 59% rise.** With an official projection of 12 million visitors in 2025, this represents an additional 18.7% growth. This momentum solidifies the country's position as the Caribbean leader in tourism and a key destination for real estate and hotel investments.



# About the Developer

**Bluewave**  
Group

**Bluewave Group** is a leading company in the Eastern Region of the Dominican Republic, specializing in the construction industry. We stand out as producers of construction materials, including asphalt, aggregates, and concrete, as well as in real estate development and the construction of high-quality projects.

**About the Developer**

**Completed Projects**



**Park Place** 28 Units



**Azzure** 39 Units



**Palmas I** 26 Units



**Palmas II** 100 Units



**Volare at Cap Cana**  
112 Units



**Olea at Cap Cana**  
63 Units



**Tropicale at Vista Cana**  
48 Units



**Aldea Park**  
80 Units



**Ansaya at Downtown**  
120 Units



**Kaya at Downtown**  
112 Units



**Palmas III**  
38 Units



# Bluewave

## Development

We develop high-value residential and commercial projects in Punta Cana, supported by the international experience of our executives and sales advisors.

  
**Bluewave**  
Construcción

Leader in the development of residential, commercial, and tourism projects, ensuring quality and on-time delivery.

  
**Bluewave**  
Agregados

Leading producer of aggregate materials in the Eastern Region of the Dominican Republic.

  
**Bluewave**  
Asfaltos

Company dedicated to the production and distribution of asphalt.

  
**Bluewave**  
Hotels

An initiative aimed at expanding the high-end lodging options in the region, with exclusive projects in the main tourist areas.

 **Bluestays**  
Powered by xeliter

Division dedicated to managing short-term rental properties, offering profitability to investors.

 **DOCON**  
DOMINICANA DE CONCRETOS

Leader in the concrete industry with our Dominican concrete brand (DOCON).



**Bluestays**<sup>®</sup>  
Powered by xëlter

Bluewave division is responsible for the management of Azure at Coral Golf. Owners will enjoy the profitability of their unit with the following benefits:





# Bluestays<sup>®</sup> Powered by xëliter



Reservation Management



Online Marketing



Maintenance Program



Owner Support



Pre and Post Occupancy Cleaning



Online Concierge



Monthly Income and Expense Reports



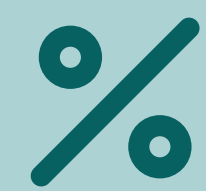
Professional Photography Services



Quality Control Department



Electricity Meter Reading



Discounts for Owners on Other Units

# Coral Golf Resort

A blend of luxury and nature to create a high-end residential complex.



**Coral Golf Resort** Amenities



18-Hole Golf Course



Commercial Area



Clubhouse



Children's Play Areas



Restaurants



516,667ft<sup>2</sup> Lake



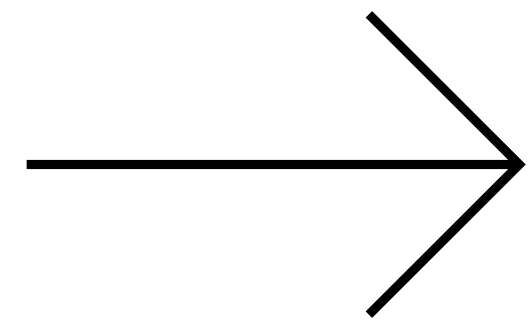
Sports Facilities



Pearl Beach Club

Coral Golf Resort

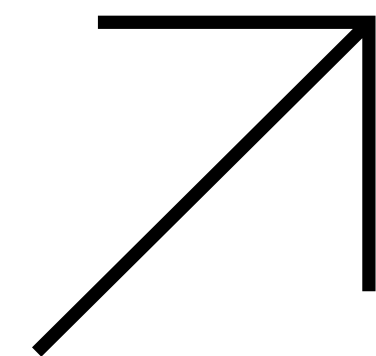




**A comprehensive development of residential communities** located within an 18-hole golf course.

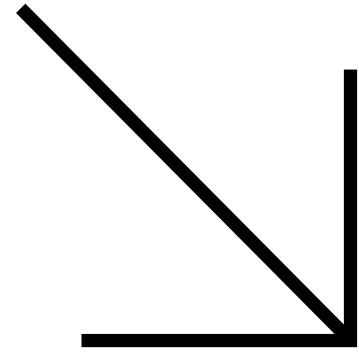


Coral Golf Resort



A combination of **luxury and nature** to create a high-end residential complex.

## Coral Golf Resort



### Location

# Cabeza de Toro, Punta Cana

Just 5 minutes from the best beaches, offering easy access to the heart of the Caribbean paradise.



Coral Golf Resort

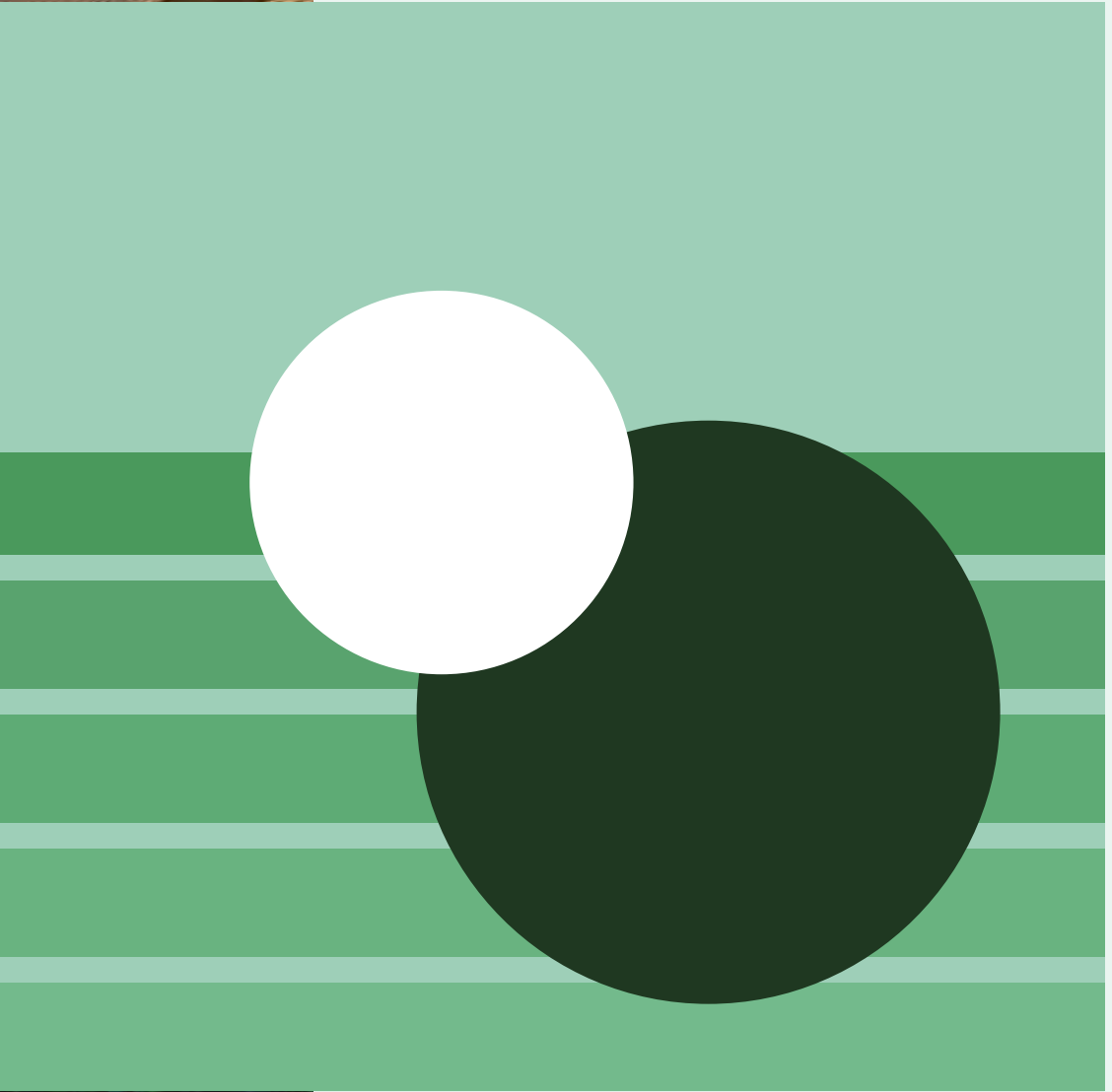


Golf course design by **P.B. Dye**,  
renowned worldwide.



**azzure**®

AT CORAL GOLF



Community with  
**115 apartments**  
designed to offer  
luxury and comfort.



- ☞ Infinity Pool
- ☞ Solarium
- ☞ Children's Pool Area
- ☞ Access to Golf Course and Bar
- ☞ Gym
- ☞ Lounge
- ☞ Wellness Area
- ☞ Hotel-Style Lobby
- ☞ Electric Vehicle Parking
- ☞ 24/7 Security













# Unit Types

- A
- B
- C
- D
- E
- F
- G



# Type A

1 bedroom

1 bathroom

STARTING FROM

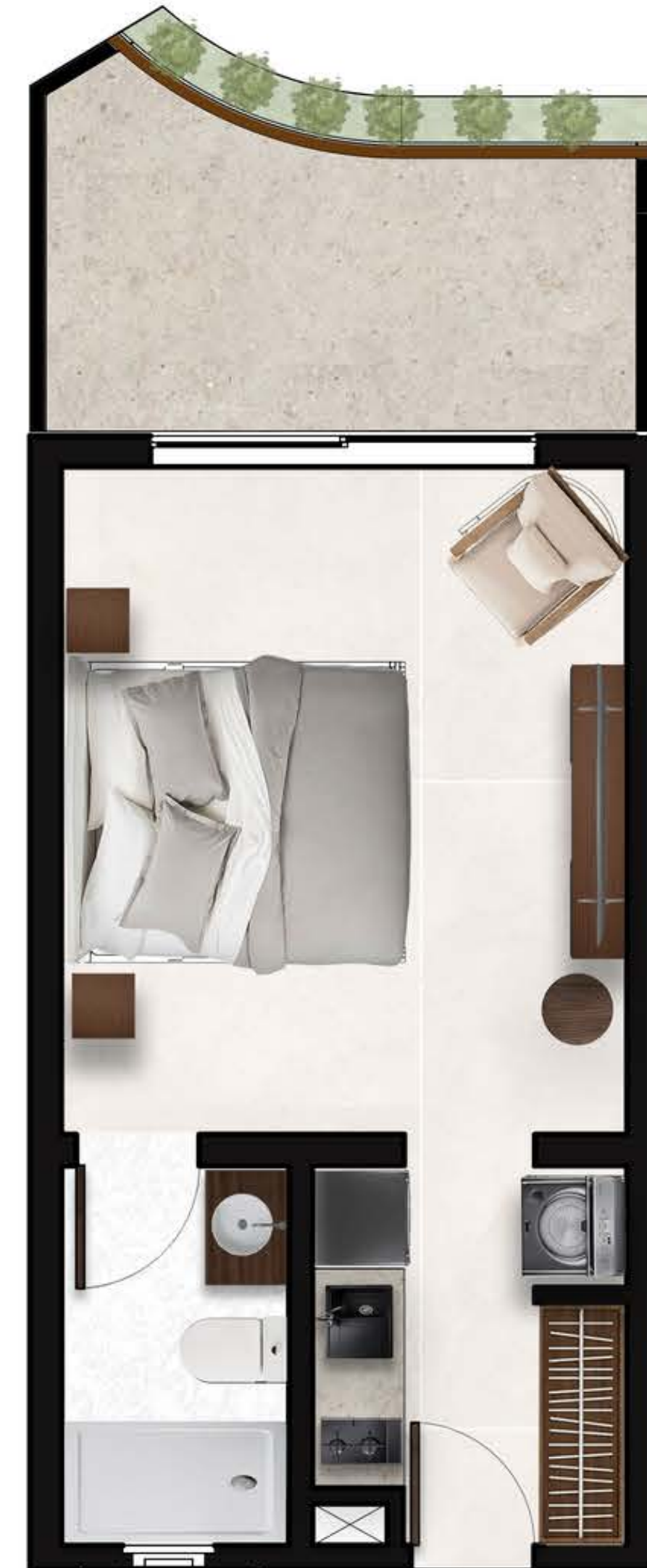
409ft<sup>2</sup>

Laundry Area

Kitchen

Terrace Space

*\*The images, floor plans, and layouts shown are for illustrative purposes and are subject to change. The developer reserves the right to adjust based on technical, structural, or commercial criteria.*



# Type B

1 bedroom

1 bathroom

STARTING FROM

549ft<sup>2</sup>

Kitchen / Dining Area

Living Room

Laundry Area

Terrace Space



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# Type C

2 bedrooms

2 bathrooms

STARTING FROM  
700.5ft<sup>2</sup>

Kitchen / Dining Area

Living Room

Laundry Area

Terrace Space

*\*The images, floor plans, and layouts shown are for illustrative purposes and are subject to change. The developer reserves the right to adjust based on technical, structural, or commercial criteria.*



# Type D

2 bedrooms

2 bathrooms

STARTING FROM

742ft<sup>2</sup>

Kitchen / Dining Area

Living Room

Laundry Area

Terrace Space



*\*The images, floor plans, and layouts shown are for illustrative purposes and are subject to change. The developer reserves the right to adjust based on technical, structural, or commercial criteria.*

# Type E

2 bedrooms

2 bathrooms

STARTING FROM  
1,173ft<sup>2</sup>

- Kitchen
- Separate Dining Room
- Living Room
- Laundry Area
- Spacious Terrace Area

*\*The images, floor plans, and layouts shown are for illustrative purposes and are subject to change. The developer reserves the right to adjust based on technical, structural, or commercial criteria.*



# Type F

2 bedrooms

2 bathrooms

STARTING FROM  
**958ft<sup>2</sup>**

Kitchen / Dining Area  
Spacious Living Room  
Laundry Area  
Large Terrace Area



*\*The images, floor plans, and layouts shown are for illustrative purposes and are subject to change. The developer reserves the right to adjust based on technical, structural, or commercial criteria.*

# Type G

3 bedrooms

2 bathrooms

STARTING FROM  
1,313ft<sup>2</sup>

Kitchen / Dining Area  
Spacious Living Room  
Laundry Area  
Large Terrace Area

*\*The images, floor plans, and layouts shown are for illustrative purposes and are subject to change. The developer reserves the right to adjust based on technical, structural, or commercial criteria.*





CAIATRAVA













# Payment Plan 1<sup>\*</sup>

20%

DOWN PAYMENT  
AT SIGNING

40%

DURING CONSTRUCTION  
IN FLEXIBLE INSTALLMENTS

40%

FINAL PAYMENT  
UPON DELIVERY

*\*Discount subject to payment terms*

# Payment Plan 2<sup>\*</sup>

60%

DOWN PAYMENT  
AT SIGNING

20%

DURING CONSTRUCTION  
IN FLEXIBLE INSTALLMENTS

20%

FINAL PAYMENT  
UPON DELIVERY

5% DE  
DESCUENTO

*\*Discount subject to payment terms*

# Payment Plan 3<sup>\*</sup>

90%

DOWN PAYMENT

AT SIGNING

0%

DURING CONSTRUCTION

IN FLEXIBLE INSTALLMENTS

10%

FINAL PAYMENT

UPON DELIVERY

7% DE  
DESCUENTO

*\*Discount subject to payment terms*