



AURORA DOMINICUS VILLAGE

powered by  GRUPO **DOMIS**

A CLOSER PATH TO LIFE

DELIVERY: JUNE 2029

INDEX



05 LOCATION

11 AMENITIES

16 ARCHITECTURAL PLANS

21 INVESTOR INFORMATION



PHILOSOPHY AND VISION OF THE PROJECT

Aurora Dominicus Village II seeks a balance between coastal life, contemporary architecture and natural tranquility.

It is a project designed for those who value well-being, privacy and an authentic connection with the environment.

A serene and modern experience, inspired by the real beauty of Dominicus.

The vision is simple: to live better, by the sea.

Aurora Dominicus Village





LOCATION



Aurora Dominicus Village



¿WHY DOMINICUS?

Dominicus combines coastal tranquility, security, and solid real estate growth. Its strategic location, nearby beaches, and expanding international community make it an ideal destination for living, vacationing, or investing.

With orderly development, a varied gastronomic offer and easy connection to three international airports, Dominicus offers a serene and practical lifestyle in the Caribbean.



STRATEGIC LOCATION

Aurora Dominicus Village II is located in one of the best-connected areas of the country, combining coastal tranquility with quick access to three international airports.

A strategic point for those who value calm, mobility and the experience of arriving without complications, with direct flights from **more than 26 countries** thanks to the Punta Cana International Airport (PUJ) and frequent connections from **Europe, North America and South America**.



INTERNATIONAL CONNECTION

DOMINICUS BAYAHIBE

It is strategically located on the southeast coast of the Dominican Republic, just **15 minutes from La Romana International Airport (LRM)** – one of the few airports in the Caribbean with direct flights from Europe. This proximity makes Dominicus Bayahibe an exclusive and easily accessible destination for both tourists and international investors.

DIRECT FLIGHTS TO LA ROMANA (LRM)

- Madrid (MAD) – Iberojet / World2Fly (8 h 40 min)
- Roma (FCO) – Neos Air (9 h 30 min)
- Milan (MXP) – Neos Air (9 h 40 min)
- Toronto (YYZ) – Sunwing / Air Transat
- New York (JFK / EWR / LGA) – Routes available depending on the season
- Miami (MIA) – American Airlines



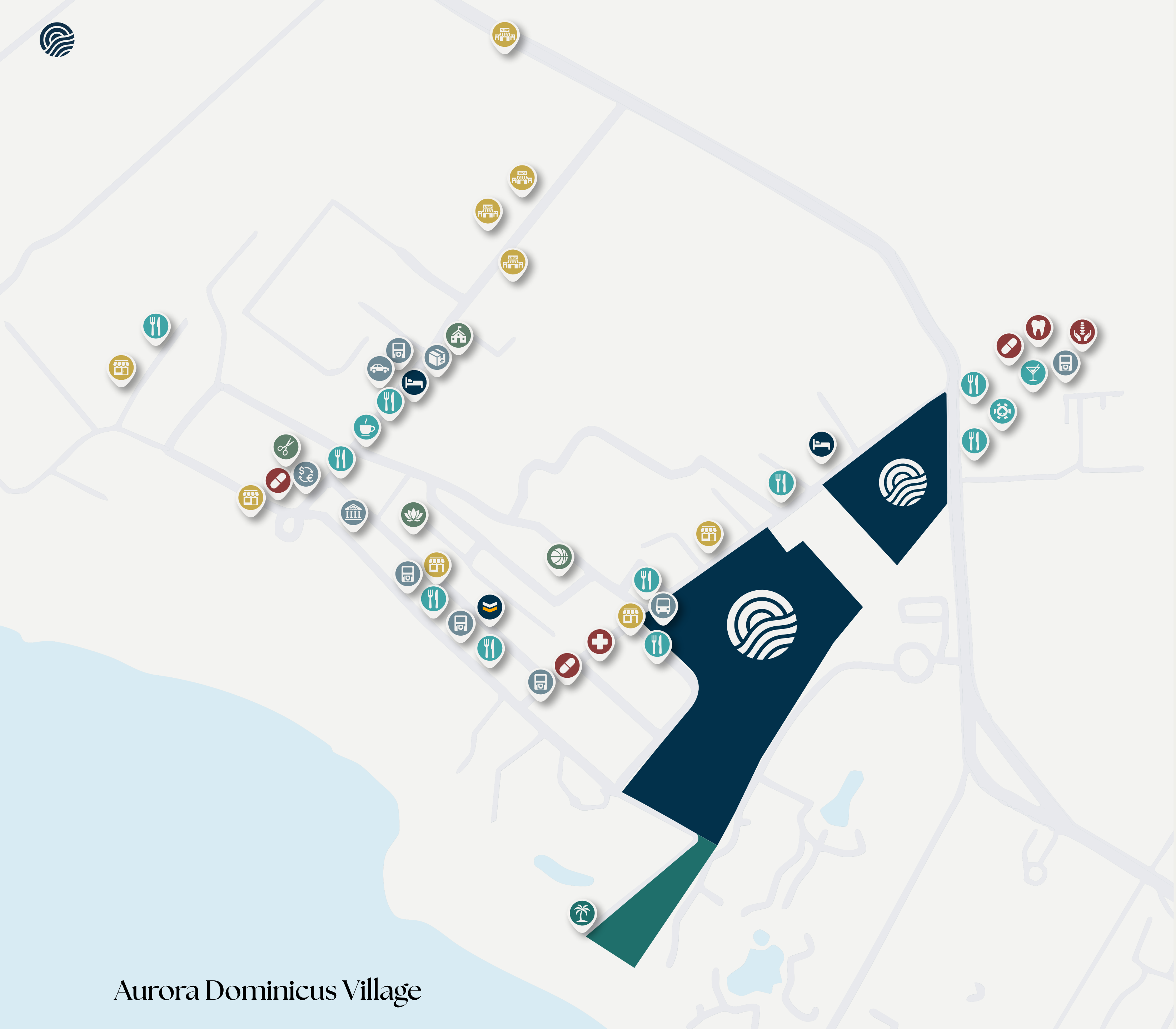


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Aurora Dominicus Village



POINTS OF INTEREST



- Accommodation and Residential
- Food & Social Life
- Commerce & Services Health
- Wellness
- Personal Services & Sport Finance,
- Logistics & Transport
- Tourism & Nature



AMENITIES



Aurora Dominicus Village



AMENITIES



- A** Jacuzzi
- B** Swimming Pool
- C** Solarium
- D** BBQ Terrace
- E** Kids Club
- F** Children's Pool
- G** Lobby
- H** Pet Park
- I** Parking
- J** Shopping Center
- K** Private path
- L** Wi-Fi in common areas

Bar & Cafeteria
Gym Massage
Cabin Sauna
Ice Machine

Coworking with
acoustic booths and
concierge

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Aurora Dominicus Village



Aurora Dominicus Village

DOMINICUS LAKE COUNTRY CLUB

A Padel court

B Dining area

C Gym

D Swimming pool

E Restrooms,

F Events area

G Clubhouse

H Children's pool

I Playground

J Mini golf

K Local
commercials

L Spa

M Parking lot

N Gazebo areas

- Reception
- Living room
- Restaurants
- Sports Bar
- Terraces



ARCHITECTURAL PLANS



Aurora Dominicus Village



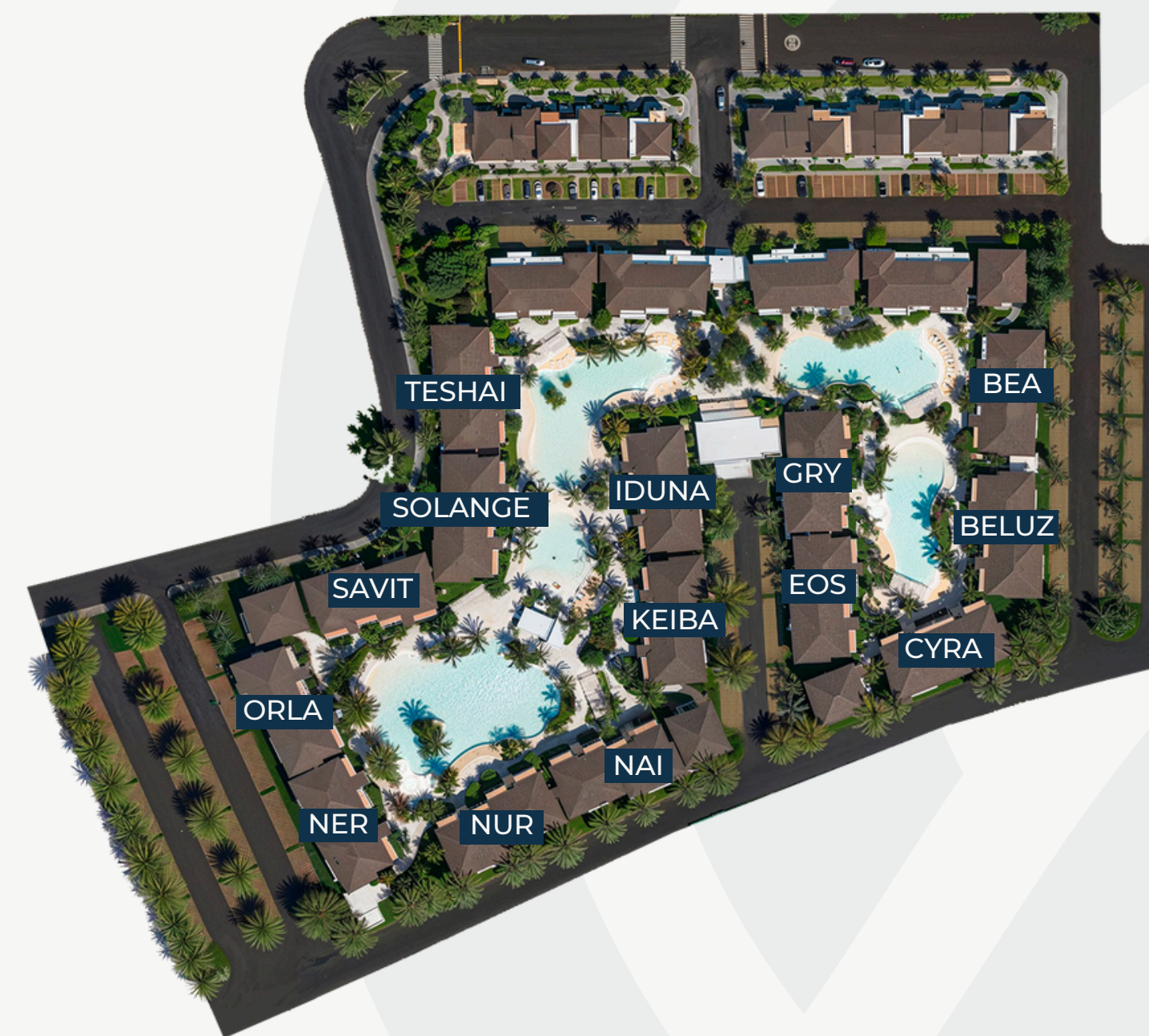
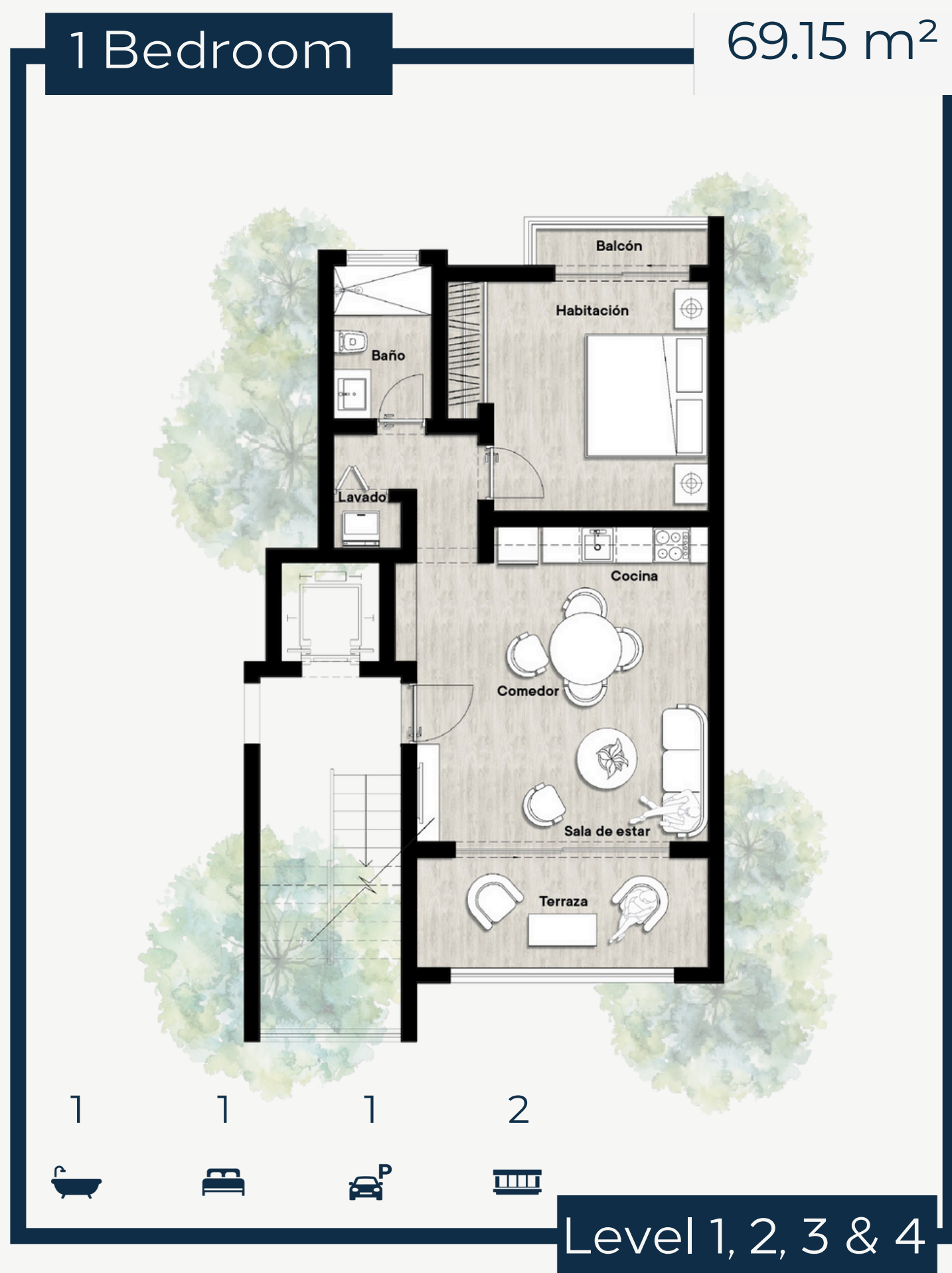
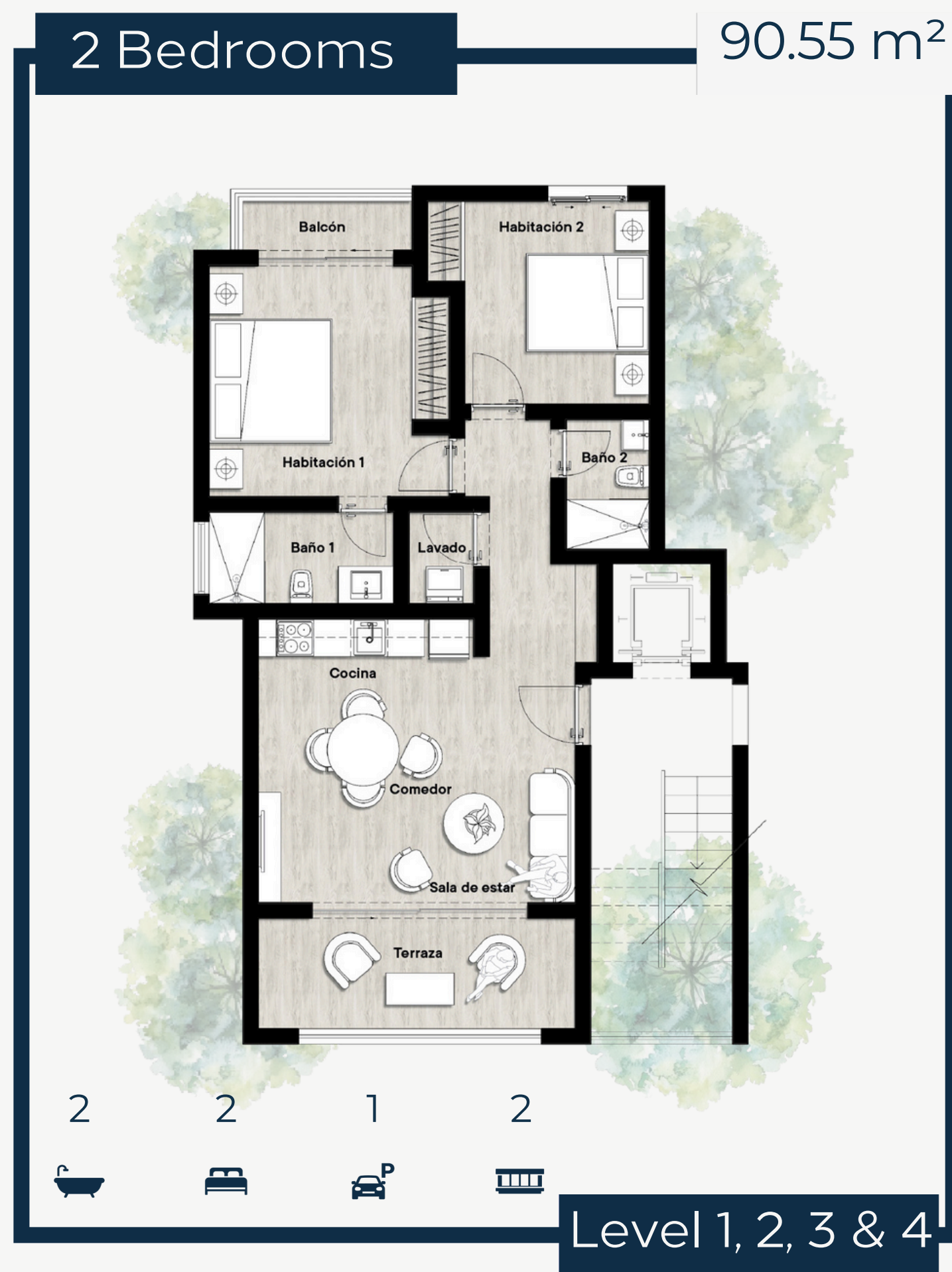
BUILDING TYPOLOGY



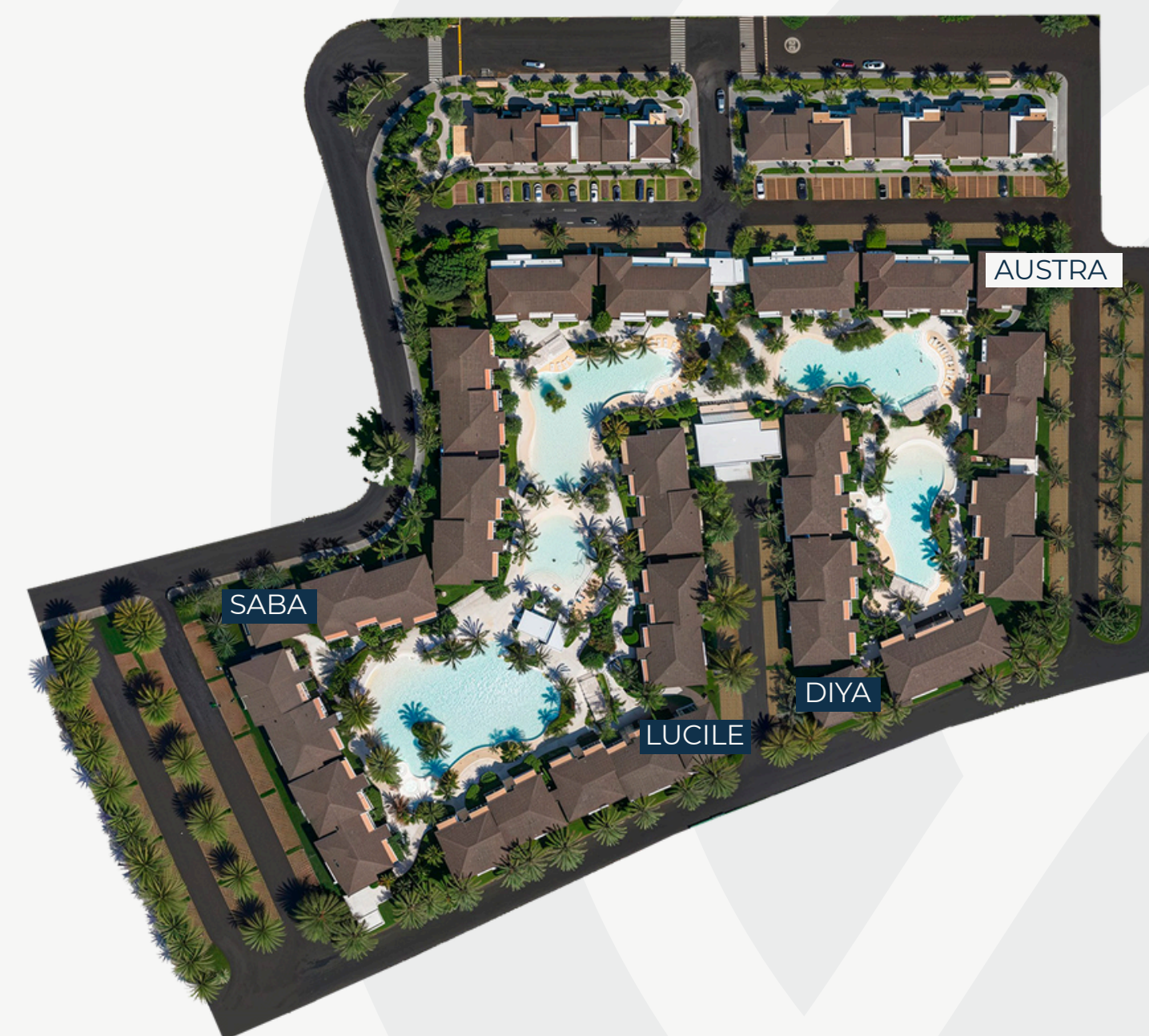
 = BUILDINGS WITHOUT ELEVATORS

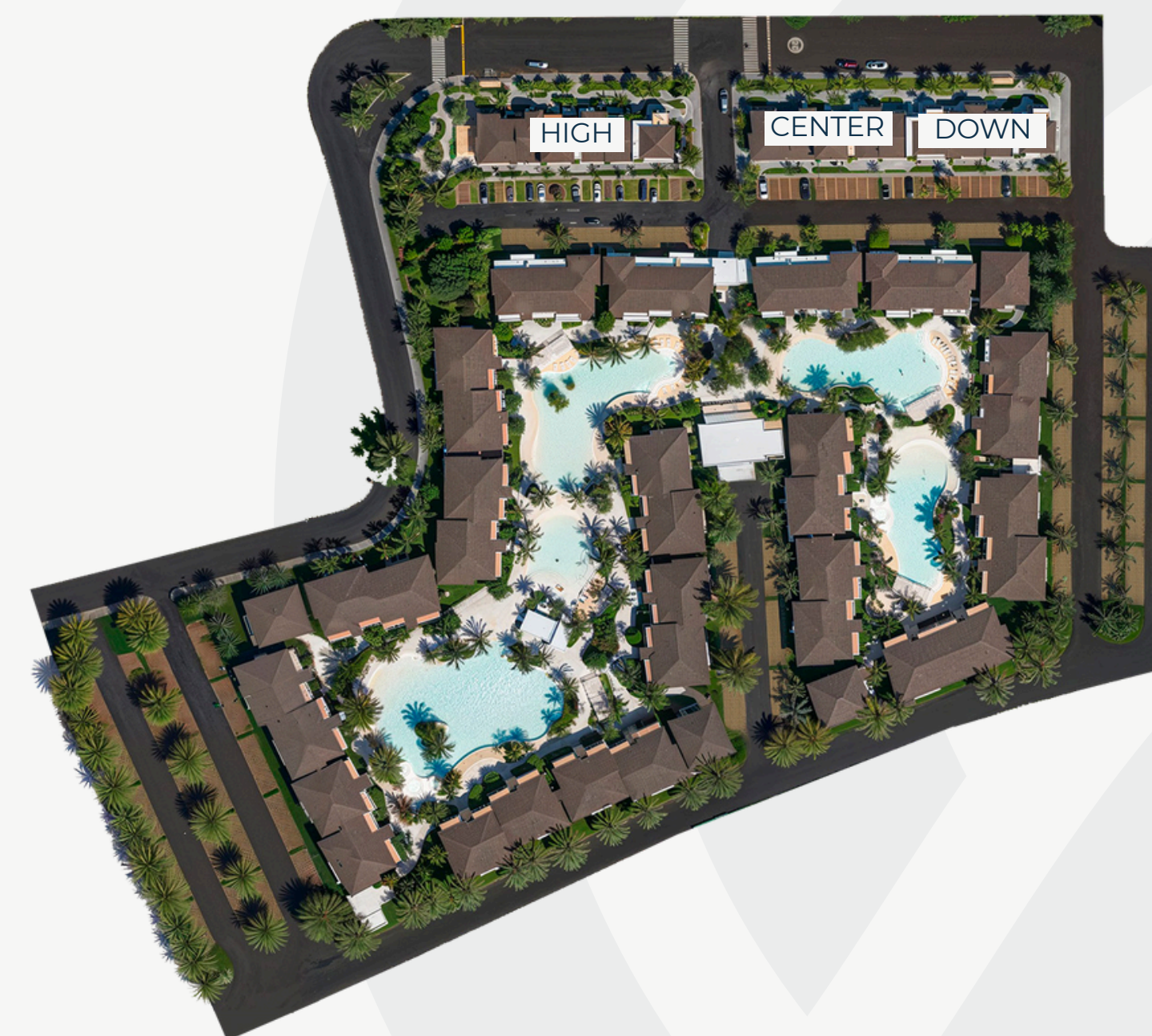
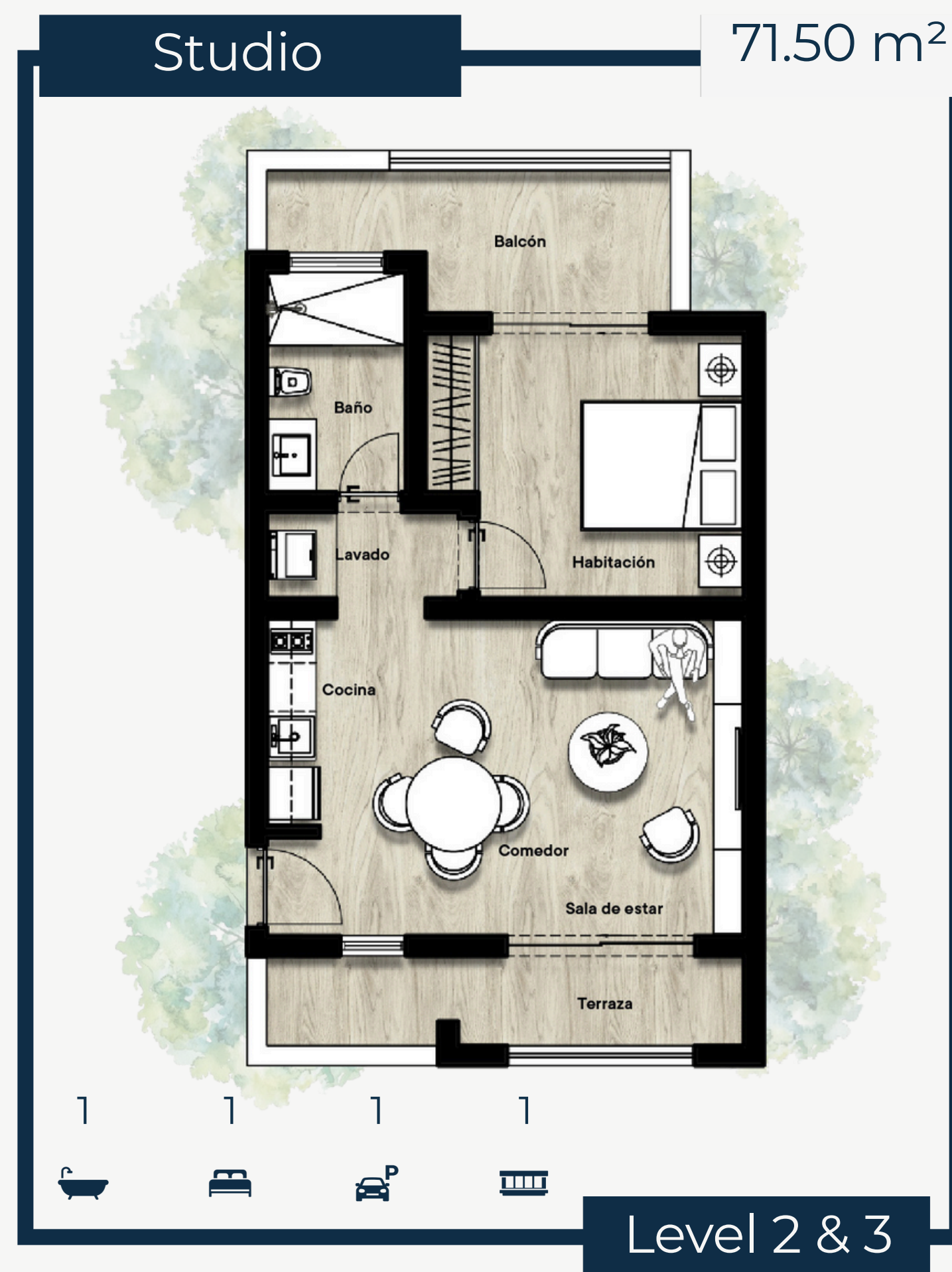
HIGH | CENTER | DOWN | USHAS
URI | AMU | AKIRA | AUSTRALIA

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Teshai, Iduna, Gry & Bea son de 3 niveles





Other distributions are available. Please consult your sales representative.



INVESTOR INFORMATION





INCOME MANAGEMENT

We take care of renting and managing your apartment offers you a productive and effortless investment. We have a loyal clientele and excellent ratings on leading lodging platforms, guaranteeing high occupancy year-round. From marketing to guest service, we manage every detail for you, with a transparent fee of 20% of the revenue generated.

Awarded to
**Estrella Dominicus
Advantage**

Booking.com
Traveller Review Awards 2025

9,5
out of 10

ORBITZ

Estrella Dominicus by
Advantage Club

EXCEPTIONAL

5.0/5

as rated by our guests

Orbitz Verified Reviews

9.8

Exceptional

Estrella Dominicus by
Advantage Club

Hotels.com

Expedia

Travelers rated
Estrella Dominicus by Advantage
Club

Exceptional
5.0/5

Expedia Verified Reviews



HOTEL OCCUPANCY RATE – BAYAHIBE 2025

Estimate based on official statistics from the Ministry of Tourism (MITUR) and historical behavior of the Bayahibe–La Romana destination.

Month	Season	Estimated occupancy
January	High	85%
February	High	87%
March	High	83%
April	Medium	75%
May	Low	65%
June	Low	65%
July	Medium	73%
August	Medium	76%
September	Low	62%
October	Low	62%
November	Medium	72%
December	High	86%

Monthly values represent market estimates and may vary depending on operating and seasonal conditions.



PAYMENT PLANS

Plans designed to adapt to different needs and types of units.

Type	Reserve	Separation	Quarterly installments	Delivery	Total
Studio	USD 5,000.00	USD 14,720.00	12 USD 5,378.18	USD 19,720.00	USD 98,600.00
1 Bedroom	USD 5,000.00	USD 26,740.00	12 USD 8,656.36	USD 31,740.00	USD 158,700.00
2 Bedrooms	USD 5,000.00	USD 36,280.00	12 USD 11,258.18	USD 41,280.00	USD 206,400.00

Prices shown are for reference only and may vary depending on the unit, location, and availability. For details on the payment plan applicable to your apartment, please contact your sales advisor.



ANNUAL PROFITABILITY PROJECTION

1 BEDROOM APARTMENT 69.15M²

Projection based on a professionally managed vacation rental model, considering estimated occupancy and standard market operating expenses.

Concept	Annual amount (USD)
Gross income from rent	\$25,125
Operating expenses	
Administration (20%)	\$5,025
Property insurance	\$500
Community fees	\$2,400
Total operating expenses	\$7,925
Estimated annual net income	\$17,200 (8% approx.)

The figures presented are an estimated projection and may vary depending on actual occupancy, seasonality, applicable rates, and market conditions. For more details, please request personalized information.



MAINTENANCE

We continuously care for and improve the project with a maintenance cost of:

- US\$ 2.80 with elevator.
- US\$ 2.50 without elevator.

Includes:

- Garden and pool maintenance.
- Water and energy supply for common areas.
- Regular disinfection and cleaning of common areas.
- 24-hour private security with monitored access.





PAYMENT METHOD

The payment method of Aurora Dominicus Village II is designed to offer flexibility and security throughout the entire purchase process.

SEPARATION

DURING
CONSTRUCTION

UPON
DELIVERY

20% 60% 20%

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Aurora Dominicus Village



RESERVE WITH \$5,000.00





AURORA DOMINICUS VILLAGE





Designed and developed by:



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