

BAYCANA

PROPERTIES

CANA BAY



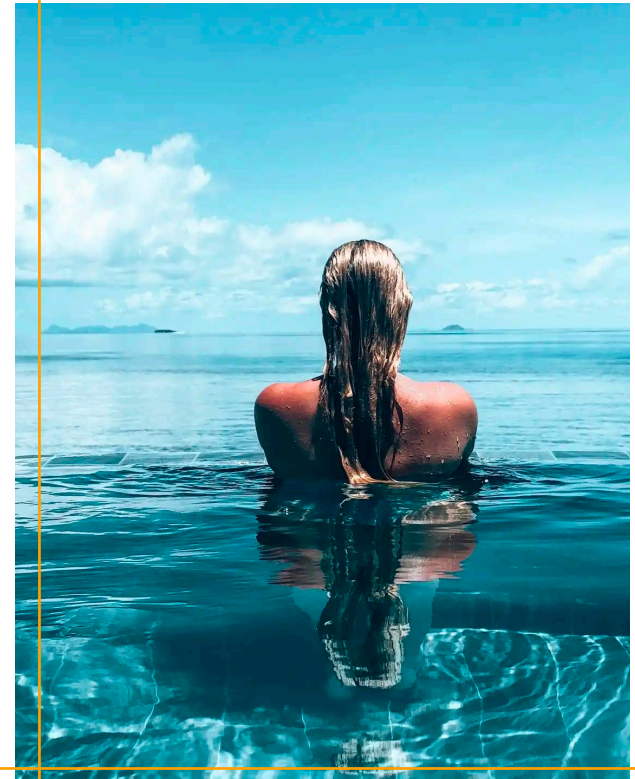
WHERE LUXURY FINDS ITS HOME

Find your exclusive corner at Baycana Where elegance and sophistication meet. Its privileged location within the Cana Bay resort sets the stage for a truly exquisite experience, where refined lifestyle reaches new heights. Immerse yourself in luxury amenities in the most intimate project developed by Baycana Properties.



*The infographics are a simulation of the project, in no case do they compromise the final result.

BAYCANA:
YOUR LIFESTYLE,
YOUR SAFE CHOICE

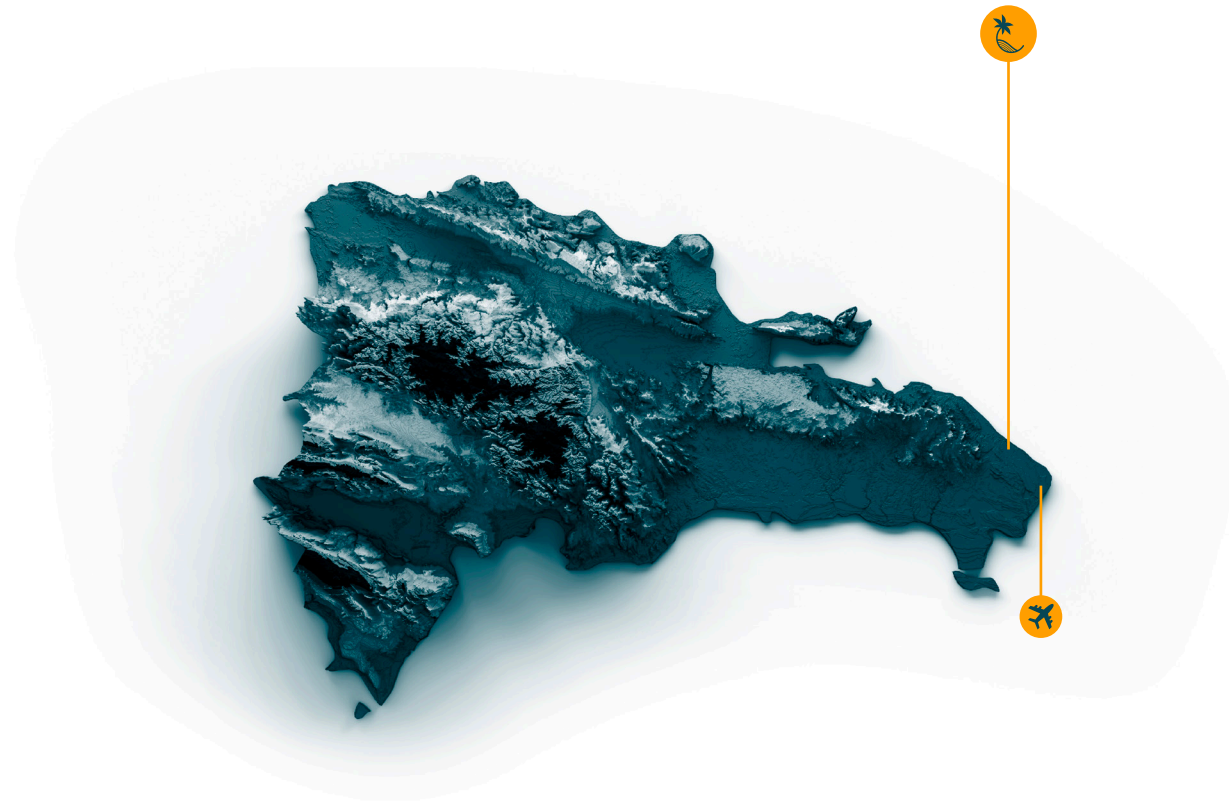


PRIME LOCATION

18°43'30.2"N 68°29'07.3"W

Punta Cana International Airport, 30 minutes
from BAYCANA.

LOCATION: Boulevard Turístico del Este, Punta Cana, 23000,
Dominican Republic. Commercial offices located in the Club
House inside Cana Bay.



BAYCANA

*Las infografías son una simulación de proyecto, en ningún caso comprometen el resultado final.



CORPORATE *DNA*

Company culture is a cornerstone in building a strong and lasting brand. With more than 95 years in the construction and rehabilitation industry, we have experienced firsthand how a strong culture can make a difference in a company's success and influence in the community. Our history is a living testament to how our shared values, mission and vision have been instrumental in achieving our goals and building our brand. Next, we will delve deeper into our corporate culture, highlighting how our Mission, Vision and Values have been and will continue to be the backbone of Grupo Ramirez.

In this journey, Ángel Ramírez has been a reference of leadership and vision. With more than 30 years of leadership and management of the construction company, Angel Ramirez has not only been a witness to the evolution of the group, but a key architect of its continued success. His experience and skills have been crucial in leading projects that have left a significant mark on the sector.

Inspiring Change

Our vision is the horizon towards which we direct our efforts. We want to be recognized as a benchmark in the construction and rehabilitation sector. We aspire to lead in innovation and technology applied to construction, providing solutions that improve the lives of people and the environment in which we live. Our vision is a lighthouse that lights the way towards a future in which our actions continue to be an engine of progress.

Foundations of Our Corporate Culture

Values are the foundation on which our corporate culture is built in Grupo Ramirez. We value loyalty to our clients, collaborators and employees, honesty in all our actions and the professionalism that distinguishes us in the market. Business ethics and responsibility in every project are fundamental to us. Integrity and respect are the pillars of our business relationships and the way we treat our employees. These values not only guide our actions, but are also the basis of the trust that our customers and partners have placed in us for more than nine decades. In short, our corporate culture is the compass that guides us in building a strong and enduring brand.





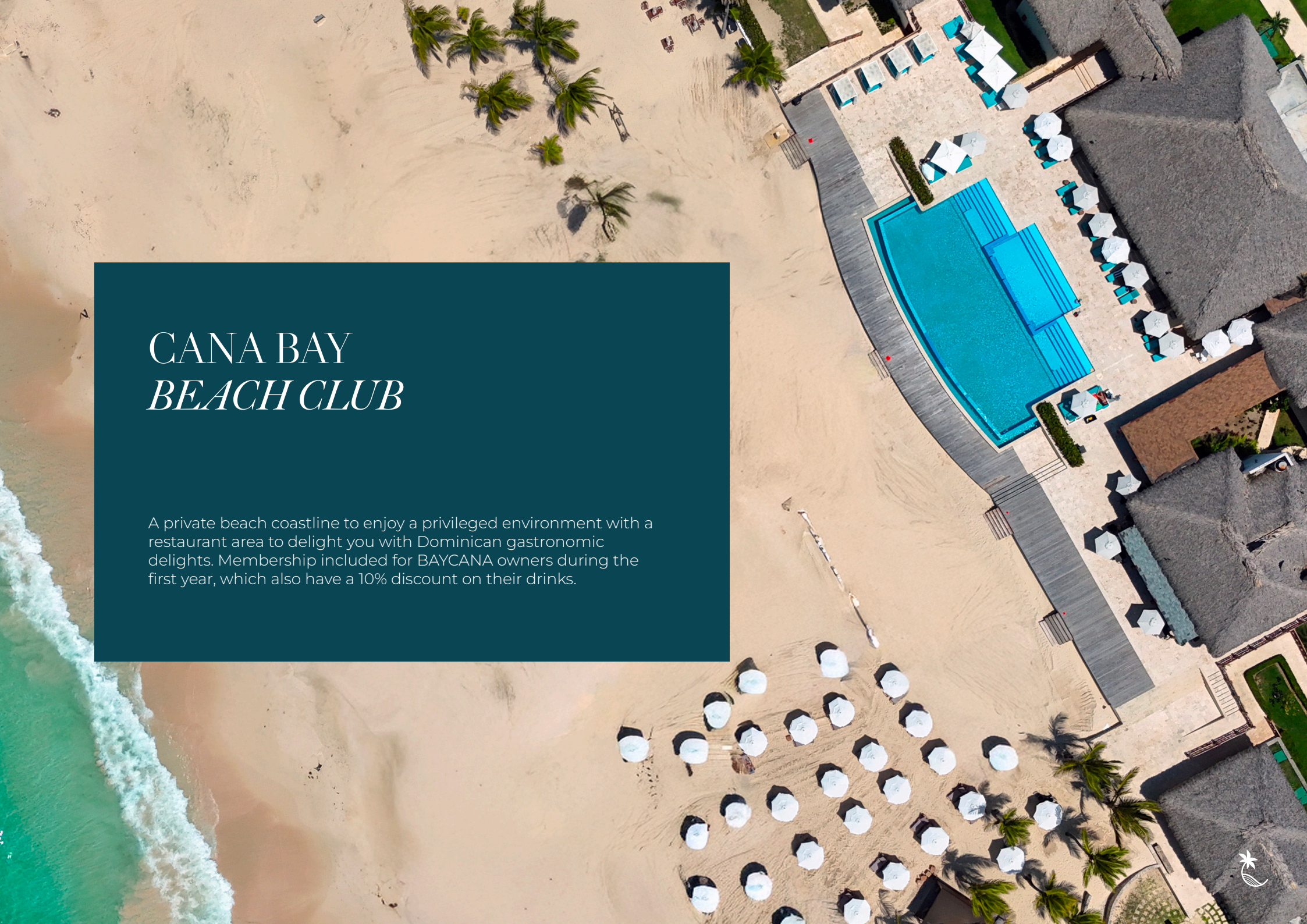
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DISCOVER CANA BAY: A DREAM RESORT IN THE DOMINICAN REPUBLIC

Cana Bay is more than a resort, it is a community. A community that has quality, modern, sustainable real estate projects that allow you to live surrounded by family and friends. The real estate projects located in this resort offer their owners the highest standards of quality and design. Privacy, security and exclusivity are its distinctive features, where your home is surrounded by a private golf course, a members-only Beach Club, and the unique Racquet Club, the only club in the Dominican Republic with a WPT court.



An aerial photograph of the Cana Bay Beach Club. The image shows a sandy beach with turquoise waves on the left. A wooden boardwalk runs along the beach, leading to a large, rectangular swimming pool with a blue interior. The pool is surrounded by a wooden deck and numerous white patio umbrellas. To the right of the pool, there are several thatched-roof buildings, likely part of the club's infrastructure. In the bottom right corner, there is a small white logo of a palm tree and a wave.

CANA BAY *BEACH CLUB*

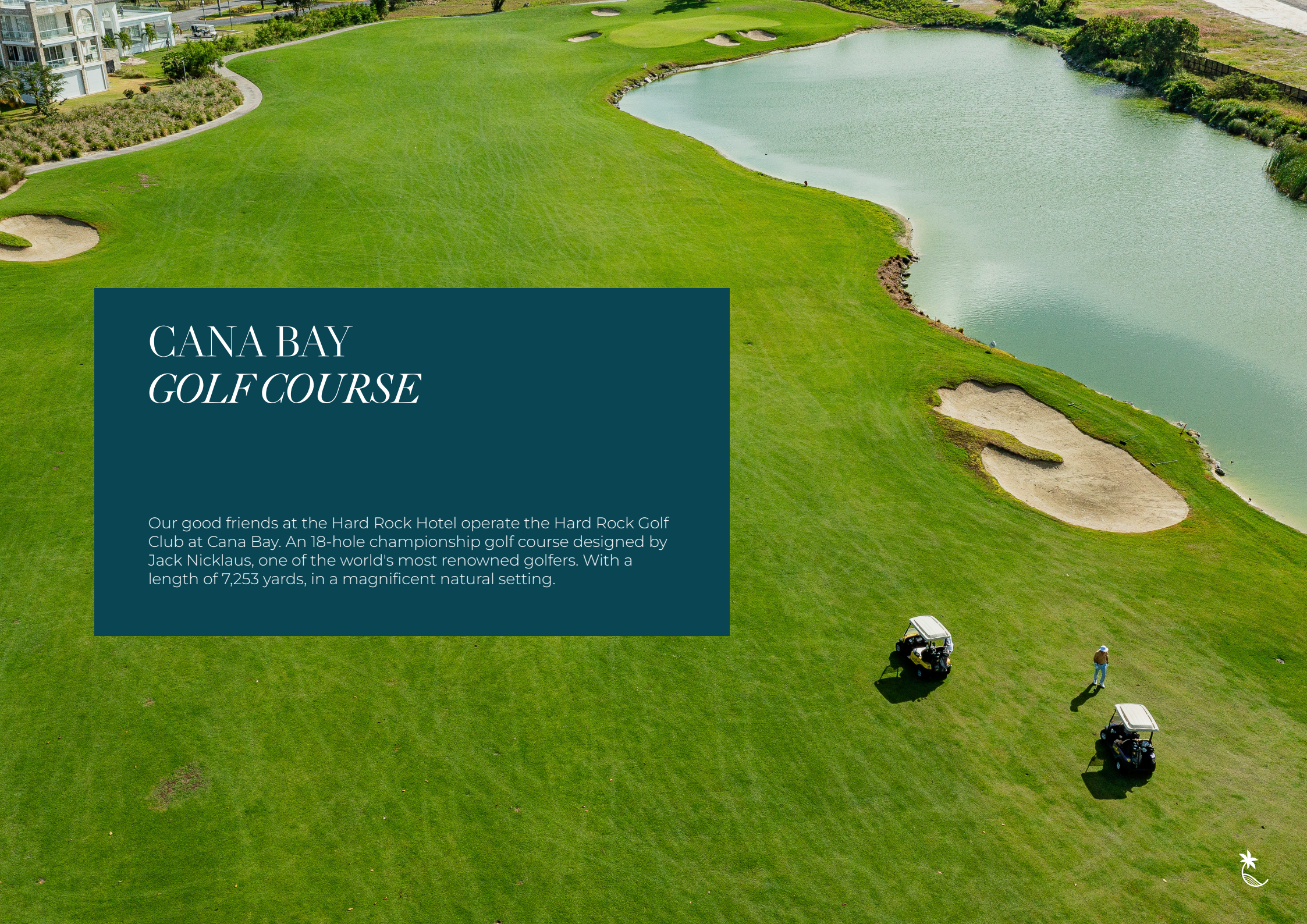
A private beach coastline to enjoy a privileged environment with a restaurant area to delight you with Dominican gastronomic delights. Membership included for BAYCANA owners during the first year, which also have a 10% discount on their drinks.



CANA BAY *RAQUET CLUB*

Enjoy the sport at the Racquet Club, surrounded by the splendor of nature and the sea. The only club in the Dominican Republic that has a WPT court. You can also have private lessons with an instructor.



An aerial photograph of a lush green golf course. A large, irregularly shaped pond is on the right side. In the top left corner, a modern white building with multiple balconies is visible. The golf course features several sand traps, including a large one near the pond. In the bottom right, two golf carts and a person are visible on the grass.

CANA BAY *GOLF COURSE*

Our good friends at the Hard Rock Hotel operate the Hard Rock Golf Club at Cana Bay. An 18-hole championship golf course designed by Jack Nicklaus, one of the world's most renowned golfers. With a length of 7,253 yards, in a magnificent natural setting.



BAYCANA FACILITIES

ALL THE COMFORTS *TO* *BUILD YOUR HOME*

START YOUR JOURNEY!

125 spacious 1, 2 and 3 bedroom homes with private parking, distributed in 5 blocks, with swimming pools, a "Club House" and social areas: gym, café-restaurant, 24-hour security...



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100% EUROPEAN PRODUCT

At Baycana, we take great pride in offering an unparalleled level of quality, infused with a distinctive Spanish touch. We believe in the importance of meticulous attention to detail, from the initial design concepts to the finishing touches. Our commitment to providing a superior level of sophistication and comfort is unwavering, and we persevere in our pursuit of excellence in every aspect of our properties.



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HOUSE CLUB

In addition to all that Cana Bay offers as a resort, you can enjoy an intimate and private space just for Baycana owners with all the amenities.



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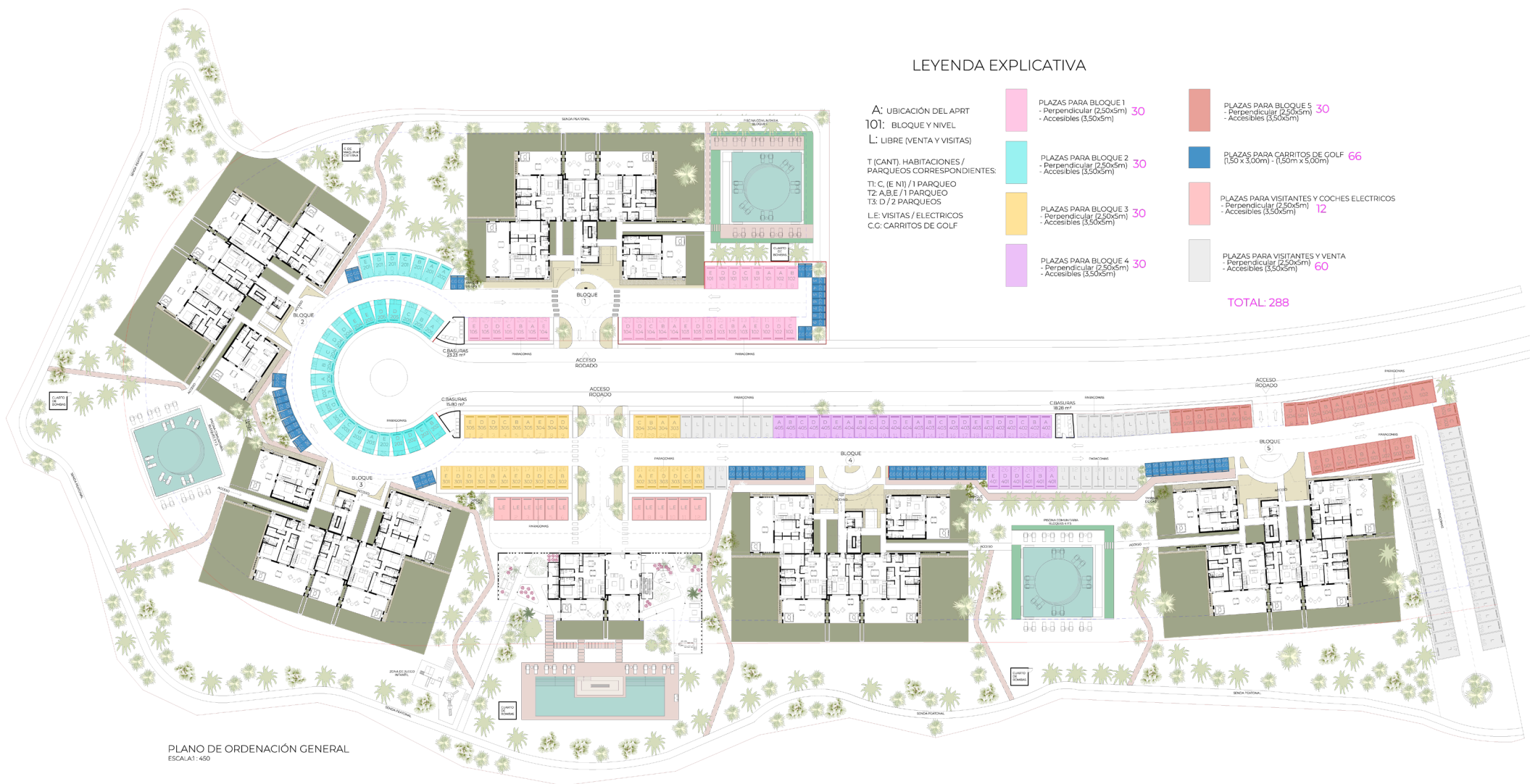
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*WELCOME TO YOUR
OWN PARADISE.*
AN ENVIRONMENT FULL
OF EXPERIENCES



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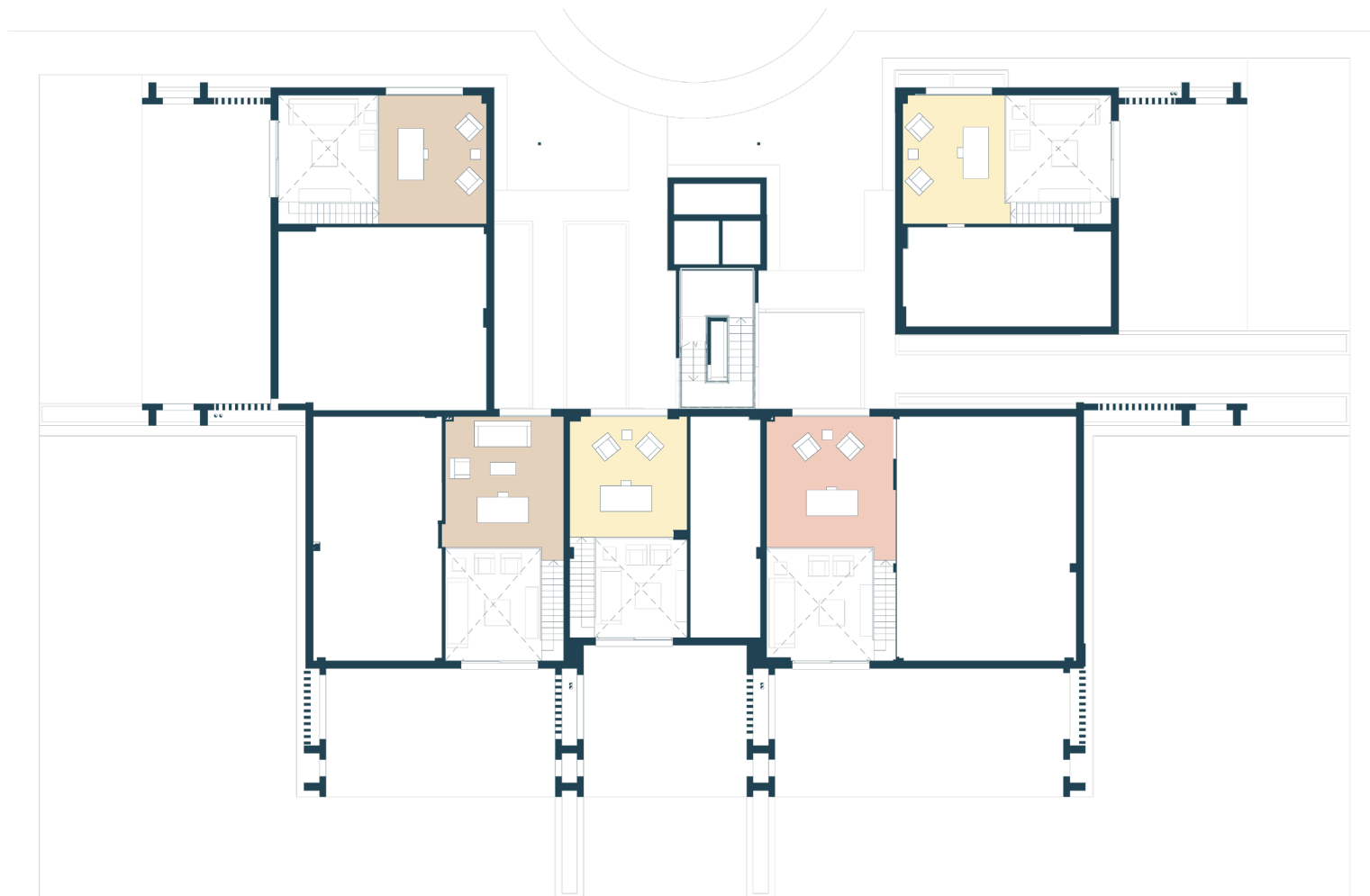
BLOCKS 2 AND 4



BLOCKS 2 AND 4, LEVEL 1

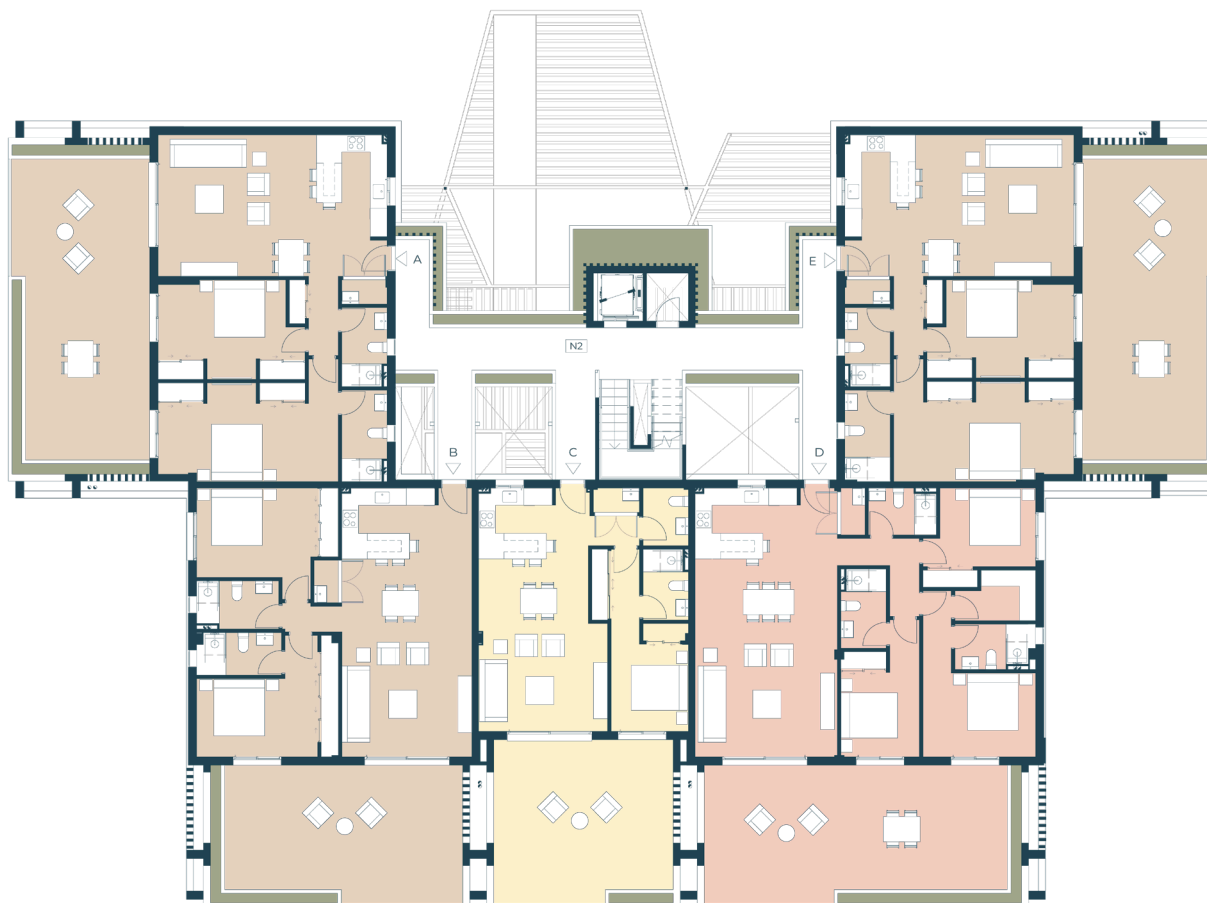


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BLOCKS 2 AND 4. MEZZANINE LEVEL

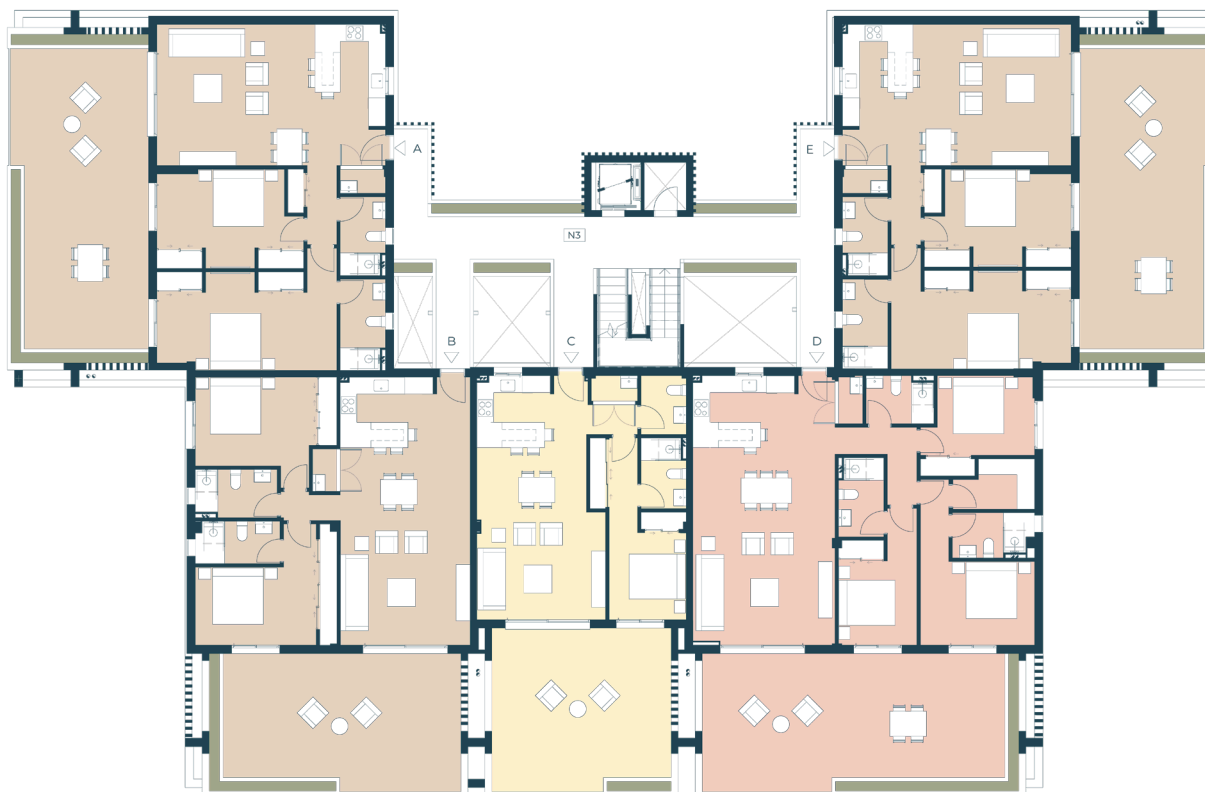




BLOCKS 2 AND 4. LEVEL 2

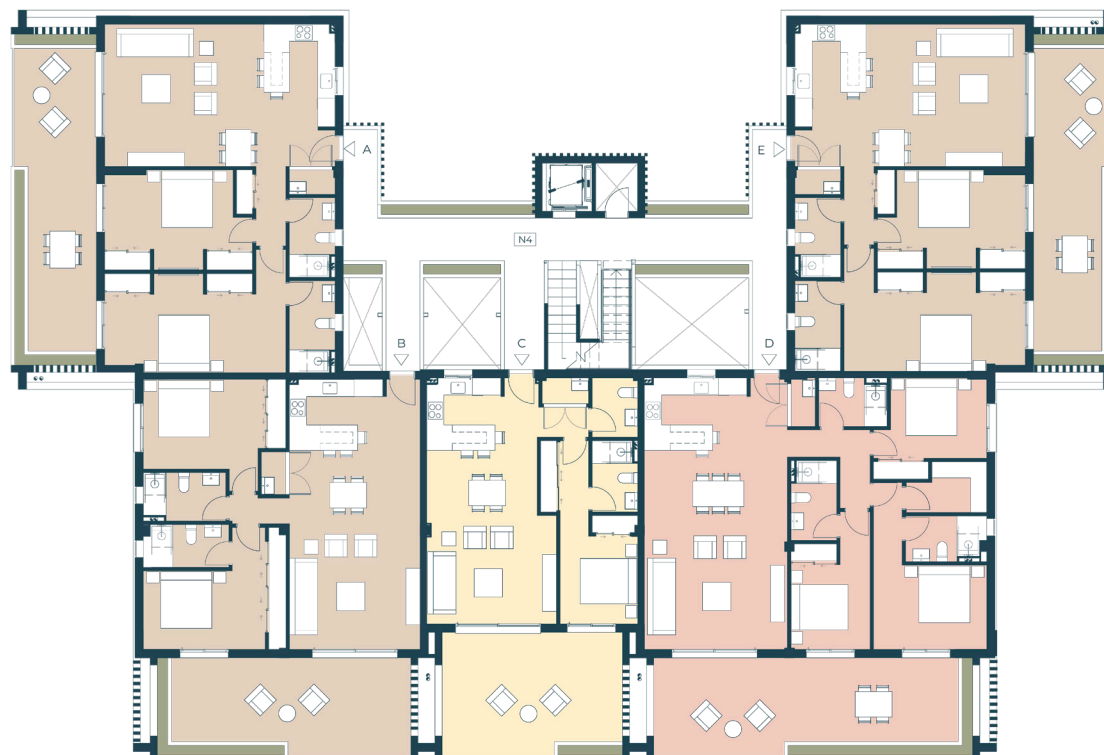


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BLOCKS 2 AND 4. LEVEL 3

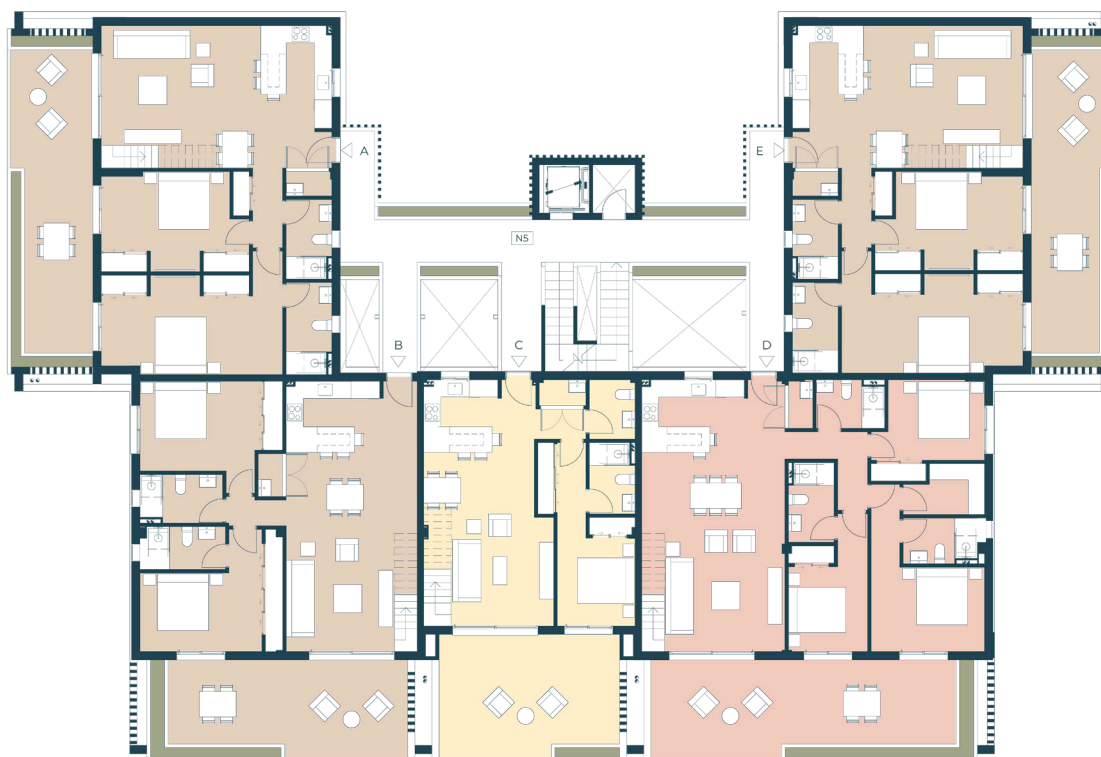




BLOCKS 2 AND 4. LEVEL 4

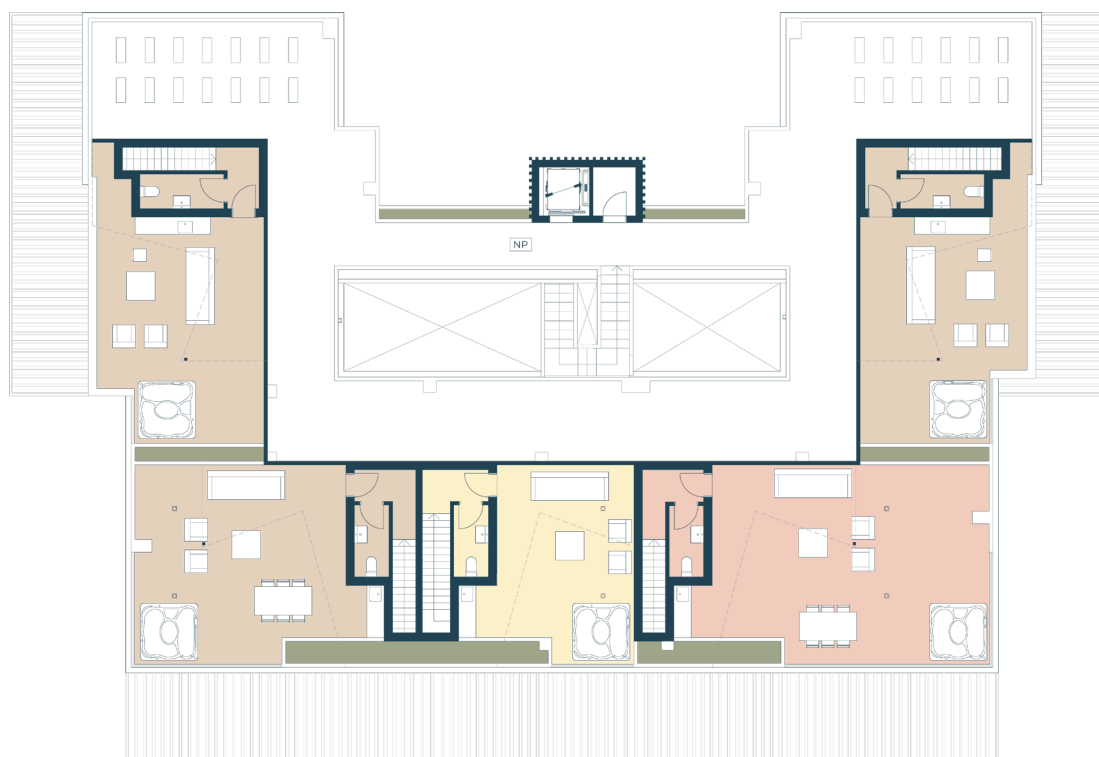


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BLOCKS 2 AND 4. LEVEL 5



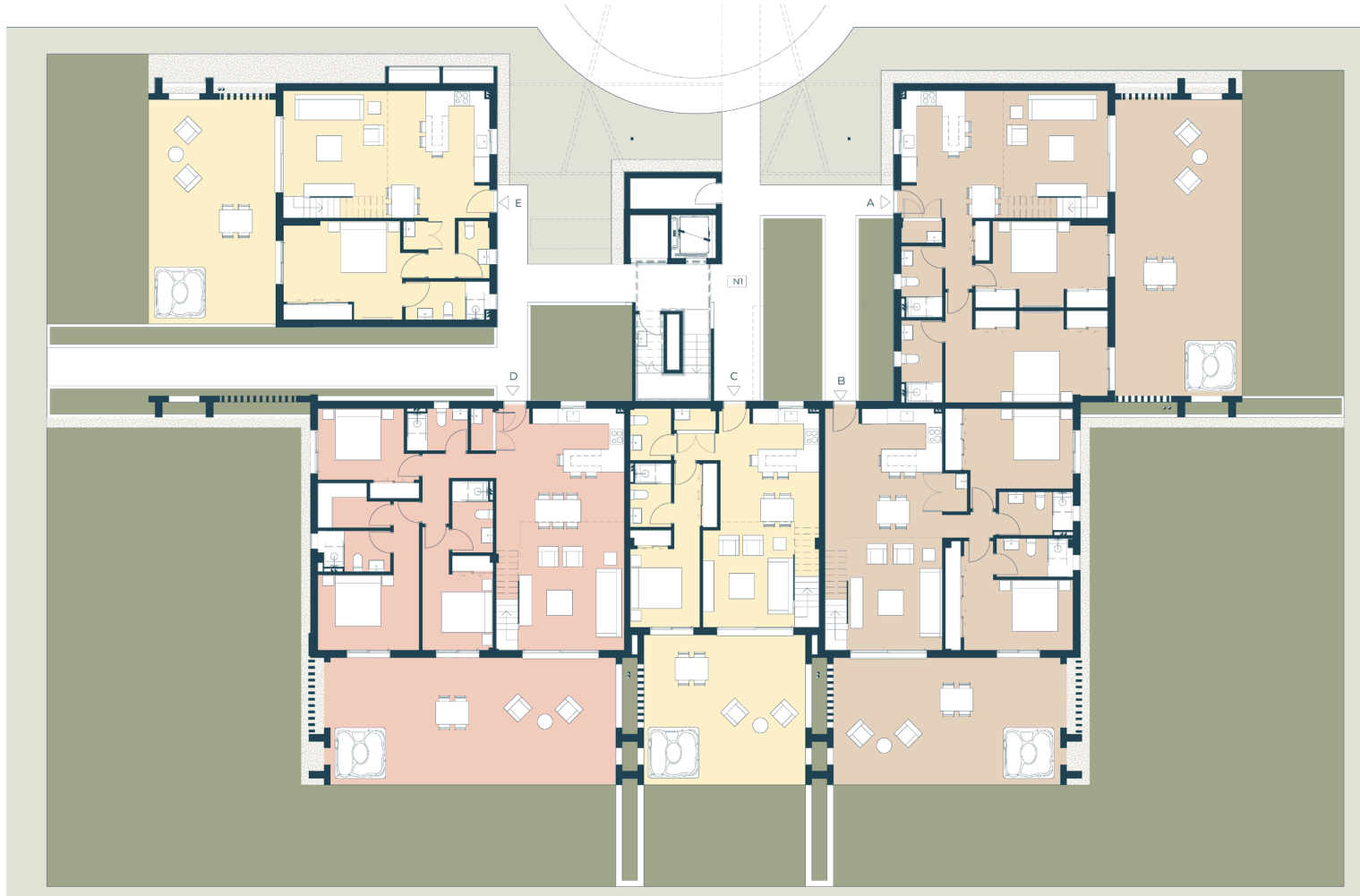


BLOCKS 2 AND 4. PENTHOUSE LEVEL



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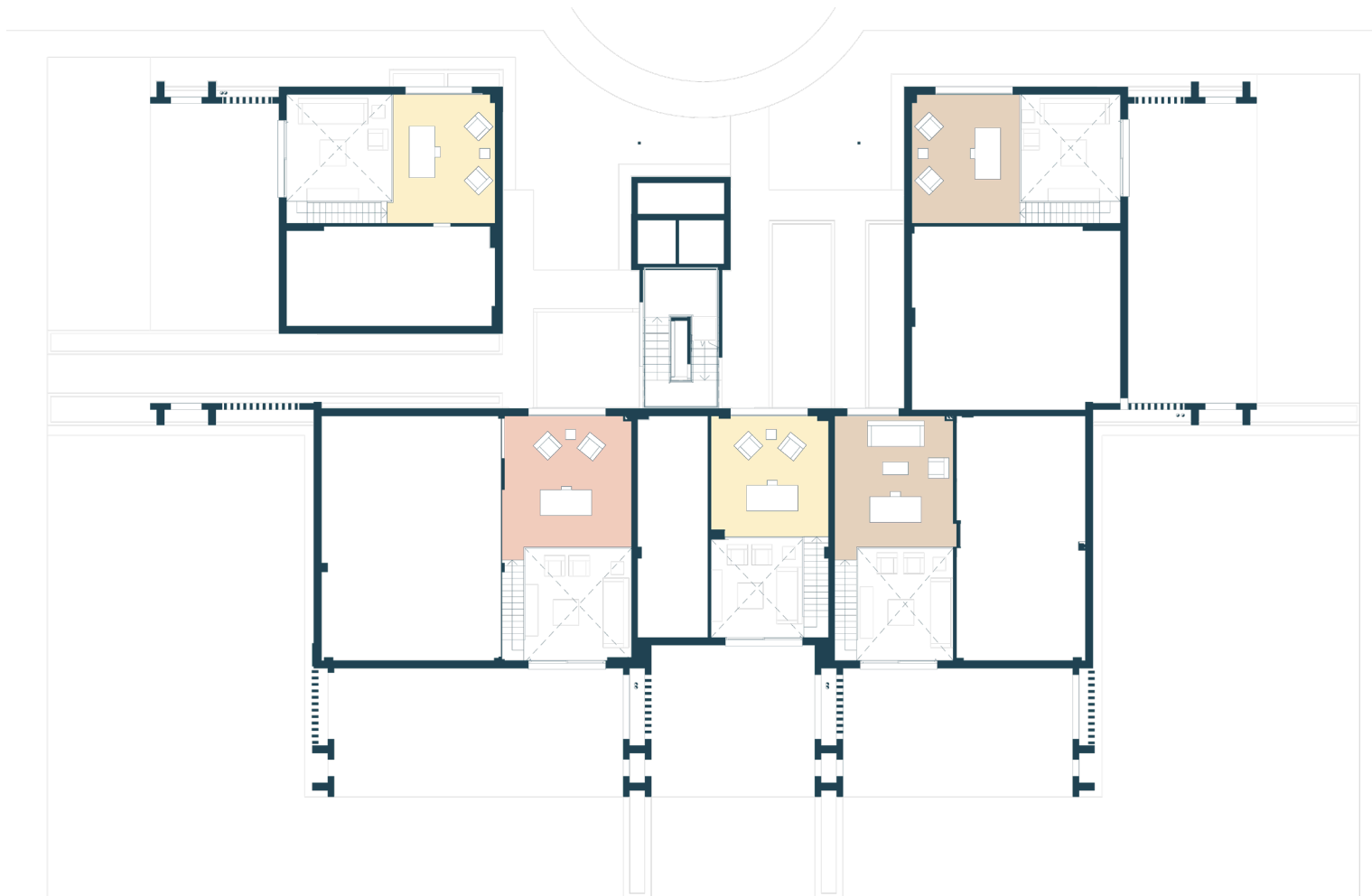
BLOCKS 1, 3 AND 5



BLOCKS 1, 3 AND 5. LEVEL 1

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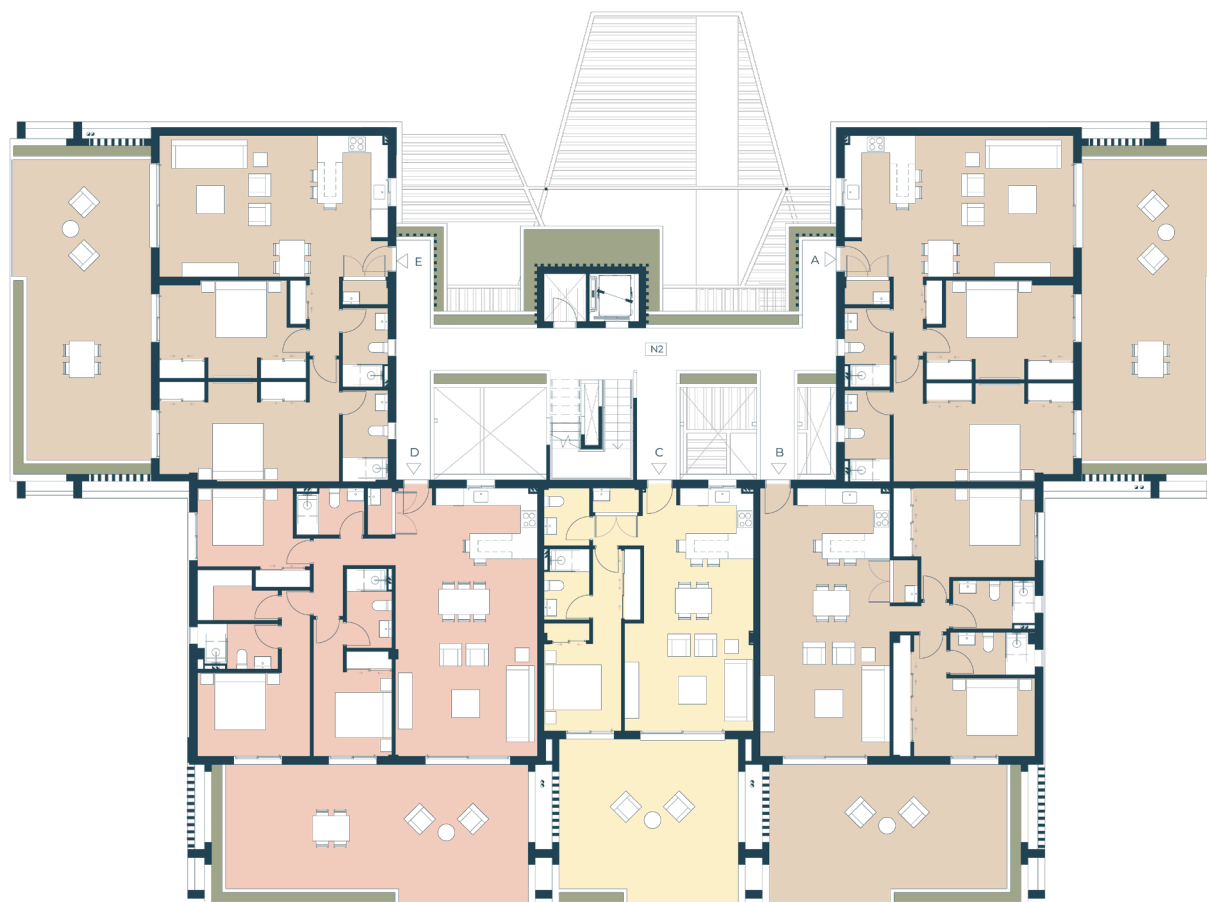




BLOCKS 1,3 AND 5. MEZZANINE LEVEL

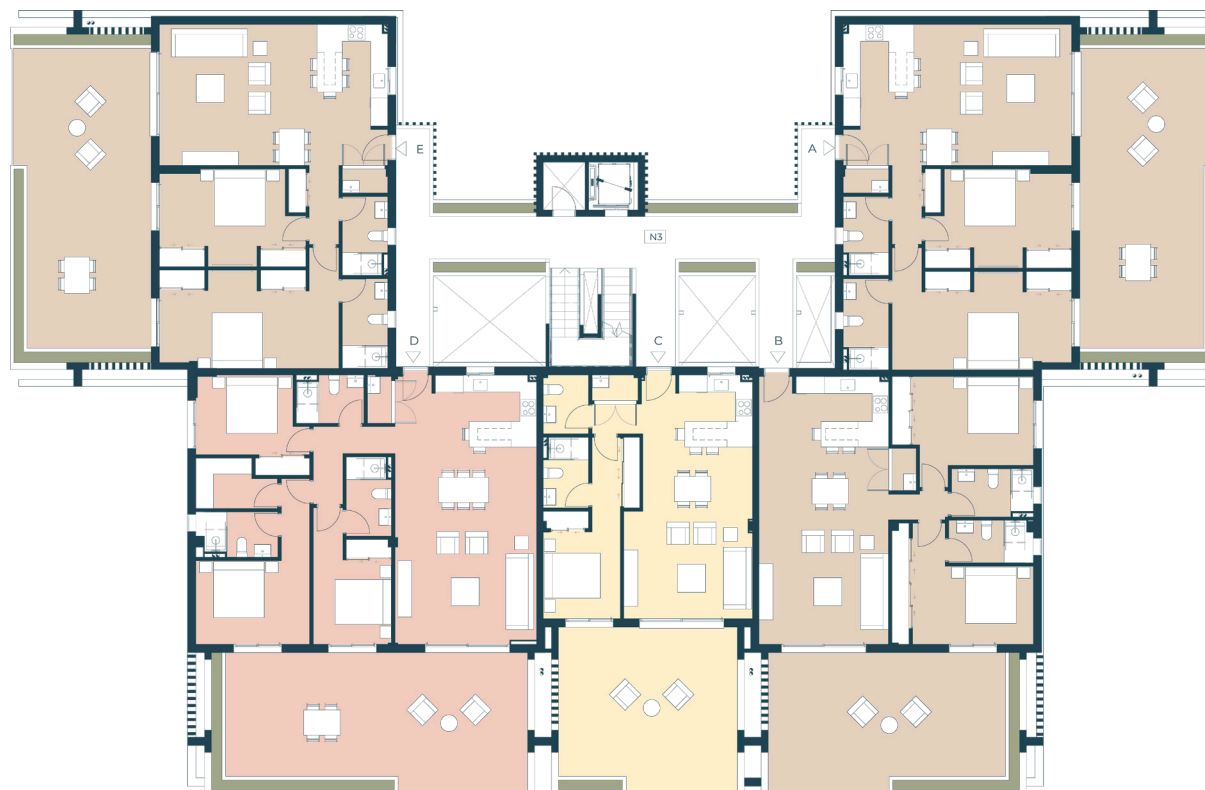


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BLOCKS 1,3 AND 5. LEVEL 2

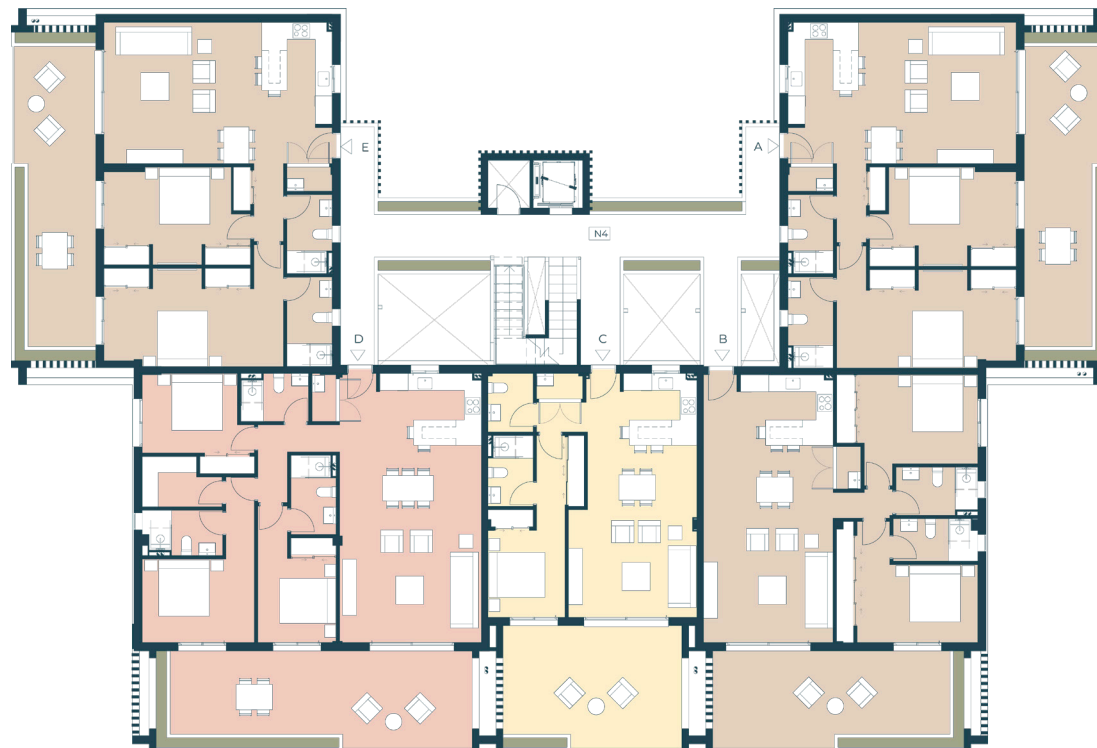




BLOCKS 1,3 AND 5. LEVEL 3

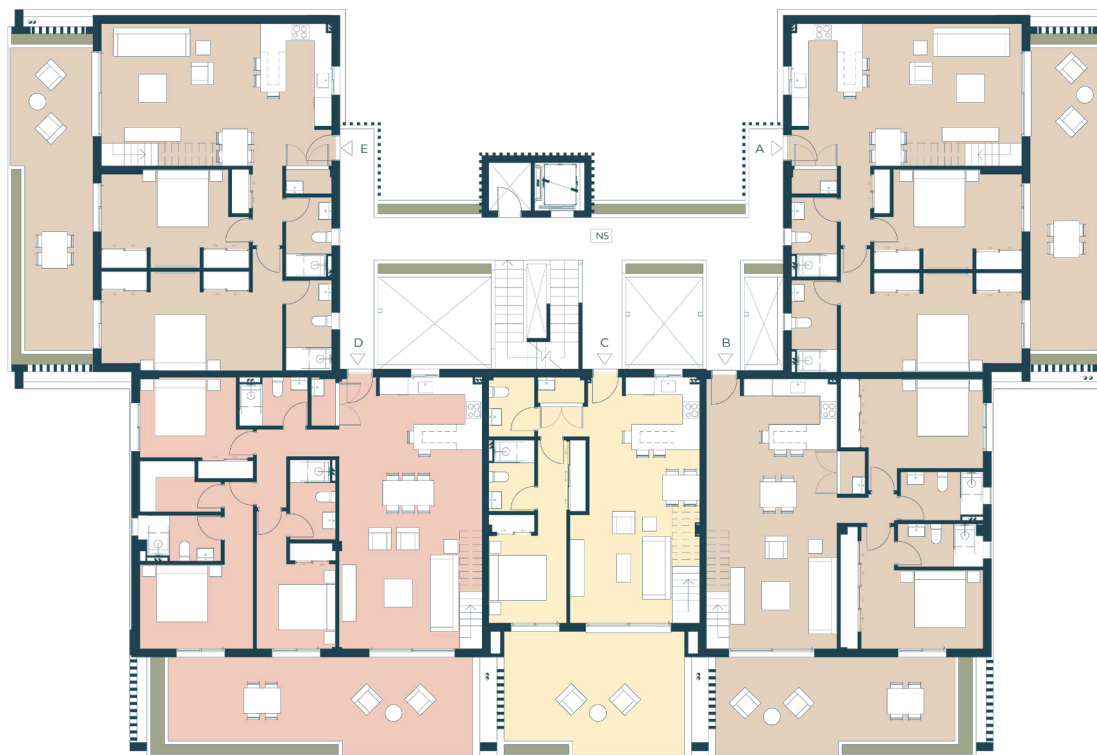


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BLOCKS 1,3 AND 5. LEVEL 4

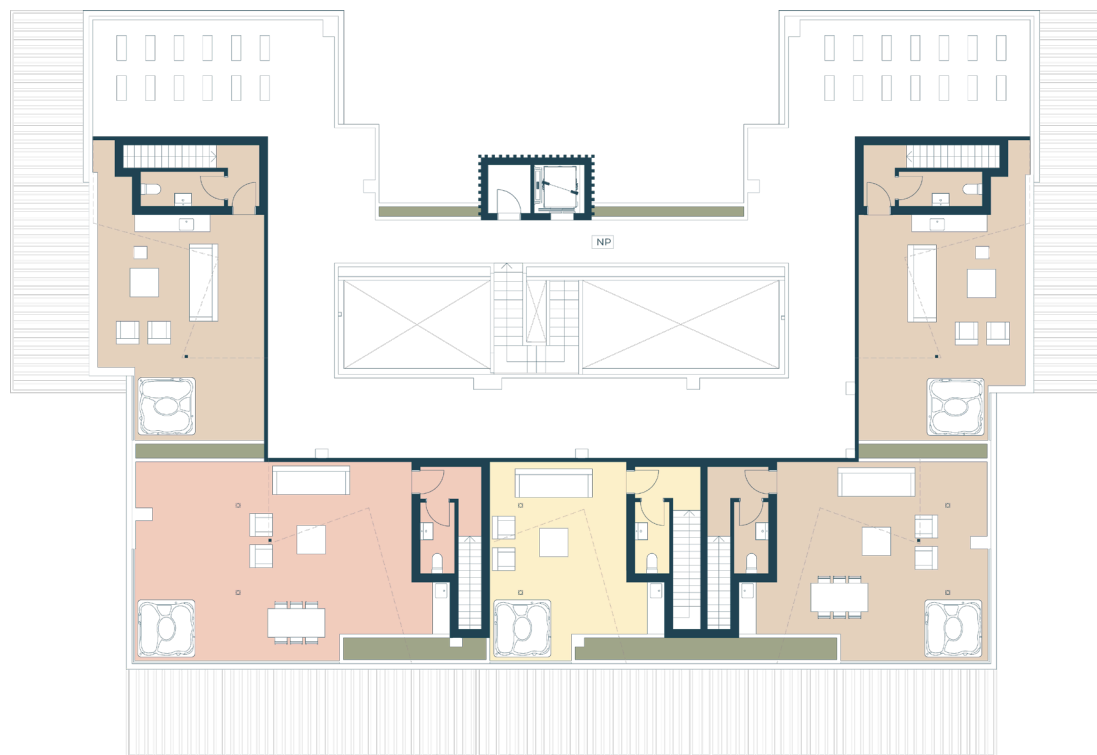




BLOCKS 1, 3 AND 5. LEVEL 5



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BLOCKS 1,3 AND 5. PENTHOUSE LEVEL



BUILDING SPECIFICATIONS

The apartments come fully equipped with bathrooms (furniture, toilets, sinks, and a shower with a glass enclosure), fully fitted wardrobes with compartments, split-type air conditioners in all rooms (kitchen-dining area, living room, bedrooms), a water heater, and major appliances (gas stove, electric oven, range hood, and a two-door refrigerator).

In addition, each customer will have the option to request the installation of a Jacuzzi at their own expense.



*We reserve the right to modify this report subject to supplier availability. The infographics are a simulation of the project, in no case do they compromise the final result.

EXTERIOR FINISHES

Windows — Aluminum
Doors — Mixed
Closets — Modular
Frames — Mixed

FLOORING AND WALL TILES

Outdoor areas: Gredos Haya 20x120 ADZ
Living room and bedrooms: Gredos Haya 20x120
Kitchen: Trevi - Fontana 60x60 RECTIFIED GEOTILES
Bathrooms: Luxury White Glossy 60x120 GEOTILES | Futura Kyoto RLV 33x100

BATHROOMS

Bathroom Fixtures:

Smart BTW Floor-Mounted Toilet 25162

The Gap BTW Toilet

Floor-Mounted Faucets:

Mena 39918 Sink Faucet

Mena 48369 Wall-Mounted Set, Toilet Faucet, Shower, Bidet CR 48415

Bathroom Vanity:

Daily Rustic Oak Bathroom Set 7895174

KITCHENS

Roca kitchen with a Denver Oak countertop (custom-made by European suppliers).
Includes appliances: refrigerator, gas stove, range hood, and electric oven.

AIR CONDITIONING

Split-type air conditioners in every room (kitchen-dining room, living room, bedrooms).
Water heater





LIVING-DINING ROOM-KITCHEN AND TERRACE



BEDROOM

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MASTER BEDROOM



ROOF TERRACE

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MAIN HALL

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LIVING ROOM, DINING ROOM AND KITCHEN



TERRACE AND GARDEN

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KITCHEN





LIVING ROOM, DINING ROOM AND KITCHEN



TERRACE AND GARDEN

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BATH



DINING ROOM AND KITCHEN

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AVERAGE LONG-TERM
RENTAL OF THE PROMOTION

AN INVESTMENT, PROFIT OPPORTUNITIES

Estandar

- 1 Bedroom: \$1,500/month
- 2 Bedroom: \$2,000/month
- 3 Bedroom: \$2,500/month

1º and 5ª Floor

- 1 Bedroom: \$1,750/month
- 2 Bedroom: \$2,300/month
- 3 Bedroom: \$2,750/month

VACATION RENTAL

*7,9%**
ANUAL

*These calculations are indicative and not binding. Rate of return calculated on a neutral scenario of 50% monthly occupancy and on current average prices in the area, including in the expenses an average management fee of 20%, which could vary.



ESTIMATED RETURN ON INVESTMENT VACATION RENTAL

<i>HOME PURCHASE PRICE (AVERAGE)</i>	<i>\$265.000,00</i>	<i>\$300.000,00</i>	<i>\$310.000,00</i>	<i>\$360.000,00</i>	<i>\$410.000,00</i>	<i>\$415.000,00</i>	<i>\$420.000,00</i>	<i>\$475.000,00</i>	<i>\$520.000,00</i>
TYPE OF APARTMENT	1 BEDROOM APARTMENT	1 BEDROOM APARTMENT + MEZZANINE + GARDEN	1 BEDROOM APARTMENT + ROOFTOP	2 BEDROOMS APARTMENT	2 BEDROOMS APARTMENT + MEZZANINE + GARDEN	2 BEDROOMS APARTMENT + ROOFTOP	3 BEDROOMS APARTMENT	3 BEDROOMS APARTMENT + MEZZANINE + GARDEN	3 BEDROOMS APARTMENT + ROOFTOP
<i>INCOME:</i>									
OCCUPATION ESTIMATED / YEAR	60%	60%	60%	55%	55%	55%	50%	50%	50%
ESTIMATED DAILY RATE	\$120,00	\$150,00	\$180,00	\$200,00	\$250,00	\$270,00	\$300,00	\$360,00	\$390,00
GROSS RENT (AVERAGE/YEAR)	\$26.280,00	\$32.850,00	\$39.420,00	\$43.800,00	\$54.750,00	\$59.130,00	\$65.700,00	\$78.840,00	\$85.410,00
ROI %	9,9	11,0	12,7	12,2	13,4	14,2	15,6	16,6	16,4



***VARIABLE COSTS
(AVERAGE YEAR)***

MANAGEMENT FEE 25%	\$6.570,00	\$8.212,50	\$9.855,00	\$10.950,00	\$13.687,50	\$14.782,50	\$16.425,00	\$19.710,00	\$21.352,50
MAINTENANCE (INCLUDES CANABAY AND BAYCANA)	\$2.520,00	\$3.456,00	\$3.060,00	\$3.600,00	\$4.500,00	\$4.092,00	\$4.440,00	\$5.424,00	\$4.968,00
TOTAL VARIABLE COSTS	\$9.090,00	\$11.668,50	\$12.915,00	\$14.550,00	\$18.187,50	\$18.874,50	\$20.865,00	\$25.134,00	\$26.320,50

***FIXED COSTS
(YEARLY AVERAGE)***

ELECTRICITY (MIN. CONSUMPTION)	600	1200	1200	1200	2400	2400	1800	3600	3600
INTERNET AND CABLE	780	780	780	780	780	780	780	780	780
PROPERTY TAX	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TOTAL FIXED COSTS	1380	1980	1980	1980	3180	3180	2580	4380	4380
TOTAL COSTS	\$10.470,00	\$13.648,50	\$14.895,00	\$16.530,00	\$21.367,50	\$22.054,50	\$23.445,00	\$29.514,00	\$30.700,50



<i>VARIABLE COSTS (AVERAGE YEAR)</i>	\$15.810,00	\$19.201,50	\$24.525,00	\$27.270,00	\$33.382,50	\$37.075,50	\$42.255,00	\$49.326,00	\$54.709,50
<i>ROI %</i>	6,0	6,4	7,9	7,6	8,1	8,9	10,1	10,4	10,5
GROSS PROFITABILITY %	7,4	7,8	8,8	8,4	8,4	10,1	9,7	13,7	12,4
NET PROFITABILITY %	4,0	3,9	4,9	4,6	4,3	5,7	5,7	7,8	7,4

THE AMOUNT OF ELECTRICITY IS BASED ON A MINIMUM AMOUNT, TAKING INTO ACCOUNT THAT ELECTRICITY IS CHARGED IN ADDITION TO THE CUSTOMERS ACCORDING TO CONSUMPTION.

THE AMOUNT OF COMMISSION REFLECTED BY THE PROPERTY MANAGEMENT, MAY BE VARIABLE, ACCORDING TO THE COMPANY THAT IS CONTRACTED

THIS TABLE REFLECTS AN ESTIMATED RETURN ON INVESTMENT. THESE PROJECTIONS ARE NOT LEGALLY BINDING.



PAYMENT PLANS

	INITIAL PAYMENT	CONSTRUCTION	FINAL PAYMENT
READY PAID	90	0	10
STANDAR	20	60	20
REDUCED	20	40	40

*For discounts on rates, please contact our agents.

**Reserves will be 5000 USD.

1. Each apartment is assigned a parking space, except for the three-bedroom apartments, which are assigned two parking spaces.
2. The free parking spaces will be priced at \$20,000.



BAYCANA

PROPERTIES

CANA BAY

Departamento Comercial
ventas@baycana.com

Aqua Business Center, Local 405, Calle 1ro de Noviembre, Punta Cana Village, Punta Cana, La Altagracia