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REAL ESTATE SOLUTIONS

MANUELA APARTHOTEL



MANUELA APARTHOTEL

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Executive Summary

Manuela Aparthotel is the 6th project of condos in Las Terrenas . It consists of:

- 36 apartments in total, distributed in 5 buildings.
- 21 apartments featuring 2 bedrooms
- 7 studios Penthouse featuring 1 bedroom
- 6 apartments featuring 3 bedrooms
- 2 studios Penthouse featuring 2 bedrooms
- Swimming pool
- 52 parking lots
- Commercial area of 300 m2 for a flexible use. For example:
 - Restaurant
 - Front desk
 - Co-working space
 - Business spaces



Las Terrenas



Commercial Building



An aerial photograph of a tropical beach town. The foreground shows a wide, white sand beach curving along the coast. The water is exceptionally clear, revealing a vibrant turquoise and light blue hue near the shore, transitioning to deeper blues further out. Several small white boats are anchored in the shallow water. The town is built on a gentle slope, featuring numerous white buildings with dark roofs, interspersed with lush green palm trees. In the background, the coastline continues with more buildings and a small island in the distance under a clear sky.

Location

In the heart of Las Terrenas touristic area, with walking access to most of the popular beaches, restaurants, shops and banks area.

Las Terrenas is a colorful beach town located on the North Coast of the Dominican Republic, in the Samaná peninsula. Over the past 20 years Las Terrenas has evolved from a small fishermen's village with little infrastructure to a growing tourism and expats destination without losing a bit of its enchanting charm and breathtaking nature. It's visitors fall in love with the picturesque landscapes, virgin white sand beaches, endless palm groves and the friendly locals. Las Terrenas has it all for the slow pace Caribbean lifestyle.

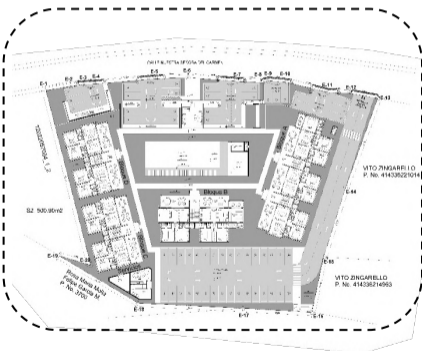
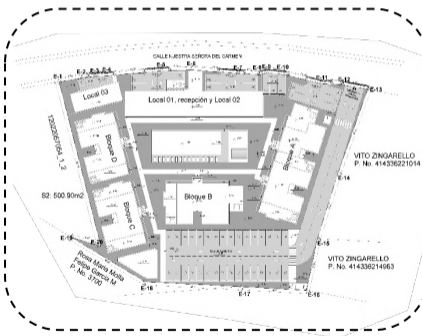


Location

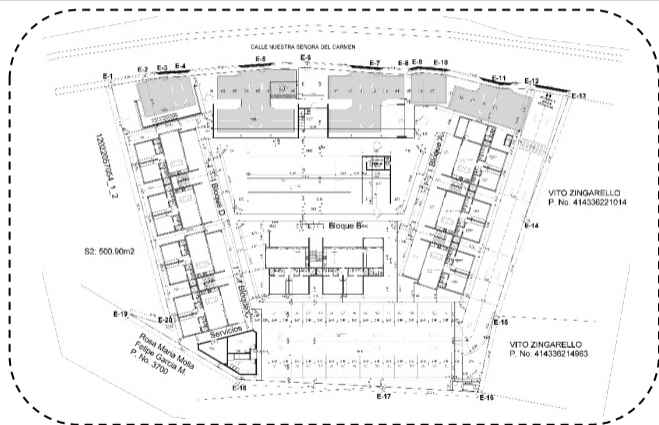


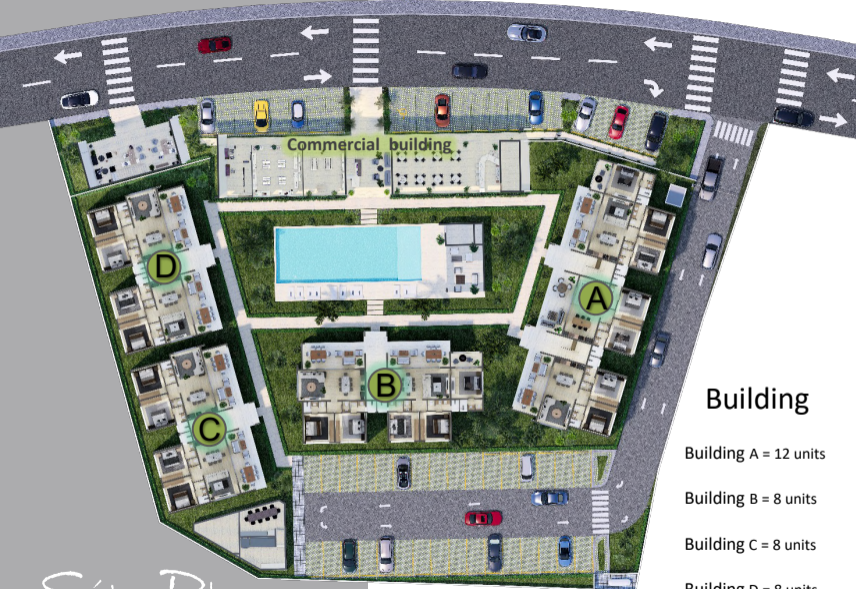


Condominium Plan



MANUELA APARTHOTEL





Site Plan

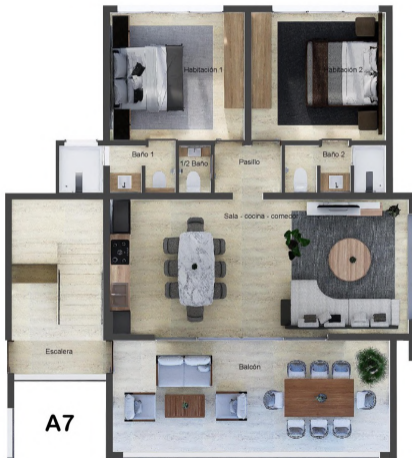
Building

- Building A = 12 units
- Building B = 8 units
- Building C = 8 units
- Building D = 8 units



Building: A B C D

Building A



MANUELA APARTHOTEL

3er Nivel
Bloque **A7**

Balcón	30 m ²
Cocina - Sala - Comedor	38 m ²
Pasillo	3.3 m ²
1/2 Baño	1.4 m ²
Habitación 1	16.7 m ²
Baño 1	5.6 m ²
Habitación 2	16.7 m ²
Baño 2	5 m ²

TOTAL : 116.7 m²

Building A



MANUELA APARTHOTEL

3er Nivel
Bloque **A8**

Balcón	30.3 m ²
Cocina - Sala - Comedor	35.2 m ²
Pasillo	3.3 m ²
1/2 Baño	1.6 m ²
Habitación 1	16.7 m ²
Baño 1	7.2 m ²
Habitación 2	16.7 m ²
Baño 2	5.6 m ²

TOTAL : 116.6 m²

Building A



MANUELA APARTHOTEL

3er Nivel
Bloque

A9

Balcón 1	30.3 m ²
Cocina - Sala - Comedor	35.2 m ²
Pasillo	3.3 m ²
1/2 Baño	1.6 m ²
Habitación 1	16.7 m ²
Baño 1	6.8 m ²
Habitación 2	16.7 m ²
Baño 2	5.6 m ²
Habitación 3	18 m ²
Baño 3	5 m ²
Balcón 2	8.5 m ²
TOTAL	: 147.7 m ²

Building A



MANUELA APARTHOTEL
4to Nivel
Bloque A10

Cocina - Sala - Comedor	26.2 m ²
Lavado	2.8 m ²
Habitación	16.6 m ²
Baño	7 m ²
Terraza	55 m ²

TOTAL : 107.6 m²

Building A



MANUELA APARTHOTEL
4to Nivel
Bloque A11



Cocina - Sala - Comedor	28.7 m ²
Lavado	2.8 m ²
Habitación	16.6 m ²
Baño	7 m ²
Terraza	52 m ²

TOTAL : 107.1 m²

Building A



MANUELA APARTHOTEL

4to Nivel
Bloque **A12**

Cocina - Sala - Comedor	29 m ²
Lavado	2.8 m ²
Pasillo	3.3 m ²
Habitación 1	16.7 m ²
Baño 1	5 m ²
Habitación 2	16.7 m ²
Baño 2	5 m ²
Terraza	62.2 m ²

TOTAL : 140.7 m²

Building B



MANUELA APARTHOTEL

3er Nivel
Bloque

B5

Balcón	30 m ²
Cocina - Sala - Comedor	38 m ²
Pasillo	3.3 m ²
1/2 Baño	1.4 m ²
Habitación 1	16.7 m ²
Baño 1	5.6 m ²
Habitación 2	16.7 m ²
Baño 2	5 m ²

TOTAL : 116.7 m²

Building B



MANUELA APARTHOTEL 3er Nivel Bloque B6



Balcón 1	30.3 m ²
Cocina - Sala - Comedor	35.2 m ²
Pasillo	3.3 m ²
1/2 Baño	1.6 m ²
Habitación 1	16.7 m ²
Baño 1	6.8 m ²
Habitación 2	16.7 m ²
Baño 2	5.6 m ²
Habitación 3	18 m ²
Baño 3	5 m ²
Balcón 2	8.5 m ²
TOTAL	147.7 m²

Building B



B7



MANUELA APARTHOTEL
4to Nivel
Bloque B7

Cocina - Sala - Comedor	26.2 m ²
Lavado	2.8 m ²
Habitación	16.6 m ²
Baño	7 m ²
Terraza	55 m ²

TOTAL : 107.6 m²

Building B



MANUELA APARTHOTEL 4to Nivel Bloque B8



Cocina - Sala - Comedor	29 m ²
Lavado	2.8 m ²
Pasillo	3.3 m ²
Habitación 1	16.7 m ²
Baño 1	5 m ²
Habitación 2	16.7 m ²
Baño 2	5 m ²
Terraza	62.2 m ²

TOTAL : 140.7 m²

Building C



MANUELA APARTHOTEL
3er Nivel
Bloque C5

Balcón	30 m ²
Cocina - Sala - Comedor	38 m ²
Pasillo	3.3 m ²
1/2 Baño	1.4 m ²
Habitación 1	16.7 m ²
Baño 1	5.6 m ²
Habitación 2	16.7 m ²
Baño 2	5 m ²

TOTAL : 116.7 m²

Building C



MANUELA APARTHOTEL

3er Nivel
Bloque **C6**

Balcón	30 m ²
Cocina - Sala - Comedor	35.2 m ²
Pasillo	3.3 m ²
1/2 Baño	1.4 m ²
Habitación 1	16.7 m ²
Baño 1	5.6 m ²
Habitación 2	16.7 m ²
Baño 2	5 m ²

TOTAL : 113.9 m²

Building C



MANUELA APARTHOTEL
4to Nivel
Bloque C7

Cocina - Sala - Comedor	26.2 m ²
Lavado	2.8 m ²
Habitación	16.6 m ²
Baño	7 m ²
Terraza	55 m ²

TOTAL : 107.6 m²

Building C



MANUELA APARTHOTEL

4to Nivel
Bloque **C8**

Cocina - Sala - Comedor	26.2 m ²
Lavado	2.8 m ²
Habitación	16.6 m ²
Baño	7 m ²
Terraza	52.2 m ²

TOTAL : 104.8 m²

Building D



MANUELA APARTHOTEL

3er Nivel
Bloque

D5

Balcón	30 m ²
Cocina - Sala - Comedor	38 m ²
Pasillo	3.3 m ²
1/2 Baño	1.4 m ²
Habitación 1	16.7 m ²
Baño 1	5.6 m ²
Habitación 2	16.7 m ²
Baño 2	5 m ²

TOTAL : 116.7 m²

Building D



MANUELA APARTHOTEL

3er Nivel
Bloque **D6**

Balcón	30 m ²
Cocina - Sala - Comedor	35.2 m ²
Pasillo	3.3 m ²
1/2 Baño	1.4 m ²
Habitación 1	16.7 m ²
Baño 1	5.6 m ²
Habitación 2	16.7 m ²
Baño 2	5 m ²

TOTAL : 113.9 m²

Building D



MANUELA APARTHOTEL
4to Nivel
Bloque D7

Cocina - Sala - Comedor	26.2 m ²
Lavado	2.8 m ²
Habitación	16.6 m ²
Baño	7 m ²
Terraza	55 m ²

TOTAL : 107.6 m²

Building D



MANUELA APARTHOTEL
4to Nivel
Bloque D8

Cocina - Sala - Comedor	26.2 m ²
Lavado	2.8 m ²
Habitación	16.6 m ²
Baño	7 m ²
Terraza	52.2 m ²

TOTAL : 104.8 m²



MANUELA APARTHOTEL



Las Terrenas Rep.Dom.

