



Blue Land *UNIVERSE* in CANA ROCK

Blue Land Properties Project



WHAT IS THE CANA ROCK PROYECT?

- ▶ A conglomerate of projects like no other.
- ▶ The combination of 8 different projects in a single mega development of tourist properties in the most privileged area of Punta Cana, next to beautiful beaches, the legendary **Hard Rock Hotel & Casino Punta Cana** and to the **Hard Rock Golf Club**. The complete Project includes around 3,000 units, some of them in development.



FUN WITH HIGH RETURNS!

- ❑ The Project aims to fill the lack of accommodation in the Punta Cana area, especially in Cana Bay, offering a perfect solution for your vacations together with a great investment opportunity with short term rentals like Airbnb and Vrbo.
- ❑ All Units are 1-bedroom apartments with 2 extra beds, sizes around 580 Sq Ft for apartments and 960 Sq Ft for the penthouses, designed to maximize the return over investment.





CANA ROCK

WE ARE HERE

Dominican Republic is a favorite country for investment for its economic and social stability and also because non-residents and foreigners have access to local bank financing. Punta Cana in particular, is a favourite destination of the US, Canadian and European markets, receiving almost 4 million visitors per year.

BENEFITS OF THIS INVESTMENT!

Exempt from the first transfer tax (3%)

Exempt from annual property tax (IPI) for the first 15 years (1%) per year

The investment is deductible from the net taxable income.



CANA BAY
 BEACH CLUB & GOLF RESORT - DOMINICAN REPUBLIC

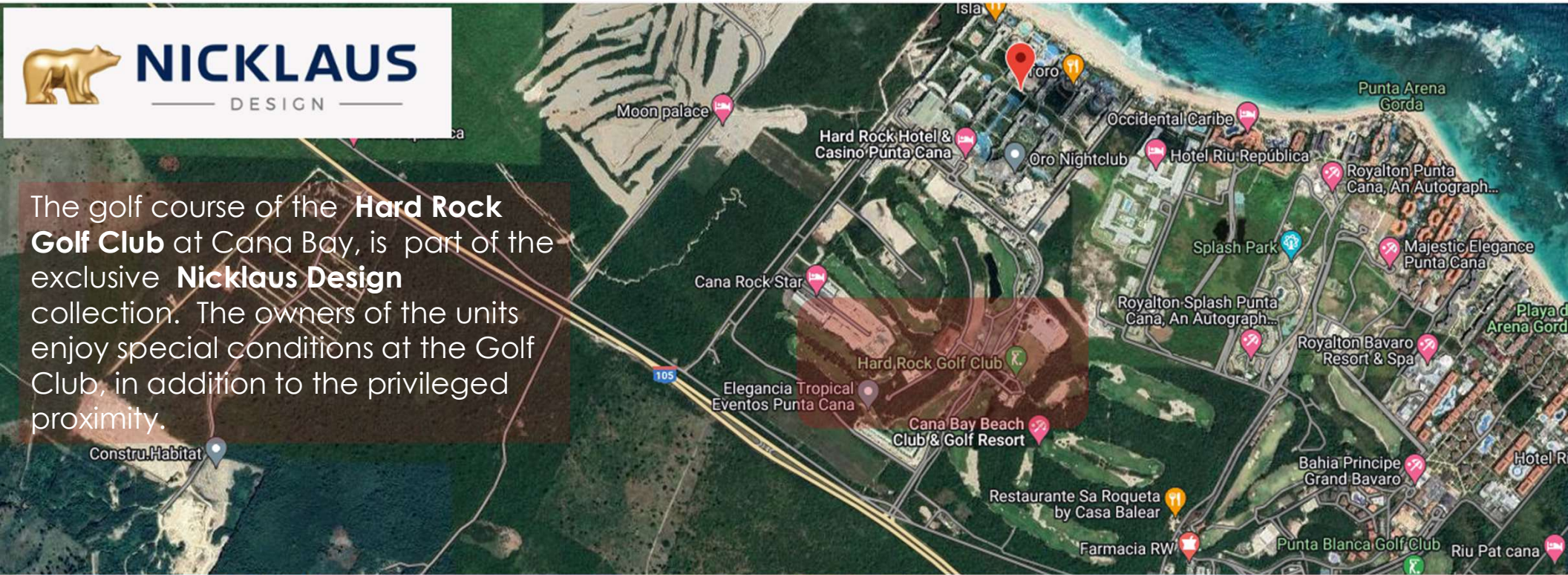
- 1** *Condos* **2** *Star*
- 3** *Terra* **4** *Universe* BLUE LAND
- 5** *Space* **6** *Galaxy*
- 7** CAPTIVA **8** HARD ROCK HOTEL
- 9** RACQUET CLUB **10** BEACH CLUB
- 11** CANA ROCK MALL **12** WELLNESS CENTER / CENOTE
- 13** HARD ROCK GOLF CLUB **14** ESPACIO MACRO CONCIERTOS

The Project is in a privileged position. Right beside the Golf Club and 5 minutes walk from the beach.

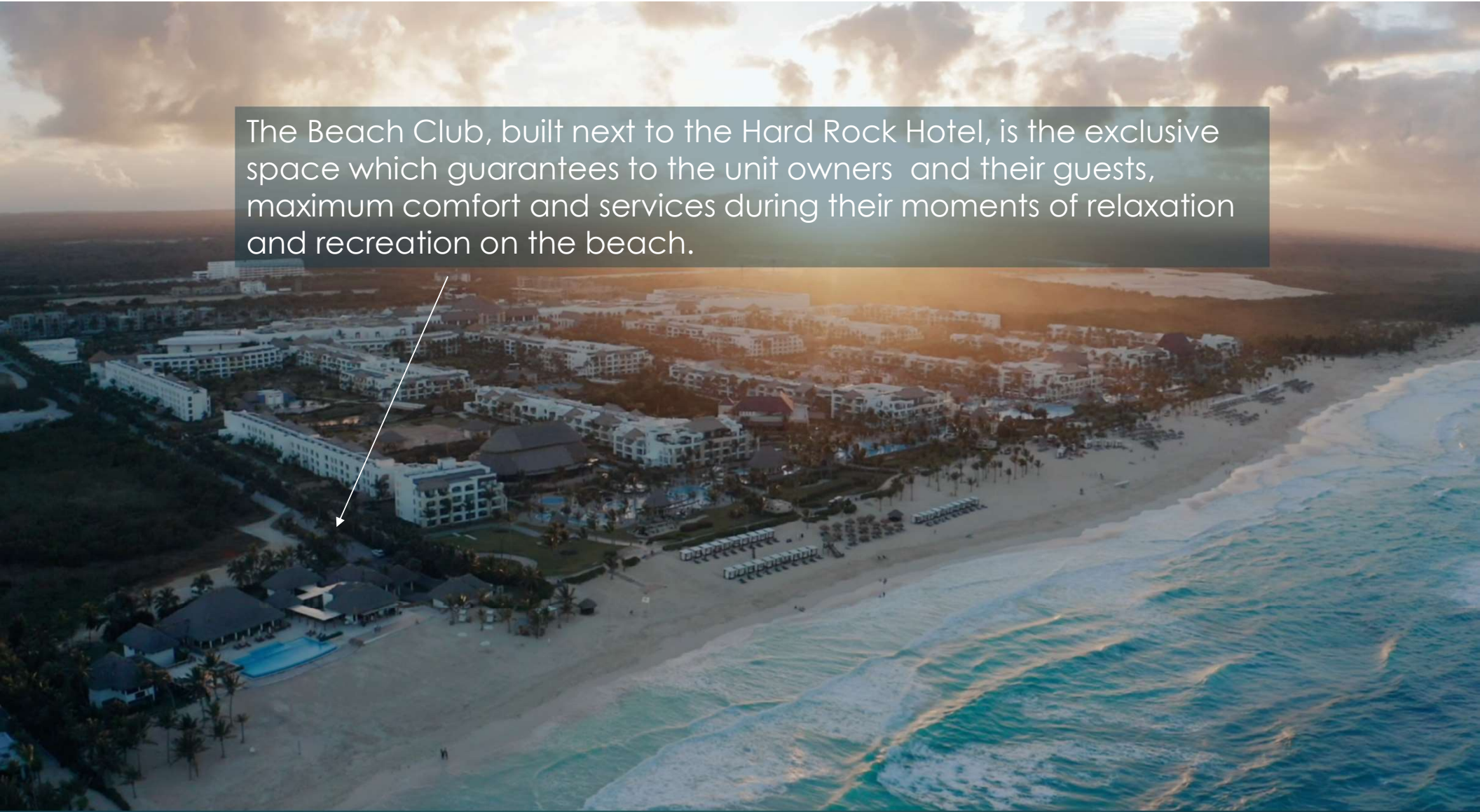


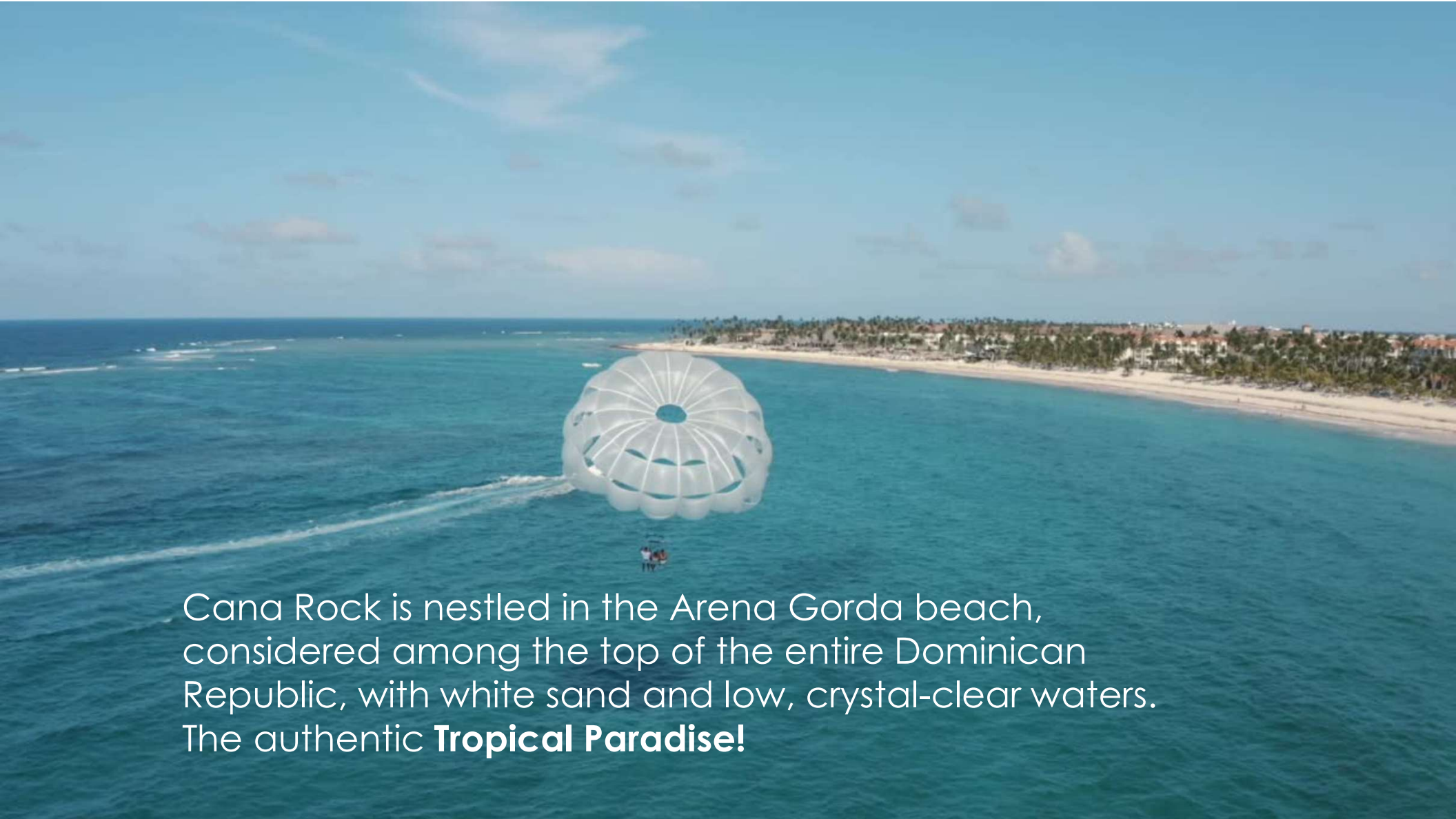
NICKLAUS
DESIGN

The golf course of the **Hard Rock Golf Club** at Cana Bay, is part of the exclusive **Nicklaus Design** collection. The owners of the units enjoy special conditions at the Golf Club, in addition to the privileged proximity.



The Beach Club, built next to the Hard Rock Hotel, is the exclusive space which guarantees to the unit owners and their guests, maximum comfort and services during their moments of relaxation and recreation on the beach.





Cana Rock is nestled in the Arena Gorda beach, considered among the top of the entire Dominican Republic, with white sand and low, crystal-clear waters. The authentic **Tropical Paradise!**

CANA ROCK MALL



The Cana Rock complex includes the Cana Rock Mall, a multi space center, created to deliver a perfect shopping experience to its international visitors.

CANA ROCK – Blue Land UNIVERSE

- ▶ The **Blue Land Universe** complex is an elegant project, with extended common areas and facilities



CANA ROCK – Blue Land UNIVERSE

- ▶ Amazing swimming pool all around the building at disposal of the homeowners and guests, 3 restaurants and other facilities for a truly luxury stay





The Universe project is made up of one-bedroom apartments, distributed over 5 levels, with different dimensions and characteristics..



Level 1 units count on a 60.15 m² living space with direct access to the pool.

Imagen conceptual. El mobiliario, colores y decoración puede variar.

Level 1



Levels 2 – 3 - 4



The units on levels 2, 3 and 4 are 83.74 m² and have a private terrace.

Level 5.1

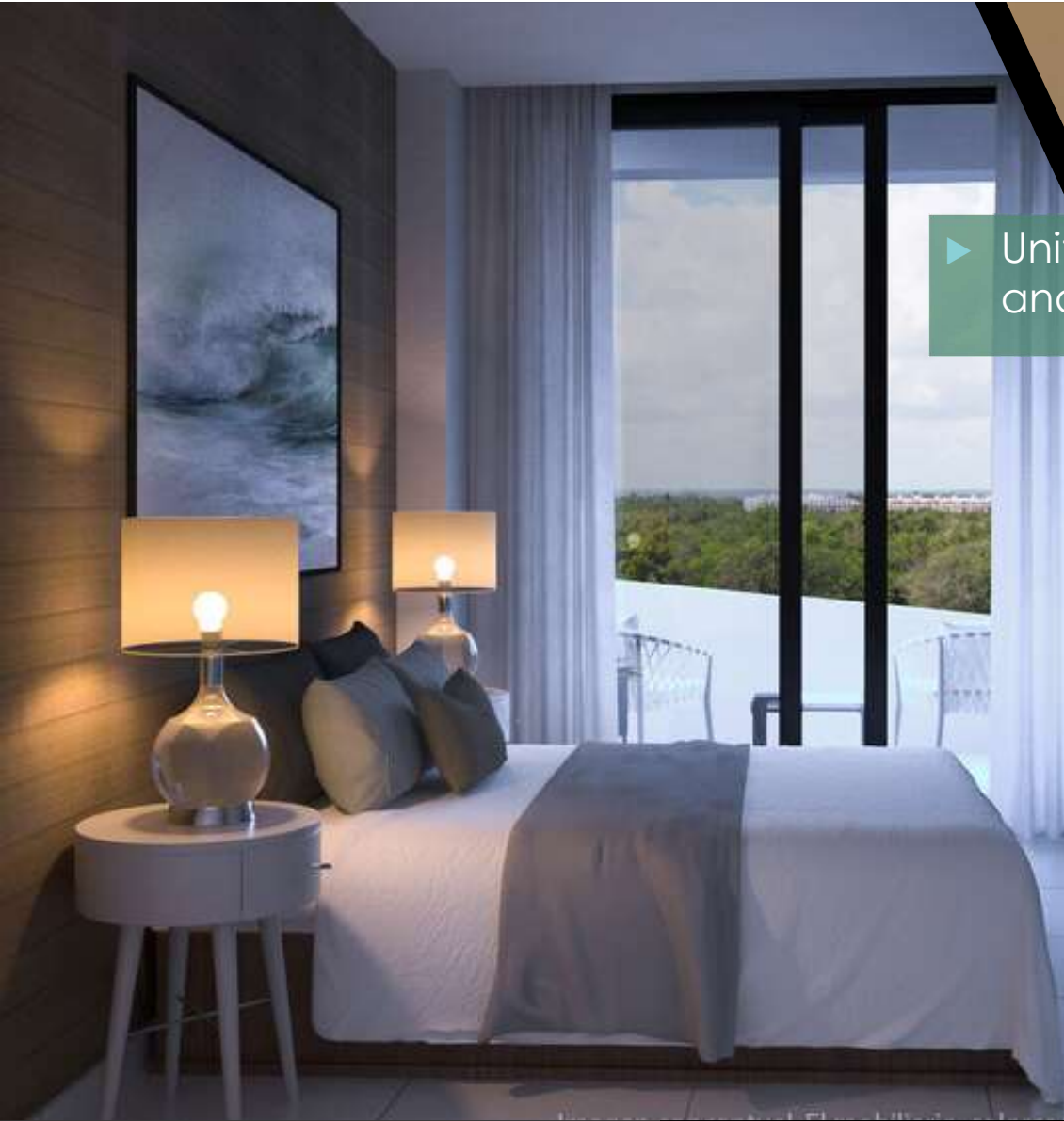


The level 5 units are penthouses of 88.89 m², distributed over 2 levels. On the first level we find a kitchen, a bathroom, a living room and a terrace...

Level 5.2



... while on the second level we find a second bathroom, the bedroom and a large private relaxation area with a jacuzzi



▶ Units are fully furnished with high-end products and include all kitchen appliances.



Universe



Prices and Financial Conditions

Level 1 - 60.15 m² / 647.5 SqFt -- ~~\$187,881~~ Sold Out

Level 2 - 53.74 m² / 578.5 SqFt -- ~~\$149,369~~ Sold Out

Level 3 - 53.74 m² / 578.5 SqFt -- from \$156,000

Level 4 - 53.74 m² / 578.5 SqFt -- from \$156,000

Level 5 - 88.89 m² / 956.8 SqFt -- from \$260,000

Prices updated April 2023

Financial Conditions

- 20% downpayment
- 30% before closing*
- 50% + closing costs at closing**

* unit's delivery estimated in December 2024.
30% payment's schedule to be arranged with the developer.

** final 50% can be financed by local lenders.
closing costs estimated: \$1,500





The Punta Cana area has an annual average occupancy rate of over 80%, so the return on investment is calculated approximately in 4 years.

In case of Rental, the Units can be managed by Owners or through a local Property Management Company.

(Ask for more details).

HIGH PROFITABILITY

- The Dominican Republic is a favorite country for investment, since non-residents and foreigners have access to local bank financing. In addition, all property taxes are waived paid for 15 years and the utility rate as low as 3%.
- Punta Cana receives 35% of the country's tourists. In 2019 were almost 2.3 million.