

The logo for NOVAL PROPERTIES features a stylized icon above the word "NOVAL". The icon is a horizontal rectangle with three vertical lines inside, resembling a ruler or a scale. Below "NOVAL" is the word "PROPERTIES" in a smaller, italicized font.

NOVAL
PROPERTIES

Leader in Real Estate
Development



Paseo del Mar

PLAZA



ATTRACTIVE MARKET

+ 4.2 M

TOURISTS CHOSE PUNTA CANA AS THEIR VACATION DESTINATION.

+ 8.0 M

PEOPLE VISITED THE DOMINICAN REPUBLIC IN 2022.

REASONS TO CHOOSE PUNTA CANA FOR YOUR NEXT INVESTMENT



THE MOST COVETED LOCATION IN THE CARIBBEAN



AIRPORT WITH DIRECT FLIGHTS FROM ALL OVER THE WORLD



TAX EXEMPTIONS



INVESTMENT OPPORTUNITIES WITH HIGH RETURNS



REVALUATION OF REAL ESTATE PROPERTY



TOURISM HAS HAD CONTINUOUS GROWTH



FAVORABLE ENVIRONMENT FOR FOREIGN INVESTMENTS



WITH AWARD WINNING BEACHES AT YOUR DOORSTEPS

LOCATION

Strategically located in el Cortecito, a vibrant neighborhood surrounded of condo apartments, small hotels and growing residential developments. This retail plaza was planned to meet the high demand of the local and foreign market looking for commercial, recreational and services spaces with great infrastructure.

El Cortecito has developed pedestrian tourism a concept in which tourist move on foot and require all service available in the immediate vicinity. The locals are design to accommodate various business, including restaurants with terrace and shops.





LIVING ROOM

LIVING ROOM

LIVING ROOM

LIVING ROOM

BANRESERVAS

ARMO
DA EL PLANETA

SISAY
FLORAL DESIGN



PROJECT INFO

This retail plaza counts with 10 commercial spaces, terrace, large hallways, bathrooms and 39 parking spots. A great investment opportunity in an area of growing population and in need of services that meet this demand.

S h o p p i n g M a i l	Property	Net. M ²	Terrace M ²	Total M ²
	101	54.41	18.33	72.74
	102	54.60	18.24	72.84
	103	45.50	34.27	79.77
	104	111.59	120.52	232.11
	105	77.43	20.85	98.28
	201	54.41	24.13	78.54
	202	54.60	23.08	77.68
	203	45.50	50.48	95.98
	204	111.59	169.69	281.28
205	77.43	26.19	103.62	
10 Properties	687.06	505.78	1,192.84	

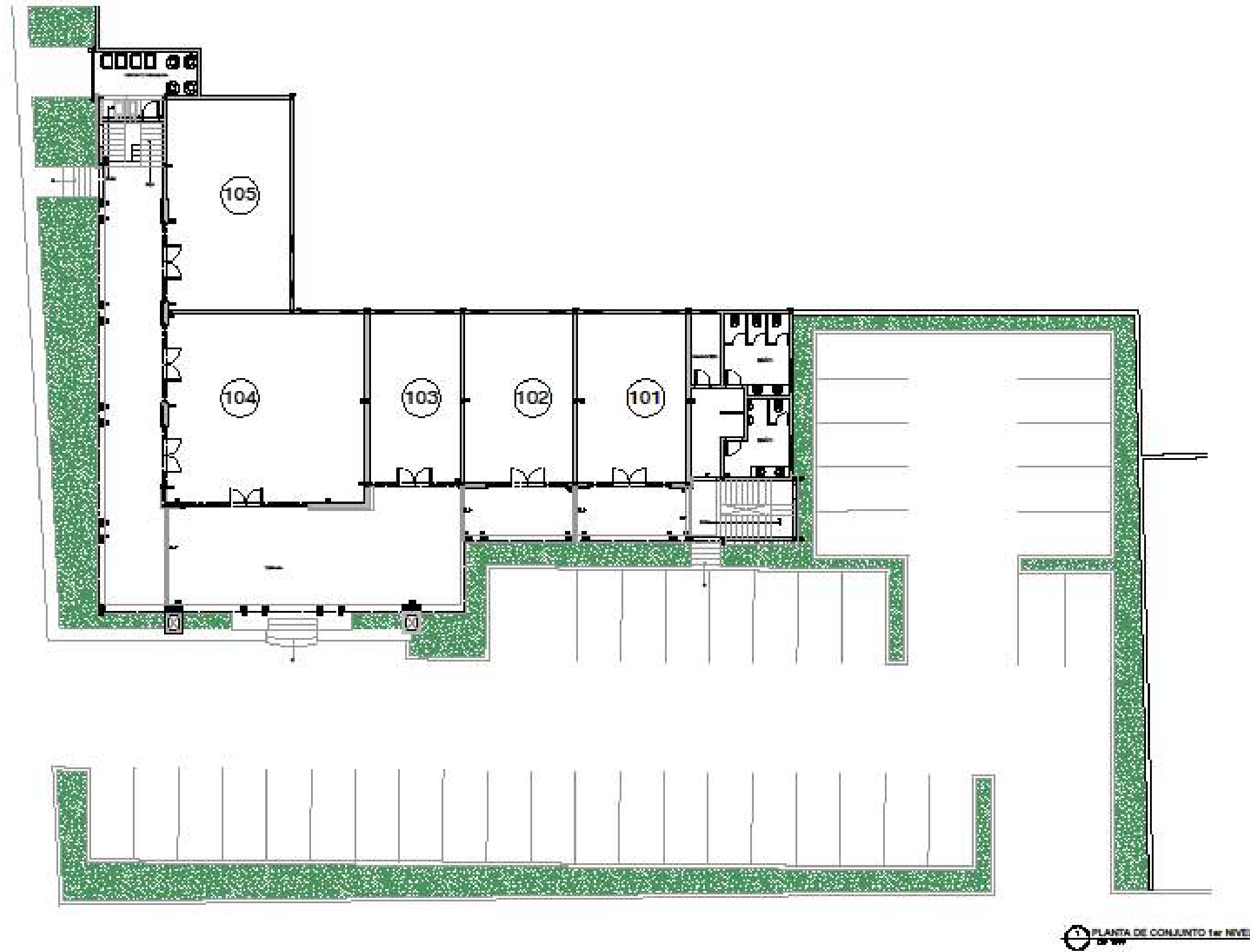
Hallways, bathrooms and stairs	193.98 M²
Circulation and parkings	987.68 M²
Parkings	39 unit
Green area	289.64 M²



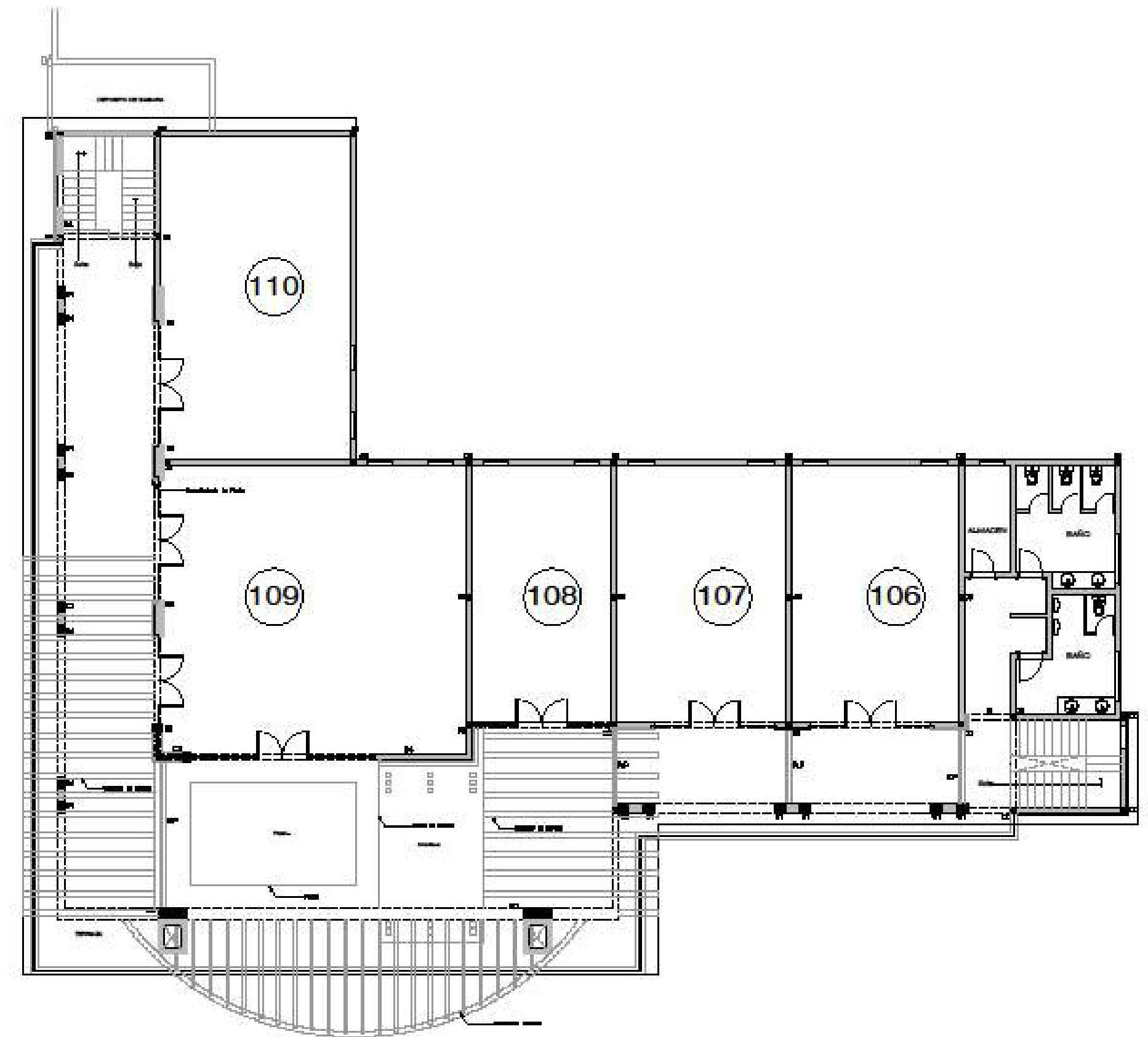
Commercial Building Rental Yield Estimate									
Paseo del Mar				Conservative case		Expenditure			
FLOOR	Property	Status	Net M2	Monthly Rent	Total Income per annum	Community fees	Gas	Water	Electricity
1ST	101	Leased	54.41	\$1,359.60	\$16,315.20	Paid by tenant			
1ST	102	Leased	54.6	\$1,250.00	\$15,000.00	Paid by tenant			
1ST	103	Leased	45.5	\$1,622.40	\$19,468.80	Paid by tenant			
1ST	104	Leased	111.59	\$3,100.00	\$37,200.00	Paid by tenant			
1ST	105	Leased	77.43	\$1,650.00	\$19,800.00	Paid by tenant			
2ND	201	Leased	54.42	\$1,200.00	\$14,400.00	Paid by tenant			
2ND	202	Leased	54.6	\$1,420.54	\$17,046.48	Paid by tenant			
2ND	203/204	Leased	157.09	\$3,500.00	\$42,000.00	Paid by tenant			
2ND	205	Leased	77.43	\$1,575.00	\$18,900.00	Paid by tenant			

Units	10
Purchase price	\$4,000,000
Total Income per annum	\$200,130.48
Net Yield	5.00%

FLOOR PLANS



1ST FLOOR



2ND FLOOR

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