



FREQUENTLY ASKED QUESTIONS

Navio Puerto Sereno at Cap Cana

Project Description

It is located within the Cap Cana tourist complex, in the cove between the Marina and the Fishing Lodge project, a spectacular place for those who want to enjoy an exclusive, quiet and safe lifestyle.

At only 10 minutes from the international airport of Punta Cana, as well as the main shopping and service centers in the area.

With a modern and elegant design, Navío Puerto Sereno proposes to combine the luxury of a boutique hotel to your private property

Characteristics

- Privileged location with views to the South East of the Marina and entertainment areas of Cap Cana and the Fishing Lodge
- Private areas with pergolas and Jacuzzi. *(Subject to specific units)*
- Underground parking with capacity for 122 vehicles.
- Children's area and children's pool.
- Adult infinity pool.
- Four (4) large elevators for 10 people each conveniently located for quick access.
- Approximate delivery date Summer 2025.

Apartamentos

- 1 bedroom- 20 apartments
- 1 bedroom PH- 4 Penthouse
- 2 bedrooms – 28 apartments
- 2 bedrooms PH- 6 Penthouse
- 3 bedrooms- 10 apartments
- 3 bedrooms PH- 2 Penthouses



Amenities - Destination City Cap Cana

This gated community is developed on an area of 30,000 acres and includes 3 miles of white sand beach, the most important Marina in the Caribbean Zone and Billfish Report # 1 fishing spot all year round, more than 150 docks with capacity for yachts. up to 150 feet with captain and crew service.

Golf course, Signature, Punta Espada, designed by the famous Jack Nicklaus. This challenging par 72 course was ranked the #1 golf course in the Caribbean and Mexico by Golfweek Magazine and also appeared in the "Best of the Best Golf in the World" ranking. Punta Espada has had the privilege of hosting the CapCana Championship PGA Tour on several occasions. It has a magnificent clubhouse on hole 19, with wonderful views of the Caribbean Sea, as well as holes 10 to 18.

The Equestrian City Stables. It is the most complete state-of-the-art equestrian center in the Caribbean, including an indoor arena for paso fino competitions and two world-class polo fields, designed by Alejandro Battro. Several warm-up tracks, two jumping tracks, The Barn Kitchen Restaurant, children's area and shop.

In the Fishing Lodge has an extensive variety of restaurants with different cuisines and also the exclusive Api Beach House, a versatile concept that offers high standards cuisine and the relaxation of a private and unique beach.

It also has private clubs such as the famous Caletón by Eden Roc, the Punta Espada Golf Club and soon the Saint Regis, as well as several luxury chains.

CapCana Heritage School Educational District, an excellent educational proposal at the highest international level that has the Advanced-SACS-CASI accreditation from the United States.

In Cap Cana there are several 5-star hotels in the category of: Haytt Ziva and Hyatt Zilara, Margaritaville, Secrets, Sanctuary CapCana, Eden Roc CapCana, the only hotel member of the Relaix and Chateaux Chain in the country, among others. Gourmet restaurants such as Barbudo, Aura and Nakamura at the Fishing Lodge, as well as Blue Marlín and Casa Bella by Eden Roc.

It also has a Convention Center, the Escape Park adventure park where the famous Hoyo Azul is located and the El Dorado Theme Park is under construction, which is scheduled to open in December 2023, as well as other amenities.

Kilometers of white sand beaches in which Playa Juanillo stands out, where guests are offered all kinds of activities, swimming, sailing, fishing and a variety of non-motorized sports.



FACTS

1. Navio Puerto Sereno is built on a lot of approximately 7,550mt²
2. The project has CONFOTUR.
3. Delivery scheduled for summer 2025.
4. Discounts in CapCana Restaurants and facilities.
5. 10% discount at the CapCana Heritage School.
6. Cost of APROCAP? (CapCana Homeowners Association)
US\$32.41 approx. Per room And 50% for the maid's bedroom
7. Condominium maintenance costs?
US\$2.75 to US\$3.00 Approx. per mt²
8. What does maintenance include?
 - Maintenance of common areas
 - Cleaning of swimming pools and green areas
 - Common gas
 - Trash
9. What do the apartments include?
 - Kitchen appliances
 - VRF type air conditioners
10. What is included with the kitchen appliances?
 - Two-door refrigerator
 - Tower-type gas washer and dryer.
 - Gas stove.
 - Extraction bell
 - Gas heater
11. How high are the ceilings?
3.25 m high from floor to ceiling and 2.75 from floor to are with plaster ceiling;

12. Does it include moorings in the Marina?

Does not have mooring included.

13. How many parking spaces does the project have and its dimensions?

- It has 122 covered parking spaces and 12 in front of the Lobby approx. including visitor parking.
- Dimensions: 2.50m x 5.00m, corners 3.00m x 5.00m

14. How big are the Jacuzzis?

Measures 2m x 2m for 6 pax in fiberglass for hot and cold water use.

15. What are the dimensions of the pools?

- Children's Pool a = 9.60m, b= 6.00, h= 0.60
- Adult Pool a = 9.10m, b= 20.00, h= 1.20

16. Dimensions of the Gym?

a = 10m, b=5.60m

17. Dimensions of the Gazebo?

a = 17.00m, b= 7.00m

18. Are the terrace pergolas included?

Yes

19. Air conditioning in the enclosed area of the terrace?

No

20. Is the pool furniture included?

BASIC FURNISHING

21. Is gym equipment included?

BASIC EQUIPMENT

22. Is pre-installation included for the jacuzzis on the terraces?

Yes

23. Is a support table and sink included on the terrace?

Yes