



PARADISE
RESIDENCES PUNTA CANA

The Alana

EXPERIENCE - PUNTA CANA
GOLF & BEACH RESORT
BY ASTON

Benefits for Owners

Choosing an internationally renowned hotel company ensures a significant increase in the appreciation of the units.

In addition to the inherent market appreciation, the property's value increases significantly by becoming a business unit. Thanks to the brand, its value increases by approximately 22%. That means a property purchased for USD 120,000 will be valued at USD 146,400 in the first year of condotel management.

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Benefits for Owners

Market Appreciation

Along with the increase in brand value and being a business unit, we should also add approximately an 18% appreciation inherent to the apartment and the area in which the property is located. This applies during the construction period and subsequent years, so that the same property, valued at USD 146,400, would then have a value of USD 172,752.

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Benefits for Owners

Hotel Operation

Thanks to the hotel operation of the property, apart from the benefit of increased property value, the owner can enjoy numerous advantages such as:

The Alana Hotel Standards

- Optimal cleaning and maintenance conditions throughout the property as well as in its respective units.
- Hotel amenities and services.
- 24-hour owner assistance. Since it's a hotel, there will always be staff available to assist.

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BENEFITS FOR OWNERS

Compensation Scheme

The Alana Experience Punta Cana Golf & Beach Resort By Aston employs the "Rental Pool Agreement" investment strategy, where owners invest in a condo hotel with hotel operation. This means that as an owner, you have the opportunity to be part of an investment group that owns and manages the hotel. The revenues generated from the hotel operation of the apartments provide you with the opportunity to receive a return on investment based on the hotel's occupancy and performance.

Additionally, by being part of an investment group, you also share the costs associated with the maintenance and management of the hotel. It's a way to diversify your investment portfolio and participate in the hotel market without having to directly manage the property yourself.

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BENEFITS FOR OWNERS

Profit Distribution

100%	Gross income generated
70%	Owner's gross income.
30%	Administrative management for the hotel chain.

Benefits for Owners

Private Use of Your Unit

Each owner has 30 redemption points per year to use for their unit, which can be converted into up to 30 nights per year. These points are not cumulative, and their value varies according to the season.

Regular Season	Each night of occupancy corresponds to one point.
High Season	Each night of occupancy corresponds to two points.
Peak Season	Each night of occupancy corresponds to three points.

Benefits for Owners

Seasonal Calendar

	Start	End
Regular Season	April 16th	October 31st
High Season	November 1st	April 15th
Peak Season		
Christmas/ New Year	December 22nd	January 4th
Valentine´s Day	February 14th	
President weekend	Third Monday of May	
Easter	According to the annual calendar	

Benefits for Owners

Private Use of Your Unit.

- Your 30 Points can be transferable to direct family members (parents, children, and siblings).
- You can use your unit at any time, even once your 30 Points are exhausted. In this case, a 30% discount will be applied to the published rate.
- Owners will enjoy a 10% discount on food and beverages, as well as on additional services to be defined.
- Family and friends receive a 15% discount on the published rate on dates they wish to reserve.
- To ensure that your own unit is available for occupancy, it is recommended to make the reservation three months in advance; otherwise, a unit of equal category will be assigned (based on availability).



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