

Frequently Asked Questions

1. Who is the Developer?

The **SOCIAL BUSINESS CENTER** is a cutting-edge project developed by an alliance of three leading real estate groups in the Dominican Republic. With a strong track record and commitment to excellence, these groups have joined forces to create an innovative space that will redefine the intersection of business and social life in Punta Cana.

Grupo Arve (GIP): A construction and real estate development company with over 40 years of experience, Grupo Arve has established itself as a leader in commercial, residential, and hotel construction. With more than 13,000 units sold and 100,000 m² built, the firm is distinguished by its innovation, construction efficiency, and high-quality standards.

Some of its most emblematic projects in Punta Cana include: Jardines I, II, III, and IV - Green One I and II - Vista Golf in Cap Cana

Grupo Arve integrates a team of professionals in engineering, architecture, law, and finance, offering comprehensive project management to ensure the success of every real estate development.

Grupo Sacovex: An architecture and construction firm with a strong international presence, Sacovex has designed and executed projects in Spain and the Dominican Republic, specializing in luxury villas, residential buildings, and commercial centers.

With over 15 years in the Dominican market, the company has built exclusive properties in Cap Cana, Punta Cana Resort, Casa de Campo, and Vista Cana.

Their holistic approach to architecture, interior design, and high-end construction ensures innovative and functional spaces for business and residential development.

Punta Cana Solutions: The #1 real estate agency in Punta Cana, with over 10 years of experience in real estate conceptualization and commercialization. Specializing in off-plan project sales and investment advisory, Punta Cana Solutions has guided thousands of investors in making strategic decisions in the region's real estate market.

With a structure of over 30 agents from five different nationalities and total sales exceeding \$400 million in the last four years, the company has solidified itself as the ideal partner for the development and commercialization of high-impact real estate projects.



2. How many units does the project have?

- Level 1: 45 units – Gastronomic
- Level 2: 45 units – Commercial
- Level 3: 48 units – Medical Offices
- Level 4: 47 units – Corporate Offices
- Level 5: 50 units – Corporate Offices
- **Total: 235 modular units.**

3. How many parking spaces are in the project?

- Basement: 244 spaces
- Level 1: 55 spaces

4. Are the parking spaces assigned?

No. The parking spaces are for free use.

5. Maintenance Cost

The final cost will be determined once the condominium regime is officially established; however, an approximate cost of US\$5 per m² is estimated.

6. Delivery Date: August 2027

7. Construction Start Date: First quarter of 2026.

8. Payment Plan

- Reservation: US\$5,000
- 20% – Down payment
- 40% – During construction (24 installments)
- 40% – Upon delivery

9. Can I get a discount on the price?

- 2% discount – Payment plan: 40%-20%-40% or purchase of two or more units
- 4% discount – Payment plan: 60%-40%
- 6% discount – Payment plan: 80%-20%

10. Can I rent out my unit?

Absolutely! SOCIAL BUSINESS CENTER is designed to generate high returns for investors. As developers, we will implement a rental management service to help you rent your unit quickly.

11. What is the projected profitability?

Based on current (2025) market rental rates:

- Level 1: US\$40/m² = 10%
- Level 2: US\$30/m² = 10%
- Level 3: US\$25/m² = 10%
- Level 4: US\$25/m² = 10%
- Level 5: US\$30/m² = 10%