

# ***FREQUENTLY ASKED QUESTIONS***

## Frequently Asked Questions – Luz del Este II Village

### **1. Where is Luz del Este II Village located?**

Luz del Este II Village is located in the Vista Cana sector of Punta Cana, just a few steps from Downtown Punta Cana, where you'll find a wide variety of restaurants, bars, and entertainment options.

### **2. What type of villas does Luz del Este II Village offer?**

Luz del Este II Village features an exclusive residential complex of 14 two-story villas, carefully designed for those seeking a modern and comfortable lifestyle.

Available in different layouts:

- 2 Bedrooms + Family Room
- 3 Bedrooms
- 4 Bedrooms
- 4 Bedrooms (Villa Lucas)

Each villa is conceived to harmonize design, functionality, and well-being, surrounded by exceptional amenities such as recreational areas, pools, and social spaces that enrich the community living experience.

### **3. What benefits does the home automation system offer in the villas?**

The home automation system allows efficient control of energy consumption, giving residents the ability to manage lighting, temperature, and other smart devices translating into savings on energy bills.

#### **4. Is Luz del Este II Village a good option for vacation rentals?**

Yes. Luz del Este II Village is ideal for vacation rentals. With its prime location in Punta Cana and two professional rental management companies available to owners, it ensures comfort, quality, and high tourist demand.

#### **5. What amenities are available at Luz del Este II Village?**

Residents can enjoy various amenities including common areas, swimming pools, barbecue zones, and green spaces that foster a social and community lifestyle, in addition to all the amenities offered by Vista Cana.

#### **6. ¿Are financing opportunities available?**

Yes. Several financing options are available. We recommend contacting our post-Sales Team for more details.

#### **7. When is the project expected to be completed?**

The development schedule is set to begin in February 2026, with delivery planned for June 2028.

However, the project also offers clients different early delivery options tailored to their needs:

- December 2026
- December 2027
- June 2028 (project's scheduled delivery date)

## **8. Are there any discounts or promotions available when purchasing a villa?**

During the launch of Luz del Este II Village, we extend a special invitation to our first buyers, who will receive an exclusive USD \$5,000 discount on the purchase of their villa.

This unique benefit, which is also transferable, gives you the opportunity to share it with family and friends, turning it into a gesture of trust and distinction.

## **9. What is the process to acquire a unit in Luz del Este II Village?**

To acquire a unit, the first step is to receive a full presentation with all project details: location, amenities, and developer.

- Unit reservation: USD \$1,000 (includes legal expenses).
- Contract signing with 20% down payment within a maximum of 15 days.
- 20% during the construction process, paid in monthly or quarterly installments (including any extraordinary installments if applicable).
- Remaining 60% financed at the time of delivery of the unit.

**Note:** The payment plan must be signed by the client.

## **10. How can I schedule a visit to the project site?**

If you would like to schedule a visit, please contact our sales team. We will be happy to arrange a site tour and answer all your questions.

**11. What amenities will be available to me in Vista Cana?**

- Vista Cana Center
- Las Nubes Mall
- Clubhouse No. 1: features an artificial beach, swimming pool, restaurant, and children's pool
- Gym
- Event hall
- 9-hole illuminated golf course
- Sports area
- Recreational fishing lake and water activities
- Equestrian area for horseback riding
- Ashton School in Vista Cana
- Second Clubhouse located closer to the Luz del Este II Village project

**Note:** Once the contract is signed, the client may enjoy the exclusive amenities of Vista Cana by acquiring their pass directly at the offices.