

# Vivantia

H ■ M E S

20 years transforming dreams into high-quality homes





# INNSiDE

BY MELIÀ





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## Global Multi Solutions Group

Originally from Spain, the group has expanded operations to Europe, Africa and Latin America, bringing quality and excellence to every project in which they participate.

In addition to their successful real estate developments in cities such as Malaga, Marbella, Burgos, Bilbao and Granada, **they know first-hand what it means to invest in Punta Cana**, where they have been present with Caribbean Lake Park, Batú and Maroca since 2021 within the tourism sector.

With more than 40,000 m<sup>2</sup> of activities, Caribbean Lake Park is the largest water sports park in the region. Also inaugurated is **Batú**, an event space and Pool Club with capacity for +1000 attendees, and **Maroca**, a first level nightclub in the Dominican Republic.

Vivantia  
HOMES

grupo san pablo

GMS.  
GLOBAL  
MULTI-SC  
group

## Introduction

At Vivantia Homes, we are committed to operating with the highest standards of **integrity in all our actions** and decisions. We firmly believe that transparency, honesty and respect are fundamental to building strong and lasting relationships with our customers, partners and the communities in which we operate.

Our values are reflected in every aspect of our work, from the planning and design of our projects to the delivery and maintenance of our properties.

We also recognize our responsibility towards the environment and future generations. We therefore integrate **sustainable practices** and technologies into all our operations, integrating ourselves with the natural environment and seeking to minimize our environmental impact, contributing to the development of healthier and more sustainable communities.







## Why Vivantia Homes & Punta Cana?

Vivantia Homes is synonymous with innovation, sustainability and the highest quality. With more than **20 years** of experience and more than **3,000 homes** delivered, our locations and premium finishes make our developments a unique option in the Dominican Republic.

- Premium finishes
- Strategic locations
- Innovative and sustainable design
- Average historical annual return 11%
- Own Architecture and Design Team
- Professional Hotel Management (AAA brands)
- Commitment to Sustainability
- Profitability
- Caribbean Lake Park Silver Membership
- Global specialised team
- Confotur (tax exemption)\*\*
- Escrow Deposit

\* All our developments offer the option of deposit guarantee with the escrow modality.

\*\* Exemption from 3% transfer tax and 1% annual IPI for up to 15 years.

\*\* Historical Returns on Asset Appreciation and Annual Performance. Returns Not Guaranteed for the Future.



## Caribbean Lake Park

### UNPARALLELED ADVANTAGES

One of the advantages of belonging to a large family is being able to offer each of our clients the advantages of being part of a large business group. In this way, we are proud to be able to offer the services and amenities of **Caribbean Lake Park** to our buyers, in addition to those included in each of our developments.

### A UNIQUE PLACE

With **3 natural lakes**, dozens of water sports and activities, private pool club, night club, events and concerts, Caribbean Lake Park is much more than just a perk, it is a unique lifestyle opportunity in the **center of Bávaro**.



## Membresía Silver\*

Membership grants buyers unlimited access to **Caribbean Lake Park, Batú** and **Maroca Night Club** in our developments.

Enabling the enjoyment of aquatic activities for the whole family, night club and private pool club.



\* Services and activities are subject to the conditions and restrictions of the park's membership and operations. Membership is for one couple per room and for owners or tenants for 3 years.



MELIÀ

# Meliá Hotels International

## TRAJECTORY AND EXPERIENCE

Meliá Hotels is one of the leading hotel chains in the world. With over **60 years of experience in the industry**, it has solidified its position as a leader in hospitality, offering high-quality services and a unique experience for its guests.

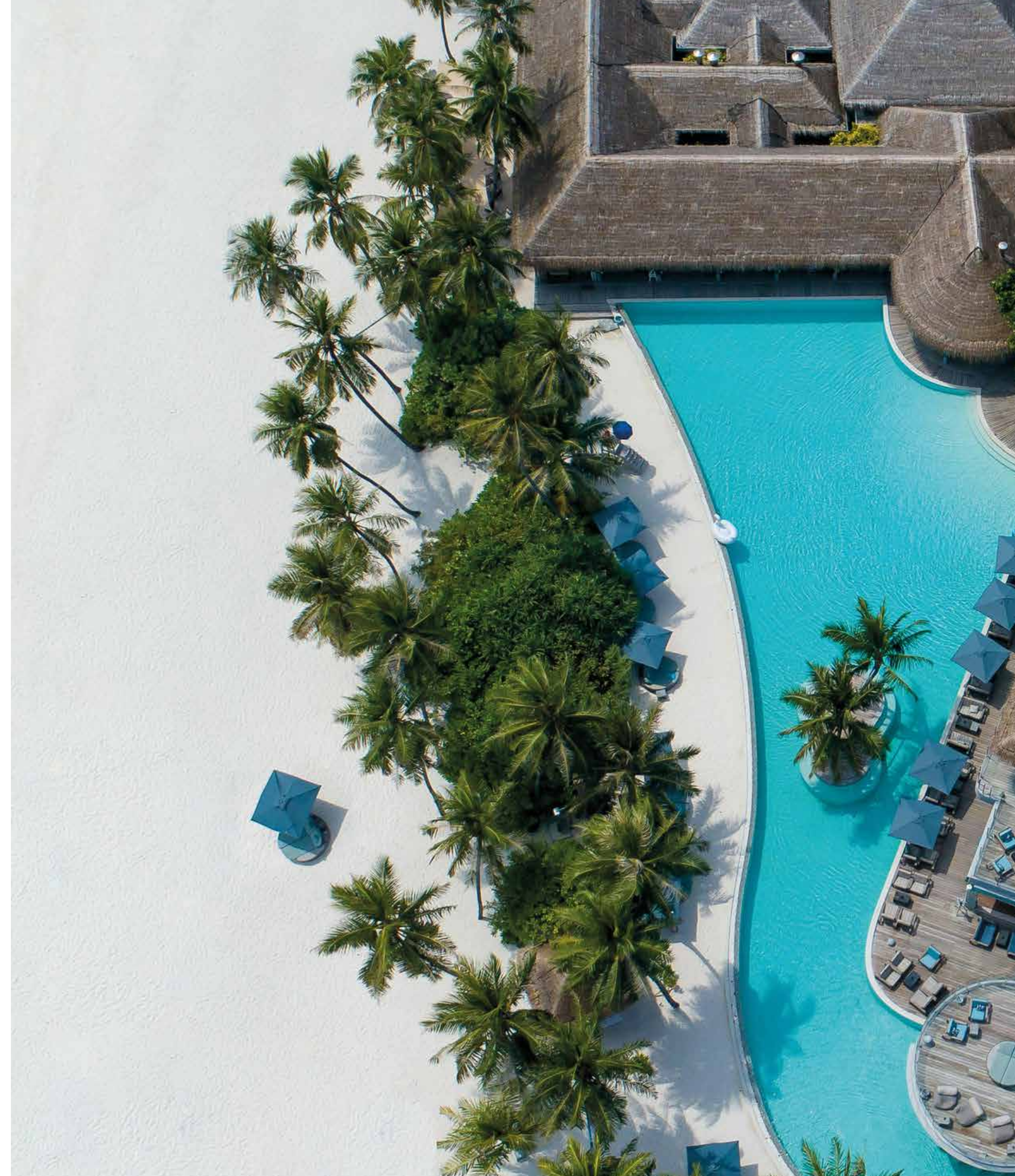
## GLOBAL PRESENCE

With over **380 hotels** in more than **40 countries**, Meliá is present in the most iconic and exclusive destinations around the world. The brand has successfully expanded across the Americas, Europe, Asia, Africa, and the Caribbean, establishing itself as a global leader in the hospitality industry.

## SOLVENCY AND SECURITY

Meliá Hotels' financial solvency is one of its key pillars. The company has **maintained solid economic stability**, allowing it to adapt to the challenges of the global market. Additionally, the brand is known for its commitment to safety, both for its guests and employees, implementing strict protocols to ensure a safe and reliable experience.

Named the world's most sustainable hotel chain by Standard and Poor's.





Vivantia | INNSiDE  
HIMES | BY MELIÀ



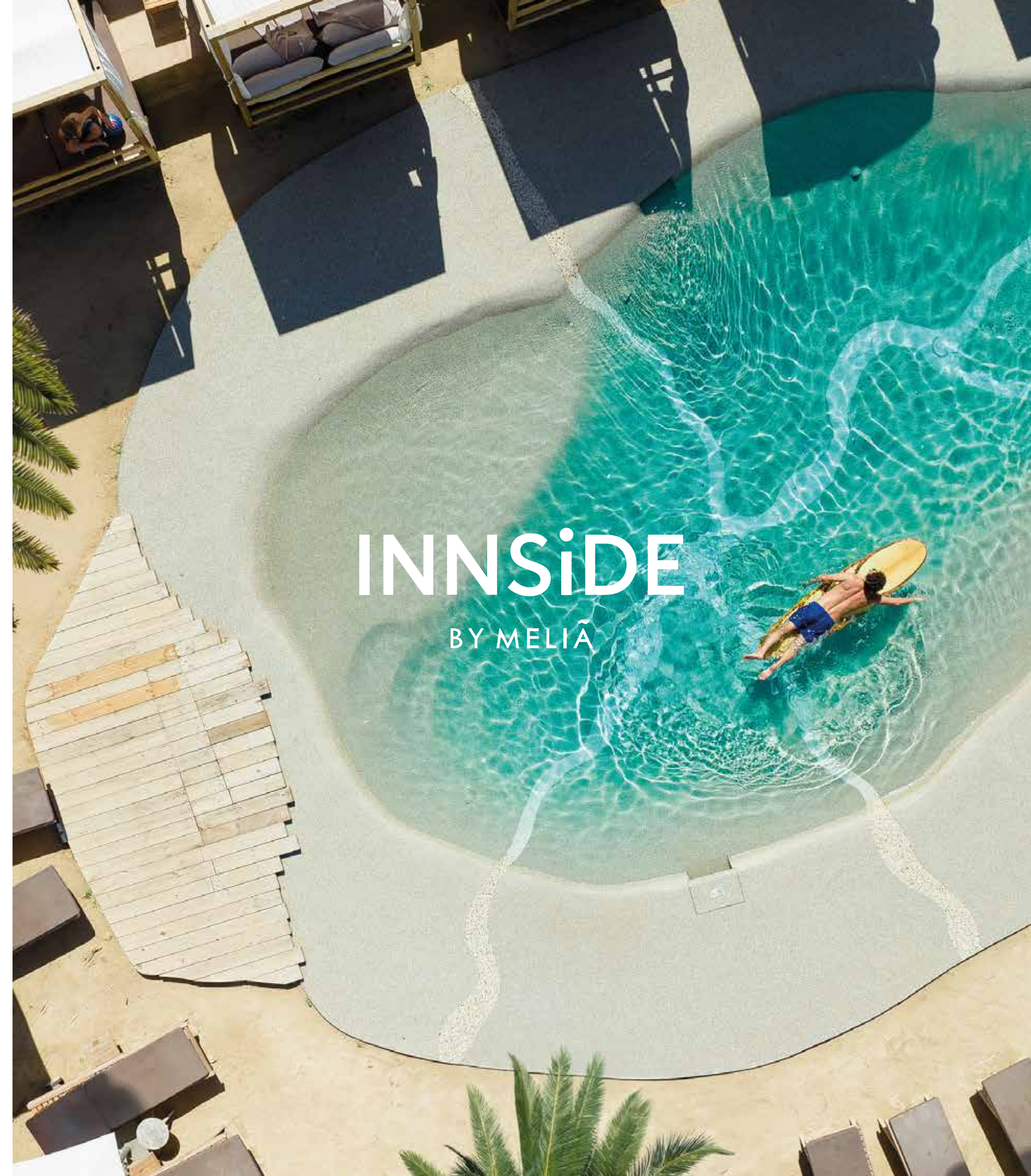
## INNSiDE by Meliá

Vivantia Homes and INNSiDE by Meliá have joined forces to offer two exclusive developments in Punta Cana: INNSiDE by Meliá Punta Cana Downtown, in Caribbean Lake Park, and INNSiDE by Meliá Punta Cana Bávaro, in Canabay. Both projects combine elegance and integration with nature in their designs.

**INNSiDE Punta Cana Downtown** offers a dynamic setting in Caribbean Lake Park, with access to water sports, a private pool club, an open air and more, ideal for those seeking a vibrant lifestyle in the heart of Punta Cana.

**INNSiDE Punta Cana Bávaro** stands out for its views of golf courses, a private beach club and proximity to exclusive beaches, perfect for those who value peace and luxury.

This alliance reflects the commitment of Vivantia Homes and INNSiDE by Meliá to create unique spaces that integrate comfort, exclusivity and respect for the environment, providing an unparalleled opportunity to invest in a dream destination in the Caribbean.





What are the *advantages* of investing in a *hotel property*?

## Safe asset

Hotel properties offer individual investors access to units within professionally managed hotels, allowing them to enjoy a high-end hotel experience during their vacations and generate passive income with high return potential when not using their property.

## Management and trust

Vivantia Homes only works with **AAA hotel** chains in the “hotel” category, which means a high level of involvement of the brand, in this case Meliá, leaving your investment in the best hands.

\*Condo-hotel products have an average profitability 120% higher and an occupancy rate 90% higher than other conventional investment options in Punta Cana. Feasibility study prepared and audited by Howarth Hotel, Tourism & Leisure Consulting. Profitability is not guaranteed.





What are the *advantages* of investing in a *hotel property*?

## Meliá Rewards

With your investment, you will gain access to the exclusive membership of the **Meliá Rewards** program, with the **Golden Category**. You will receive exclusive benefits such as global discounts, early check-in, and late check-out.

## 100,000 courtesy points

With your investment, you will receive **100,000 welcome points** to enjoy at any Meliá hotel, Iberia flights, exclusive spas, or other services within the Meliá rewards program.

## Points Exchange System

The property within a **Meliá hotel** grants access to the points exchange system, allowing you to trade and use part of your available days at any of Meliá's **380 hotels worldwide**, from Bali to Cancún.



OASIS  
LAKE

A development by Vivantia Homes

# Oasis Lake

**INNSiDE**  
BY MELIÁ

**Caribbean**  
**LAKE PARK**  
DOWN TOWN



Downtown, Punta Cana



Bedroom Apartments and Lofts



80 apartments



## UNRIVALED DESTINATION

**80 exclusive eco-chic** hotel suites. The condos are strategically located on the waterfront of the largest lake in **Caribbean Lake Park**, in the heart of Downtown Punta Cana. An excellent opportunity for investors and second-home buyers. This unique development will be operated as **INNSiDE Punta Cana Downtown** by the renowned Spanish luxury hotel **brand Meliá**.



# Oasis Lake

## CONCEPT

These stunning apartments will be operated under the prestigious **INNSiDE Punta Cana Downtown by Meliá**, a renowned Spanish luxury hotel brand. This development offers a unique investment opportunity with great growth potential. The area is rapidly transforming into the epicenter of services, dining, entertainment, and cultural experiences, making it an ideal location for both residents and guests.

Oasis Lake is the first and only **residential complex in Bávaro** with an **eco-chic style**. This style seeks to balance architecture with the natural environment, without sacrificing luxury or comfort, through fluid architectural spaces and interiors that combine rustic elements with design and quality. It's the perfect fusion of nature and modern design, offering a unique living experience.

# Oasis Lake

## LOCATION AND ENVIRONMENT

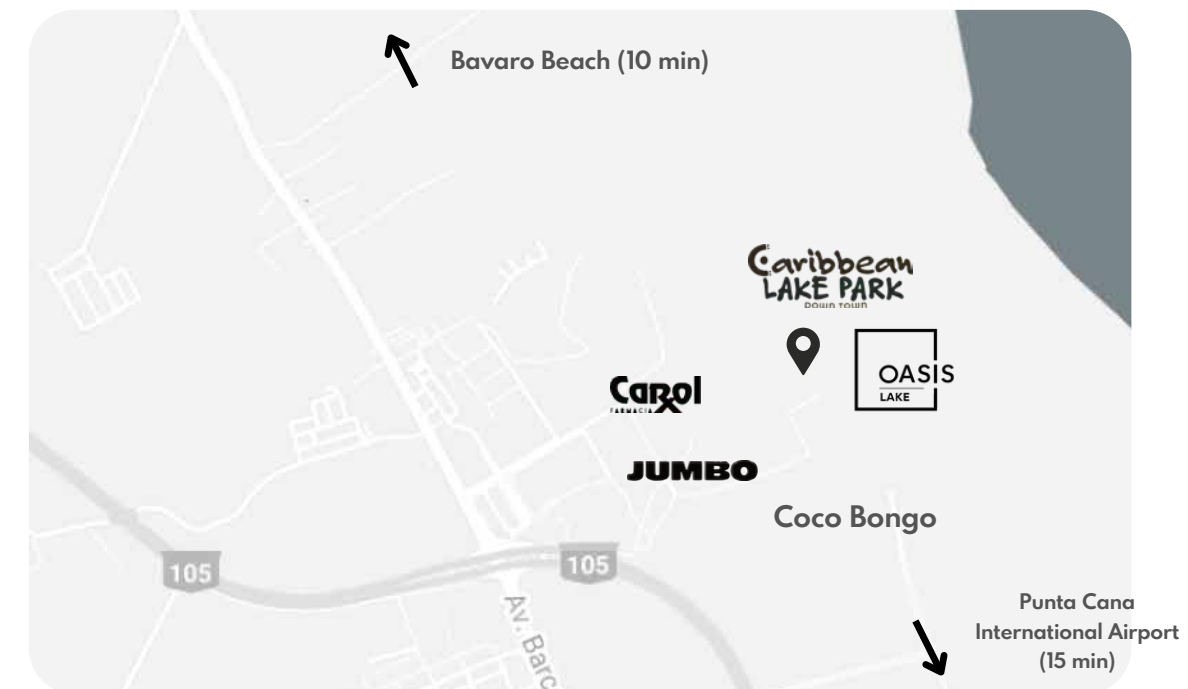
Oasis Lake has a privileged location in the Downtown area, where less than **10 minutes** away you have everything you could need, from the best beaches to an international airport **15 minutes** away.

Surrounded by restaurants, bars, supermarkets, financial services and entertainment venues, this area is known as the urban core and with the greatest added value in the Bávaro-Punta Cana area.

2



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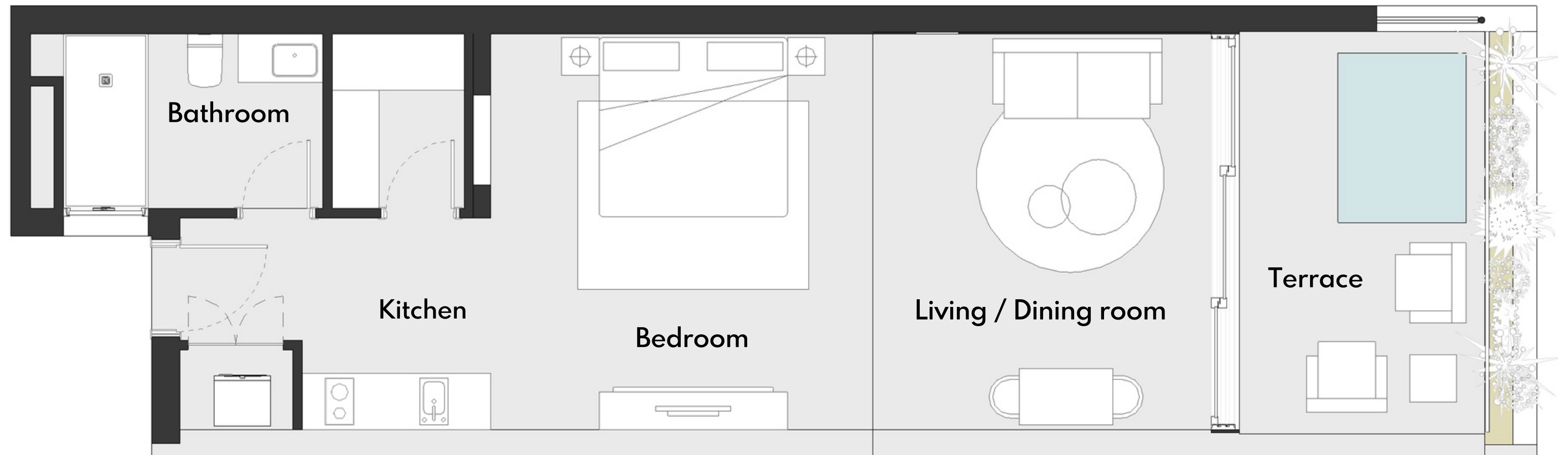




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750 sqf / 70 m2

Jacuzzi included





25

700 sqf / 65 m2

The developer reserves the right to make any changes to the project during the construction process that are deemed essential and more efficient for technical, legal, or commercial reasons, or by order of any administrative body or public authority. All documentation is for informational purposes only and does not constitute a contractual agreement. Renderings of façades, common areas, and other spaces are indicative and may be subject to modifications in the technical projects. The furniture shown in the renderings is purely illustrative and should not be considered part of the sales contract. The features of the properties will be as detailed in the corresponding quality report attached to the sales contract. Finishes, materials, colors, equipment, sanitary fixtures, kitchen furniture, and door openings may differ from the final specifications, as they are an illustrative approximation.

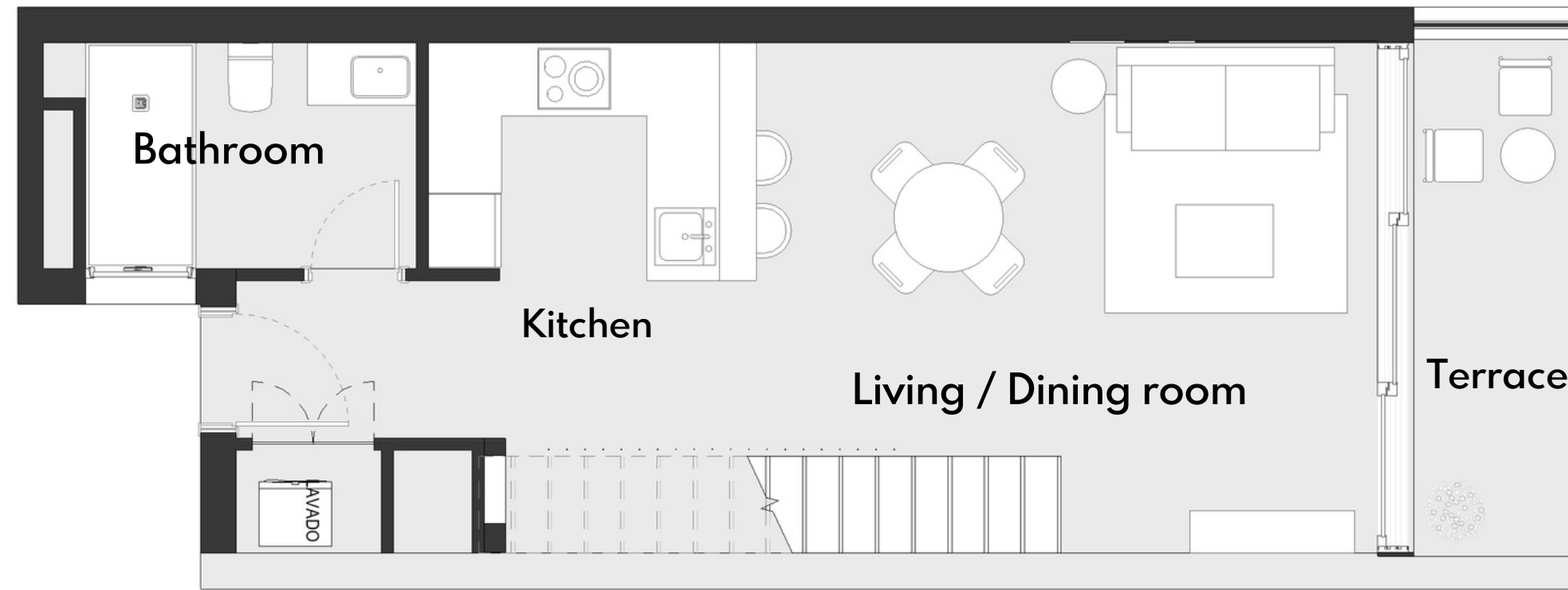




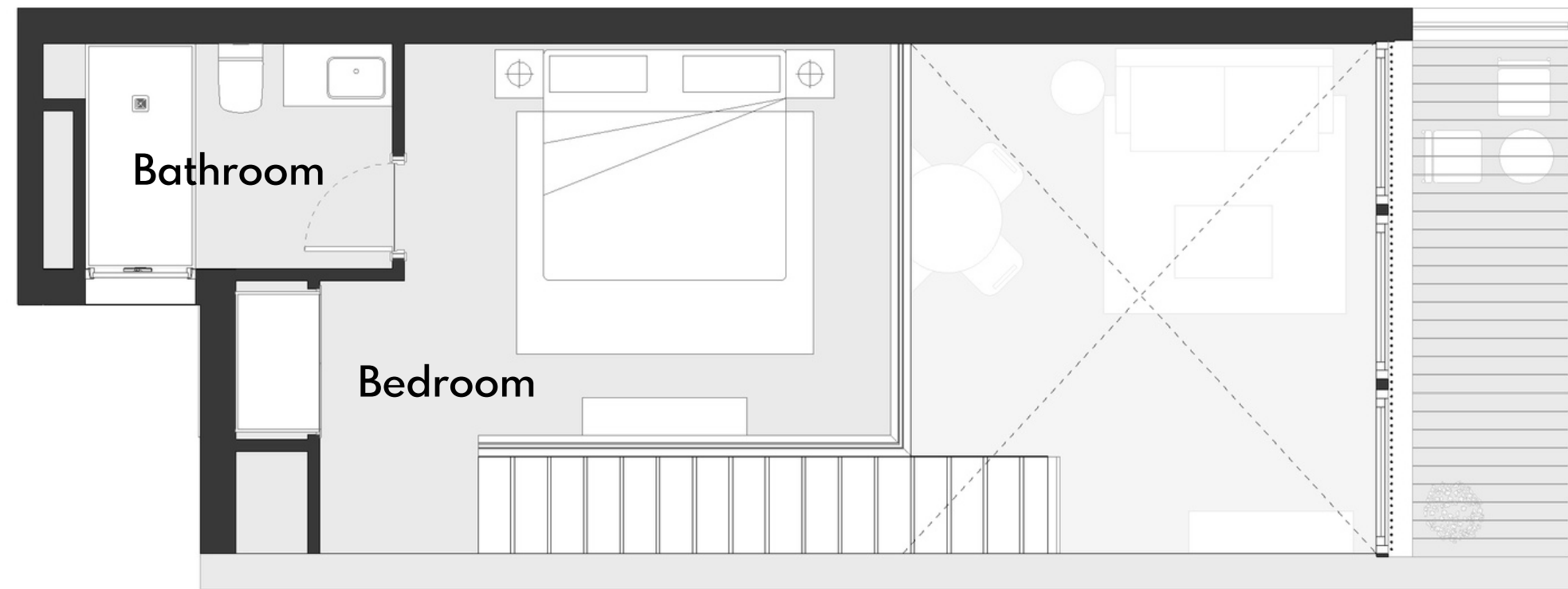
600 sqf / 56 m2

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FIRST FLOOR



SECOND FLOOR

970 sqf / 90 m2

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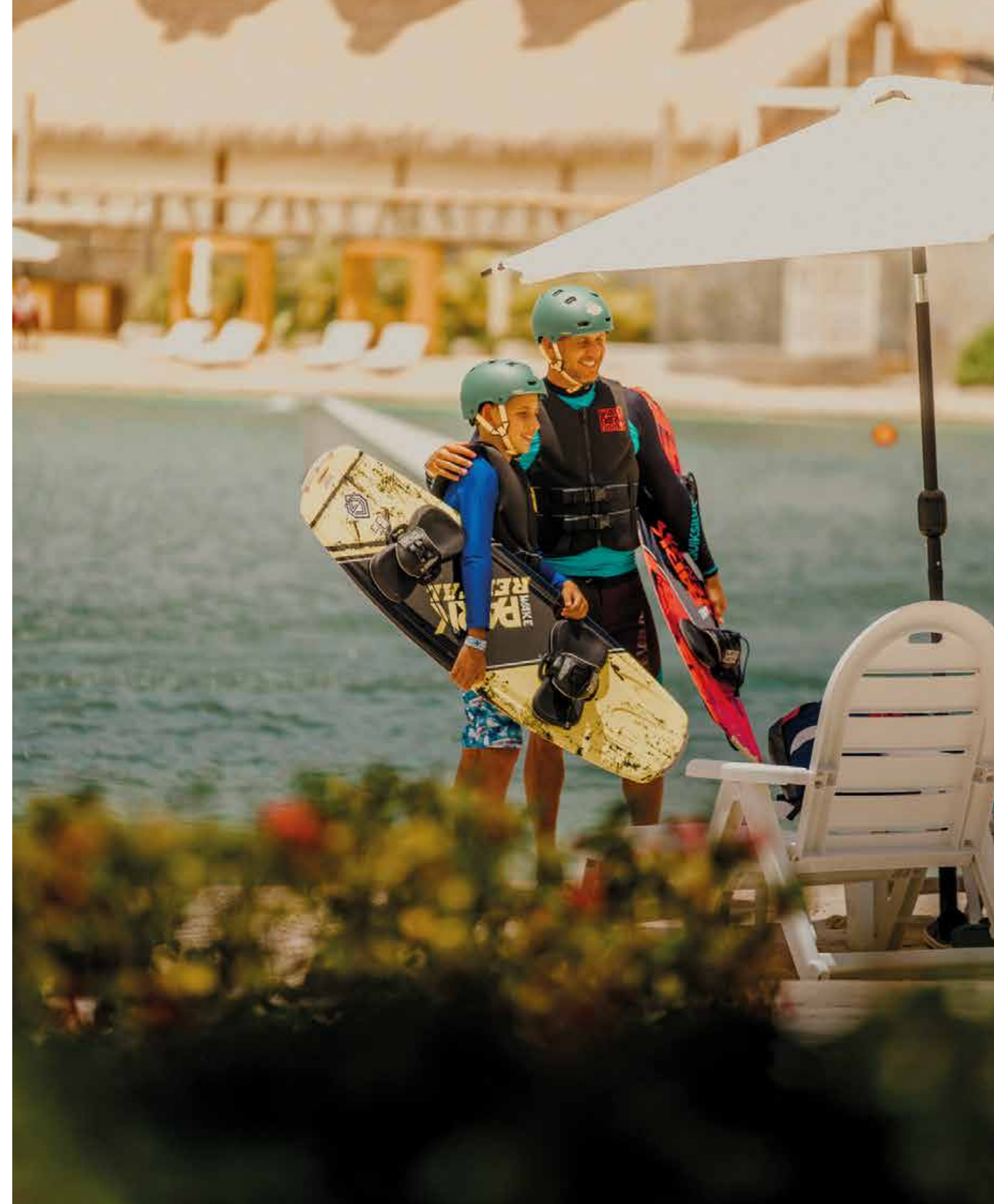
# Location

## CARIBBEAN LAKE PARK

Oasis Lake is the first and only development located in Caribbean Lake Park, offering exclusive access to the park and its amenities to its buyers.

**Caribbean Lake Park** is the largest water sports park in the Eastern Caribbean, featuring a wide range of water activities, a buggy racing circuit, a private beach club, restaurant, and an event hall with a capacity for over **900 people**.

Located in the heart of Punta Cana Downtown, the urban and entertainment hub of Punta Cana, the location ensures quick access to **all the benefits of Bávaro**, set in an idyllic environment, with the assurance of professional management and strong profitability.





# Location

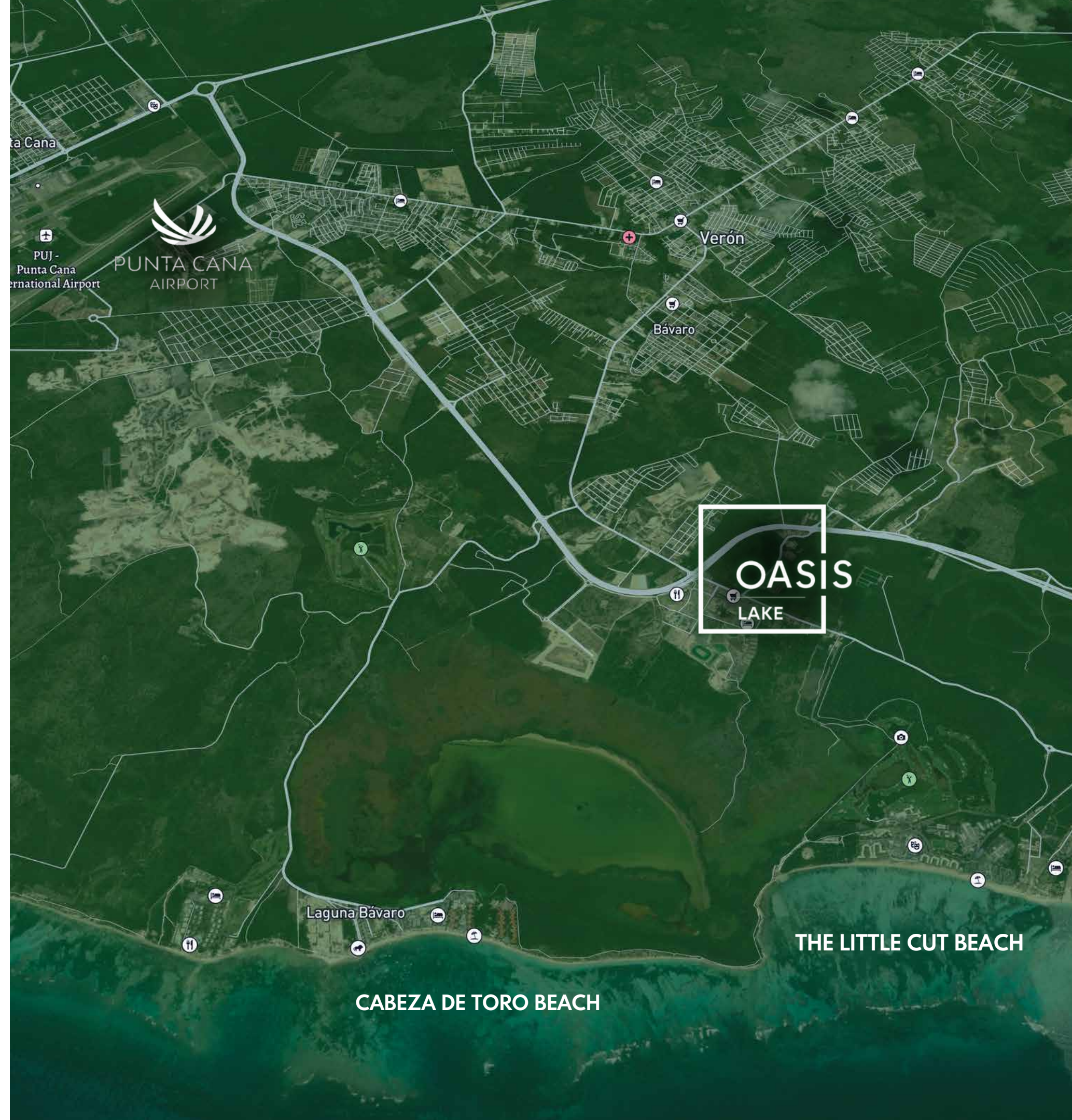
## CARIBBEAN LAKE PARK

Oasis Lake is located in the center of **Punta Cana Downtown**, the urban and entertainment center of Punta Cana with easy access to beautiful beaches, the airport, shopping centers, financial services, restaurants, culture and nightlife.

**10 min** to Cabeza de Toro Beach.

**12 min** to Punta Cana airport.

**1 min** al Downtown y Jumbo Center.





## Silver membership\*

INCLUDED FOR OUR BUYERS

Membership grants buyers of our developments unlimited access to **Caribbean Lake Park, Batú** and **Maroca** nightclub, allowing the enjoyment of water activities for the whole family, a nightclub and a private pool club.



\* Services and activities are subject to the conditions and restrictions of the park's memberships and operations. Membership is for one couple per room and for owners or renters for 3 years. After that date, only free access to the Park and swimming pools is included.



# Amenities & Equipment

Beaches



Magnificent views



Private pools



Gym



Children's play area



Community parking



Landscaped common areas



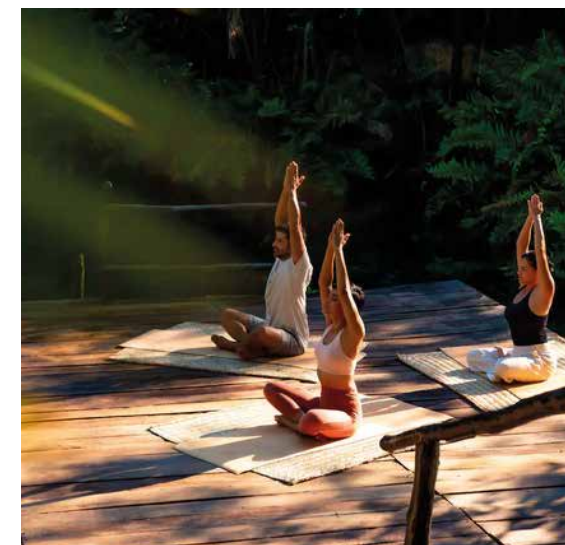
Nightclub



Caribbean Lake Park



Gastrobar



Sports facilities

Event space



Natural lakes



Lounge bar



Buggies Circuit



Water skiing



Paddle board



Flyboard



Gym



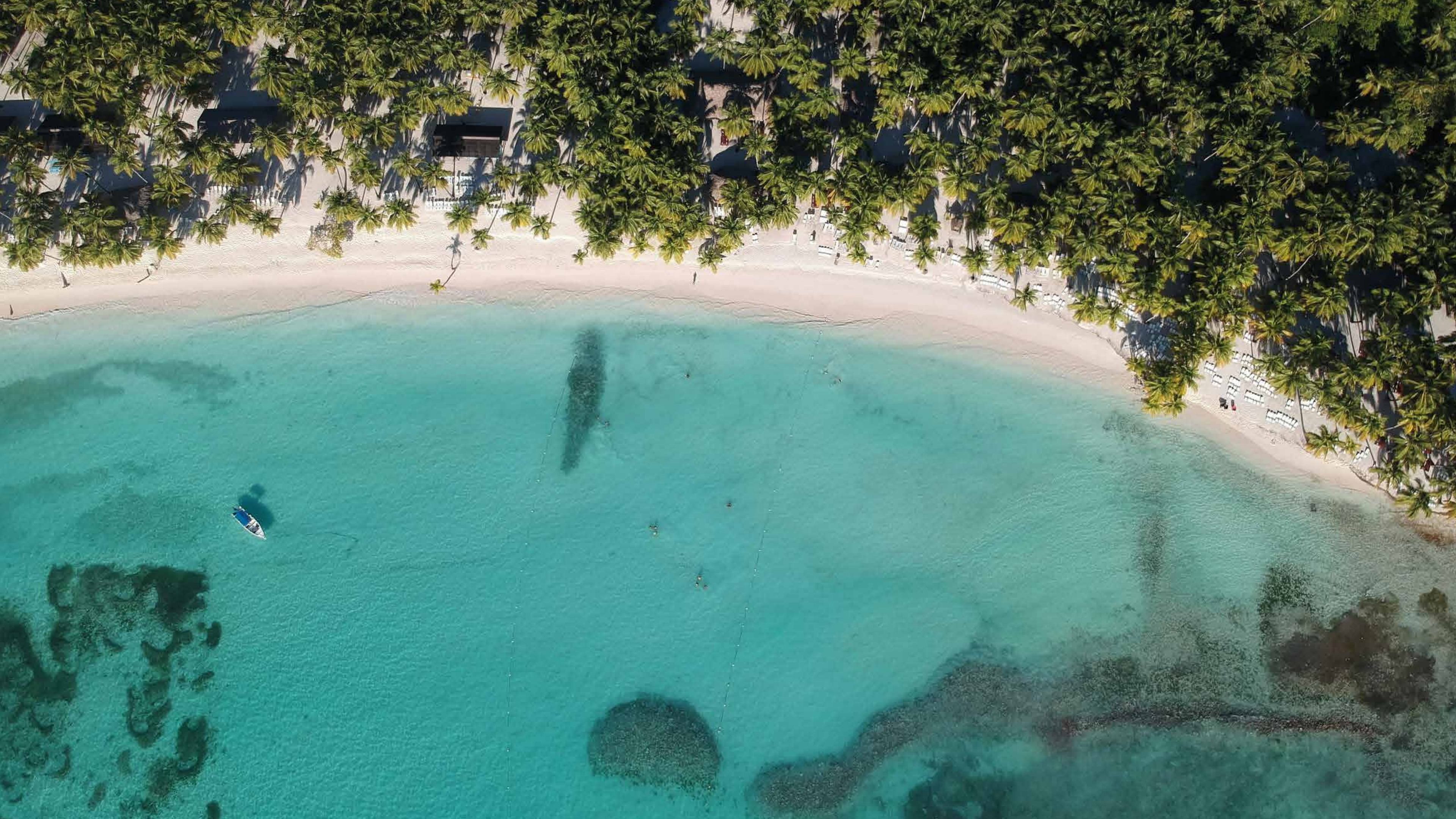
Children's pool



Restaurants



Nearby Water Attractions



# Payment plan

\*Ask your executive about early payment benefits.

	Initial payment	During construction	Final payment
<b>Prompt payment*</b>	<b>90%</b>	<b>0%</b>	<b>10%</b>
<b>Early payment 50%</b>	<b>50%</b>	<b>30%</b>	<b>20%</b>
<b>Standard</b>	<b>20%</b>	<b>40%</b>	<b>40%</b>

At the signing of the promise of purchase

On delivery



Vivantia  
H■MES

20 years transforming dreams into high-quality homes