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Sofia I

Residencias

General Features

- Boutique project with 16 apartments
- 2- and 3-bedroom options
- High-end finishes
- Kitchen appliances included
- Smart security and control system
- Air conditioning installed
- Full closets in all bedrooms
- Optional fully furnished
- Private parking available for 12 units
- Spacious natural areas in front and rear

Interiors & Finishes

Each unit has been designed with special attention to detail, using high-quality materials that ensure elegance, durability, and comfort:

- Italian porcelain flooring and wall finishes
- Modern minimalist kitchen with engineered wood veneer cabinetry, granite countertops, and premium fixtures
- Bathrooms finished in Italian porcelain, with vanity, faucet, and illuminated mirror
- Floor-to-ceiling engineered wood veneer doors
- Spacious and functional closet
- Sliding windows and jalousie-style bathroom windows
- Glass balcony railings with metal handrails for a contemporary look

Amenities & Common Areas

- Social area with swimming pool
- Gazebo with bathrooms, ideal for gatherings
- Large green areas creating a natural and harmonious environment
- Private rooftop terraces for units 4-3 and 4-4
- Shared rooftop area with bathrooms and partial roofing

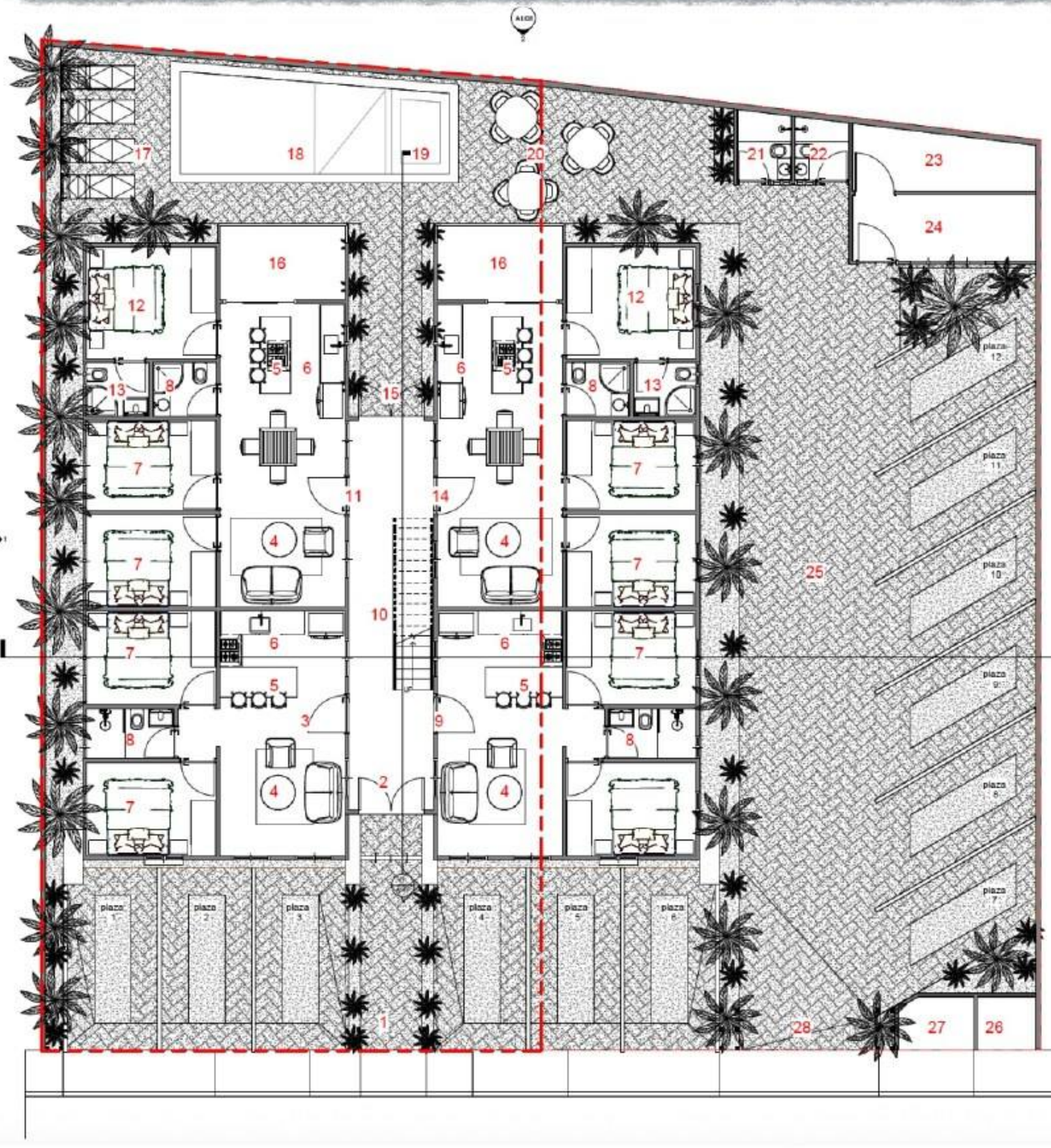
Strategic Location

- Located in Lotificación Las Piedras, Verón, a high-growth area
- Direct access to Autopista del Coral via the new La Otra Banda Tourist Boulevard
- Only 15 minutes from Punta Cana International Airport
- Close to shopping centers, beaches, restaurants, and key attractions

Investment Opportunity

Residencias Sofía offers an excellent opportunity to live or invest in one of the fastest-growing real estate markets in the Dominican Republic, combining quality, location, and appreciation potential in one project.





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Architectural Plan Level 1

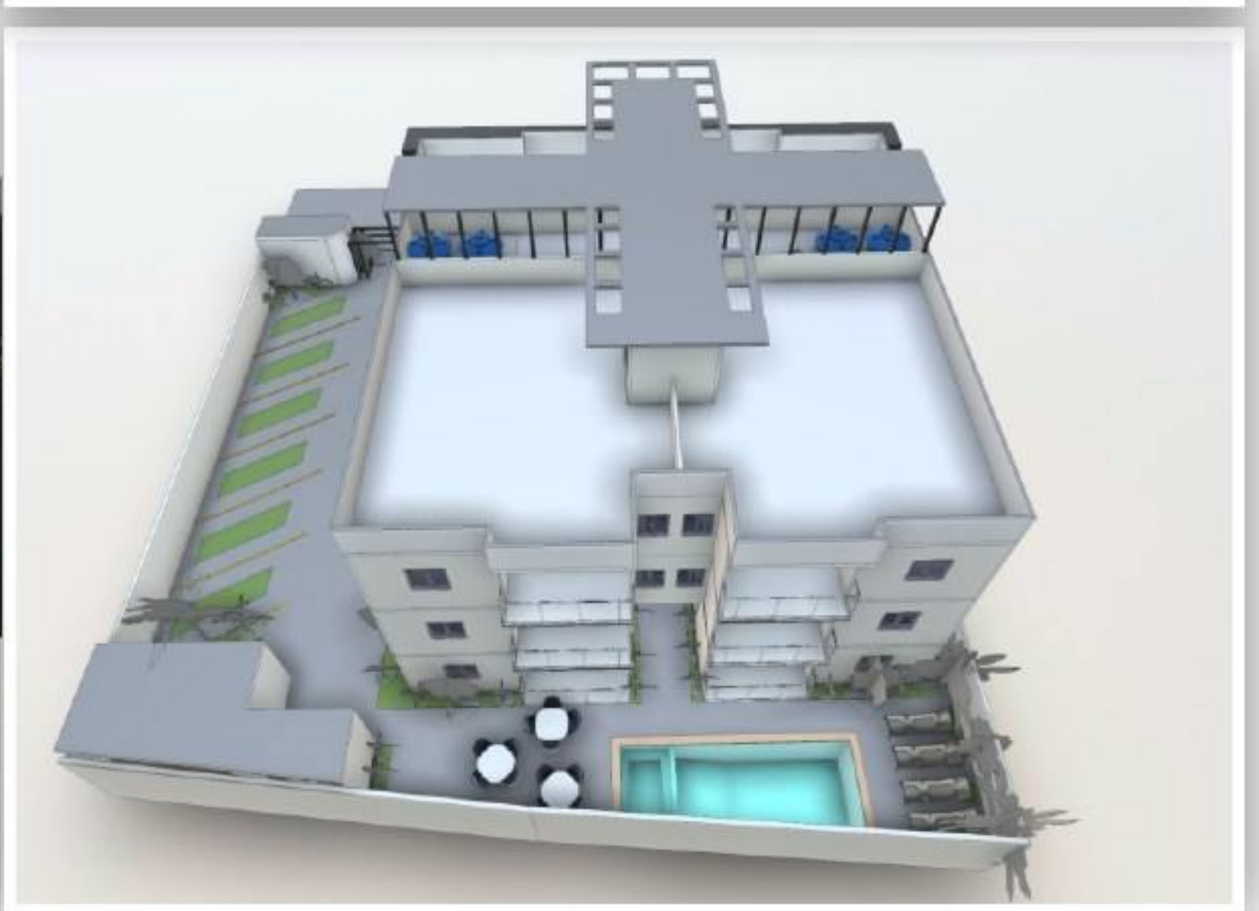
1- Pedestrian entrance
2- Building entrance
3- Apt. 1-1 entrance
1 4- Living room
5- Breakfast area
6- Kitchen
7- Secondary bedroom
8- Common bathroom
9- Apt. 1-2 entrance
10- Hallway and staircase
11- Apt. 1-3 entrance
12- Master bedroom
13- Master bathroom
14- Apt. 1-4 entrance
15- Exit to pool area
16- Balcony / terrace
17- Sunbathing area
18- Adult pool
19- Kids pool
20- Seating area
21- Exterior bathroom (ladies)
22- Exterior bathroom (gentlemen)
23- Machine room
24- Laundry area
25- Parking area
26- Electrical meter area
27- Trash collection area
28- Vehicular entrance













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Park view

Type A

Units: 1-1 / 1-2

Size: 45 m² (485 sqf) No balcony

Pool view



Type B

Units: 1-3 / 1-4

Size: 67.60 m² (727 sqf) With balcony



Park view

Type C

Units: 2-1 / 2-2 / 3-1 / 3-2 / 4-1 / 4-2

Size: 52 m² (559.72sqf) With balcony

Pool view



Type D

Units: 2-3 / 2-4 / 3-3 / 3-4

Size: 72 m²(775 sqf) With balcony

Penthouse Units:

Units: 4-3 / 4-4 Size: 72 m² (775 sqf) With balcony and 70 m² (753 sqf) private terrace

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APARTMENT	SPECIFICATION	m2	m2 Terrace	SALE PRICE US$	SALE PRICE NO PARKING US$	PRE-SALE PRICE US$	PRE-SALE NO PARKING US$
1-1	2 BEDROOMS, 1 BATH, NO BALCONY PARK VIEW	45.00	SOLD	90,480.00	84,230.00	79,712.88	74,212.88
1-2	2 BEDROOMS, 1 BATH, NO BALCONY PARK VIEW	45.00		90,480.00	84,230.00	79,712.88	74,212.88
1-3	3 BEDROOMS, 2 BATH, WITH BALCONY POOL VIEW	67.60		135,865.00	129,615.00	119,697.07	114,197.07
1-4	3 BEDROOMS, 2 BATH, WITH BALCONY POOL VIEW	67.60	SOLD	135,865.00	129,615.00	119,697.07	114,197.07
2-1	2 BEDROOMS, 1 BATH, WITH BALCONY PARK VIEW	52.00		104,545.00	98,295.00	92,104.15	86,604.15
2-2	2 BEDROOMS, 1 BATH, WITH BALCONY PARK VIEW	52.00		104,545.00	98,295.00	92,104.15	86,604.15
2-3	3 BEDROOMS, 2 BATH, WITH BALCONY POOL VIEW	72.00		144,710.00	138,460.00	127,489.51	121,989.51
2-4	3 BEDROOMS, 2 BATH, WITH BALCONY POOL VIEW	72.00		144,710.00	138,460.00	127,489.51	121,989.51
3-1	2 BEDROOMS, 1 BATH, WITH BALCONY PARK VIEW	52.00		104,545.00	98,295.00	92,104.15	86,604.15
3-2	2 BEDROOMS, 1 BATH, WITH BALCONY PARK VIEW	52.00		104,545.00	98,295.00	92,104.15	86,604.15
3-3	3 BEDROOMS, 2 BATH, WITH BALCONY POOL VIEW	72.00		144,710.00	138,460.00	127,489.51	121,989.51
3-4	3 BEDROOMS, 2 BATH, WITH BALCONY POOL VIEW	72.00		144,710.00	138,460.00	127,489.51	121,989.51
4-1	2 BEDROOMS, 1 BATH, WITH BALCONY PARK VIEW	52.00		104,545.00	98,295.00	92,104.15	86,604.15
4-2	2 BEDROOMS, 1 BATH, WITH BALCONY PARK VIEW	52.00		104,545.00	98,295.00	92,104.15	86,604.15
4-3	3 BEDROOMS, 2 BATH, WITH BALCONY, PRIVATE TERRACE 70m2, POOL VIEW	72.00	70.00 SOLD	194,710.00	188,460.00	171,539.51	166,039.51
4-4	3 BEDROOMS, 2 BATH, WITH BALCONY, PRIVATE TERRACE 70m2, POOL VIEW	72.00	70.00	194,710.00	188,460.00	171,539.51	166,039.51

EARLY 2028 DELIVERY - RESERVE WITH US$ 1000

PAYMENT PLAN

RESERVE WITH US$1,000

- Down payment: 20%
- Contract signing: within 15 days (US$2,000 + legal fees)
- Remaining balance payable in installments during construction



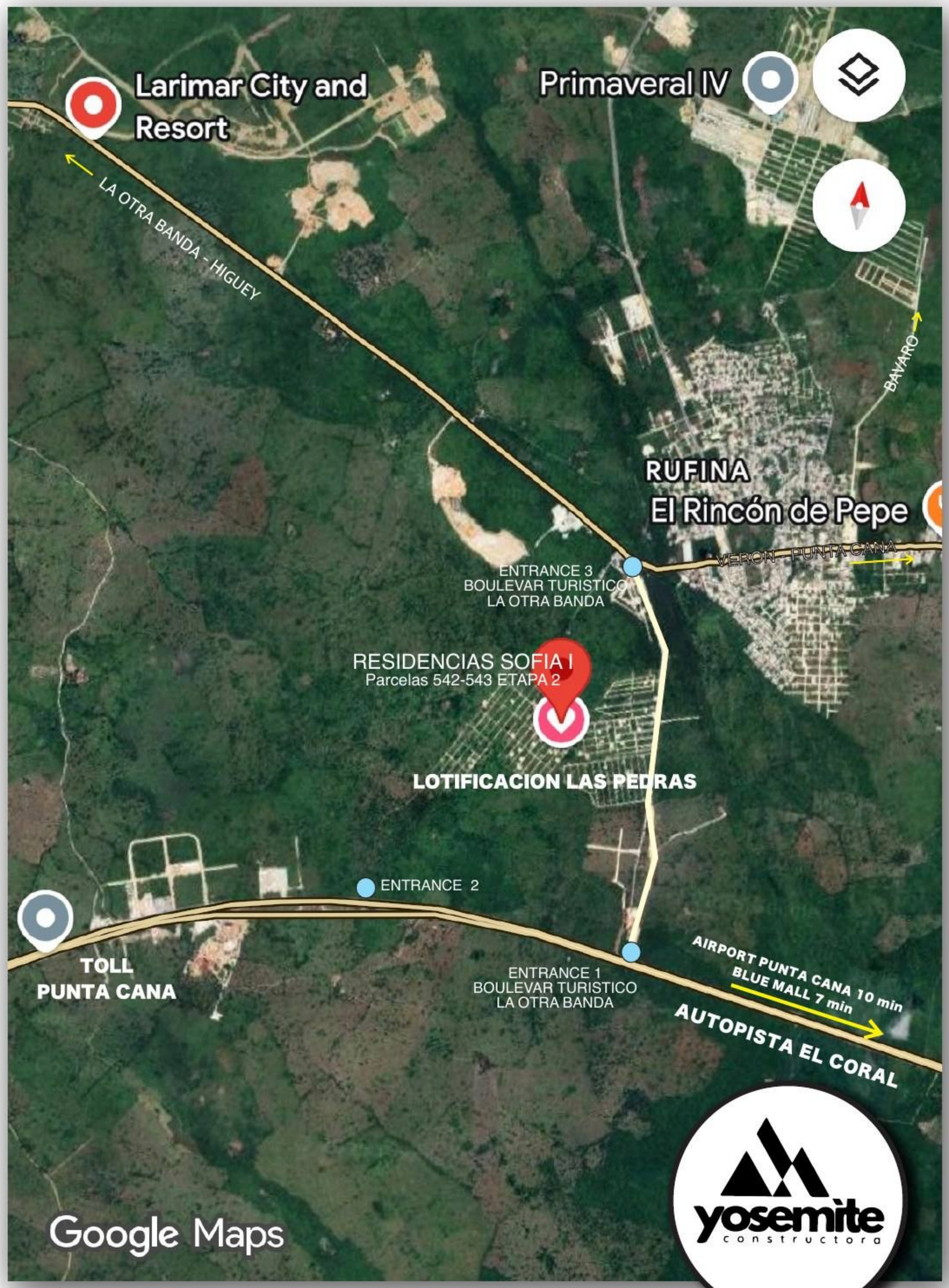






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LOCATION


Larimar City and Resort
Primaveral IV
LA OTRA BANDA - HIGUEY
BAVARO
RUFINA
El Rincón de Pepe
VERON - PUNTA CANA
ENTRANCE 3
BOULEVAR TURISTICO
LA OTRA BANDA
RESIDENCIAS SOFIA I
Parcelas 542-543 ETAPA 2
LOTIFICACION LAS PEDRAS
ENTRANCE 2
TOLL
PUNTA CANA
ENTRANCE 1
BOULEVAR TURISTICO
LA OTRA BANDA
AIRPORT PUNTA CANA 10 min
BLUE MALL 7 min
AUTOPISTA EL CORAL
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