



Pre-Sale villas in Coson

US\$380,000

Cosón, Las Terrenas

Ref: SP-0622

This brand new project of spacious beach villas with a modern–minimalist design. The community is located in an exclusive beachfront area by Coson Bay beach in Las Terrenas. The area is one of the most luxurious beachside zones of Las Terrenas, including high-end resorts and private villas. The community comprises 90 houses in total featuring 2 bedrooms or more. Every house has its own garden, swimming pool, and private parking. This new project is the result of the developer's experience in the Dominican Republic for 20 years and their experience in the realization and management of large tourist residential complexes for more than thirty years (Belgium and South of France where they have built and managed more than 2,000 homes). The architecture of the villas is modular so that...

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Property Description

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The architecture of the villas is modular so that it can easily be adapted to your taste.

The project is built over 3 phases, with phase 1 starting in November and the first villas delivered in the second semester of 2022. Phase 2 is expected to be delivered at the end of 2022. Phase 3 is expected to be delivered in 2023.

The community will be run like a hotel resort with all amenities and services in place for the comfort of the residents and guests:

- + Rental Management (cleaning, accounting, check-in, check-out...)
- + Beach club:
- + Adult & Children pool
- + Restaurant & Bar
- + Fitness & Massage Areas
- + Mini Market "La Boutique"

The main focus of the project is on the profitability of the units and addresses investors looking for returns. Thanks to its alliances with tourism operators and an exceptional quality of services, the community will benefit from higher rental rates and return on investment.

Every villa is built on a private lot starting from 6,458 ft² (600 m²) up to 11,302 ft² (1,050 m²).

The Options Available for your beach house (including all furniture and appliances):

- + Type 1: 2 bedrooms – 1 floor – 3,520 ft² – 327,44 m² – US\$ 296,960
- + Type 2: 3 bedrooms (2 BR on 1st floor + 1 guest BR on 2nd floor) 3,832 ft² – 375,93 m² – US\$ + 366,220
- + Type 3: 3 bedrooms (2 BR on 1st floor + Suite on 2nd floor) – 4,209 ft² – 390,75 m² – US\$ 413,200
- + Type 4: 4 bedrooms (3 BR on 1st floor + Suite on 2nd floor) – 4,510 ft² – 419,57 m² – US\$ 463,360
- + Type 5: 5 bedrooms (3 BR on 1st floor + Suite and guest BR on 2nd floor) – 5,038 ft² – 468,06 m² –

Starting at US\$ 511,800

To reserve your unit, a payment of 10% (minimum US\$10,000) of the land is required.

The project benefits from CONFOTUR which exempts first owners of all property taxes for 15 years:

- No 3% tax on the transfer of property
- No 1% yearly property tax (IPI)
- No tax on rental income
- No tax on the capital gain when reselling

Additional Info

For Sale	Type: Pre-sale	Oceanview
Near beach	Beachfront	Gated community
Secured community	Furnished	Tax-exempt
Private pool	Common pool	Designated Parking
Garden	AC	Gym
Spa	Night Watchman	Maintenance
Pool	Planta / Generator	Drinks & Food