

Dossier



AIDEA MACAO

tropical residences

The luxury of living
surrounded by nature

MACAO VILLAGE

Gated community on a 24,000 meter plot with 25 villas, a hotel, a boutique and a commercial area.

Ideally located in the emblematic and colorful community of Macao, where the Caribbean Sea and the Atlantic Ocean meet.

The distinctive collection of residences in A&B typologies and vacation hotel conserving its peaceful hallmark of a magical place.



25
Villas



16
Hotel rooms



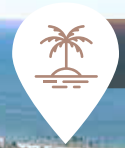
9
Commercial
Premises

MACAO BEACH

Macao Beach is a beach located in the northern part of Punta Cana in the eastern region of the Dominican Republic.

Playa Macao contains white sand with palm trees in its surroundings, is very popular among locals and is also a tourist spot for surfers and those who perform buggies and four wheels tours.

Macao Dreams Resort



Macao Beach

Parking



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1 MIN.
MACAO BEACH

Shopping Mall



PUJ Airport



Hard Rock Hotel



Hospital IMG





INVESTMENT AND PROFITABILITY

From
US\$ 264
THOUSAND

We offer different forms of payment, rental management and additional villa maintenance.

Extra packages:
Service room, furniture, solar panels, among others.

With the guarantee of **ST3**, a leading company in the construction of villas in Punta Cana

Guaranteed return on investment with an average income of 4,000 per month in addition to a growth in capital gains from the project as it is a developing area

13%

Return on
investment



The villas are described as ideal spaces for enjoying a comfortable and welcoming environment in one of the most exquisite regions of the entire Caribbean. The architecture and design are praised and take inspiration from regional materials and forms while providing a contemporary vision.



The project has different types of tropical villas that include a special discount at the hotel located within the village,
which has a sunset tower, spa area, swimming pool, restaurant/bar and commercial spaces.

The village has a playground for kids and pet-friendly spaces.



VILLA AMENITIES



Macao
beach access



Bicycle
rental



Eco-friendly



Mini-market



Pre installation
of solar panels



Gated
community



High capital
gain



Boutique



Wellness



Low density
community



24 hour security



Community
access booth



Electric vehicle
charger



Private
pool



Prime
location



Co-working



Commercial
Area



Yoga



Concierge



Turnkey



VILLAS
TYPE



Living room	11.91 M ²
Kitchen	11.51z M ²
Dining room	9.83 M ²
Bedroom	13.14 M ²
Bathroom 1	8.03 M ²
Bedroom 2	18.09 M ²
Bathroom 2:	9.45 M ²
Bedroom 3	18.09 M ²
Bathroom 3	9.45 M ²
Pool deck	22.90 M ²
Swimming pool	19.34 M ²
Terrace	17.50 M ²
Porch	28.03 M ²
Laundry/Warehouse (Not included in base price)	7.34 M ²
Service room (Not included in base price)	4.07 M ²
Service bathroom	3.00 M ²
Parking lots	25.00 M ²
Total area:	236.68 M ²





Each villa occupies a 600m² plot with parking and 250m² of construction on one floor, divided into 3 rooms with their terrace and bathrooms connected to nature, living room-dining room-kitchen and covered terrace, BBQ area, service area and swimming pool with a platform, gazebo and green areas.





VILLAS
TYPE



Living room	12.51 M ²
Kitchen	7.24 M ²
Dining room	9.88 M ²
Bedroom	18.09 M ²
Bathroom 1	10.06 M ²
Bedroom 2	13.51 M ²
Bathroom 2:	7.76 M ²
Bedroom 3	13.51 M ²
Bathroom 3	7.76 M ²
Pool deck	22.52 M ²
Swimming pool	18.63 M ²
Terrace	17.48 M ²
Porch	28.16 M ²
Laundry/Warehouse (Not included in base price)	10.01 M ²
Service room (Not included in base price)	6.04 M ²
Service bathroom	2.87 M ²
Parking lots	25.00 M ²
Total area:	238.04 M ²







HOTEL SERVICES

Preferential rates in hotel services, boutique, restaurant, shuttle bus to the beach, coworking and relaxation areas: swimming pool, sunset tower for yoga and spa.

Being classified as CONFOTUR, the project benefits from the tax exemption of the property tax 1% and transfer on the purchase value 3%

The villa project is managed as a hotel residence that favors the maintenance and return of your investment.

Receive your rental income, minus administration and maintenance fees and make your investment profitable while you enjoy it.



Concierge



Bar



Restaurant



Boutique



Sunset Tower



Mini-market



Swimming pool



Shuttle to the beach



Spa



Co-working

**CONFOTUR
TAX-FREE**

In process of request



ADDITIONAL



Solar panels



Service room



Warehouse/
Laundry



Furniture/
Turnkey

PAYMENT METHODS

Save

USD\$5,000.00

Signing

25%

During
construction

40%

Upon handover

35%

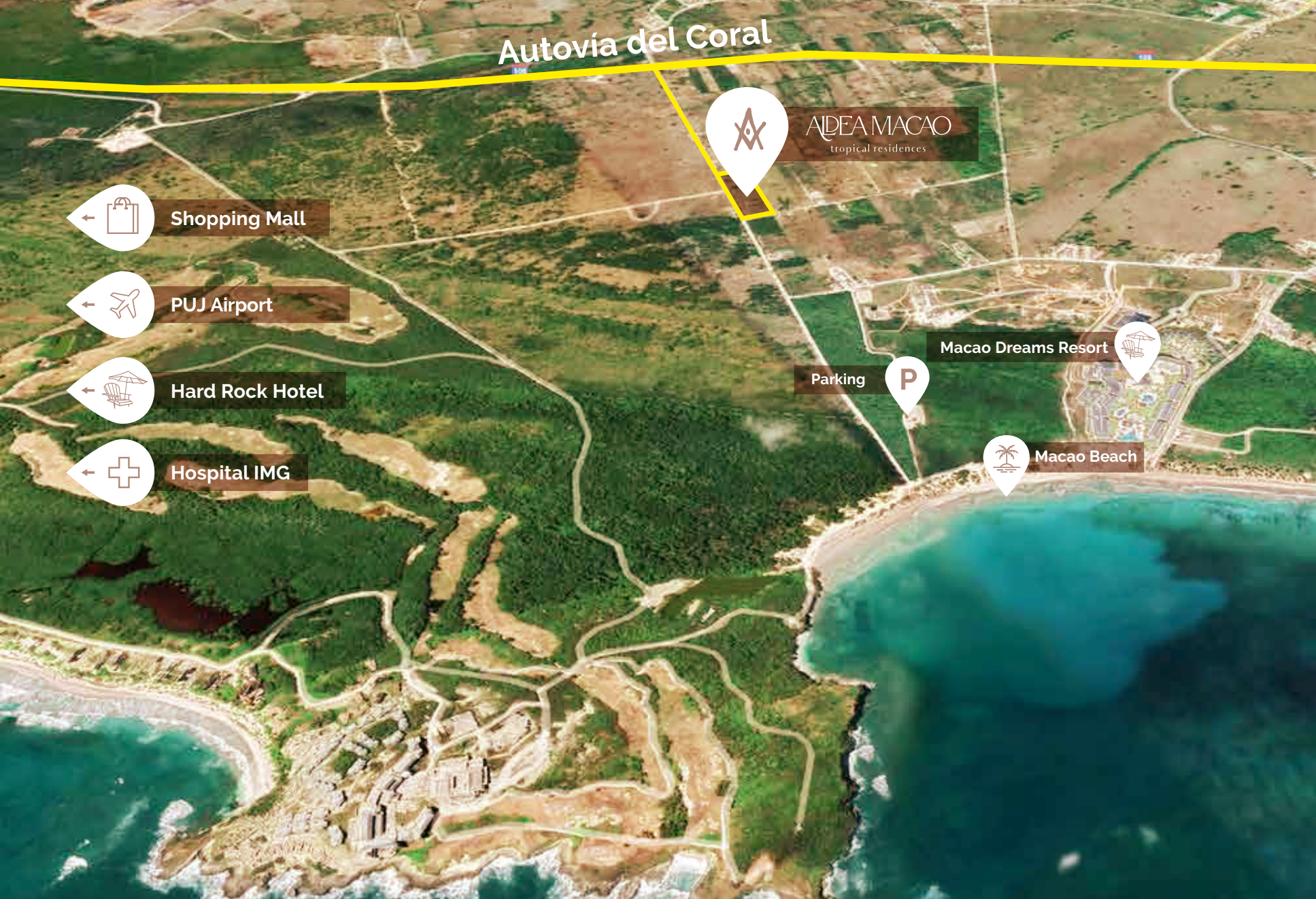
*Discount with the payment of 30% upon signature of 1% of the total price.

*Discount with payment of 40% upon signature of 2% of the total price.

Deadline

Phase 1: February 2024

Phase 2: Waiting list



37 min.
to Punta Cana
International
Airport



29 min.
to Blue Mall



17 min.
to Downtown
Punta Cana



1 min.
from Macao beach



19 min.
from CocoBongo



21 min.
from Punta Cana
Shopping Center



3 min.
from the
Gas Station



10 min.
to the Hospital

The Aldea Macao project is located north of Punta Cana, fifteen minutes from the best restaurants in Bávaro Punta Cana, one minute from Playa Macao, thirty minutes from Punta Cana Resort and Club, thirty-five minutes from Cap Cana and two minutes from the Hotel Dreams Macao.



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www.aldeamacao.com

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