



EMERALD

S U I T E S

powered by  GRUPO **DOMIS**



EMERALD
SUITES



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PHILOSOPHY AND VISION OF THE PROJECT

Emerald Suites is a project designed for those who value tranquility, privacy, and timeless design.

It's a concept where contemporary architecture blends seamlessly with its surroundings.

Each space has been designed to offer well-being, discretion and an authentic living experience, away from noise and haste.

The vision is simple: to live better, in a truly exclusive environment.

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LOCATION





WHY DOMINICUS?

Dominicus offers a natural balance between coastal tranquility, security, and sustained real estate growth. A destination with nearby beaches, an international community, and an ideal environment for living, vacationing, or investing.

Its orderly development, gastronomic offerings and connectivity with international airports make Dominicus a practical, serene and well-connected place in the Caribbean.



STRATEGIC LOCATION

Dominicus combines coastal tranquility with exceptional connectivity. A strategic location with quick access to three international airports.

Thanks to Punta Cana International Airport, the destination has direct flights from more than 26 countries, connecting quickly with Europe, North America and South America, without sacrificing the tranquility that distinguishes it.



It is strategically located on the southeast coast of the Dominican Republic, **Just 15 minutes from the airport International de La Romana (LRM)** — one of the few Caribbean airports with direct flights from Europe. This proximity turns into **Dominicus Bayahibe in a destination exclusive and easily accessible** both for tourists and for international investors.

- Madrid (MAD)—Iberojet/World2Fly (8 h 40 min)
- Roma (FCO) — Neos Air (9 h 30 min)
- Milan (MXP) — Neos Air (9 h 40 min)
- Toronto (YYZ) — Sunwing/Air Transat
- New York (JFK/EWR/LGA) — Routes available depending on the season
- Miami (MIA) — American Airlines





1

AQUA ESMERALDA

2

WILD DIAMOND

3

EMERALD GARDEN I

4

EMERALD GARDEN II

5

EMERALD SUITES COLLECTION

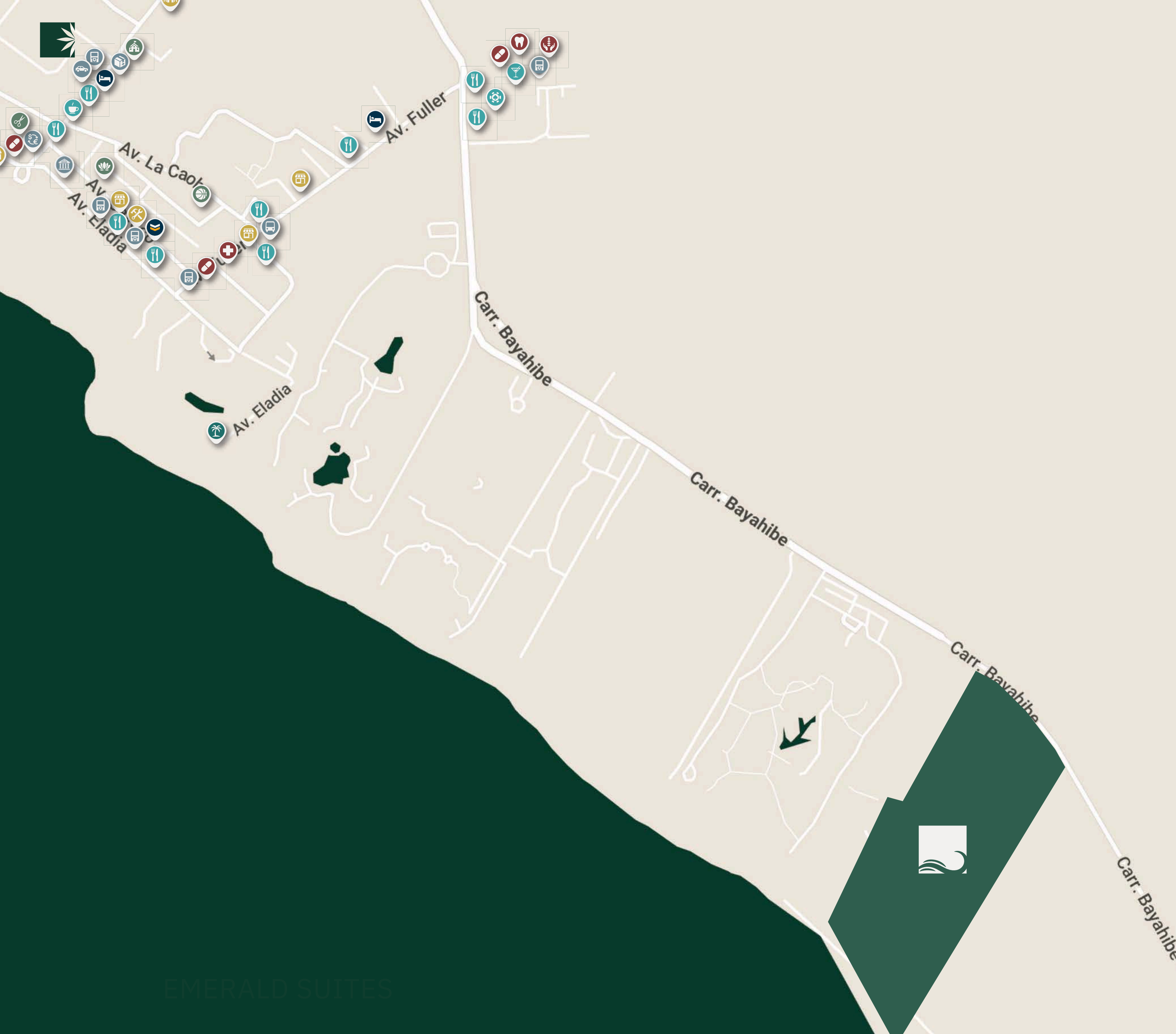
6

HOTEL EMERALD COVE

7

AREA DEPORTIVA

 GRUPO DOMIS



POINTS OF INTEREST

-  Accommodation & Residential
-  Food & Social Life
-  Commerce & Services
-  Health & Wellness
-  Personal Services & Sport
-  Finance, Logistics & Transport
-  Tourism & Nature



AMENITIES



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AMENITIES



- A** Jacuzzi
- B** Swimming Pool
- C** Solarium
- D** Lobby
- E** Bar
- F** Terrace
- H** Balinese Beds
- G** Elevators

SPORTS CENTER





(A) Gym (B) Reception (C) Padel Courts (D) Coffee Bar (E) Padel Lounge (F) Restrooms (G) Parking (H) Terrace







MASTERPLAN | ESMERALDA BEACH CLUB

LEGEND

- 1 Reception
- 2 Office
- 3 Shop
- 4 Cafe and Breakfast Area
- 5 Restrooms
- 6 Second Level: Event Room
- 7 Restaurant
- 8 Kitchen
- 9 Central Terrace
- 10 Infinity Pool
- 11 Pizza and Grill Area
- 12 Event Stage
- 13 Solarium,
- 14 Beach Bar
- 15 BEACH





ARCHITECTURAL PLANS



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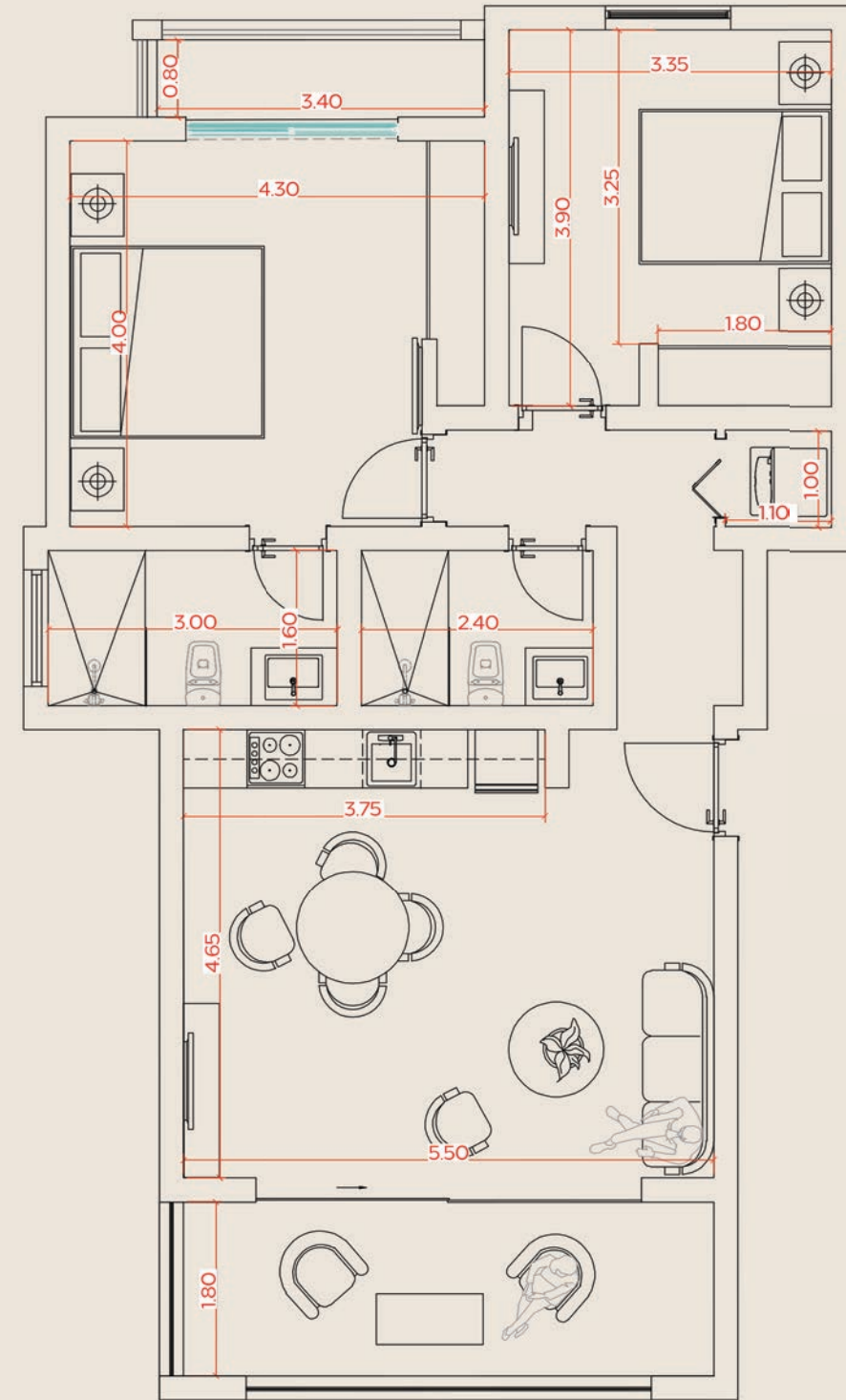
BUILDING TYPOLOGY

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2 Bedrooms

101.20 m²

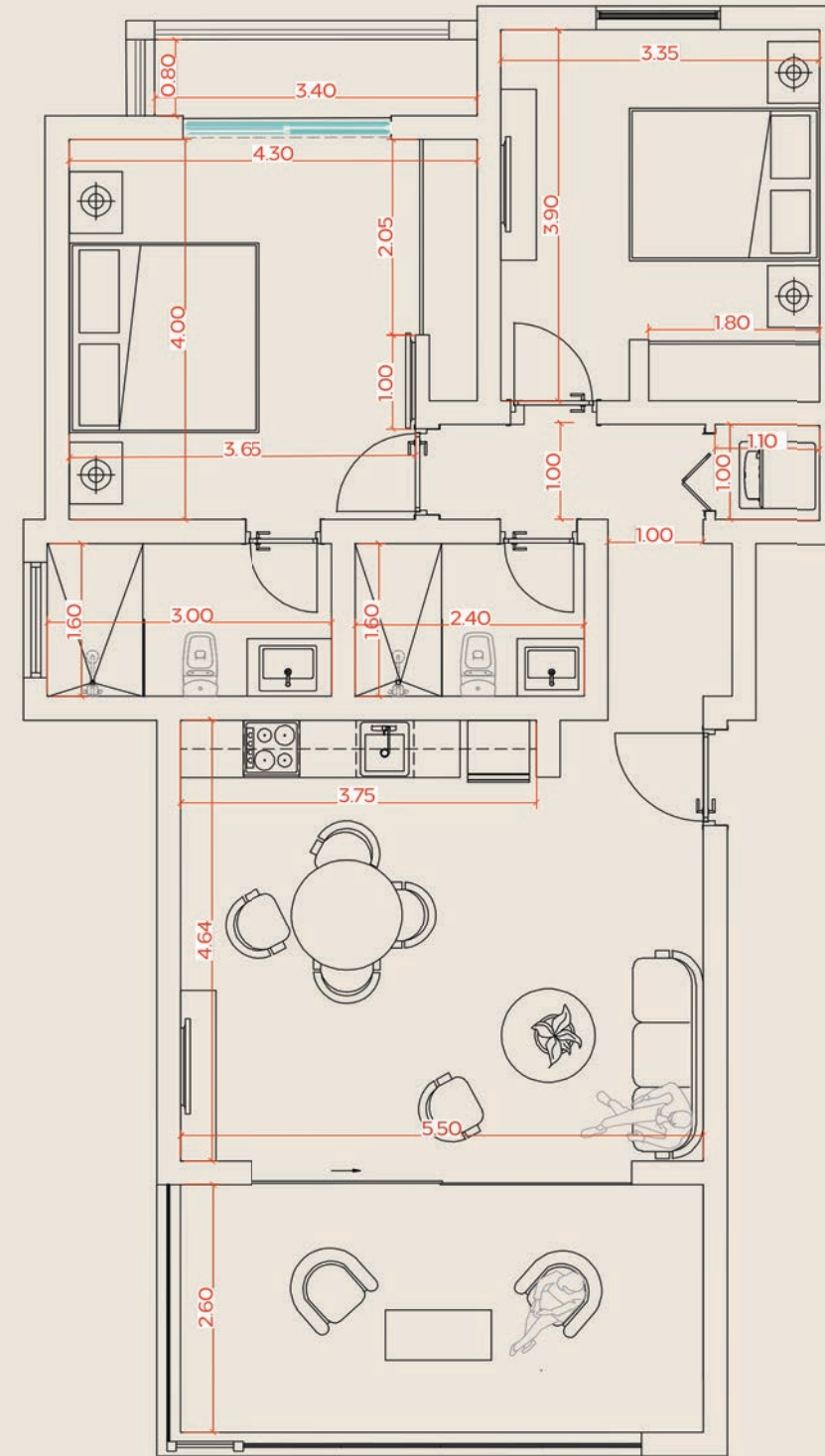


2 2 1 2
Beds Bath Kitchen Living Dining

Level 1, 2, 3 & 4

2 Bedrooms

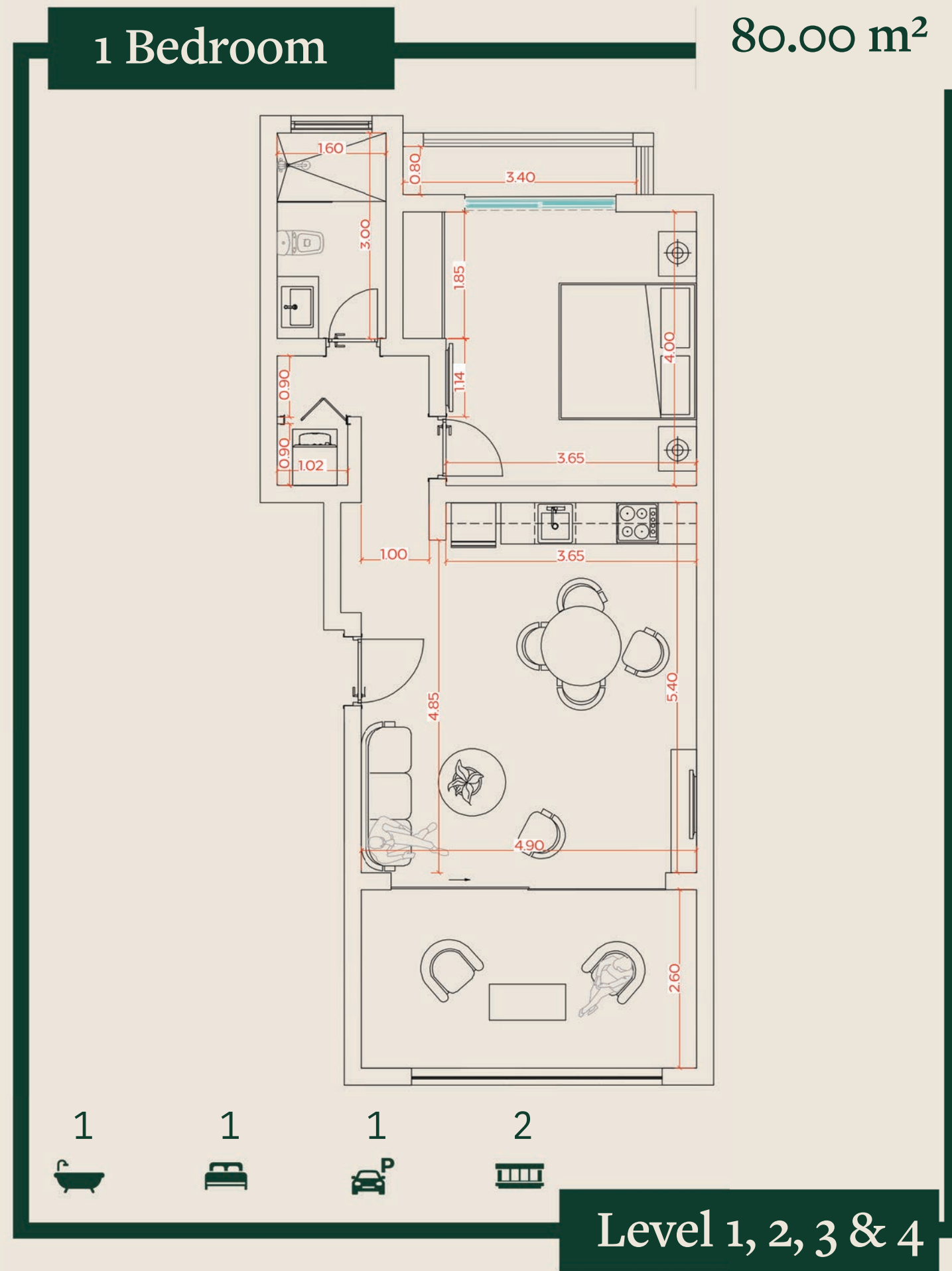
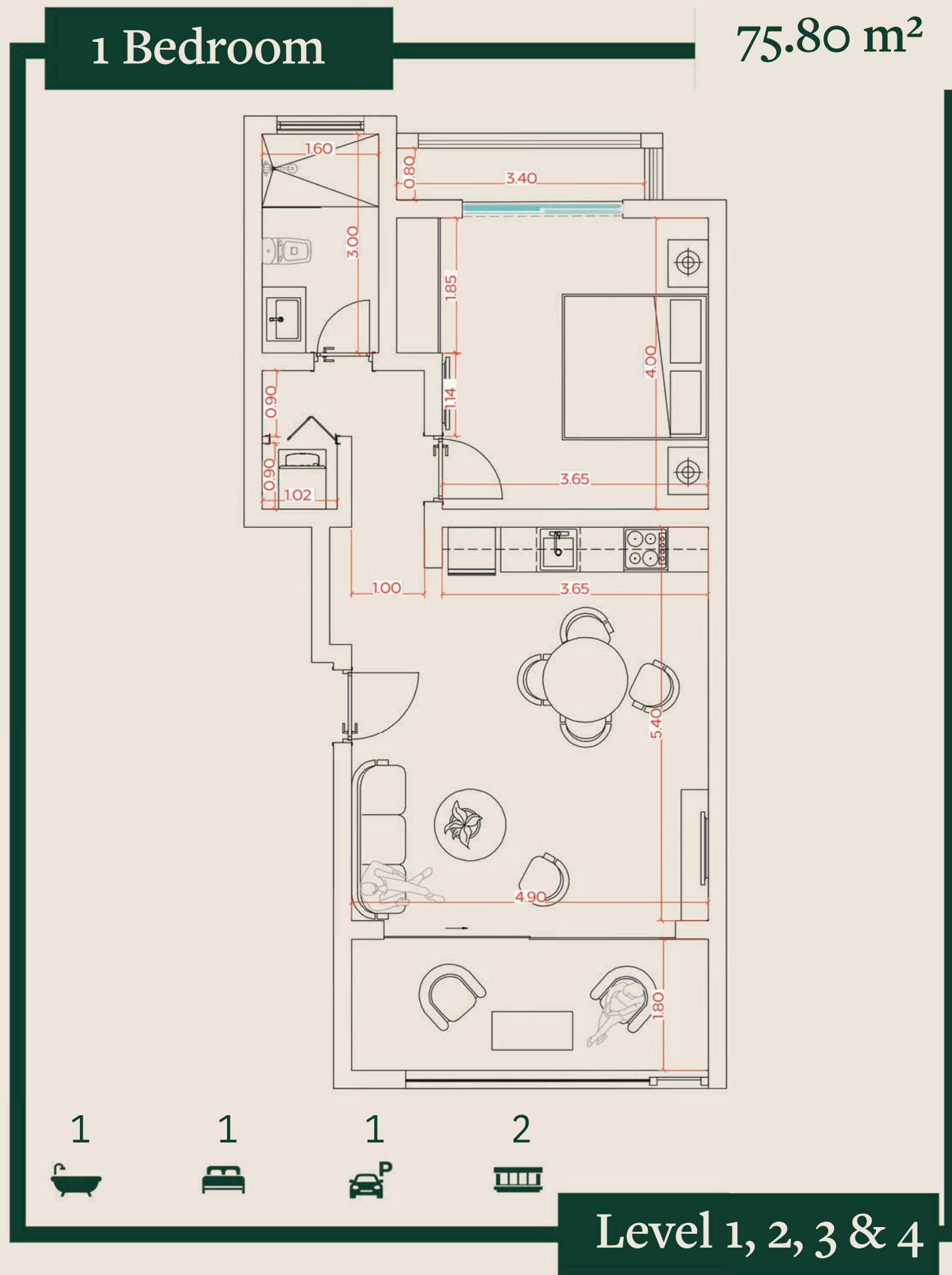
105.90 m²



2 2 1 2
Beds Bath Kitchen Living Dining

Level 1, 2, 3 & 4







INFORMATION FOR INVESTORS



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INCOME MANAGEMENT

We take care of renting and managing your apartment so you get a productive and trouble-free investment. **effort.**

We have a regular audience and excellent **ratings on major accommodation platforms, it** which guarantees high occupancy throughout the year. From promotion to guest services, **We handle every detail for you, with a fee transparent 20% of the income generated.**

Awarded to
Estrella Dominicus Advantage

Booking.com
Traveller Review Awards 2025

9,5
out of 10

ORBITZ

Estrella Dominicus by
Advantage Club

EXCEPTIONAL

5.0/5

as rated by our guests

✓ **Orbitz** Verified Reviews

9.8

Exceptional

Estrella Dominicus by
Advantage Club

H Hotels.com

Expedia

Travelers rated
Estrella Dominicus by Advantage
Club

Exceptional
5.0/5

✓ **Expedia** Verified Reviews

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HOTEL OCCUPANCY RATE – BAYAHIBE 2025

Estimate based on official statistics from the Ministry of Tourism (MITUR) and historical behavior of the Bayahibe–La Romana destination.

MONTH	Season	Estimated occupancy
January	High	85%
February	High	87%
March	High	83%
April	Medium	75%
May	Low	65%
June	Low	65%
July	Medium	73%
August	Medium	76%
September	Low	62%
October	Low	62%
November	Medium	72%
December	High	86%

Monthly values represent market estimates and may vary depending on operating and seasonal conditions.



PAYMENT PLANS

Plans designed to adapt to different needs and types of units.

Type	Reservation	Separation	Quarterly payments	Delivery	Total
1 Bedroom	USD 5,000.00	USD 47,000.00	12 of USD 13,000.00	USD 52,000.00	USD 260,000.00
2 Bedrom	USD 5,000.00	USD 67,000.00	12 of USD 18,000.00	USD 72,000.00	USD 360,000.00

The values shown are for reference only and may vary depending on the unit, location, and availability. To learn more about the payment plan applicable to your apartment, please contact your sales advisor.



ANNUAL PROFITABILITY PROJECTION

1 BEDROOM APARTMENT - 75 M²

Projection based on a professionally managed vacation rental model, considering estimated occupancy and standard market operating expenses.

Concept	Annual amount (USD)
Gross income from rent	\$ 29,444.33
Operating expenses	
Administration (20%)	\$5,888.67
Property insurance	\$1,200.00
Community positions	\$2,790.00
Total operating expenses	\$9,878.67
Estimated annual net income	\$19,564.66 (8% approx.)

The figures presented are an estimated projection and may vary depending on actual occupancy, seasonality, applicable rates, and market conditions. For more details, please request personalized information.

MAINTENANCE

We maintain and continuously improve the project with a maintenance cost of:

- **US\$ 3.10**

Includes:

- Garden and pool maintenance.
- Water and energy supply for common areas.
- Regular disinfection and cleaning of common areas.
- 24-hour private security with monitored access.



PAYMENT METHOD

Emerald Suites’ payment method is designed to offer flexibility and security throughout the entire purchase process.

SEPARATION	DURING THE CONSTRUCTION	UPON DELIVERY
20%	60%	20%

RESERVE WITH \$5,000.00



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Designed and developed by:



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