

Vivantia

H ■ M E S

20 years transforming dreams into high-quality homes





INNSiDE

BY MELIÃ

*These images are shown for reference purposes and are subject to change.



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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 essential 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 to the environment and future generations. Therefore, we 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 and Punta Cana?

Vivantia Homes is synonymous with innovation, sustainability, and the highest quality. With over **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.

- Top quality finishes
- Strategic locations
- Innovative design and sustainable
- Historical average annual performance 11%
- Own architecture and design team
- Professional Hotel Management (AAA Brands)
- Commitment to Sustainability
- Profitability
- Caribbean Lake Park Silver Membership
- Global specialized team
- It is comforting. (tax exemption)

*Exemption from the 3% transfer tax and the 1% annual property tax (IPI) for 15 years.
*Historical profitability from asset appreciation and annual returns. Returns are not guaranteed in the future.



MELIÀ

Meliá Hotels International

TRACK RECORD AND EXPERIENCE

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

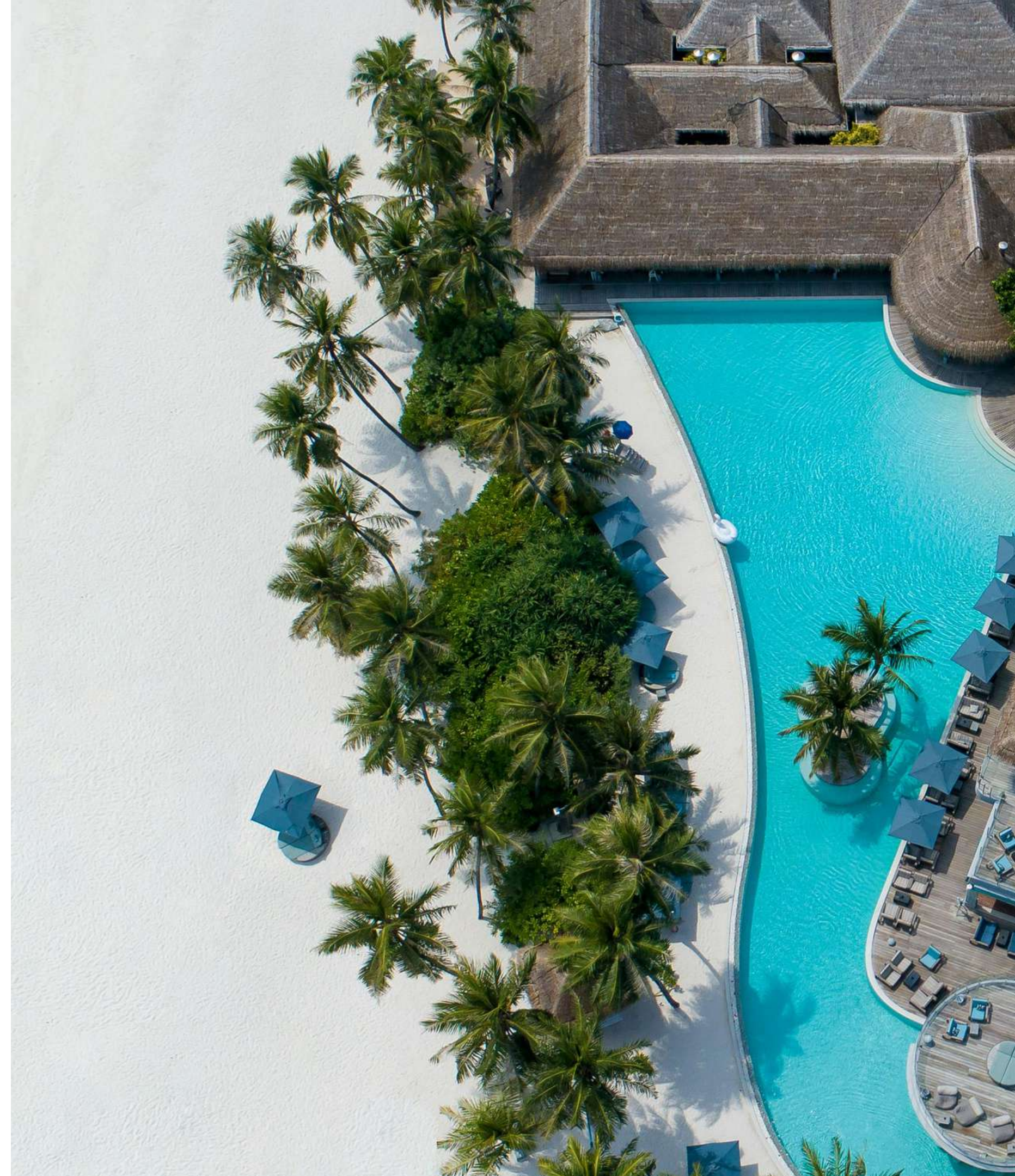
GLOBAL PRESENCE

With more than **380 hotels** in over **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 hotel industry

SOLVENCY AND SECURITY

The financial solvency of Meliá Hotels is one of its key pillars. The company has maintained **solid economic stability**, which has allowed 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 secure and reliable experience.

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



Vivantia | INNSiDE

H■MES | BY MELIÃ



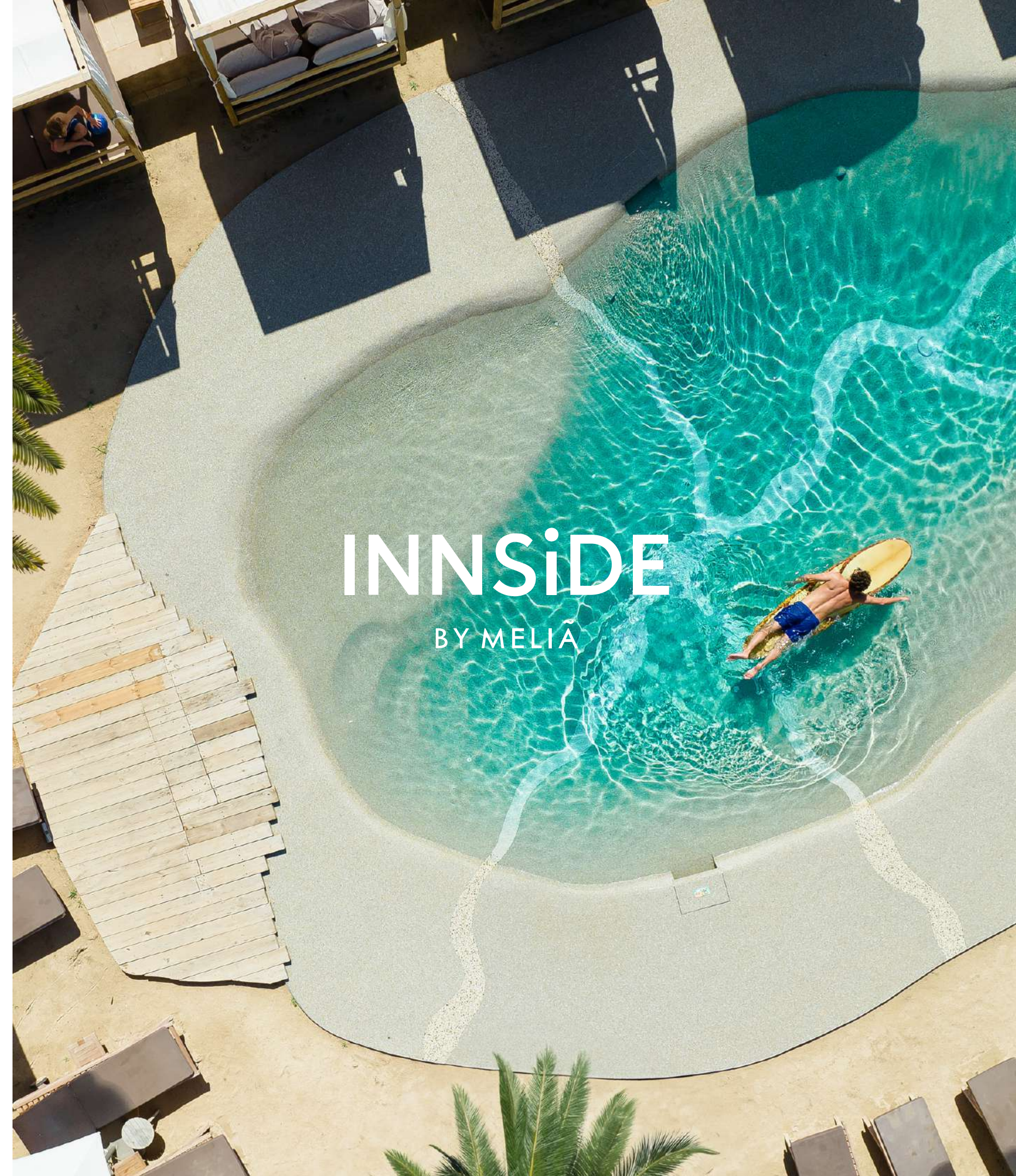
INNSiDE by Meliá

Vivantia Homes and INNSiDE by Meliá have teamed up 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, outdoor space, and more, ideal for those seeking a vibrant lifestyle in the heart of Punta Cana.

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

This partnership reflects Vivantia Homes and **INNSiDE by Meliá's** commitment to creating unique spaces that combine comfort, exclusivity, and respect for the environment, offering 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 properties within professionally managed hotels, allowing them to enjoy a high-end hotel experience during their vacation and earn passive income with high return potential while not in use.

Management and trust

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

Meliá Rewards

With your investment, you'll gain access to the exclusive **Meliá Rewards** program, with **Golden Status**. You'll receive exclusive benefits such as worldwide discounts, early check-in, and late check-out.

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



OASIS
BAY II

A Vivantia Homes development

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Oasis Bay | INNSiDE BY MELIÁ

 Cana Bay, Punta Cana

 Studios, 1 bedroom

 30 apartments



UNPARALLELED DESTINATION

Oasis Bay Phase 2 offers **30 apartments** in a private and exclusive project. All apartments feature front views of the **Cana Bay Beach & Golf Resort**, with most units including a private pool. The complex provides access to some of the best golf courses in the country and to the **Cana Bay Beach Club**, surrounded by dreamlike beaches. This unique development will be operated as **INNSiDE by Meliá Punta Cana Bávaro**.

Oasis Bay

CONCEPT

Discover serenity and sophistication at **Oasis Bay**, an exclusive residential project strategically located in the stunning setting of Cana Bay in Punta Cana. Oasis Bay redefines the concept of branded residences by blending architectural elegance with nature in a unique setting, creating a luxurious oasis in the heart of lush tropical nature.

Phase 2 of Oasis Bay consists of 30 luxury hotel units, most with private pools and panoramic views of the golf course. Located in the most exclusive and private area of the future INNSiDE by Meliá - Bávaro resort.



Oasis Bay

LOCATION AND SURROUNDINGS

The project is located in a prime location in the **Cana Bay** community, where privacy, security, and exclusivity are its defining characteristics, offering its owners projects with the highest standards of quality and design.

Surrounded by green areas and with private access to the beach, it features sports and recreational facilities, a private beach club, and a magnificent golf course for its members, making the residential complex a peaceful and safe space, perfect for living or spending a few days off.



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,281 sqf / 119 m² | Suite 01



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1,442 sqf / 134 m² | Suite 02

The developer reserves the right to make modifications to the project during the course of construction if deemed essential and more efficient for technical, legal, or commercial reasons, or as required by any administration or public authority. The documentation is for informational purposes only and does not constitute a contractual agreement. Graphic representations of facades, common areas, and other spaces are for guidance only and may also be subject to changes in the technical designs. The furnishings shown in the renderings are for illustrative purposes only and should not be considered part of the purchase contract. The furnishings of the homes will be as specified in the quality report attached to the purchase contract. Finishes, materials, colors, appliances, sanitary fixtures, kitchen cabinets, and door openings may differ from the final versions, as they are merely illustrative approximations.



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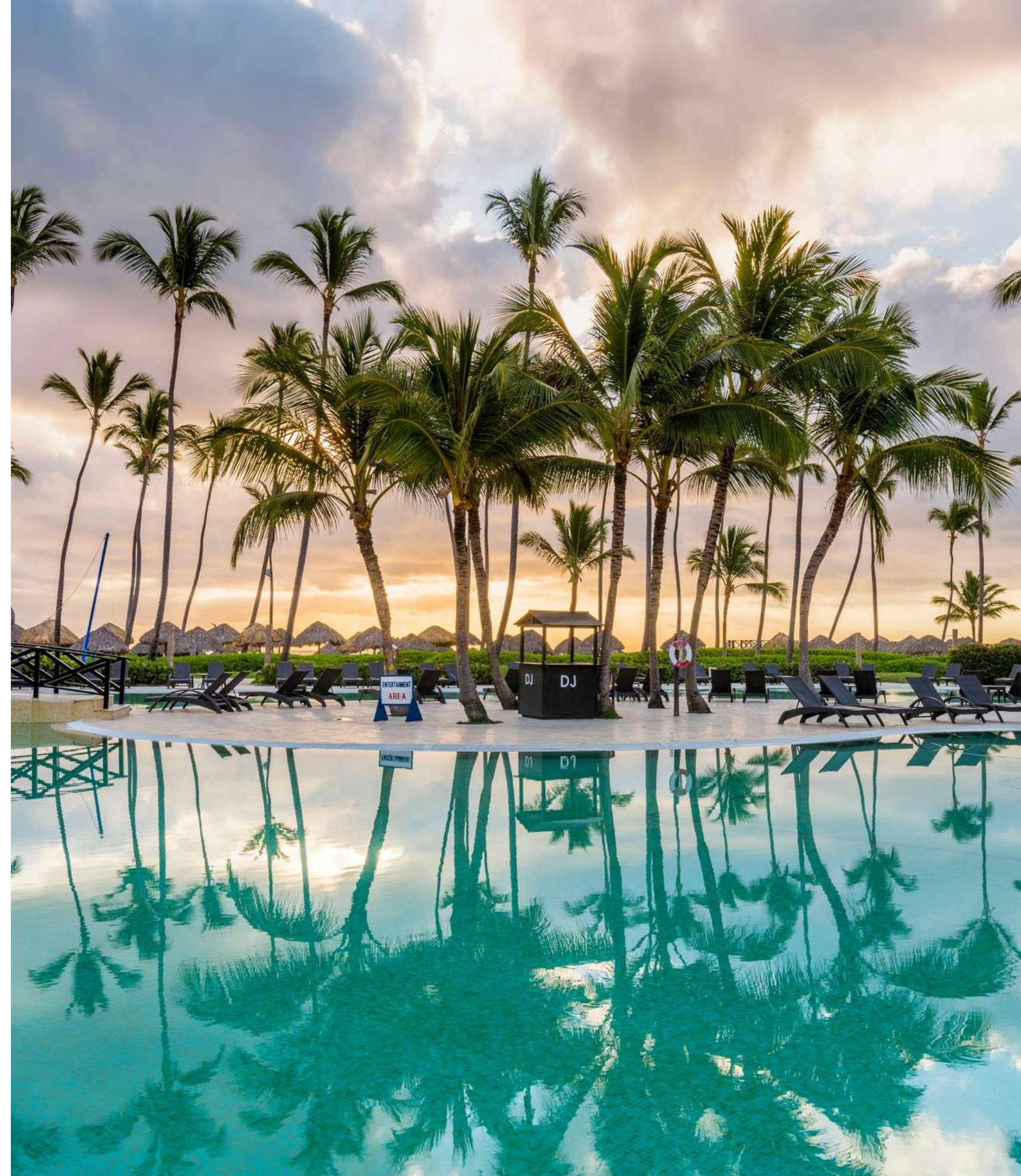
807.3 sqf / 75 m² | Suite 03

Location

CANA BAY, AN OASIS OF LUXURY

Oasis Bay is located in the heart of **Cana Bay**, an exclusive gated community with world-class amenities, including the **Cana Bay Beach Club** and **Golf Resort**, featuring 18 world-class golf courses designed by renowned golfer **Jack Nicklaus**, and the Cana Bay Racquet Club, featuring exclusive sports facilities.*

*Access to the Cana Bay Beach Club, Golf Resort and Racquet Club requires a separate membership.



Location

CANA BAY, AN OASIS OF LUXURY

Oasis Bay offers an unparalleled experience in Punta Cana, with the comfort and security of an exclusive gated community, the highest level of services, direct access to the beach, and road connections to the airport and Bávaro.

4 minutes from Cana Bay Beach Club.

20 minutes to Punta Cana Airport.

2 minutes to the golf courses.

*Access to the Cana Bay Beach Club, Golf Resort and Racquet Club requires a separate membership.







Amenities & Equipment

Virgin beaches



Magnificent views



Golf course



Gym



Sauna



Yoga space



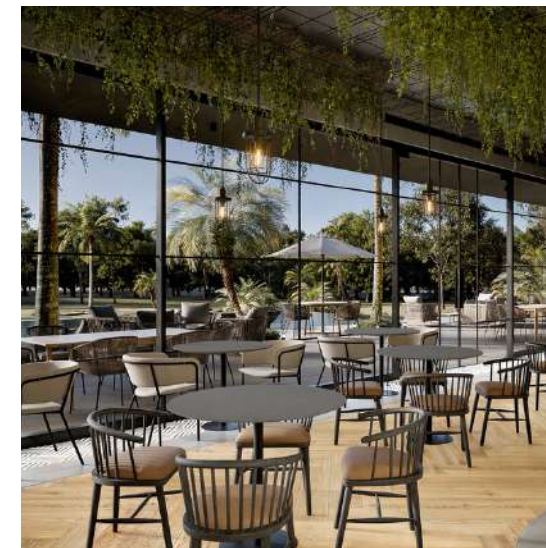
Cana Bay Beach Resort



Mini-market



Co working



Restaurant



Sports facilities

Bicycle room



Spa



Space for dogs



Landscaped common areas



Sky Bar



Private pool



Children's pool

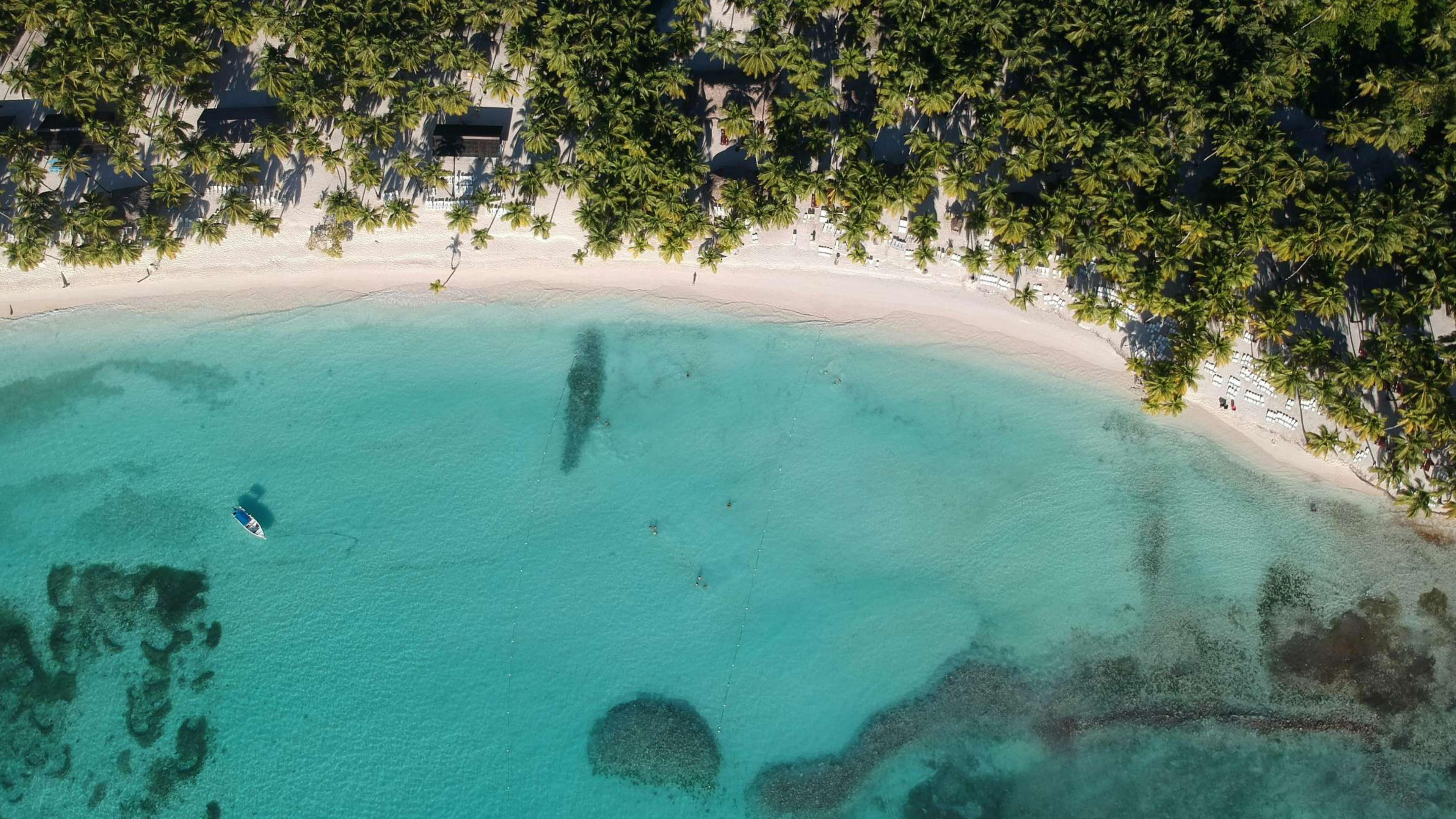


Nearby water attractions



Cocktail bar







Payment plan

*Ask your executive about early payment benefits.

	Initial payment	During construction	Final payment
On-time payment*	90%	0%	10%
Advance payment 50%	50%	30%	20%
Standard	20%	40%	40%

When signing the
promise of purchase.

On delivery





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