
Eden Garden
BY METROFOND
BÁVARO,
PUNTA CANA
112 units
Business-class development
14 buildings
Project timeline: 24 months
Target return: 20–22% per annum
Entry: from 500,000 USD

INVESTMENT SUMMARY*

Location	**Bávaro, Punta Cana**
Product	**Business-class development, 14 buildings**
Saleable area	**7,680 м²**
Total development cost	**$13,320,000**
Revenue	**$21,879,400**
Project profit	**$6,639,400**
Investor share	**50%**
Timeline	**24 months**
Investor return	**20–22% per annum**

*Estimates are indicative. Not a public offer.

WHY BÁVARO IS A HIGH-LIQUIDITY MARKET

№1
tourist destination
in the Dominican Republic

7 MINUTES
to Arena Blanca
beach

16 KM
km to PUJ Airport
(800 flights/day)

12 MILLION
tourists annually
visit the country

FROM 65%
occupancy year-round

DEVELOPMENT SCOPE: PRODUCT MIX & SCALE*

Unit type	1-bedroom	2-bedroom
Number of buildings	6	8
Units per building	8	8
Unit size	54,4 м²	79,2 м²
Total number of units	48	64
Saleable area	2 611,2 м²	5 068,8 м²
Construction cost	$94,384	$137,412
Sales price	$136,000	$198,000

Storage units — 112
Parking spaces — 115
Common areas — 844.48 m²

BUYER PAYMENT SCHEDULE:

30% upon contract signing

35% during construction

35% upon handover and title registration

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FINANCIAL MODEL:
FROM COST TO PROFIT*

COST STRUCTURE:

Land + legal structuring	**$3,004,000**
Design & permits	**$500,000**
Construction	**$9,216,000**
Engineering & supervision (E&S)	**$600,000**
Total project cost:	**$13,320,000**

OUTCOME:

Sales revenue	**$21,879,400**

PROJECT PROFIT:

$6,639,400

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REVENUE STRUCTURE:
SOURCES OF INCOME*

SOURCES:

$19,200,000 apartments	**$1,120,000** parking + storage units
$1,439,400 rooftop units	**$120,000** adjacent land plots

Upgrades = additional revenue beyond the base model

*Upgrade options are presented below

*Estimates are indicative. Not a public offer.

PROFIT DISTRIBUTION*

50% investor	$3,319,700
40% developer	$2,665,760
10% partner	$663,940

*Estimates are indicative. Not a public offer.

PROJECT FINANCING STRUCTURE*

TOTAL PROJECT COST $13,320,000

INVESTOR CONTRIBUTION $7,000,000

(52,5%)

Land + documentation: $3,150,000
Construction (12 months: $3,850,000
($320,834/month)

SALES $6,320,000

(47,5%)

Buyer payments cover
the remaining construction costs

The investor finances the initial
and most capital-intensive phase.

The remaining funding is covered
by sales proceeds.

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PAYMENT SCHEDULE*

1. INITIAL STAGE: Land + documentation (before construction)	**$3,150,000**
2. CONSTRUCTION: 12 payments of 320,834 USD	**$3,850,000**
TOTAL:	**$7,000,000**

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HOW YOUR INVESTMENT IS SECURED*

YOUR INVESTMENT:

$7,000,000

↓

SECURED BY:

LAND PLOT
14,564 m² in Bávaro

$3,004,000

PERMANENT IMPROVEMENTS
14,564 m² in Bávaro

land + construction value

A lien is placed on the land
for the full amount of the investor's capital

The value of the asset increases during construction, thereby strengthening the collateral coverage

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LEGAL STRUCTURE:
YOU ARE A CO-OWNER

PROJECT COMPANY (SPV)
DOMINICAN REPUBLIC

50% INVESTOR	50% DEVELOPER

THE COMPANY OWNS:
- land plot
- permits and approvals
- under-construction asset
- rights to saleable m^2

PROFIT DISTRIBUTION:
50% investor / **40%** developer / **10%** partner

Project ring-fencing

Separate legal entity — risks of other projects do not affect you

Staged control

Funds are deployed in tranches as construction progresses

Transparency

Full access to documentation and reporting

SALES STRATEGY: CHANNELS & VELOCITY

INTERNATIONAL NETWORKS
fast access to buyers

LOCAL CHANNELS
on-the-ground deal acceleration

DIGITAL MARKETING
demand and lead generation

OWN INVESTOR BASE
shorter transaction cycle

- high response speed to demand
- control over leads and conversion
- pricing growth aligned with construction progress

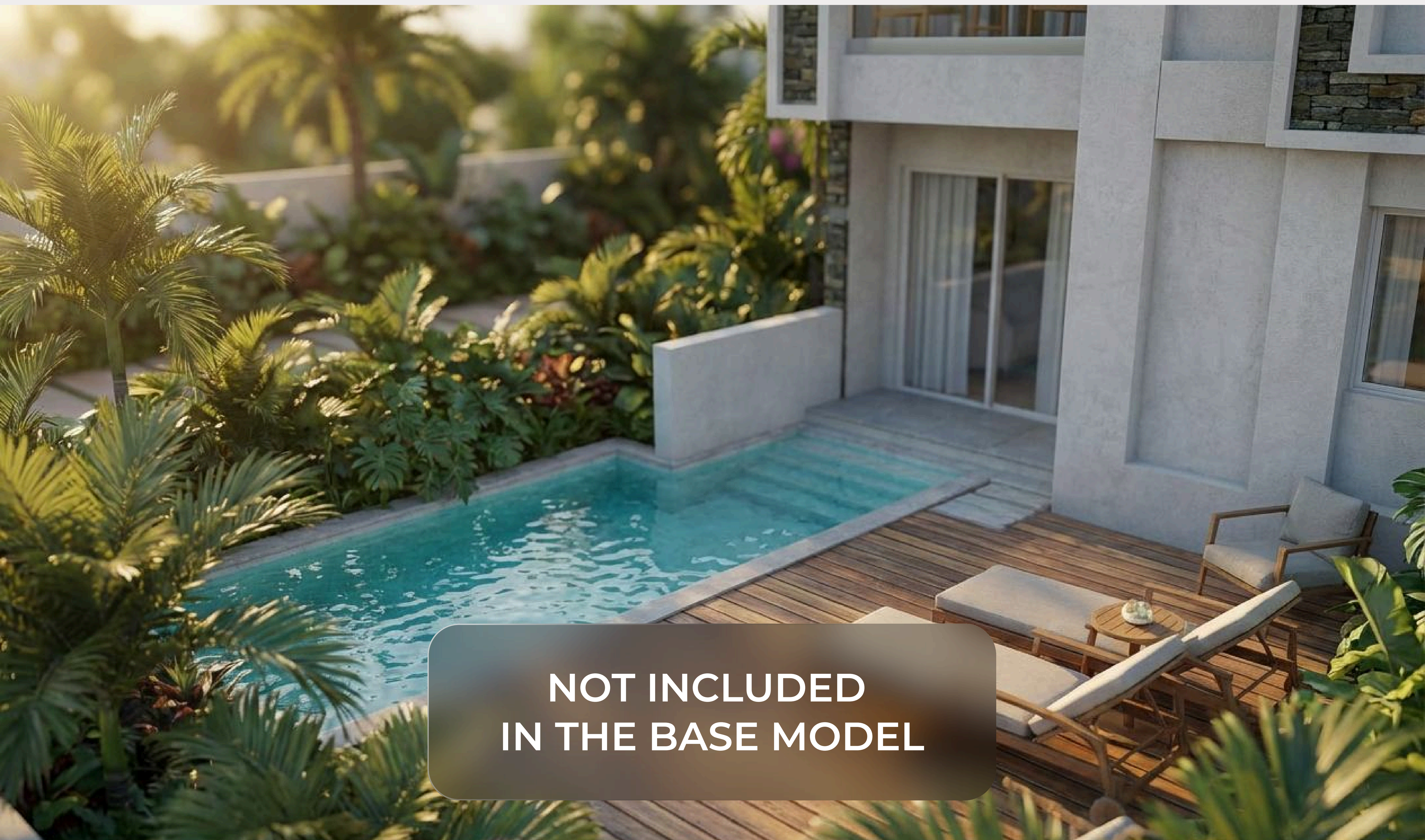
ADDITIONAL REVENUE THROUGH UPGRADES

UPGRADE OPTIONS:

- Rooftop pools
- Courtyard pools
- Gazebos
- Jacuzzis
- Designer and furniture packages

FORMAT:

additional options are sold as asset personalization, generating revenue with minimal impact on cost



HOW THE INVESTOR RECEIVES RETURNS

EXIT STAGES:

SALES LAUNCH
initial deposits received

CONSTRUCTION PHASE
partial capital return through sales

PROJECT COMPLETION
final unit sales

EXIT
profit distribution to investor

PROJECT ECONOMICS: SUMMARY*

Saleable area	7,680 м²
Base sale price	2,500 $/м²
Revenue (base case)	$21,879,400
Project cost	$13,320,000
Marketing & sales	$1,920,000
Project profit	$6,639,400
Investor profit (50%)	$3,319,700
Project ROI	**47,4%**
Return	**20–22% per annum**

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METROFOND

GRUPO METROFOND INTERNATIONAL DEVELOPER

15+
years of experience

100+
completed projects

300 000 м²

The financial outcome of **Eden Garden** is structured to align **the interests of both** the developer and the investor

FLOOR PLAN SOLUTIONS

ALL APARTMENTS IN THE EDEN GARDEN RESIDENTIAL COMPLEX

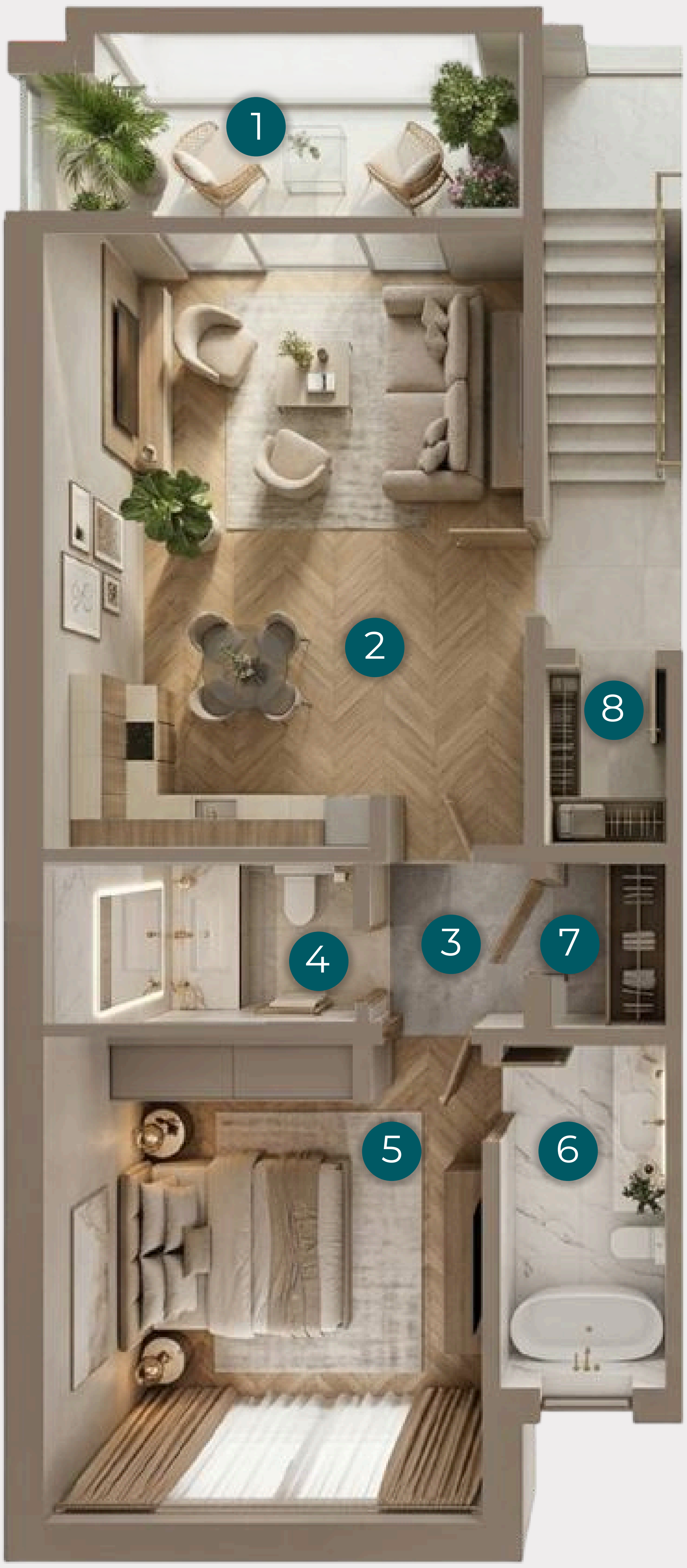
feature functional layouts:

- **one-bedroom apartments** with an area of 54 m^2
- **two-bedroom apartments** with an area of 79 m^2

Additionally, the complex includes **“expanded”** layouts, featuring **private pools, additional terraces, and rooftop areas**

FLOOR PLANS

apartments with one bedroom



1. Terrace	8,45 м²
2. Kitchen-living room	18,00 м²
3. Hall	2,92 м²
4. Bathroom	3,74 м²
5. Bedroom	13,30 м²
6. Bathroom	5,78 м²
7. Utility room	2,21 м²
8. Storage room	2,16 м²

Total apartment area: **54.40 m²**

FLOOR PLANS

apartments with two bedrooms

1. Terrace	9,95 м²
2. Kitchen-living room	25,20 м²
3. Hall	4,50 м²
4. Bathroom 1	3,51 м²
5. Bathroom 2	5,40 м²
6. Bedroom 1	14,44 м²
7. Bedroom 2	14,06 м²
8. Utility room	1,30 м²
9. Storage room	2,16 м²

Total apartment area: **78.36 m²**

GET INFORMATION ABOUT THE PROJECT AND DOCUMENTS:

**all links are clickable*

Open our WhatsApp Business

Open our Telegram

Open our наш YouTube

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BY METROFOND

PROJECT RENDERS

*All visualizations and illustrations of the project are indicative and may be subject to change during the construction process

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GENERAL PLAN


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