

Frequently Asked Questions (FAQ):

DESIGN:

1. How long and wide is the pool?

Length: 830 linear meters approximately.

Width: varies from 4m at the narrowest part to 10m at the widest part approximately.

2. What is the depth of the pool?

The standard is 1.40m at the deepest part.

3. Is there a children's pool area?

Children's pool: 10 children's pool areas distributed throughout the complex.

4. How high are the ceilings of the apartments?

Apartment height: 3.30m from finished floor to slab bottom, except for the ceiling areas.

5. How many apartments are there per level?

Apartments per level: varies according to building type:

- Building type A: 6 apartments 1st level, 10 apartments 2nd to 4th level, 8 apartments on the top level.
- Building type B: 8 apartments on the 1st level, 17 apartments on the 2nd to 4th levels, 14 apartments on the top level.
- Building type C: 4 apartments per level.

6. How many parking spaces does each apartment have?

Parking spaces:

- 1 parking for 1 and 2 bedroom apartments.
- 2 parking spaces for 3-bedroom apartments.

7. How big are the parking spaces?

2.50m wide x 5.00m long.

8. How many visitor parking spaces does the project have?

10% of the total number of parking spaces, representing a total of 140 visitor parking spaces.

9. Is there parking for golf carts?

There are 8 golf cart spaces planned for the entire project.

10. How many elevators does the project have?

32 elevators.

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11. What will the roofs of the penthouses be equipped with?

Jacuzzi and ½ finished bathroom.

12. What do the rooftop pre-installations include?

Pre-installations for BBQ.

13. In the “semi-covered” roofs of the pent-houses, would you use concrete, pergola or is it mixed?

Semi-covered roofs: light structure.

14. What is the size of the jacuzzis? How deep are they?

2.00m x 2.00m, depth of 0.90m.

15. Do the hot tubs include hot water?

Yes, they do.

16. Do the apartments include dishwasher?

It is not included, it is an additional charge, however, a dishwasher is provided only in apartments with 2 and 3 bedrooms.

17. Please briefly describe the construction system that will be used in Poseidonia:

Type of structural system, system of division between apartments, type of slab or lightened, etc.
It is a portal frame type system of beams and columns combined with shear walls. The slab is a combination of solid slab and ribbed slab. The masonry walls function as tambourines to define and divide apartment areas.

18. What materials will be used in the construction?

High quality imported porcelain tile, acrylic and textured paint. Imported modular kitchens, aluminum and glass profiles. In addition to a “stone” type material in exterior areas that go hand in hand with the concept of the buildings.

19 . What type of technology will be used for the air conditioners? How many tons?

VRF type, approximately 5 to 6 tons is what we use for this type of project.

20. What sustainability and energy efficiency standards are being implemented in the project?

Several charging points for electric vehicles are planned.
Collection and reuse of rainwater for irrigation systems.

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21. Can 2 apartments be connected with an internal door? Can the door be included in the price of the apartment or is it paid by the client as an upgrade?

They are not designed for this purpose.

22. Will the apartments have soundproof windows?

No.

23. What is the distance between the Social Area and building H?

Approximately 850m.

24. What amenities will be available to residents?

- Social club, with restaurant area, bar/café and pool bar.
- Amenities for leisure and enjoyment (massage area, gift shop, coffee shop) distributed in different parts of the complex.

25. How far is the project from the beach?

Approximately 1800m away.

PERMITTING/CONSTRUCTION:

26. Does the project have Confotur approved?

It is in process. The definitive CONFOTUR is foreseen for February 20, 2025.

27. What is the current status of the required permits and licenses?

The project has deposited in the different entities to release the permits corresponding to the technical development stage, prior to the sales launch.

According to our schedule, the permitting process is progressing satisfactorily and we have enough time to be able to complete the technical drawings in order to have the executive project on schedule, which suggests that we will have MIVED's approvals by the scheduled start of construction.

Currently, we have:

Letter of acceptance from CANA BAY and Letter of NO objection from city hall.

MINARENA and MITUR are advancing appropriately; the advantage that Poseidonia has for the processing in these institutions is that the project is under the umbrella of CANA BAY and that since we have their endorsement it gives us the peace of mind that the observations that they request from us are minimal and that they do not interfere with architectural, structural or area changes; having everything necessary to advance towards the final phase and to comply with the schedule for the beginning of the work.

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28. What measures will be taken by the construction management to ensure that the buyers of the first phases can enjoy their properties while the construction of the rest of the project continues?

- The entry of material, suppliers, and equipment must be secured by worker access.
- Protective fencing

29. When does construction of the project begin? Construction is scheduled to begin in June 2025. When is the project expected to be completed? The project is divided into five phases. The first phase will be delivered to the buyers in December 2028, with each subsequent phase to be delivered approximately six months after the previous one, ensuring a staggered and efficient schedule.

COMMUNITY:

30 . How much is the estimated maintenance fee? There are two maintenance fees

There are two maintenance fees: the Condominium fee and the Cana Bay Resort fee.

a. Condominium maintenance: It is estimated that the cost of maintenance of the condominium will be 2 USD x m2 per month maintenance cost is estimated to be 2 USD x m2 per month. Penthouses pay an additional 50 USD

50 USD for the terrace.

b. Cana Bay Resort Maintenance* (*Rate 2024):

TIPOLOGIA UNIDAD	CUOTA MENSUAL	REVISION ANUAL OCTUBRE
Villas unifamiliares	US\$ 295 -315	IPC Hotelero
Villas Duplex	US\$ 155 -195	IPC Hotelero
Apartamentos 1 habitacion	US\$ 90-114	IPC Hotelero
Apartamentos 2 habitaciones	US\$ 114-167	IPC Hotelero
Apartamentos 3 habitaciones	US\$ 167- 225	IPC Hotelero

31. What experiences does Cana Bay offer?

Cana Bay offers premium experiences that are carefully incorporated and licensed by Cana Bay, but managed independently of Cana Bay management by Cana Bay, but managed independently from Cana Bay management Experiential Dining, Sport & Leisure, Wellness, Thrilling Nighthlife, and Day Beach Club.

- ORO Nightclub. ORO Nightclub at Hard Rock Hotel is the most exclusive nightclub in the Dominican Republic. exclusive nightclub in the Dominican Republic. With capacity for 1000 people and 33 tables

VIPs. It offers the perfect setting where your guests can experience a luxurious and luxury and vibrant night in Punta Cana.

- Hard Rock Casino. 4,459 square meters, 25 gaming tables and 440 slot machines. Poker Room, Blackjack, Craps, Roulette or Baccarat, and VIP Lounge with a variety of table games and slot machines.

variety of table games and high-limit slot machines.

- Monserrat Restaurant named after the island of Montserrat in the Western Caribbean and home to the studio where the

Caribbean and home to the studio where Rock & Roll history was made in the 70's and 80's.

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decades of the 70's and 80's. A concept of Modern American food with the highest quality meats brought directly from Chicago, hand-selected and aged for 21 days. It also specializes in fresh local fish and live lobsters.

- The Rock SPA, whether exercising, relaxing or having fun, owners and guests enjoy different levels of guests enjoy different levels of wellness experience with incredible discounts.
- Racquet Club Cana Bay has two tennis courts and two paddle courts, both with artificial grass. Members of the club will enjoy playing under the Caribbean sun or at night Caribbean sun or at night under perfect lighting.
- Hard Rock Golf Club at Cana Bay features 18 holes of championship golf designed by the Nicklaus Group. With a length of 7,253 yards from its back nine, you will find all the challenges you desire. This par-72, par-72 course par 72 offers an impressive collection of challenges for every player's ability, regardless of skill level. player, regardless of skill level or experience. A course riddled with stunning scenery of the local flora and fauna.
- The Beach Club With its 11,000 m2 and a long list of services, the Beach Club is the social center of Cana Bay. the social center of Cana Bay, an elegant and exclusive place for members and partners only, where they members only where they gather and enjoy the infinity pool, panoramic terrace, library for special events, and private beach, library for special events, and private beach.

31. Do owners have free access to the Beach Club when purchasing a property in the project?
the project? No. The privileges of using the Cana Bay Beach Club property are subject to obtaining a membership.
subject to obtaining a membership.

32 . How much does a Cana Bay Beach Club membership cost? The owner can purchase an annual membership to the Cana Bay Beach Club.
can purchase an annual membership to the Beach Club for 500 USD per year per person.
person. Up to five memberships can be purchased per unit.

33. Is it possible to purchase a Day Pass for the Cana Bay Beach Club? If you do not purchase the membership you have available the consumable day pass of 35 USD per person, which can be applied to food and beverages. The day pass is also available for renters and visitors.

34. When does the owner have to sign the Cana Bay Protective Rules and Regulations?
Bay? At the time of signing the promise of sale.

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35. Will the owners have benefits at Hard Rock Hotel?

The project is not related to Hard Rock Hotel & Casino Punta Cana. The project and Hard Rock Hotel & Casino Punta Cana share the common entrance to Cana Bay, but they are individually managed and have independent facilities in their respective locations. They will be able to access the same services as the general public, such as access to the casino and day general public, such as access to the casino and day pass when available at the hotel.

MANAGEMENT:

36. Can the owner manage their property?

By contract The Developer will be in charge of the vacation rental management.

37. Who is the Operator?

Archipelago International. It is the largest privately owned hotel management company in Southeast Asia. Archipelago International entered the Southeast Asian market in 1997 and, as of 2023, has more than 350 properties, including hotels, condo hotels, resorts, serviced apartments, boutique villa resorts and vacation rental units, of which more than 300 are operational (consisting of more than 40,000 rooms) and 100 more hotels are under development. In Las Americas they already have more than 10,000 hotel and condo-hotel rooms in operation and under development.

38. When should the owner sign the Service and Management Agreement with Archipelago?

At the time of signing the promise of sale.