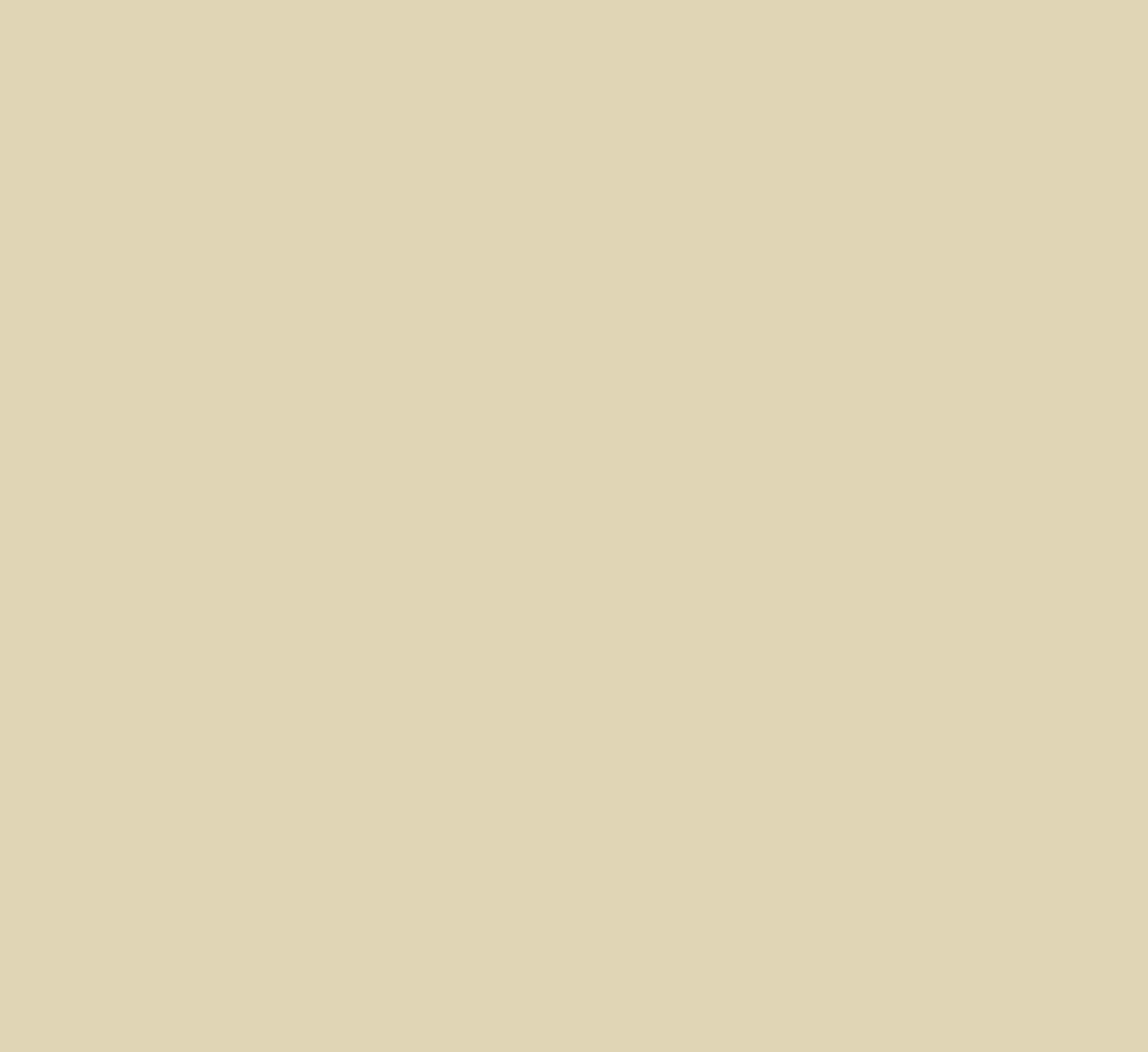




DOMINICAN  
REPUBLIC







## DOMINICAN REPUBLIC

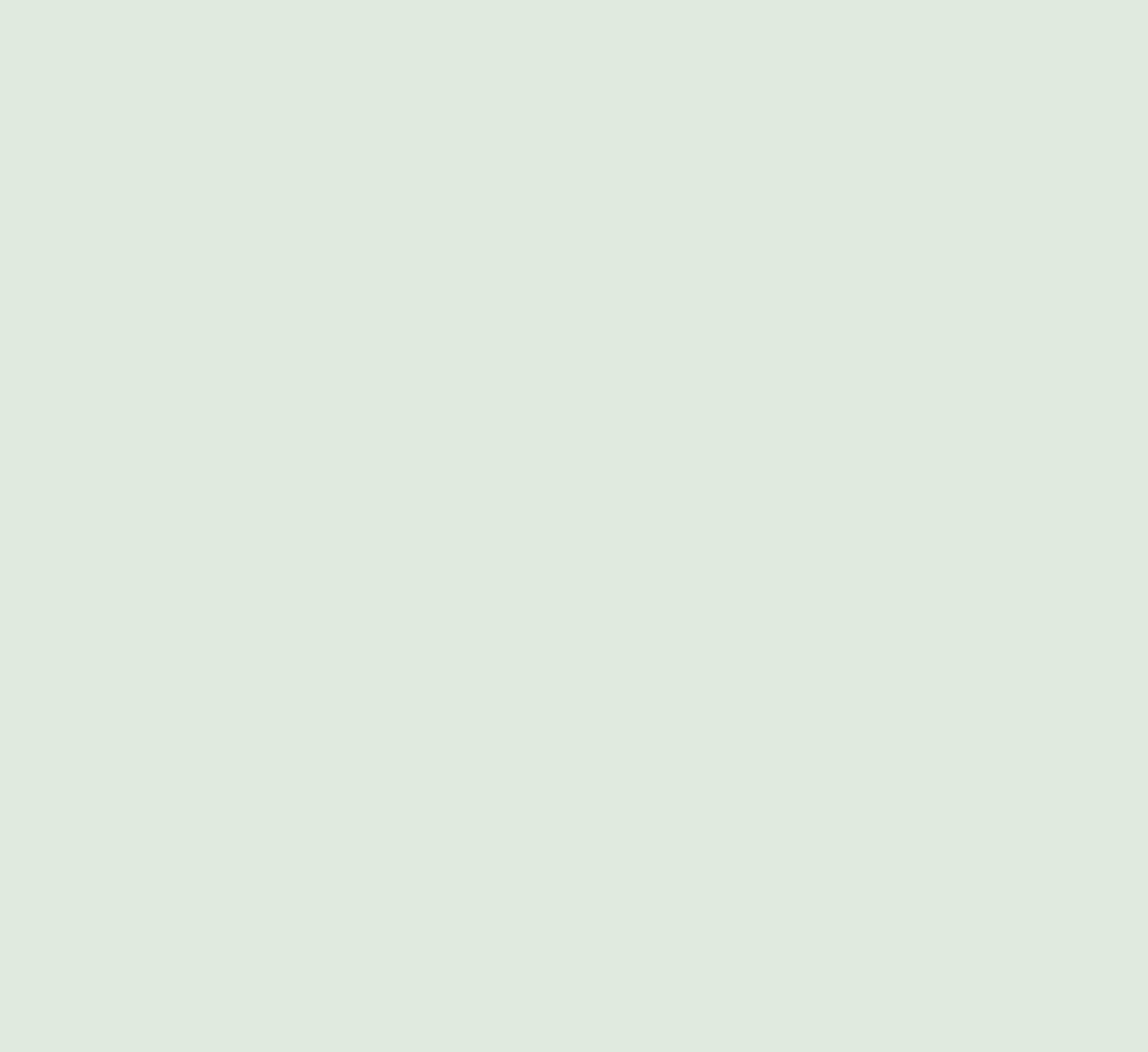
LOCATED IN THE HEART OF THE CARIBBEAN, THE ISLAND OF HISPANIOLA IS HOME TO THE MAJESTIC COUNTRY OF THE DOMINICAN REPUBLIC. Blessed with a 365-day summer season, this unique, natural treasure holds a world of enchantment waiting to be discovered. Lush valleys, exuberant mountains, crystal-clear rivers, spectacular beaches, colorful coral reefs, and captivating ecological diversity can be enjoyed throughout this paradise.

The Dominican Republic is an unparalleled destination, where hospitality knows no boundaries and where culture, tradition and history perfectly blend with the modern world.

The Dominican Republic is easily accessible to visitors from major gateways throughout the Americas, Europe and Asia; through its five International Airports, which provide convenient direct and charter air service on a variety of international carriers, the Dominican Republic is never far away.







Los Haitises, Samaná



## SAMANA PENINSULA

SAMANA BAY IS LOCATED IN THE NORTHEASTERN REGION OF THE DOMINICAN REPUBLIC, JOINING THE ATLANTIC OCEAN AND THE CARIBBEAN SEA. Surrounded on the north by the Samana Peninsula, the bay's well-protected, deep-water anchorages make it one of the finest natural harbors in the West Indies; a perfect destination for those seeking nature and adventure.

The sheer beauty of the area and the variety of natural attractions make it the preferred choice for those seeking an adventurous vacation or a relaxing place to settle down. Among its many features are protected islands that serve as nesting sites for pelicans and other birds, caves decorated with pre-Columbian pictographs and petroglyphs, and mangrove-lined river tributaries. Most notably, during the winter months thousands of humpback whales gather in Samana Bay to breed and bear their young; a once-in-a-lifetime opportunity to see.

Samana has it all; from green mountains, impressive beaches, and solitude, to lively little towns, crystal turquoise waters and lush vegetation. It is truly a gem of the Dominican Republic.

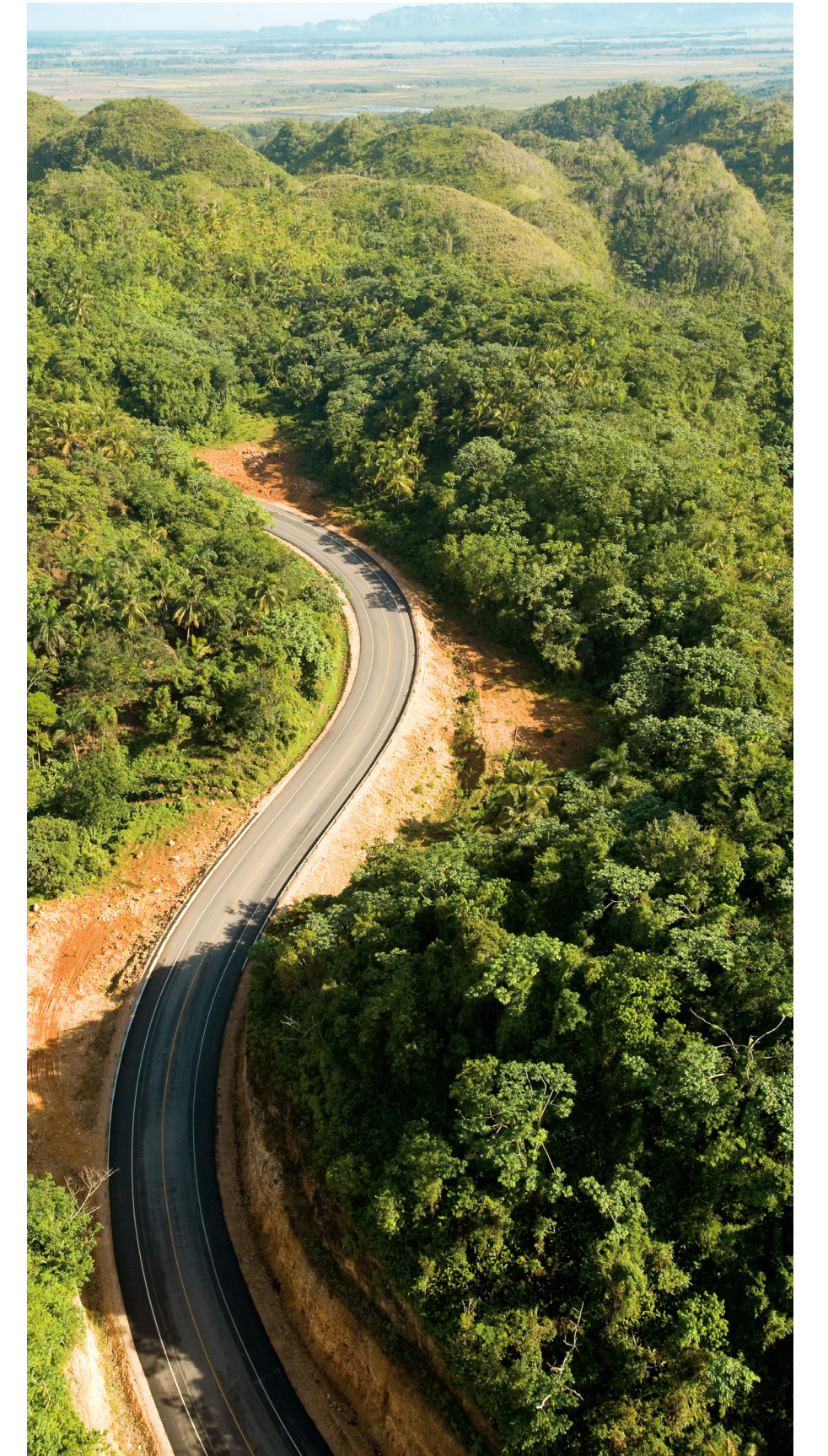




## HIGHWAYS AND AIRPORTS

SAMANÁ IS EASILY ACCESSIBLE TO VISITORS FROM MAJOR GATEWAYS THROUGHOUT THE AMERICAS AND EUROPE THROUGH AN INTERNATIONAL AIRPORT MINUTES AWAY FROM RINCON BAY. It also has two other airports for domestic flights, making travel from Santo Domingo, Puerto Plata, Santiago and other regions of the island, effortless.

A new, modern highway connects the capital of Santo Domingo to Samana, making the trip safe and short for travelers arriving from the capital.







RINCÓN  
BAY





## RIN'CON

NOUN. AN INTERIOR CORNER; A NOOK; HENCE, AN ANGULAR RECESS OR HOLLOW BEND IN A MOUNTAIN, river, cliff, or the like. (geology) A small, secluded valley.

Spanish (Rincón): habitational: from rincón 'corner' (Old Spanish re(n)cón, from Arabic rukún) to the property.





## RINCON BAY

RINCON BAY IS LOCATED IN LAS GALERAS, IN THE PROVINCE OF SAMANA. IT REFLECTS THE PERFECT COMBINATION OF THE TURQUOISE WATERS AND WHITE SAND OF ITS BEACHES, the vibrant green of its mountains and the crystal clear water of its river, offering a pallet of colors designed by nature showing perfection in its surroundings. Palm trees and lush vegetation protect the property, where the grasslands and the white sands merge together as one.



## RINCON BAY MASTER PLAN

RINCON BAY'S NATURAL BEAUTY, CONVENIENT AIR AND HIGHWAY ACCESS AND ATTRACTIVE LOCATION provide this unique property with the attributes required for long-term success in developing its master plan.

The Project is adjacent to Cabo Cabron National Park, which provides a unique environment to enjoy one of the most untouched and distinctive environmental wonders in the Dominican Republic.





## RINCON BAY ~ THE BEACH

An impressive turquoise water and white powder-like sand beach, the beach at Rincon Bay is considered by experts as one of the most breathtaking sights to see. The renowned Condé Nast Traveler magazine characterized it as being one of the most beautiful beaches in the Dominican Republic and the world.



RINCON BAY ~ THE RIVER



RINCON BAY ~ THE MOUNTAINS





RINCON BAY ~ THE NATURAL RESERVE

## GENERAL DESCRIPTION

THE MAIN OBJECTIVE OF THE RINCON BAY DEVELOPMENT IS TO OFFER A PRIME TOURIST DESTINATION ALTERNATIVE that will contribute to the sustainable growth of the area, while living in harmony with the natural environment.

The total area of this project is of approximately 9,000,000 Sqm<sup>2</sup> with 2,450 lineal meters of beachfront property. The general density per hectare was set according to the resolution No. 02/2007 (DPP) issued on September 21, 2007, by the Ministry of Tourism of the Dominican Republic. This resolution designated that the Rincon area between Cabo Cabron National Park and Playa Colorada could develop 25 rooms per hectare, and Las Lomas de Samana a variable density of 10 to 15 rooms per hectare according to the slope of the terrain.

Following the recommendations outlined by the Ministry of Tourism of the Dominican Republic, the project proposes to leave a strip of beachfront from the track of high tide of 90 meters, that when multiplied by the 2,450 meters of frontline, yields an area of 220,050 sqm<sup>2</sup> of beachfront property. Taking as a parameter 10 sqm<sup>2</sup> per person, this area supports a population of 22,005 people, for a total of 11,000 rooms in the beachfront area.

The beach area up to the coastline measures 2,275,555 sqm<sup>2</sup>. Applying the allowed density of 25 inhabitants per hectare, the area would accommodate approximately 5,689 rooms. The remaining 5,311 rooms are divided between 772.45 hectares, which is the surface of the slopes required to reach the figure of 10,000,000 m<sup>2</sup>. These considerations yield a projection of some six inhabitants per hectare for the surrounding hills.

The project would include 9,625 rooms with an average density of 12 inhabitants per hectare, which would be spread over the total area of the project following the parameters of the Ministry of Tourism in regards to construction levels and use of slopes. Whereas, considering the special ecological value of the area of Caño Frio, the project proposes to maintain a 30 meter height limit in construction from its east side, and the total absence of construction to the altitude of 55 meters above sea level in order to preserve and protect the large slopes and the high ecological value of its forest species. To allow the uninterrupted view of the sea and the mountains and the controlled use of this land, an ecological path will be built where information regarding the preservation of the ecosystem will be posted.

Rincon bay will work with developers in creating a worldwide-established brand through a well defined marketing plan that will enable success in sales.

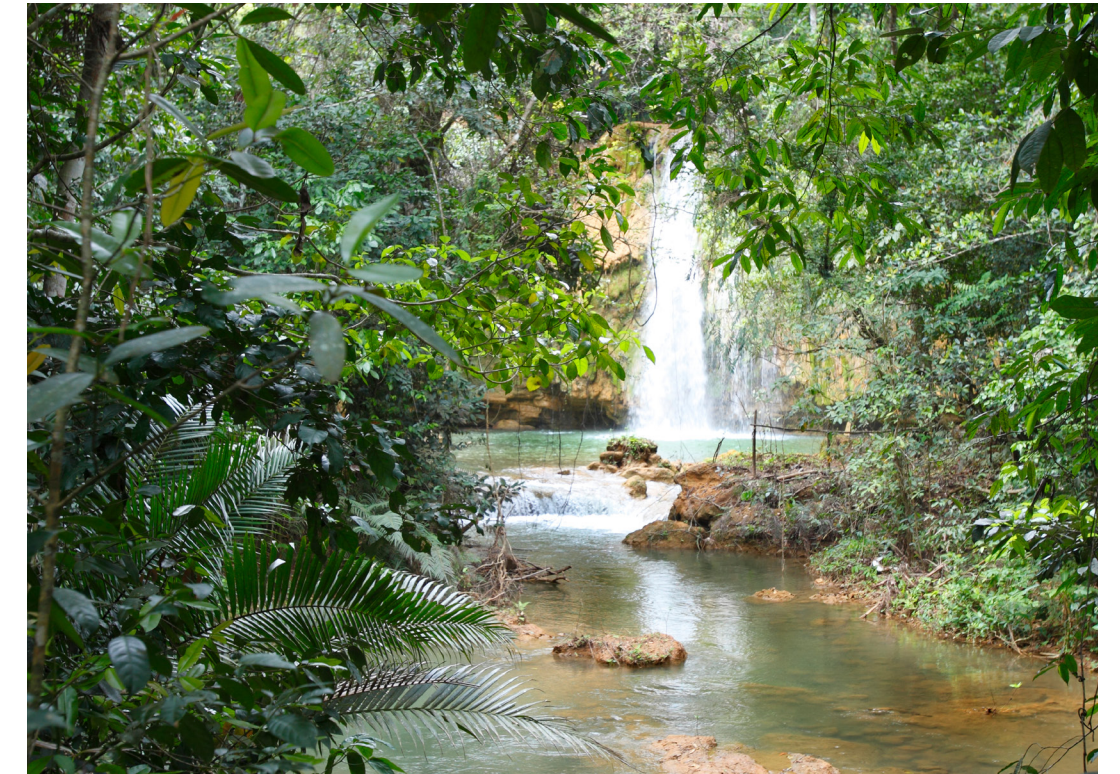




## MASTER PLAN RATIONALIZATION AND DESIGN CRITERIA

THE HOTEL PLAN IS COMPOSED OF SEVEN BEACHFRONT HOTELS WITH A TOTAL OF 4,572 ROOMS. A Beach Club will allow access to the beach for visitors and residents and will be located between hotels six and seven.

The remaining 5,053 rooms will be divided into residential units, split into two types: villas and apartments. A total of 1,350 apartments will have an interior distribution ranging between one and four bedrooms, with an average of 2.5 per unit. One and two-level villas will be built with four bedrooms each, for a total of 439 Villas. The exterior design of each residence will need to comply with the established architectural regulations and design criteria in order to maintain a similar façade and to ensure integration with the entire complex.





#### OVERALL AMENITIES

Project amenities will include an 18-hole golf course with PGA standards, a golf clubhouse, horseback riding center, sports areas, beach club, and spa facilities supplementary to the hotels.

The shops, restaurants, bars and leisure facilities will be integrated into a village of an area of approximately 20,000 m<sup>2</sup>. The project has been designed to reflect the abundant natural resources, respecting and caring for the surrounding natural beauty. The project will make sure that all construction and finishing materials will be in compliance with the preservation and integration of the environment.





## GENERAL SERVICES AND INFRASTRUCTURE

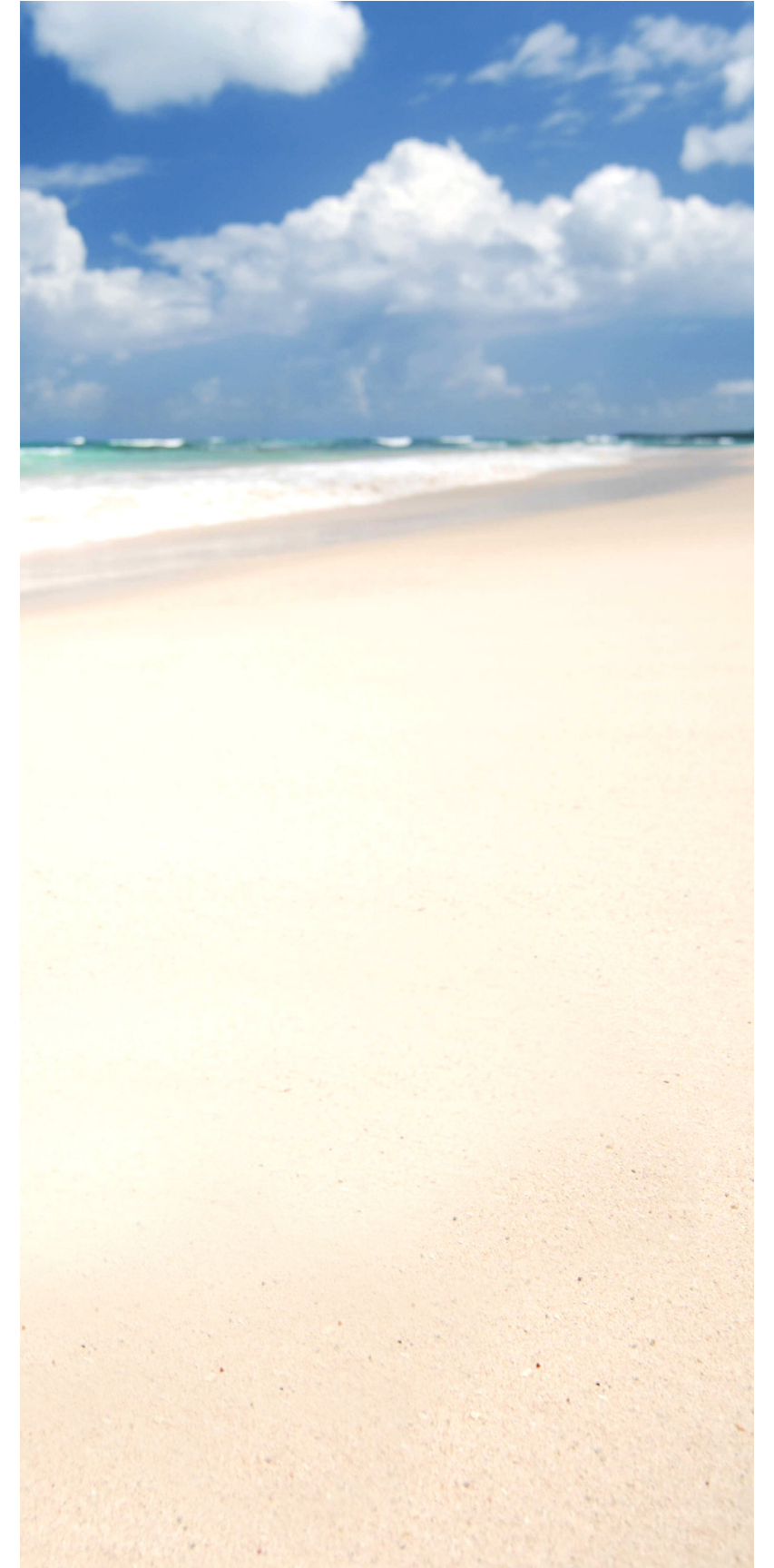
THE DEVELOPER WILL PROVIDE EACH RESIDENTIAL AND RESORT UNIT WITH THE REQUIRED COMMON SERVICES, which will include: security, maintenance of gardens, landscape and common areas, electricity, an emergency electric generator, water, garbage collection, room service and administration of rooms for rental purposes.

The project will be provided with drinking water by the Samana - Las Galeras aqueduct until it is able to acquire its own water supply from within the scope of its property.

The development will have autonomy in the collection of solid waste and sewage treatment plants at the concessionary level that will allow it to be used for irrigation purposes.

In regards to the project's electricity service, it is projected to include a dual system, interconnecting with the local electric company network and/or its licensees through a transmission line of over 69 kilowatts. Currently, studies are being conducted regarding the possibility of the self-generation of electricity with an emphasis on the maximum use of renewable energies. At completion, the project will be supplied with 16 megawatts of energy, provided by its own network and/or through mega electric generators.

All major infrastructures will be completed during the first phase of the project. This includes the construction of paved roads, water reservoirs and associated distribution systems, and underground electricity distribution lines. A main boulevard will be built that will service the different entryways to residential, beach and golf areas. There will also be a beach boulevard that will connect the hotel lots and the beach club to the main road, and a support boulevard that will serve all works related to construction, development and drainage and water reservoirs.



## RINCON BAY ~ MAIN COMPONENTS

### HOTELS

Seven beachfront hotels

### RESIDENTIAL OFFER

A Variety of sizes and formats, for a total of 5,053 rooms

### THE VILLAGE

The charming village will be strategically located adjacent to the beach at the center of the project. It will include a commercial area, beach club, restaurants and bars, boutiques and shops, business center, fitness area, medical facilities, residential area, excursion office, and a children and teen leisure center

### FITNESS AND SPORTS CENTER

A health center will be built where sports and fitness will be the main objective. It will include tennis courts, racquetball courts, a lap pool, paddleball area, and a fully equipped fitness facility.

### SPA

Spa facilities will be located in all hotels within the project

### GOLF

An 18-hole world-class golf course will be built in the western part of the project. Designed by a renowned expert in the field, the course will combine the magnificent views of the sea, the mountains and the national park with holds overlooking each area. The golf clubhouse will include central maintenance facilities, a security area, back of the house maintenance, a proshop, restaurant and lounge areas, lockers, administrative offices, housing center for employees and a recreational and instructional golf school.

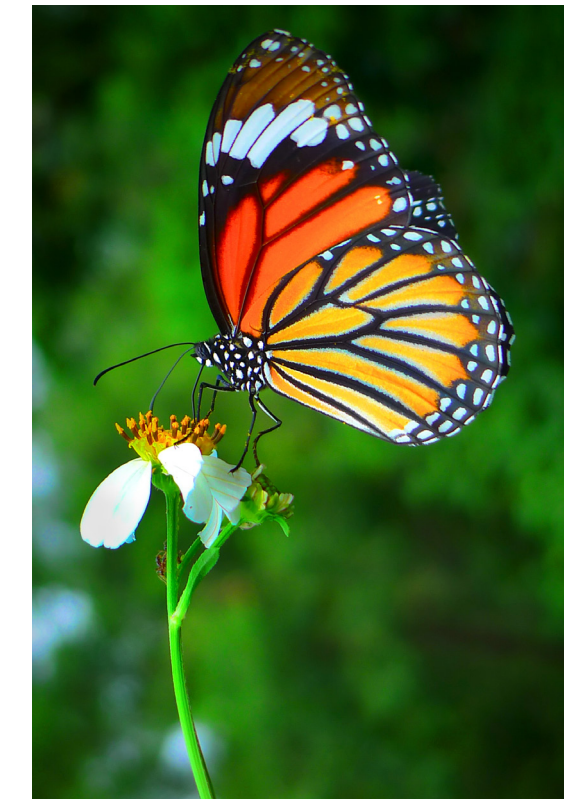
In order to maximize the amazing environmental elements of the projects, two specific areas have been conceived for future development:

### ECUESTRIAN CENTER

Polo field, jump and dressage, training facilities, pastures and stables

### NATURE INTERPRETATION CENTER (NIC)

Nature paths, environmental education and adventure courses





## RINCON BAY ~ REAL ESTATE OFFER

RINCON BAY'S UNIQUE LOCATION ALLOWS SEA AND MOUNTAIN VIEWS FROM EVERY CORNER OF THE PROPERTY, MAKING IT IDEAL FOR REAL ESTATE DEVELOPMENT. THE REAL ESTATE OFFER COMPRISES THE FOLLOWING:

### **Apartment Buildings**

In regards to the residential offer, the project will enable 42 lots of 6,000 Sqm<sup>2</sup> for the construction of apartment buildings. The buildings will be composed of modules of 16 apartments each, with a distribution of two one-bedroom units, eight two-bedroom units, four three-bedroom units and two apartments of four-bedrooms.

### **Golf Villas**

Surrounding the project's golf course, these villas will have an area of approximately 750 square meters distributed in separate modules of four spacious bedrooms, each with its own bathroom, social areas, full kitchen, terraces and a swimming pool.

The architectural design of these villas reflects the natural elements of the area and provides a modern environment with minimalist and elegant touches. The construction as a whole offers open floor plans, which provides a sense of brightness and freedom. These units will be developed using abundant coconut palm trees to provide a private and secluded atmosphere.

### **Golf Apartments**

Located adjacent to the golf course and distributed in buildings not more than three stories high, these residential units will provide average functional spaces of approximately 200 square meters. They will be composed of two or three bedrooms, living and dining areas, full kitchen and large balconies overlooking the amazing golf course.

### **Beachfront Apartments**

These luxury apartments will overlook the majestic blue ocean of Rincon Bay and will have an average of 2.5 bedrooms and bathrooms, living and dining spaces, full kitchen and balconies with a total area of 180 square meters. Their strategic location will provide these units with a unique natural setting.

### **Hotels**

The project includes seven hotel units with an inventory of approximately 700 keys each.



THE  
ABRISA  
GROUP





#### THE ABRISA GROUP

The Abrisa Group is a well-respected and diversified business group in the Dominican Republic, with leading market positions in construction, real estate development, airport management, health and education.

Since its foundation, Grupo Abrisa has been committed to help people acquire basic goods and services, such as housing, healthcare and education.

With the ongoing process of globalization, the group has opened operations in various sectors of the international market, forming strategic alliances with world-renowned organizations, both in America and Europe, seeking to strengthen the foundation of its companies and the country.

## THE ABRISA GROUP ~ EDUCATION AND HEALTH:

### IBEROAMERICAN UNIVERSITY (UNIBE) ----1982-PRESENT DAY

UNIBE is a higher education institution, created to place special emphasis in the development of high quality learning, which offers 15 different careers and seven graduate programs in the Dominican Republic. [www.unibe.edu.do](http://www.unibe.edu.do)

### "MI COLEGIO" ----1976-PRESENT DAY

Mi Colegio is a learning community, which provides early, basic, middle and high school education in Spanish. [www.micolegio.edu.do](http://www.micolegio.edu.do)

### MC SCHOOL ----1996-PRESENT DAY

MC School is an independent institution officially founded as a private, non-sectarian school in 1996, that serves the Dominican and foreign population interested in a U.S. type curriculum. It offers an educational program to Preschool, Elementary, Middle and High School Students [www.mcschool.edu.do](http://www.mcschool.edu.do)

### CAP CANA HERITAGE SCHOOL ----2007 - PRESENT DAY

Cap Cana Heritage School (CCHS) is an American based English private school located in the planned resort and residential community of Cap Cana. It offers an educational program to Preschool, Elementary, Middle and High School Students. [www.cchs.edu.do](http://www.cchs.edu.do)

### NATIONAL INSTITUTE FOR DIABETES, ENDOCRINOLOGY AND NUTRITION (INDEN)----1972 - PRESENT DAY

Hospital center dedicated to providing healthcare services for diabetic and endocrinological patients who are underserved or of modest resources. [www.inden.org.do](http://www.inden.org.do)





## THE ABRISA GROUP ~ CONSTRUCTION, COMMUNICATION AND AIRPORT MANAGEMENT

### SINERCON—1987-PRESENT DAY

One of the most prestigious companies in the industry for the construction of hotels, airports, water supply systems, manufacturing of structural and concrete elements and supply and maintenance of heavy construction equipment. [www.sinercon.com.do](http://www.sinercon.com.do)

### MEDIA TEAM DOMINICANA—2006-2010

A media management firm focused on the production of communication content for printed, audiovisual and digital media with special emphasis in strengthening and participatory processes in the Dominican society.

### AEROPUERTOS DOMINICANOS SIGLO XXI (AERODOM)—2000-2008

The company oversees six airports in the Dominican Republic. It is responsible for the construction, operation, management and modernization of airports all around the country.

## THE ABRISA GROUP ~ TOURISM AND REAL ESTATE DEVELOPMENT

### CAP CANA—2001-PRESENT DAY

Cap Cana is a 30,000 acre, master-planned luxury resort and real estate community located adjacent to the Punta Cana international airport on the eastern tip of the Dominican Republic in the Caribbean. The community is fully operational with championship golf and yachting facilities, world class hotels, pristine beaches, a variety of dining and retail establishments and numerous other amenities. Cap Cana is worldwide known for the quality of its existing infrastructure and surroundings, the broad array of its services and amenities, and its tasteful and refined architecture. [www.capcana.com](http://www.capcana.com)

### RINCON BAY 2010-PRESENT DAY

A unique property located in the province of Samana, Dominican Republic, of over nine million square meters. The project embraces the beach, the mountains and the river, which provides an impressive canvas ready for development.



CAP CANA  
DOMINICAN REPUBLIC



RINCON BAY  
SAMANA  
REPUBLICA DOMINICANA



RINCÓN BAY  
PROJECT OVERVIEW

+1 809.682.0508  
Av. Pedro Henríquez Ureña #56  
Santo Domingo, Rep. Dominicana  
<http://www.rinconbay.com>  
[info@rinconbay.com](mailto:info@rinconbay.com)