

Dossier



# AIDEA MACAO

tropical residences

El lujo de vivir  
rodeado de naturaleza

# ALDEA MACAO

A gated community on a 24,000-square-meter plot featuring 32 villas, a hotel, boutiques, and a commercial area.

Ideally located in the iconic and vibrant community of Macao, where the Caribbean Sea and the Atlantic Ocean meet, this distinctive collection of A & B category residences and a vacation hotel maintains the peaceful character of this magical place.



32  
Villages



10  
Hotel Rooms



5  
Commercial  
Premises

# MACAO BEACH

Macao Beach is a beach located in the northern part of Punta Cana in the eastern region of the Dominican Republic.

Macao Beach features white sand and palm trees. It is very popular with locals and is also a tourist spot for surfers and those taking buggy and ATV tours.



Macao Dreams Resort



Macao Beach



NEW Secrets Macao  
Beach Punta Cana Hotel



Parking



NEW The Ritz  
Carlton Complex



AIDEA MACAO  
tropical residences



3 MIN.  
MACAO BEACH

Shopping Mall



PUJ Airport



Hard Rock Hotel



NEW: Moon Palace



IMG Hospital



# INVESTMENT & PROFITABILITY

Starting  
US\$430 MIL

We offer different forms of payment, rental management and additional villa maintenance.

Additional packages:  
Service room, furniture, solar panels, among others.

With the guarantee of **ST3**, a leading company in the construction of villas in Punta Cana.

Guaranteed return on investment with an average income of US\$4,000 per month, plus growth in the project's value due to being in a developing area

10%

Investment  
return



The villas are described as ideal spaces for enjoying a comfortable and welcoming atmosphere within one of the most exquisite regions in the Caribbean. The architecture and design celebrate and draw inspiration from regional materials and forms while offering a contemporary vision.



The project features various types of tropical villas, each with a special discount at the hotel located within the village. The hotel boasts a sunset tower, spa area, swimming pool, restaurant/bar, and retail spaces. The village also includes a children's playground and pet-friendly areas.



# VILLA AMENITIES



Macao Beach  
access



Bike  
rental



Eco-friendly



Mini-market



Solar panel  
pre-installation



Private  
community



High capital  
gains



Boutique



Wellness



Low density  
community



24h Security



Controlled  
access booth



Electric vehicle  
charger



Private  
pool



Privilege  
location



Co-working



À Commercial Area



Yoga



Concierge



Keychain



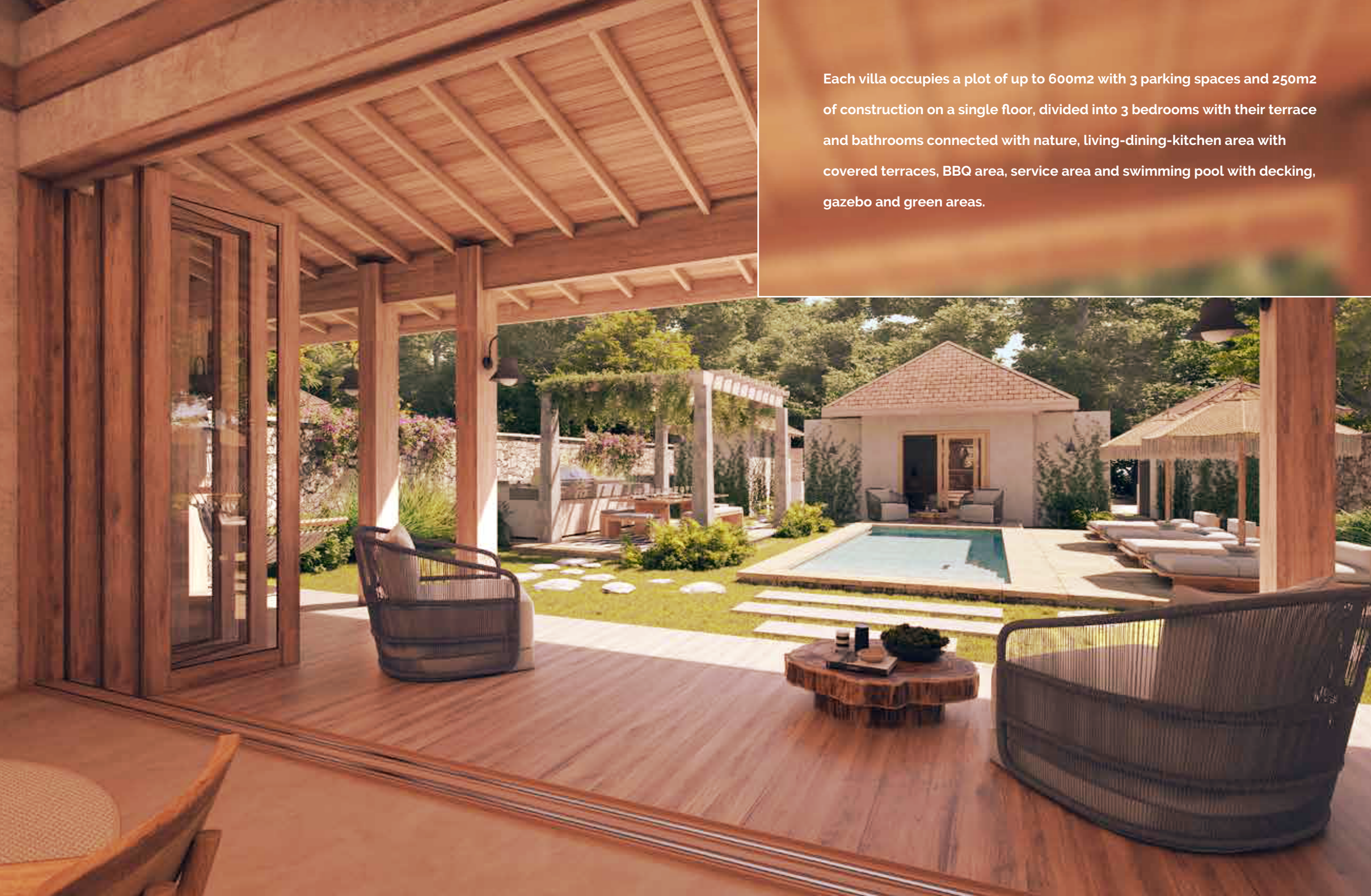
TYPE  
VILLAGES

A

Living room	11.91 M <sup>2</sup>
Kitchen	11.51z M <sup>2</sup>
Dining room	9.83 M <sup>2</sup>
Bedroom	13.14 M <sup>2</sup>
Bathroom 1	8.03 M <sup>2</sup>
Bedroom 2	18.09 M <sup>2</sup>
Bathroom 2	9.45 M <sup>2</sup>
Bedroom 3	18.09 M <sup>2</sup>
Bathroom 3	9.45 M <sup>2</sup>
Pool deck	22.90 M <sup>2</sup>
Terrace	17.50 M <sup>2</sup>
Porche	28.03 M <sup>2</sup>
Laundry/Warehouse (Not included in base price)	7.34 M <sup>2</sup>
Service Room (Not included in base price)	4.07 M <sup>2</sup>
Parking	25.00 M <sup>2</sup>
Total Area	236.68 M <sup>2</sup>
Pool (Not included in base price)	19.34 M <sup>2</sup>



Each villa occupies a plot of up to 600m<sup>2</sup> with 3 parking spaces and 250m<sup>2</sup> of construction on a single floor, divided into 3 bedrooms with their terrace and bathrooms connected with nature, living-dining-kitchen area with covered terraces, BBQ area, service area and swimming pool with decking, gazebo and green areas.





TYPE  
VILLAGES

B

Living room	12.51 M <sup>2</sup>
Kitchen	7.24 M <sup>2</sup>
Dining Room	9.88 M <sup>2</sup>
Bedroom	18.09 M <sup>2</sup>
Bathroom 1	10.06 M <sup>2</sup>
Bedroom 2	13.51 M <sup>2</sup>
Bathroom 2	7.76 M <sup>2</sup>
Habitación 3	13.51 M <sup>2</sup>
Bathroom 3	7.76 M <sup>2</sup>
Pool Deck	22.52 M <sup>2</sup>
Terrace	17.48 M <sup>2</sup>
Porche	28.16 M <sup>2</sup>
Laundry/storage (Not included in base price)	10.01 M <sup>2</sup>
Service room (Not included in base price)	6.04 M <sup>2</sup>
Parking	25.00 M <sup>2</sup>
Total Area	238.04 M <sup>2</sup>
Pool (Not included in base price)	18.63 M <sup>2</sup>







# HOTEL SERVICES

Preferential rates on hotel services, boutique, restaurant, beach shuttle, coworking and relaxation areas: pool, sunset tower for yoga and spa.

Being classified as CONFOTUR, the project benefits from the tax exemption of the property tax 1% and transfer tax on the purchase value 3%.

The villa project is managed as a hotel residence that favors the maintenance and return of your investment.

Receive your rental income, less administration and maintenance fees, and make your investment profitable while you enjoy it.



Concierge



Bar



Restaurant



Boutique



Sunset Tower



Mini-market



Pool



Beach Shuttle



Spa



Co-working



Application process underway



## ADDITIONAL



Solar panels



Service room



Pool



Warehouse  
/Laundry



Turnkey/  
Furniture

## PAYMENT METHODS

Reserve

USD\$5,000.00

Firm

25%

During  
construction

40%

Dispatch

35%



37 min.  
Punta Cana  
International  
Airport



29 min.  
a Blue Mall



17 min.  
to Downtown  
Punta Cana



3 min.  
To Macao Beach



19 min.  
Coco Bongo



21 min.  
Punta Cana  
Mall



3 min.  
Gas Station



10 min.  
Hospital

The Aldea Macao project is located north of Punta Cana, in the province of La Altagracia, Dominican Republic; fifteen minutes from the best restaurants in Bávaro Punta Cana, and three minutes away. From Playa Macao, thirty minutes from Punta Cana Airport, thirty minutes from Punta Cana Resort and Club, thirty-five minutes from Cap. Cana and two minutes from Hotel Dreams Macao.



AIDEA MACAO  
tropical residences

[www.aldeamacao.com](http://www.aldeamacao.com)

 @aldeamacao