

LARISSA ORTIZ

International Master Broker



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GLOBAL
PROPERTIES

By

RESF
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AQUAMARINE

Juan Dolio

INNSiDE

BY MELIÀ



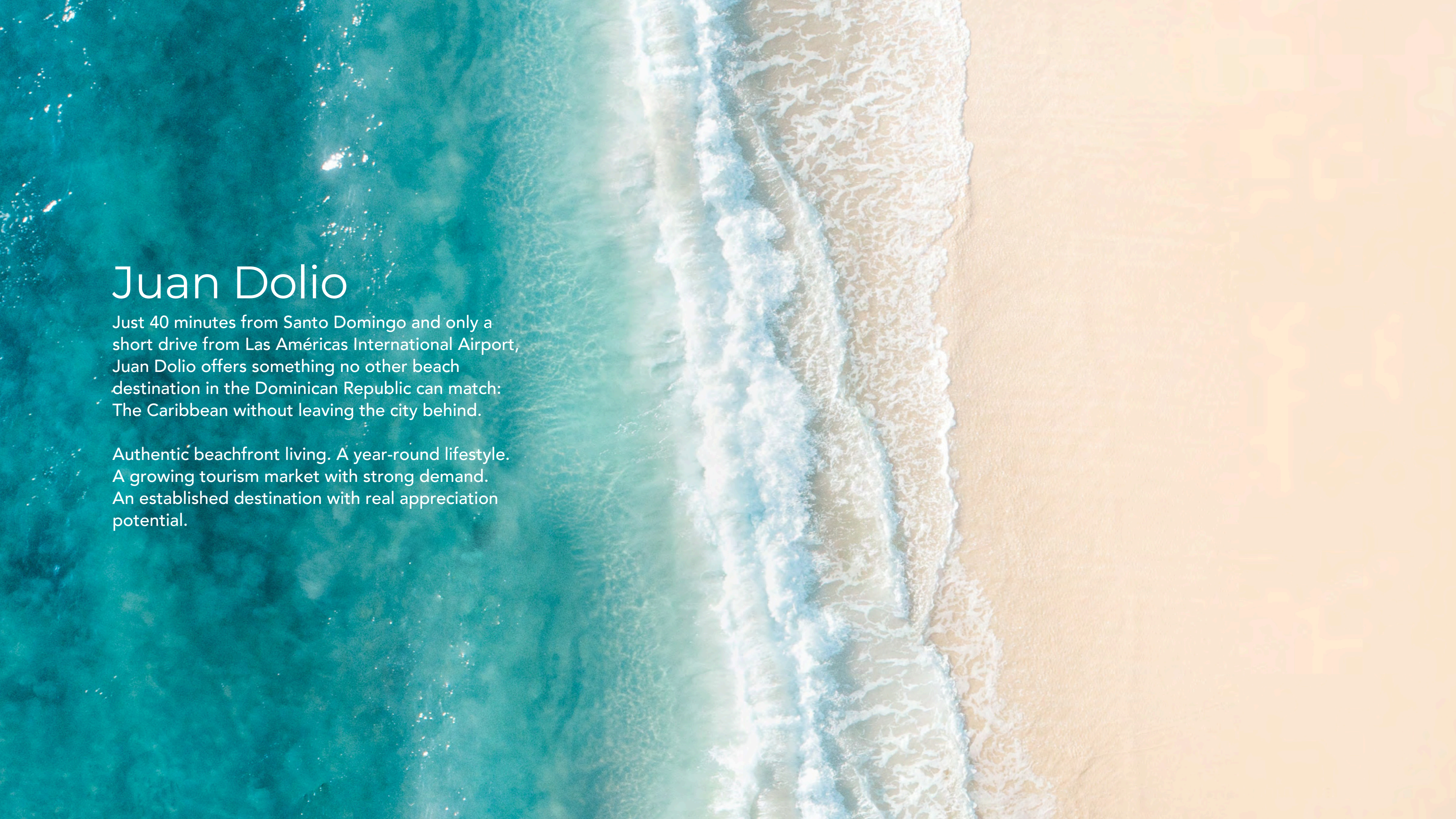
AQUAMARINE

INNSiDE
BY MELIÀ

Here, everyday is worth more

The Caribbean at your doorstep. Santo Domingo just minutes away.

A beachfront tower designed so that every day is worth more than the one before.



Juan Dolio

Just 40 minutes from Santo Domingo and only a short drive from Las Américas International Airport, Juan Dolio offers something no other beach destination in the Dominican Republic can match: The Caribbean without leaving the city behind.

Authentic beachfront living. A year-round lifestyle. A growing tourism market with strong demand. An established destination with real appreciation potential.



Meliá Hotels International is one of the world's leading hospitality companies, with a presence in more than 40 countries and a portfolio of over 400 hotels under globally recognized brands. More than six decades of experience represent operational excellence and corporate strength.

For Aquamarine, Meliá's operation ensures that every detail, from management to guest experience, follows standards proven in the world's most demanding markets.

Confidence That Creates Value

Meliá's presence provides confidence for investors. Its experience operating branded residences supports a professional operation and a consistent flow of international guests who recognize and seek out its brands, strengthening demand and long-term value.



+65 Years

of international hospitality experience

Worldwide presence

5 Continents
+40 Countries

+400 Hotels

Under globally recognized brands



INNSiDE

BY MELIÀ

The first Brand Residence in Juan Dolio

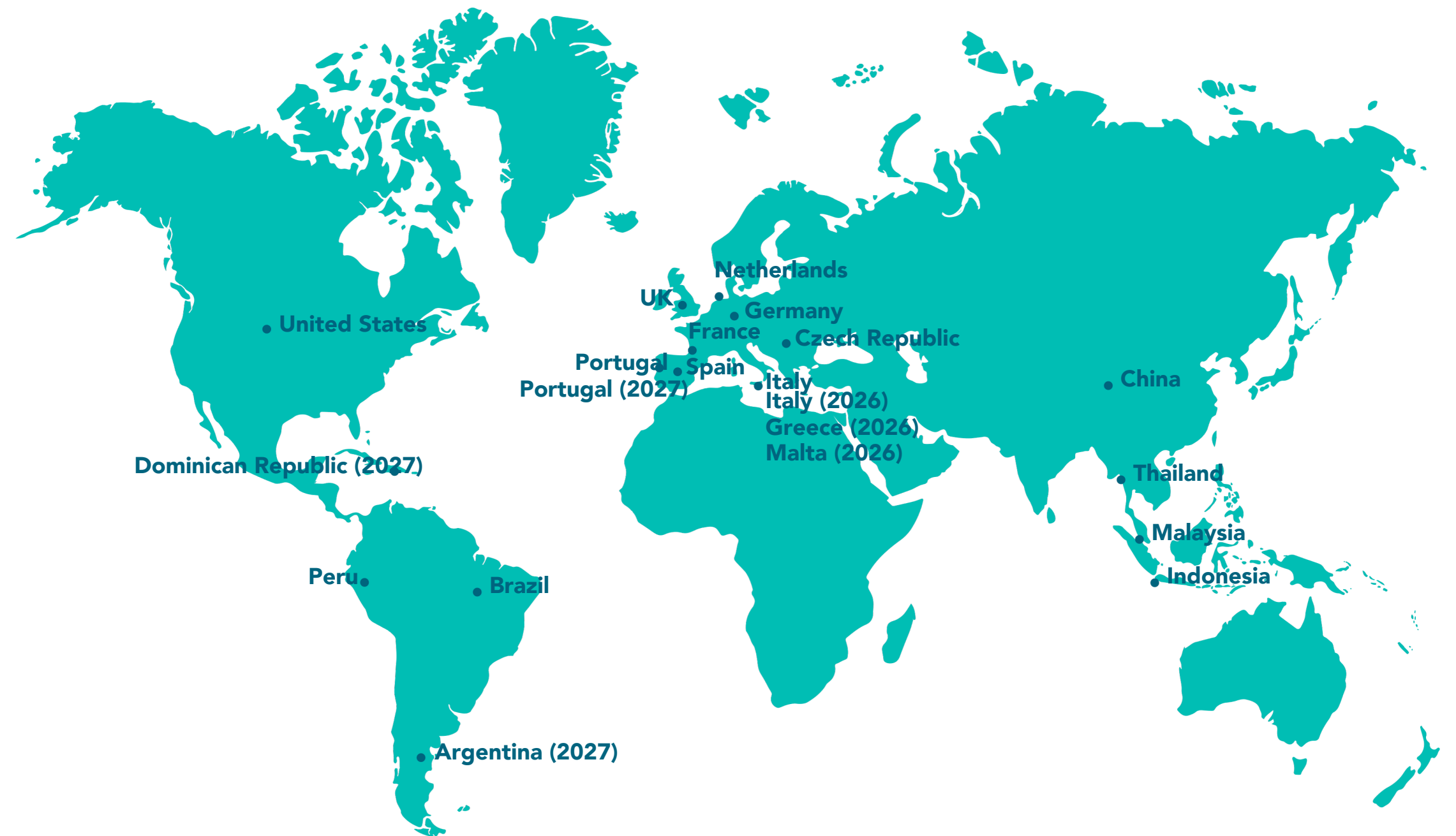
Aquamarine introduces a new category of investment to the Dominican Republic's South Coast. Branded Residences that combine the privacy of ownership with the prestige, services, and management of an international hospitality brand. A concept designed to elevate the product, ensure professional operation, and enhance long-term value.

INNSiDE

BY MELIÁ

INNSiDE by Meliá is the lifestyle brand of Meliá Hotels International, designed for contemporary travelers seeking design, energy, and authenticity in every destination. Present in iconic cities around the world, INNSiDE combines contemporary design, local gastronomy, and vibrant social experiences that connect guests with the spirit of each location.

With the arrival of INNSiDE by Meliá at Aquamarine, Juan Dolio joins a growing collection of destinations featuring internationally recognized lifestyle brands, elevating the standard of hospitality and experience for residents, investors, and visitors alike.



48^{Hotels}

8,966

17^{Country}

Benefits of Investing in INNSiDE by Meliá

100,000

Welcome Points

Your investment also includes 100,000 welcome points, redeemable for stays at Meliá hotels, Iberia flights, exclusive spa experiences, and other services within the Meliá Rewards ecosystem.



As an Aquamarine owner, you will automatically receive Gold status within Meliá Rewards, an exclusive membership offering benefits around the world, including preferred rates, early check-in, late check-out (subject to availability), and priority service during every stay.

Exclusive Access to a
GLOBAL NETWORK
MELIÁ

Your residence becomes part of Meliá's global hospitality network, allowing you to exchange and enjoy available stays across participating destinations, from Bali to Cancún, adding flexibility to your ownership experience.

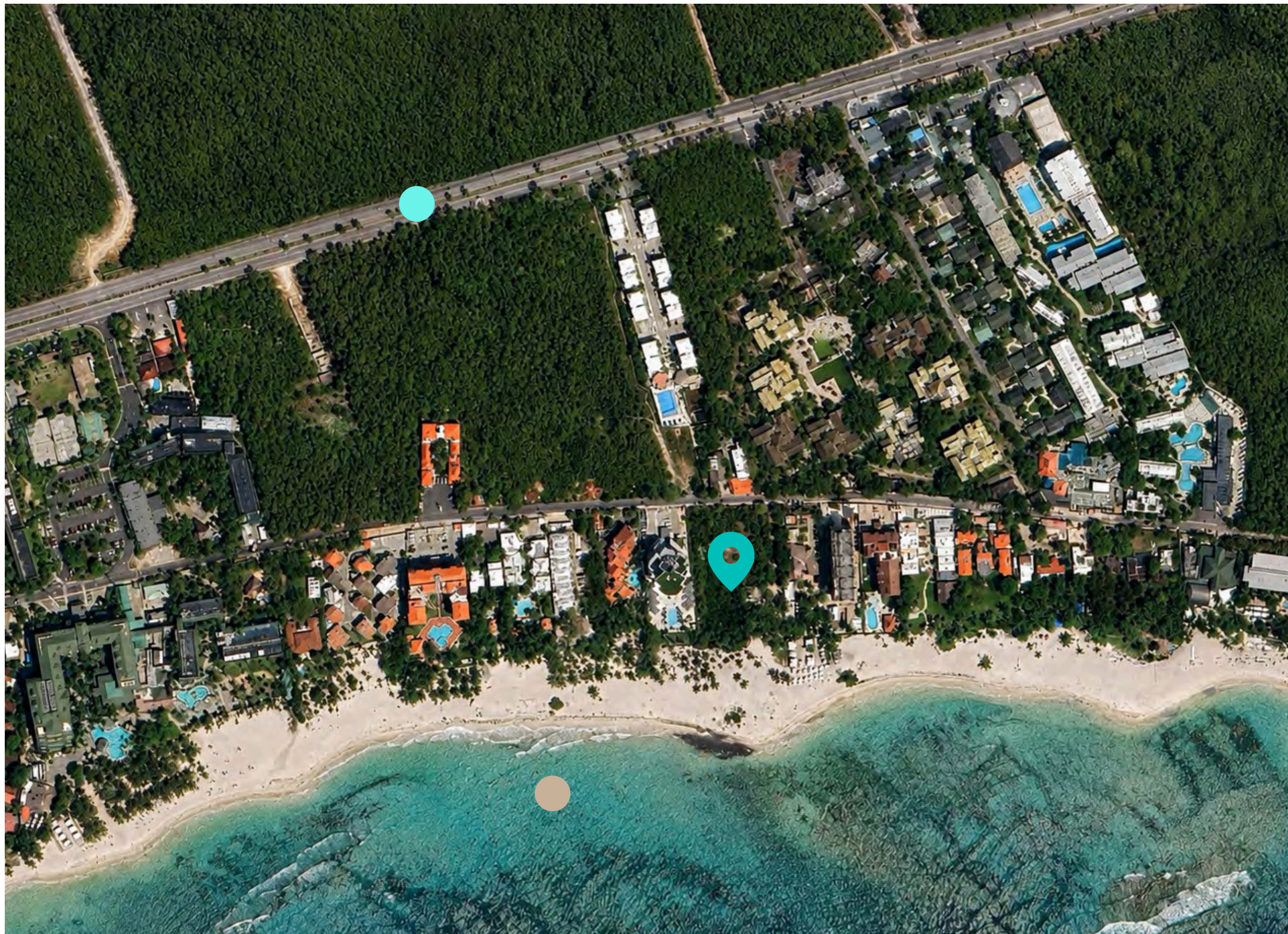
A New Beachfront Landmark

Aquamarine INNSiDE by Meliá is a residential and hospitality development designed to redefine the experience of living and investing in Juan Dolio.

Its organic architecture, inspired by the movement of the ocean, creates a distinctive silhouette along the Caribbean shoreline, bringing together design, location, and lifestyle in one destination.

AQUAMARINE | INNSiDE
BY MELIÁ





Prime Beachfront Location

Aquamarine INNSiDE by Meliá is located directly on the beachfront in Juan Dolio, within the tourist municipality of Guayacanes.

The property is situated south of the main avenue, approximately 687 meters east of the intersection connecting the Juan Dolio National Police Department and CESTUR offices.

 Aquamarine  Autovía del Este  Playa Juan Dolio



Connectivity That Enhances the Experience

AQUAMARINE

INNSiDE
BY MELIÁ



Santo Domingo
~45 min



Las Americas
International Airport
~20 min



AQUAMARINE
INNSiDE BY MELIÁ



Casa de Campo
~45 min



Punta Cana
~1hr 30 min

Aquamarine INNSiDE by Meliá is strategically located in Juan Dolio, one of the Dominican Republic's best-connected coastal destinations.



Project Highlights

A beachfront destination designed for living, investing, and experiencing JuanDolio.

21 Stories Residential&Hospitality Tower	203 Parking Spaces For Residents and Guests	+32,000 m² Built Area
163 Residences Beachfront Living	180° Ocean Views From Every Residence	Beachfront Juan Dolio

World-Class Amenities

Inspired by contemporary hospitality and carefully curated to meet the standards of an internationally recognized operator.





Lobby

Aquamarine INNSiDE by Meliá integra amenidades diseñadas para conectar entretenimiento, bienestar y lifestyle frente al Caribe.



Lobby Bar



Infinity Pool

-  Infinity Pool
-  Restaurant & Bar
-  Lounge Areas
-  Fitness Center
-  Social Terraces
-  Lobby
-  Retail Area
-  Private Beach Club
-  Oceanfront Deck

Masterplan

Residence Types

- | | | | |
|-------|---|-------|---|
| T01 A | ● | T01 B | ● |
| T02 A | ● | T02 B | ● |
| T03 A | ● | T03 B | ● |
| T04 A | ● | T04 B | ● |
| T05 A | ● | | |



Aquamarine INNSiDE by Meliá offers an exclusive collection of residences designed for those seeking to invest with vision, enjoy the Caribbean with privacy, or combine both lifestyles in one destination.

Available Residence
Types
• One-Bedroom
Residences
• Two-Bedroom
Residences
• Three-Bedroom
Residences
• Exclusive Penthouses



Residence Type T01

70-72 m²

Features:

One Bedroom
Living Room
Kitchen
Dining Area
Bathroom
Terrace



Residence Type T02

118 - 125 m²

Features:

Two Bedrooms
Living Room
Kitchen
Dining Area
Two Bathrooms
Terrace



Residence Type T03

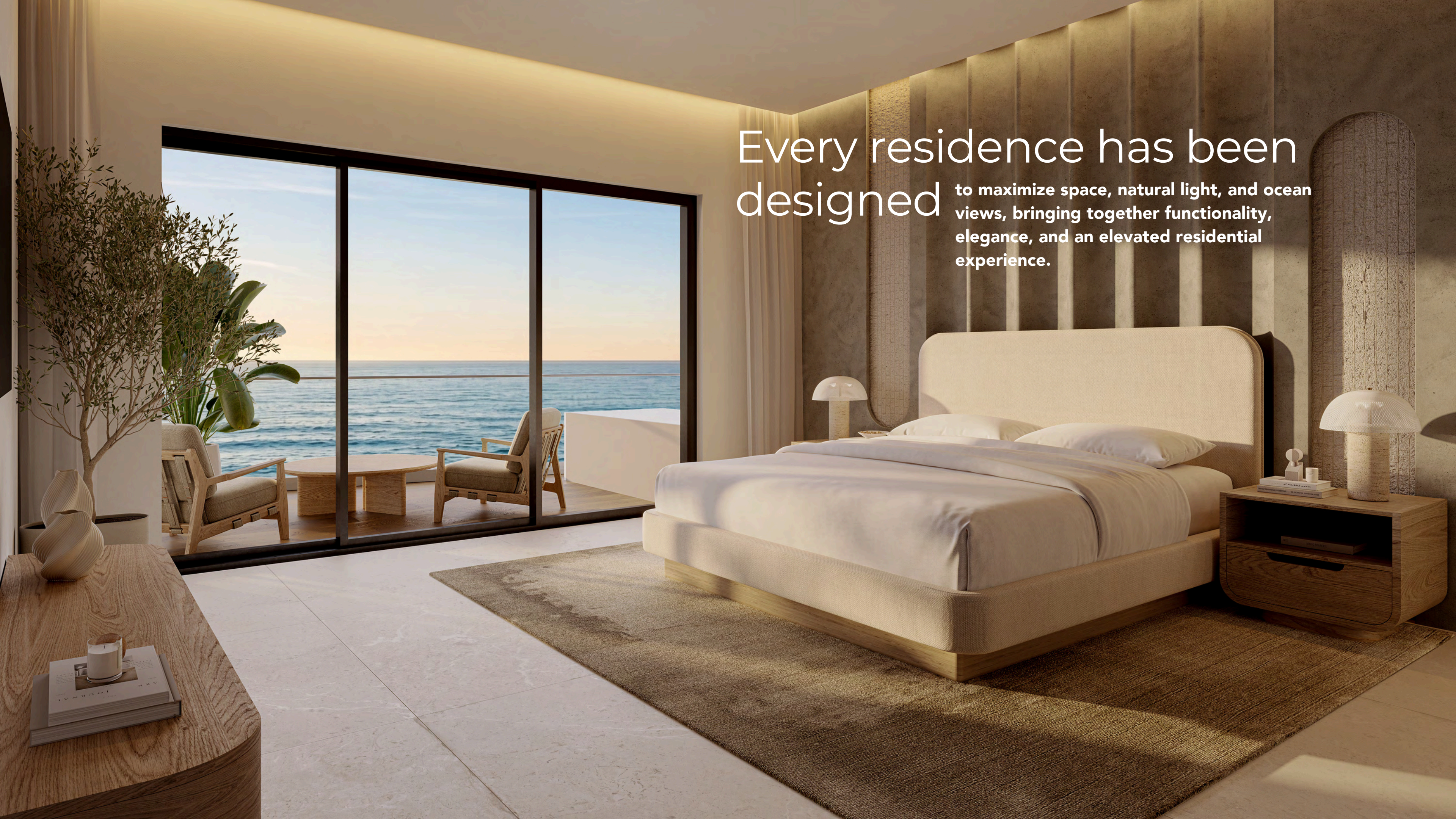
80 - 81.60 m²

Features:

One Bedroom
Living Room
Kitchen
Dining Area
Bathroom
Terrace



Every residence has been
designed to maximize space, natural light, and ocean
views, bringing together functionality,
elegance, and an elevated residential
experience.



Residence Type T04

168.5 - 169.6 m²

Features:

Two Bedrooms
Primary Suite with Ensuite Bathroom & Walk-In Closet
Two Bathrooms
Living Room
Kitchen
Dining Area
Expansive Terrace



Residence Type T05

169.60 m²

Features:

Three Bedrooms
Two Bathrooms
Living Room
Kitchen
Dining Area
Terrace
Service Room



Residence Type T06

Penthouse

620 m²

Features:

Two Levels
Four Bedrooms

Four and a Half Bathrooms

Living Room

Family Room

Kitchen

Dining Area

Service Quarters

Expansive Terraces

Private Pool

First Level
Floor 19



Second Level
Floor 20





Why Invest in Aquamarine INNSiDE by Meliá?

Juan Dolio is emerging as one of the Dominican Republic's most promising tourism markets, supported by connectivity, tourism growth, and continued real estate development.

 Strong Tourism Demand
Year-Round Tourism Activity

 Five-Star Hospitality
Services

 Income in USD

 Real Estate
Appreciation Potential

 Growing Short-Term
& Long-Term Rental Market

 CONFOTUR
Tax Incentives*

*CONFOTUR Law (Transfer Tax Exemption and Property Tax Exemption for up to 15 years.)

An Investment Backed by Juan Dolio's Growth

+11.6 Million

Annual Visitor Arrivals
to the Dominican Republic

4.7 Million

Passengers Through
Las Americas International Airport

+52.3%

Growth in the Short-Term
Rental Market (STR)

Sources: Dominican Republic Ministry of Tourism (MITUR), Aerodom,
AirROI/AirDNA. Data reviewed 2025–2026.



Your Beachfront Residence

Payment Plan

Standard

Initial Deposit	During Construction	Upon Delivery
20%	40% in Scheduled Installments	40%

Payment Plan

Alternative

Initial Deposit	During Construction	Upon Delivery
20%	60% in Scheduled Installments	20%

A payment structure designed to support your investment journey. Schedule a private consultation at (829) 974-9738 and discover the plan that best fits your goals.



We are one of the Dominican Republic's leading tourism real estate developers, with a presence in the country's most important destinations.

23
YEARS

Shaping the Future
of the Caribbean



+3,300
Units Delivered



+750,000 m²
Developed



Partnerships
With International
Hotel Operators



Presence
Punta Cana, Cap Cana,
Santo Domingo, Las Terrenas,
and Juan Dolio

The Only Luxury That Rewards You for Enjoying It



Every morning you enjoy it, it's worth more.
Every week you're away, it works for you.
Every year that passes, your investment grows tax-free.*

Here, Every Day Is Worth More.

CONFOTUR Law (Transfer Tax Exemption and Property Tax Exemption for up to 15 years.)

AQUAMARINE | INNSiDE

BY MELIÀ



Schedule Your Private Consultation  (829) 974-9738 | aquamarinejuandolio.com

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