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International Master Broker

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GLOBAL PROPERTIES By RESF REAL ESTATE



LarissaOrtiz.com


AQUAMARINE
Juan Dolio
INNSiDE
BY MELIÃ

AQUAMARINE | INNSiDE BY MELIÃ

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.

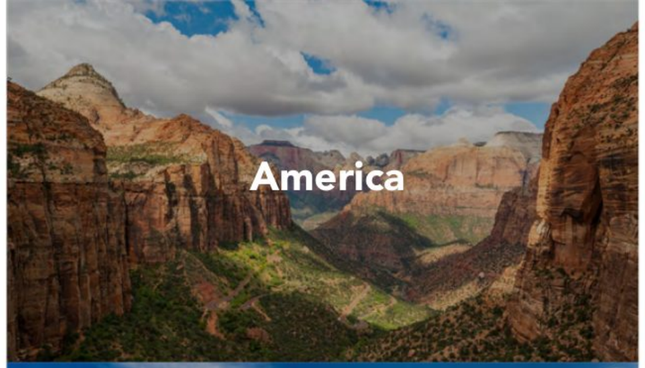
MELIÃ HOTELS INTERNATIONAL

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.

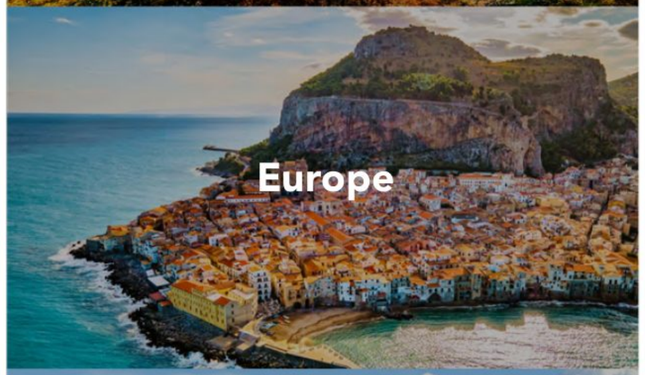
For Aquamarine, Meliá's operation ensures that every detail, from management to guest experience, follows standards proven in the world's most demanding markets.

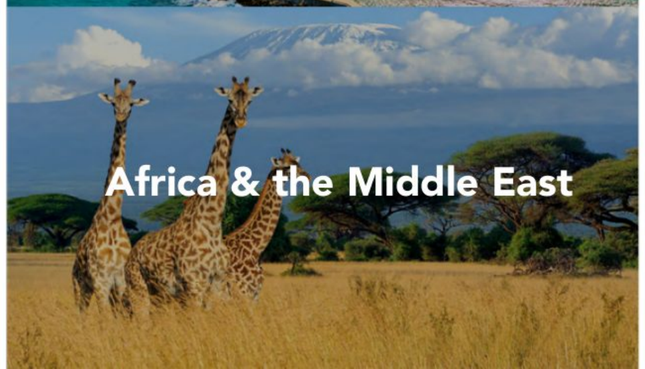
Confidence That Creates Value

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

ofinternationalhospitality experience

Worldwide presence

5 Continents
+40 Countries

+400 Hotels

Under globally recognized brands



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 MELIÃ



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.

MELIÃ REWARDS GOLD

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 MELIÃ

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.

This project is not marketed by Meliá Hotels International.

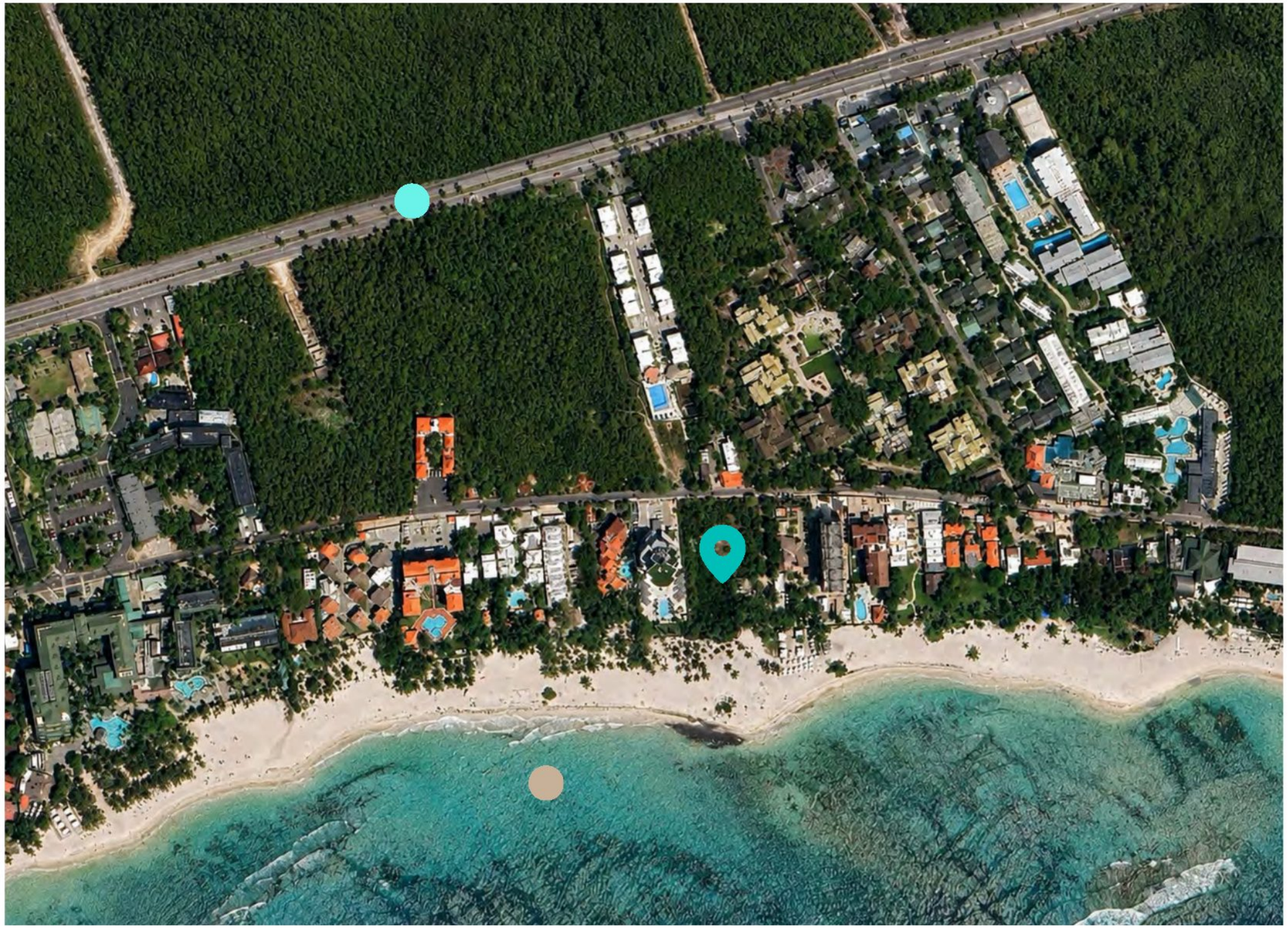
A New Beachfront Landmark

AQUAMARINE | INNSiDE BY MELIÃ

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.





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.



Connectivity That Enhances the Experience

AQUAMARINE | INNSiDE BY MELIÃ



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, andexperiencing JuanDolio.

21 Stories
Residential&Hospitality Tower

163 Residences
Beachfront Living

203 Parking Spaces
For Residents and Guests

180° Ocean Views
From Every Residence

+32,000 m²
Built Area

Beachfront
Juan Dolio

World-Class Amenities



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







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

- 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

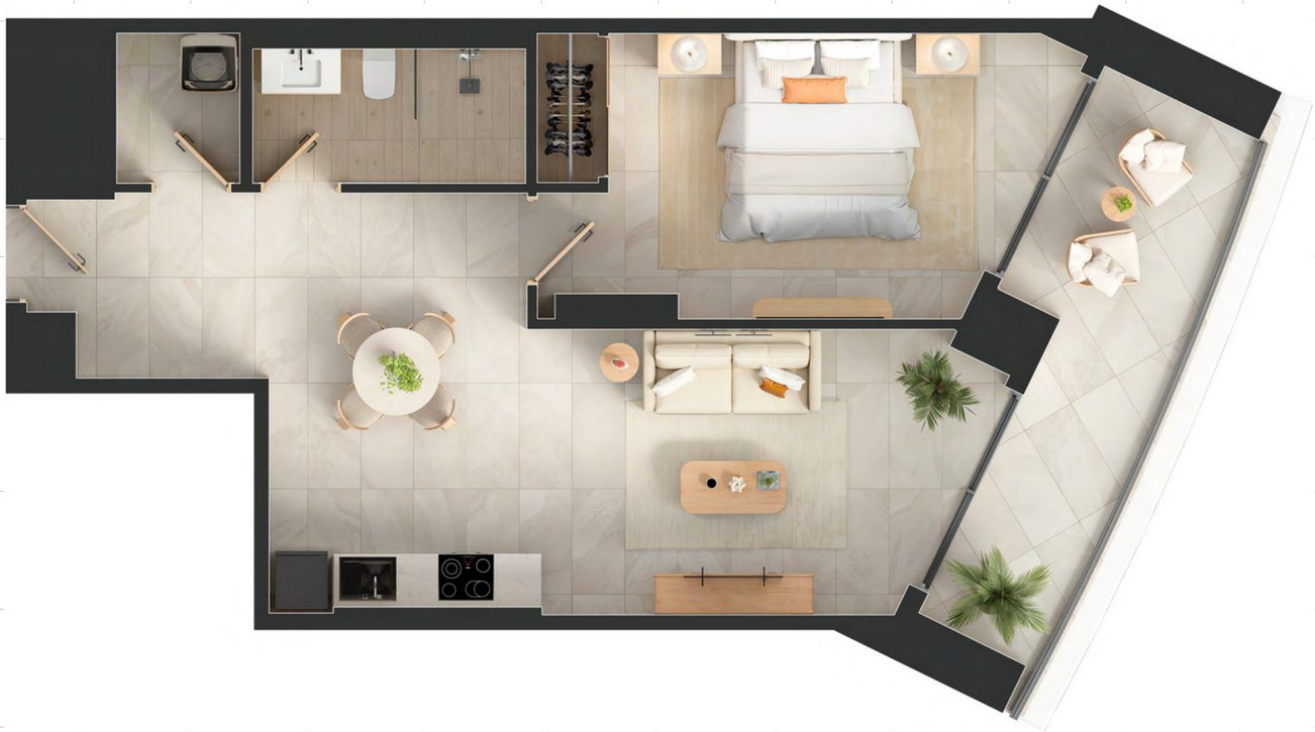


Aquamarine INNSiDE by Meliá offers an exclusive collection of residences designed for those seeking to invest with vision, enjoy the Caribbean with privacy, or combine both lifestyles in one destination.

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

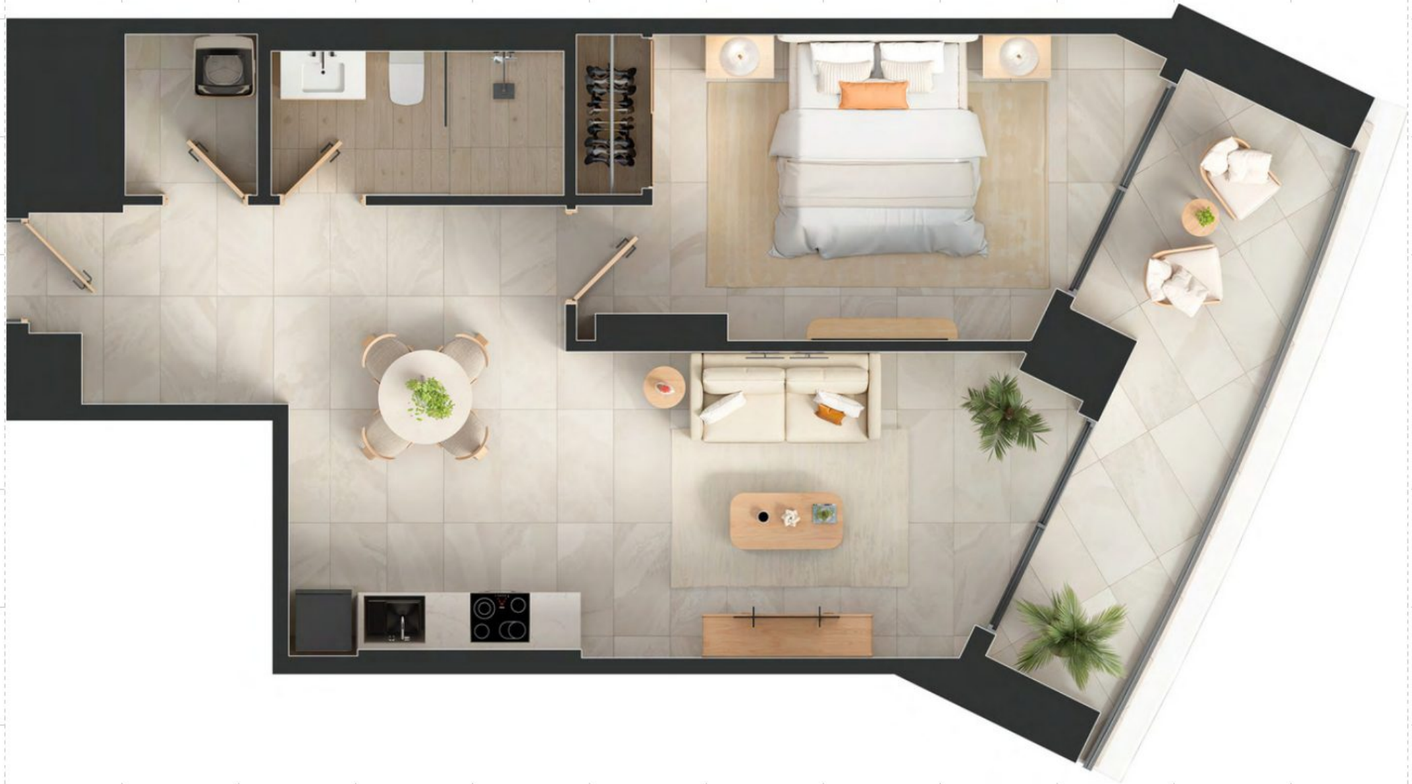


118 - 125 m²

Features:

Two Bedrooms
Living Room
Kitchen
Dining Area
Two Bathrooms
Terrace

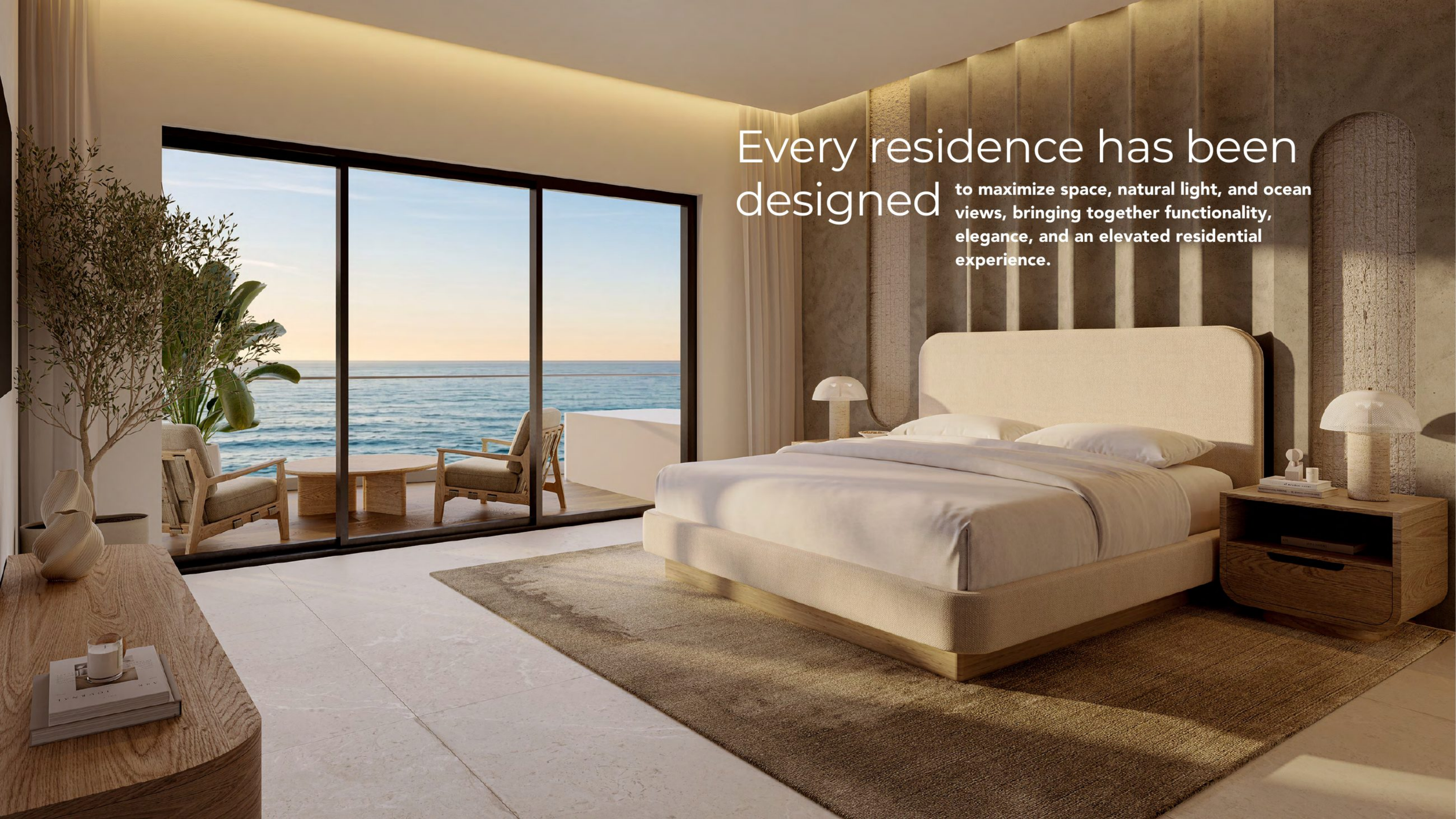
Residence Type T03



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 VisitorArrivals
to the Dominican Republic

4.7 Million
Passengers Through
Las Americas International Airport

+52.3%
Growth inthe Short-Term
Rental Market (STR)

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



Your Beachfront Residence

AQUAMARINE | INNSiDE BY MELIÃ

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.



NOVAL

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 MELIÃ

NOVAL

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

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¿Te interesa este proyecto?

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