

## Quick Facts

Category: Residential Touristic

Number of Units: 42

Size Range: 150 - 295 square meters Project Status: Pre-Sale/Pre-Construction

Estimated Delivery: Q1-Q3, 2023

### Overview

Tempat Sala Aparthotel is a unique residential community nestled within the nature reserve of Parque Las Terrenas on the northern side of the Samaná Peninsula, Dominican Republic. Within our hillside oasis you can connect with your environment and be at home in paradise. Each Aparthotel boasts breathtaking views and luxurious accommodations akin to the top resort destinations in the world.

Situated only minutes away from the sandy beaches of El Portillo.

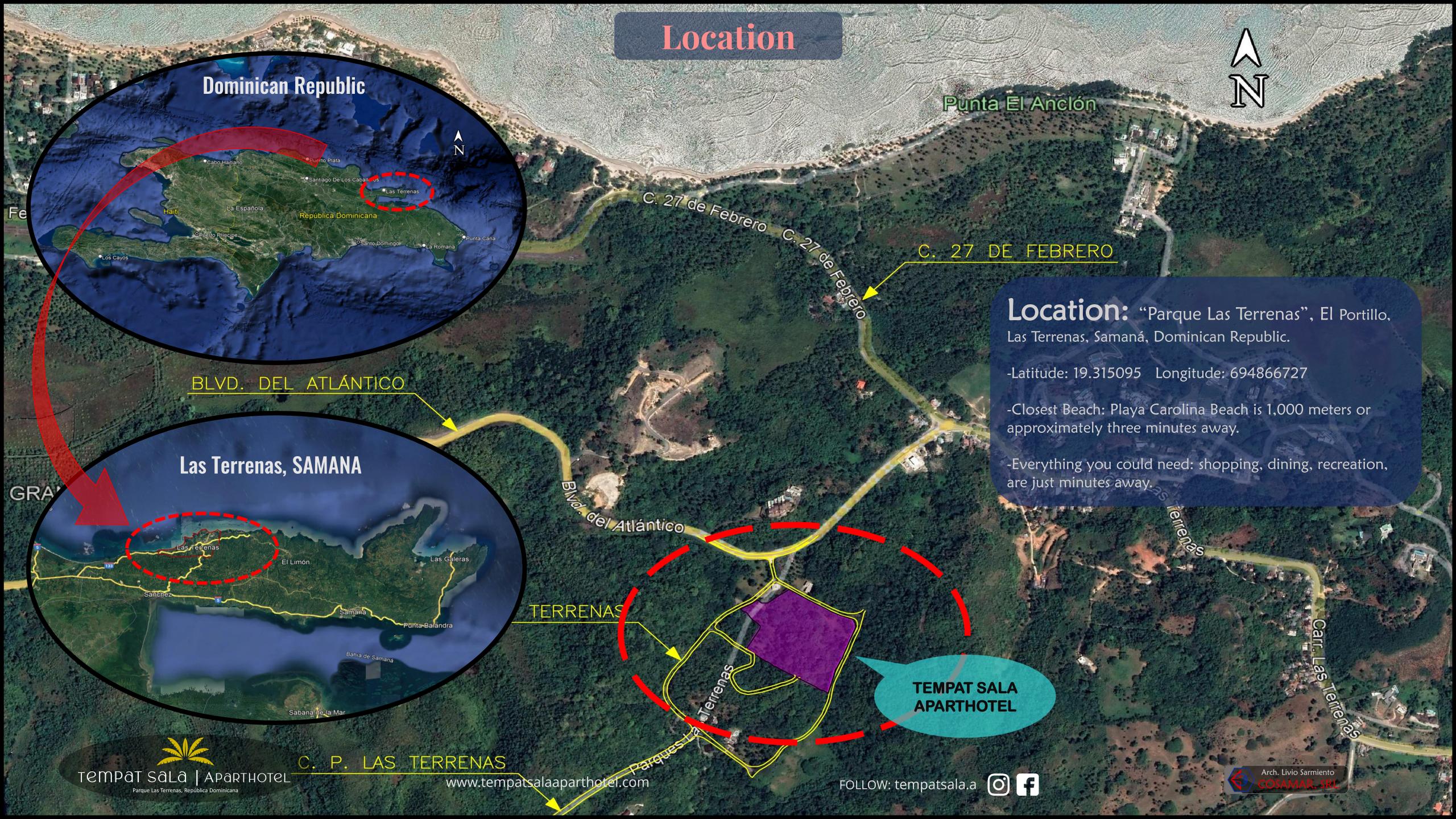
The Tempat Sala Aparthotel Signature Community Center is nestled above the buildings' rooftops, and provides a restaurant, lounge areas, and infinity pool, which make for world-class amenities.

Tempat Sala Aparthotel has a total of 42 apartments distributed among seven buildings. Each building has a service elevator providing access to all four floors.









# Tempar Sala | Aparthote

arque Las Terrenas, República Dominican



## SITE PLAN - 7 BUILDINGS (3 Story)

- 7 BUILDINGS (3 Story) - 42 Condo Units

























## Common Area Arch. Livio Sarmiento TEMPAT SALA JAPARTHOTEL www.tempatsalaaparthot

































TEMPAT SALA | APARTHOTEL

UNITS: 1A / 1B

1st FLOOR





## Condo Units: 1A / 1B





















**UNITS: 2A / 2B** 

## 2<sup>nd</sup> FLOOR









## Condo Units: 2A / 2B



















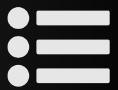






+ TOP TERRACE

BUILDING #: T01 / T02 / T03 / T04 / T05 / T06 / T07



## UNITS: 3A / 3B

# 3rd FLOOR +TOP TERRACE BATTERINA BATTERIN

BUILDING #: T01 / T02 / T03 / T04 / T05 / T06 / T07



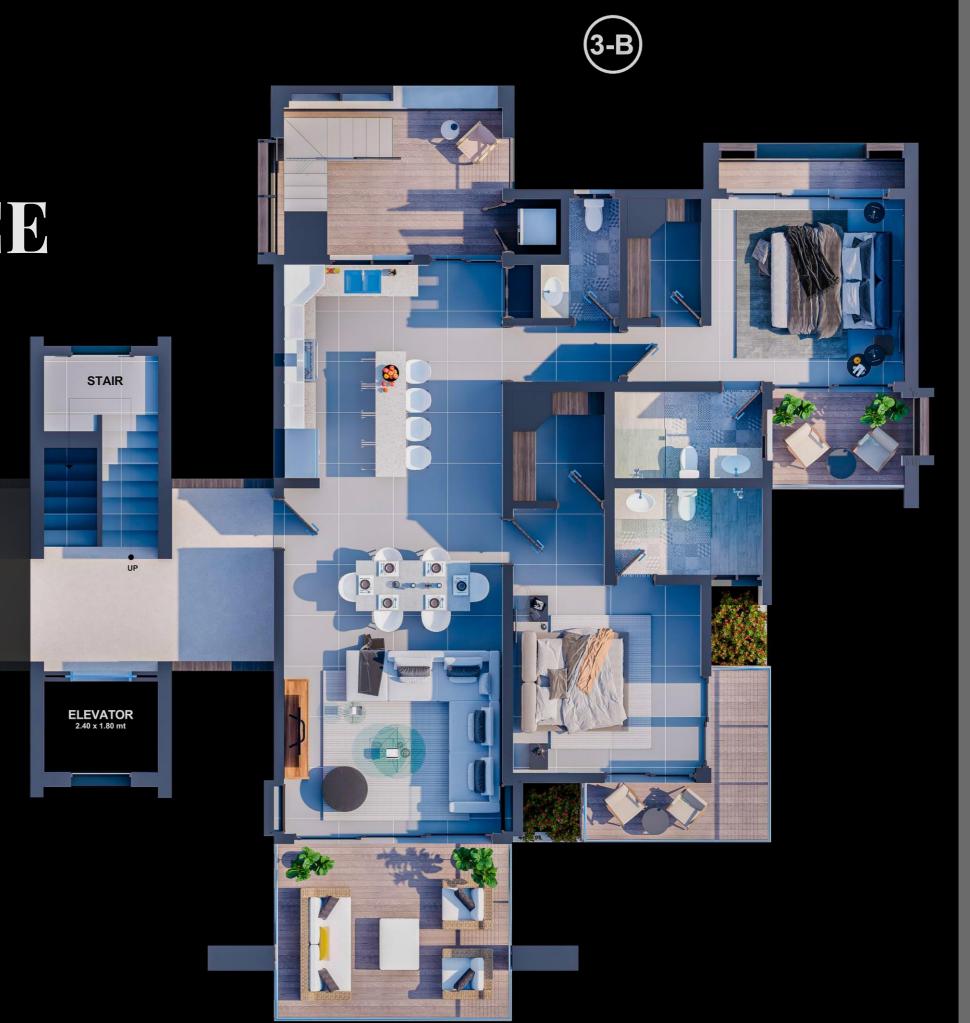
295 M2 (3,174 Ft2)



2 BEDROOMS

•TOP TERRACE (131 M2 / 1,410 Ft2)

- Jacuzzi on Top Terrace
- Full Bathroom on Top Terrace
- •2 Terraces (Front / Rear)
- Kitchen (Open Concept)
- Laundry Closet
- Dining/Living Room
- 1 Guest Bathroom
- 2 Full Bathrooms TERRACI
- 2 Walk-In Closets
- 2 Balconies



#### TOP TERRACE









### (3<sup>rd</sup> Floor)



### (4<sup>th</sup> Floor)







Arch. Livio Sarmiento

























# Features & Finishes =



#### **Condo-Units / Features**

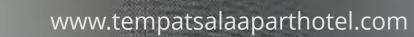
- 9' Floor-to-Ceiling height in all rooms excluding structural elements, bulkhead and bathrooms drop ceilings
- Bulkhead Ceiling as per design in Dining/Living Room
- Paint color off-white (all walls and ceilings)
- Smooth finish ceiling
- Oak solid core wood veneer main-entry 7'0" door complete with brushed chrome lever handles and hinges.
- Oak solid core wood interior 7'0" doors complete with brushed chrome lever handles and hinges (Bedrooms, Bathrooms & Walk-In Closets)
- Walk-In Closet Wardrobes/Shelves/Rails are NOT INCLUDED (Could be added for additional cost)
- Panoramic sliding doors in living-room, kitchen and bedrooms (commercial grade aluminum and glass)
- Operable sliding doors, as per plan
- Contemporary imported Porcelain floor-tiles installed in a stacked pattern throughout kitchen, dining/living room, bedrooms and walk-in closets.
- Porcelain wall skirting-tiles
- Wooden Flooring Tiles for Terraces and Balconies
- Stainless-steel Railing in Terraces and Balconies
- (4<sup>th</sup> Floor) Roof-Top Terrace for "CONDO-UNITS 3A & 3B"

#### Kitchen (Modern Open Concept)

- Custom designed kitchen cabinetry Kitchen island as per Plan\*
- Kitchen pantry, as per plan\*
- 3/4" polished granite countertop in kitchen as per plans, selected from Builder's standard samples
- Full-height Backsplash to match kitchen Granite countertop selection selected from Builder's standard samples
- Under cabinet lighting
- Double-bowl stainless steel drop-in sink
- Low Flow chrome single-lever retractable kitchen faucet
- Polished chrome hardware
- Gas line for range
- APPLIANCES ARE NOT INCLUDED (Could be added for additional cost: Range/Oven, Range-Hood, Refrigerator, Dishwasher, Microwave).
- Rough-in plumbing and complete electrical with breaker sealed junction box for automatic dishwasher. (Dishwasher NOT included).
- Electrical outlets on island, dedicated outlet for hood-fan, (2) heavy duty electrical outlet for stove and refrigerator.

#### **Bathrooms**

- Contemporary designed "floating style" vanities cabinetry with Frameless Mirror / full vanity width
- 3/4" polished botticino marble vanity countertops with 4" matching backsplash
- White ceramic vanity-sink selected from builder's standard
- Contemporary chrome finish low-flow single lever vanity sink faucets
- Contemporary chrome finish temperature controlled and pressure balanced, shower faucet with High pressure showerheads
- Contemporary water-efficient toilet with elongated bowl (white)
- All sink faucets and toilets are fitted with shut off valves
- Modern chrome accessories (Towel-Bars, Paper-Holder)
- 3/8" thick frameless Shower-Screen (temperedglass)
- Dens-glass drop-ceiling w/smooth finishes and white painting (h: 7.75')
- Recessed LED lighting for drop-ceiling
- Shower walls cladding w/contemporary imported porcelain wall tiles, installed in stacked pattern up to lintel level
- Bathroom flooring w/contemporary imported porcelain tile









#### Mechanical / Electrical Systems

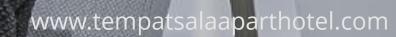
- Inverter Split A/C, Individual Control (Bedroom #1 / #2, Living/Dining Room & Kitchen)
- Individual electricity metering, domesticwater and gas
- Pre-wired telephone outlet, cable-tv outlet and Ethernet (in living room and bedrooms)
- Switch controlled receptacle in bedrooms
- Bedrooms are pre-wired for ceiling fan (Ceiling Fan NOT provided)
- Individual service panels with circuit breakers to each condo-unit
- Leviton series receptacles and switches throughout (White Decora-style)
- Electric Water-Heater (One per condounit)

#### Laundry

- Laundry-Closet (Small Room w/doors)
- Heavy-duty wiring and receptacle for dryer/washer
- Direct venting to the outside for dryer exhaust.
- DOES NOT INCLUDE: Stacked Dryer/Washer,
- Flexible Hoses (Could be added for additional cost)

#### **Safety & Security**

- 24/7 concierge and security services (monitoring community access)
- Access control system located in main entry points, to permit guests to communicate with residents from entrance.
- Surveillance cameras in selected locations in entry area points and parking lots may be monitored by the Concierge.
- Smoke and carbon monoxide detector
- Wet Standpipe System w/Hoses (Located on stairs areas / each floor level)
- Key Fob entry system







#### Notes:

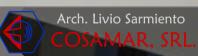
Purchasers are advised of the following:

- 1. The Vendor shall have the right to make reasonable changes in the opinion of the Vendor in the plans and specifications if required and to substitute other material for that provided for herein with material that is of equal or better quality than that provided for herein. The determination of whether, or not a substitute material is of equal or better quality shall be made by the Vendor's architect whose determination shall be final and binding. If material to be substituted exceeds the cost of the anticipated material, the Purchaser must pay the additional cost.
- 2. The Purchaser acknowledges that color, texture, appearance, grains, veining, natural variations in appearance etc. of features and finishes installed in the unit may vary from the Vendor's samples as a result of normal manufacturing and installation processes, and the Purchaser further acknowledges and agrees that the Vendor shall not be responsible for same. The Vendor shall not be responsible for any shade differences occurring in the manufacturing of items, including but not limited to, finishing materials or products such as tiles, countertops, flooring, cabinetry, sink and other products where the product manufacturer establishes the standard for such finishes. Further, the Vendor shall not be responsible for any shade differences in color of components manufactured from different materials, but which components are designed to be assembled into either one product or installed in conjunction with another product and, in these circumstances, the product as manufactured shall be accepted by the Purchaser.
- 3. The Purchaser acknowledges and accepts that marble (if any) is a very soft stone which will require a substantial amount of maintenance by the Purchaser and is very easily scratched or damaged.
- 4. Solid core wood doors may react to normal fluctuations of humidity levels by producing gapping or warped, both of which shall be considered acceptable. The Purchaser acknowledges that failure to maintain a standard humidity level in the Condo may result in excessive gapping or warped, for which the Vendor shall not be responsible.
- 5. Ceiling height is approximate and is measured from the upper surface of the concrete floor slab to the under surface of the concrete floor slab to the under surface of the concrete ceiling heights will be less than the stated ceiling height where ceiling bulkheads are installed and where dropped ceilings are required.
- 6. If the Condo is at a stage of construction which will enable the Vendor to permit the Purchaser to make color and material choices from the Vendor's standard samples, then the Purchaser shall have until the date designated by the Vendor to properly complete the Vendor's color and material selection form.
- 7. The Purchaser acknowledges that there shall be no reduction in the price or credit for any standard feature listed herein which is omitted at the Purchaser's request.
- 8. All dimensions, if any, are approximate. Wall locations are approximate, and walls or portions of walls may be furred out, or have a vertical box installed altered to accommodate structural and/or mechanical requirements.
- 9. All specifications and materials shall be from Vendor's standard samples and are subject to change without notice.
- 10. Pursuant to this Agreement or this Schedule or pursuant to a supplementary agreement or purchase order the Purchaser may have requested the Vendor to construct an additional feature within the Condo which is in the nature of an optional extra (such as, by way of example only, an additional bulkhead ceiling); if, as a result of building, construction or site conditions within the Condo or the Building, the Vendor is not able to construct such extra, then the Vendor may, by written notice to the Purchaser, terminate the Vendor's obligation to construct the extra. In such event, the Vendor shall refund to the Purchaser the monies, if any, paid by the Purchaser to the Vendor in respect of such extra, without interest and in all other respects this Agreement shall continue in full force and effect and the Vendor shall have no further obligation or responsibility to the Purchaser, whatsoever, in respect thereof.
- 11. The Vendor reserves the rights to substitute alternative materials and fixtures of equal or better quality.
- 12. All renderings are for illustrative purposes only and do not necessarily reflect actual finishes to be provided.

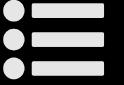














Parque Las Terrenas, República Dominicana

## Contact Us



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