

Frequently Asked Questions.



Who is the company promoting the project?

The company promoting the project is Tanit Investments, under the umbrella of Grupo Arve - GIP; under the same company as the projects we have developed in Bávaro - Punta Cana include;

Green One - Green One II - Gardens I - II - III

What do I need to do to reserve a unit?

The process to reserve a unit at Vista Golf Residences is simpler than you think; you're just 5 steps away from making your best investment.

- 1- Check our Availability list; choose the unit you are interested in, send your ID and ask your agent to block it.
- 2- The agent will hold the unit with us for 48 hours, giving you the opportunity to process your reservation deposit by sending proof of deposit.
- 3- Once the reservation deposit has been made, you have 15 days to formalize the process. This includes filling out all the compliance forms for the purpose of drafting your contract.
- 4- After all forms have been received and verified as complete, within a period of no more than 7 business days you will receive your contract promise for signature, which we can process either by digital signature through our Viafirma platform, or by signing your contract physically.
- 5- Once the contract is signed, you must make the deposit corresponding to 10% of the sale price

You're now part of our great Vista Golf family!

What payment options does the company offer?

You reserve the unit with USD\$ 5000. Upon signing the Purchase and Sale Agreement, you must complete 10% of the unit's value (the reservation is part of this payment).

40% of the sale price is completed in monthly/quarterly payments until the unit is delivered.

The remaining 50% is paid upon delivery of the unit, either through bank financing or cash payment.

Does the company provide support with bank financing?

Yes, the company provides you with full support throughout the financing process, so that when you submit your application, the risk of not qualifying is minimal; this support is part of what makes our projects successful.

Additionally, we work with partner banks that also provide personalized service.

Are there any additional costs associated with the purchase?

Yes, all legal expenses (notary fees, closing costs), bank commissions, taxes, and maintenance fees once the property is received are the responsibility of the buyer.

How long does it take to complete the purchase process?

The time to complete the purchase process can vary, but it generally takes between 15 and 30 days from reservation until you formalize it with the signing of the contract.

How many units does the project have?

The project has 96 units which will be built in 2 towers.

What is the project delivery date?

Our contract stipulates a delivery date of 24 months after obtaining the building permit, with a 6-month grace period for unforeseen circumstances. Therefore, the project is estimated to be delivered in the second quarter of 2026.

Will I receive the property once the initial payment is completed?

No, these dates don't necessarily coincide; they will always depend on obtaining all the necessary permits. For this reason, we always notify our clients of the delivery date at least 60 days in advance to allow them time to prepare for their final payment.

Will the apartment be delivered furnished?

No, however, furnished packages will be offered for an additional value on top of the sale price of your unit so that you can pay for it in installments until the time of the delivery.

Does the apartment include appliances?

No, without any type of appliances, only the heater is installed and the pre-installations for air conditioning equipment are left.

Does the project have the Confitur Law?

Yes, the project is covered by Law 158-01, also known as the Confotur Law. This law establishes certain tax benefits and incentives for real estate projects, businesses, and commercial activities in order to encourage investment in the country's tourist areas.

It offers benefits to the first buyer of a property located in a project developed under the Tourism Development Promotion Law, as is usually the case with most projects in tourist areas of the Dominican Republic.

These benefits are:

- 1. Exempt from paying 3% of the property value for the registration and transfer of the property to your name (Real Estate Transfer Tax)**
 - 2. Exempt from the annual payment of 1% of the property value, Real Estate Property Tax (IPI). The duration of this exemption may vary depending on the project and is usually between 10 and 15 years.**
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How are the apartments distributed across all the towers?

Each tower has 48 units, distributed over 6 levels with elevator.

On the 6th level there are 16 Penthouses, from the 5th floor to the 1st floor they are type A.

When I receive my apartment, will I be able to enjoy all the amenities?

The amenities will be developed in stages, and all will be ready when the project is 100% complete.

Is it permitted to rent my unit short-term?

Yes, the condominium regulations will contain all the rules for the rental options, and they will be offered the service of an allied company under the name of NOK.

What will the monthly maintenance cost be?

It is estimated that to provide a quality service, maintenance will cost \$3.5 USD per square meter, taking into account the amenities the project offers.

What concepts are included in the maintenance cost?

Maintenance includes: Gas service, potable water, wastewater, maintenance of green areas, swimming pool, elevators, common areas, security cameras

surveillance, building cleaning, clubhouse, 24/7 security, cleaning of grease traps and electricity in common areas.