

REACH+CO

Frequently Asked Questions · MINA at Cap Cana · Version 2025-11-09 (draft)

QUESTIONS ABOUT THE DEVELOPER

Who is the developer of the project?

Reach&Co is the owner and developer of MINA at Cap Cana—an international, vertically-integrated design-development firm specializing in luxury residential projects in the Caribbean and the United States. Our model brings architecture, interior design, engineering, construction, and real estate development under one team, allowing us to ensure consistency, efficiency, and full quality control in every phase of the project.

Through our architectural practice, Atelier Reach Architects (Austin / Punta Cana), we have designed over 1,000 condominium units and more than 100 luxury villas throughout the Punta Cana / Cap Cana corridor. Our work has shaped homes, clubs, and communities in the area, establishing a high standard in design, materiality, and detailing.

Our vision is clear: to create boutique, design-driven projects that blend architecture, nature, and lifestyle, with a disciplined focus on performance, long-term value, and an exceptional client experience.

What experience do the executives of Reach&Co have?

Our leadership team combines over 50 years of experience in architecture, construction, and development across the U.S. and the Caribbean. Their track record includes residential towers in Texas, luxury homes in Seattle, and commercial developments in highly competitive markets, supported by a solid foundation in investment and finance.

This combination allows us to approach each project with an integrated, value-driven perspective: design excellence, precise engineering, and responsible financial structure. The result is a final product that balances aesthetics, construction quality, and long-term performance for the buyer.

Who will be the general contractor?

The construction will be carried out by Zorrilla & Baquero, a firm with more than 30 years of leadership in Punta Cana, recognized for building luxury villas and residences in communities such as Corales (Puntacana Resort) and Punta Cayuco (Cap Cana).

Their experience with high-end projects ensures a careful, meticulous execution aligned with the standards typically reserved for luxury villas—now applied to a building with attention to detail, precision, and a rigorous selection of materials and finishes.

QUESTIONS ABOUT RESERVATION & PAYMENT PROCESS

How do I reserve a unit?

The reservation process includes the following steps:

Confirm availability and submit the US\$5,000 deposit as indicated in **"MINA – Reservation Payment Instructions."** The unit is removed from inventory once the deposit is received.

The real estate agent submits the Reservation Form, ID copy, and proof of payment to Reach&Co. The client will have 10 days to complete the KYC (Know Your Customer) form.

Once the KYC is received, the Promise of Sale Agreement will be issued within 48 hours.

The client has 10 days to sign the Contract and complete the initial 25% payment (minus the US\$5,000 reservation).

The unit remains reserved for 10 days from the time the Contract is sent. If the signed contract (or comments) and the initial payment are not received, the unit returns to inventory. Refunds of the reservation deposit will follow the terms of the Reservation Form.

What are the payment options?

Option 1 — Monthly Construction Plan (Low Initial Payment)

- US\$5,000 to reserve
- 10% at contract signing
- 60% in monthly installments from contract signing through completion
- 30% at delivery

Option 2 — Balanced Plan

- US\$5,000 to reserve
- 25% at contract signing
- 35% in monthly installments once construction begins
- 30% at delivery

Option 3 — Upfront Savings Plan (5%-10% Discount Depending on Unit)

- US\$5,000 to reserve
- 70% of the unit value at contract signing
- 30% at delivery

QUESTIONS ABOUT THE PROJECT (UNITS & CONDOMINIUM)

When does construction begin?

Estimated Q3 2026, subject to permits, financing, and market conditions.

When is project delivery expected?

Estimated Q4 2028 (internal target Q3 2028), subject to construction timelines, permits, and external factors.

Does the apartment include appliances?

Yes. The unit will include refrigerator, stove, oven, washer, dryer, and range hood. Brands and models are subject to availability.

Is air conditioning included?

Yes, in bedrooms and social areas (living–dining–kitchen).

How many levels does the project have?

Three residential levels plus a rooftop.

Can I add a jacuzzi and/or BBQ?

- Ground-floor units: may add jacuzzi and BBQ
- Third-floor units: jacuzzi option available on private rooftop terraces
- BBQ: available for all units

(Additional cost; confirm pricing with Reach&Co.)

Can I add a service/maid's room?

Some units allow it. Confirm availability and cost with Reach&Co.

How far is the beach?

3 minutes from Juanillo Beach.

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Will the project offer storage lockers?

Yes, on multiple levels and at an additional cost. Contact Reach&Co for pricing.

How many parking spaces are included?

- First 10 units sold: 2 parking spaces
- All others: 1 parking space per bedroom
- Additional parking spaces: US\$7,500 (subject to availability)
- Golf cart parking available at additional cost, with charging infrastructure included

Will the project have CONFOTUR?

The developer will use best efforts to obtain it.

CONFOTUR exempts buyers from:

- 3% transfer tax
- IPI for 15 years (1% annual)

This benefit must be approved at the discretion of the Tourism Development Council.

Can I finance the 30% at delivery?

Yes. Buyers may choose the bank of their preference.

Reach&Co will provide all required documentation and will have a partnership with a local bank to streamline the process and offer competitive terms.

CONDOMINIUM, AMENITIES & LIFESTYLE

What will the monthly HOA/condo fee be?

Estimated US\$3.00–US\$3.25 per m², including:

- Cleaning and maintenance staff
- Landscaping and common-area upkeep
- Common-area electricity and water
- Cap Cana master maintenance (roads, security, lighting, landscaping, etc.)

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What amenities will MINA at Cap Cana offer?

Triple-height lobby	Event lounge & kitchen
Concierge	Trash chutes
Porte cochère	Additional pool
Clubhouse	Putting green
Rooftop pools and jacuzzis	Gardens and walking paths
Rooftop lounge	Private terraces
Gym	EV charging stations
Coworking lounge	Golf cart charging
BBQ areas	Indoor & outdoor wellness areas

What amenities will I have access to within Cap Cana?

Juanillo Beach, restaurants, Scape Park, Cap Cana Marina, Los Establos, golf courses, and resident/visitor events.

(Some activities may carry additional costs.)

Can I rent my apartment?

Yes. Short- and long-term rental is allowed.

Cap Cana will offer a rental management platform to help with placement and potential income generation.