



## Aldea Park - Frequently Asked Questions List

Questions about the developer:

### 1. Who owns the Project?

Bluewave Group owns and develops the Aldea Park project. Bluewave Group is a business holding company based in the Punta Cana and Bávaro area, focused on the construction sector. Bluewave has five divisions:

- **Bluewave Aggregates** – is currently the largest producer of aggregates (construction material) in the eastern region of the Dominican Republic. It owns the main production plant in Bávaro/Punta Cana.
- **Bluewave Concrete** - Bluewave owns the Dominican brand of concrete. It is currently the main concrete company in the residential area in Punta Cana and one of the three main concrete companies in the eastern region of the Dominican Republic.
- **Bluewave Asfaltos** – this division focuses on the production and placement of asphalt for private clients in Bávaro/Punta Cana. It owns an asphalt plant with a capacity of up to 1,000 tons per day.
- **Bluewave Construction** – this division focuses on infrastructure and earthmoving projects in the Bávaro / Punta Cana area.
- **Bluewave Development** – a division focused on the development and promotion of real estate projects. It currently has multiple projects underway: Azzure at Cap Cana, Olea at Cap Cana, Volare at Cap Cana, Palmas at Vista Cana (phases 1, 2, and 3), Aldea Downtown, and Park Place Costa Cana.

### 2. What experience do the executives of Bluewave Group have?

Bluewave Group's top executives combine over 50 years of experience in the Dominican Republic's construction sector. They have completed construction projects totaling over US\$3 billion. In the real estate sector, their executives have managed investments totaling over US\$7 billion in more than five countries, including the United States, Mexico, Chile, Brazil, and the Dominican Republic.



### **3. What real estate projects does Bluewave Group currently have under development?**

Bluewave Group currently has the following projects under development: Azzure at Cap Cana, Olea at Cap Cana, Palmas II at VistaCana, Palmas III at VistaCana, Volare at Cap Cana, Aldea Downtown and Ansaya at Aldea.

### **4. What real estate projects has Bluewave Group delivered to date?**

To date, Bluewave Group has successfully delivered the Park Place Costa Cana and Palmas I at Vista Cana projects.

## **Questions about the booking process and payment methods:**

### **5. What do I need to do to make a reservation?**

The process for reserving a unit at Aldea Park is as follows:

- a. After confirming the unit's availability in the updated availability list, the Buyer must complete the reservation form and deposit US\$3,000. The unit will be removed from inventory once the deposit is received.  
of the separation.
- b. The real estate agent will send Bluewave Group the completed reservation form, a copy of the buyer's identification, and proof of payment for the unit reservation. After the unit is reserved, the client will have ten (10) days to complete the Know Your Customer form.
- c. Once the Know Your Customer form is received, the promise contract will be sent to you.  
for sale within 72 hours.
- d. Once the Promise contract is received, the client will have 10 days to sign the contract and complete 10% of the sale price as a down payment.
- e. The unit will be reserved in favor of the client for 10 days after receiving the Contract and in case the signed contract has not been received or the same with observations from the  
  
If the buyer has the necessary funds and has paid the remaining balance of the initial deposit, the unit is automatically returned to inventory and assigned to the next person on the waiting list. If the purchase of the unit is not completed, the deposit will be refunded at Bluewave Group's discretion.



## **6. What is the stipulated payment method?**

The agreed payment method is as follows:

- a. Reservation - The unit is reserved with US\$3,000.00
- b. Initial Payment Upon Signing - Upon signing the Purchase and Sale Agreement, 10% of the unit's value must be paid (i.e., the Buyer will pay 10% less US\$3,000) of the reservation amount already paid).
- c. Payments during Construction - 50% of the sale price is completed in monthly payments from the signing of the contract until the delivery date of the unit.
- d. Final Completion - Finally, the remaining 40% is paid upon delivery of the unit.

## **Questions about the project**

### **7. Will the unit be delivered with appliances?**

The customer has the option to add a white goods package for US\$5,250, which includes a refrigerator, stove, range hood, washer/dryer, and electric water heater. The customer can select this package at the time of purchase or decide to do so during construction.

### **8. Will the unit be delivered with air conditioning?**

The units will include pre-installation for air conditioning. During construction, Bluewave will prepare an air conditioning installation proposal, and the buyer will have the option to choose this package to receive their unit with complete air conditioning upon delivery.

### **9. Will I be able to finance 40% of the unit's value with a bank, to be paid upon When will it be received?**

Yes. The buyer is free to choose their preferred bank, and Bluewave Group will provide them with the necessary documents to process the financing. Additionally, Bluewave Group plans to partner with a specific local bank, which will be recommended to buyers in the hope that this bank will offer them preferential treatment regarding response times and favorable financing terms for Aldea Park buyers.



#### **10. What will be the monthly maintenance cost?**

An approximate monthly sum of US\$150-250 per unit. This payment will be used for the maintenance of Aldea Downtown, covering the costs of maintenance and cleaning staff, upkeep of gardens and common areas, utilities (electricity and water), and other expenses.

#### **11. What amenities will I have access to within Aldea Park?**

- Barbeque Area •  
Picnic Area
- Pool
- Sundeck / Solarium
- Amenities of the Downtown Village Community
  - Central Park, Children's  
Park, Pet Park, Security  
Gate, Outdoor Gym

#### **12. Can I add a jacuzzi and barbecue to my villa?**

All units have the option to add a 2x3 meter jacuzzi for US\$14,500 or a 2x4 meter jacuzzi for an additional US\$18,500 and a barbecue area for US\$5,000. If you purchase both the barbecue and a jacuzzi, you will receive a US\$2,000 discount.

The project will have a barbecue area and a common pool for all units.

#### **13. What is the additional cost of the rear pergola of the Tao villa (individual)?**

The pergola at Villa Tao costs US\$12,500 and has an area of 14 square meters.

#### **14. How far is the beach from the Project?**

10 minutes from Bavaro beach.