

EDEN

SUITES



# A GREEN PARADISE

In the heart of El Cortesito, in Bávaro, a green core of tropical landscape emerges, serving as a social area and transition space for the Eden Suites project. A lush green space filled with charm that promises to provide you with an experience you can't miss.





# PUNTA CANA

## THE PARADISE OF THE CARIBBEAN

Located in Punta Cana, one of the most coveted destinations in the entire region for its natural resources, including its crystalline white-sand beaches and abundant vegetation, among others. These natural resources, combined with its infrastructure, such as the Punta Cana International Airport and the Coral Highway, which connects to the rest of the country, have made it home to major hotel chains, shops, health centers, and international events, making this destination one of the most thriving in the country.



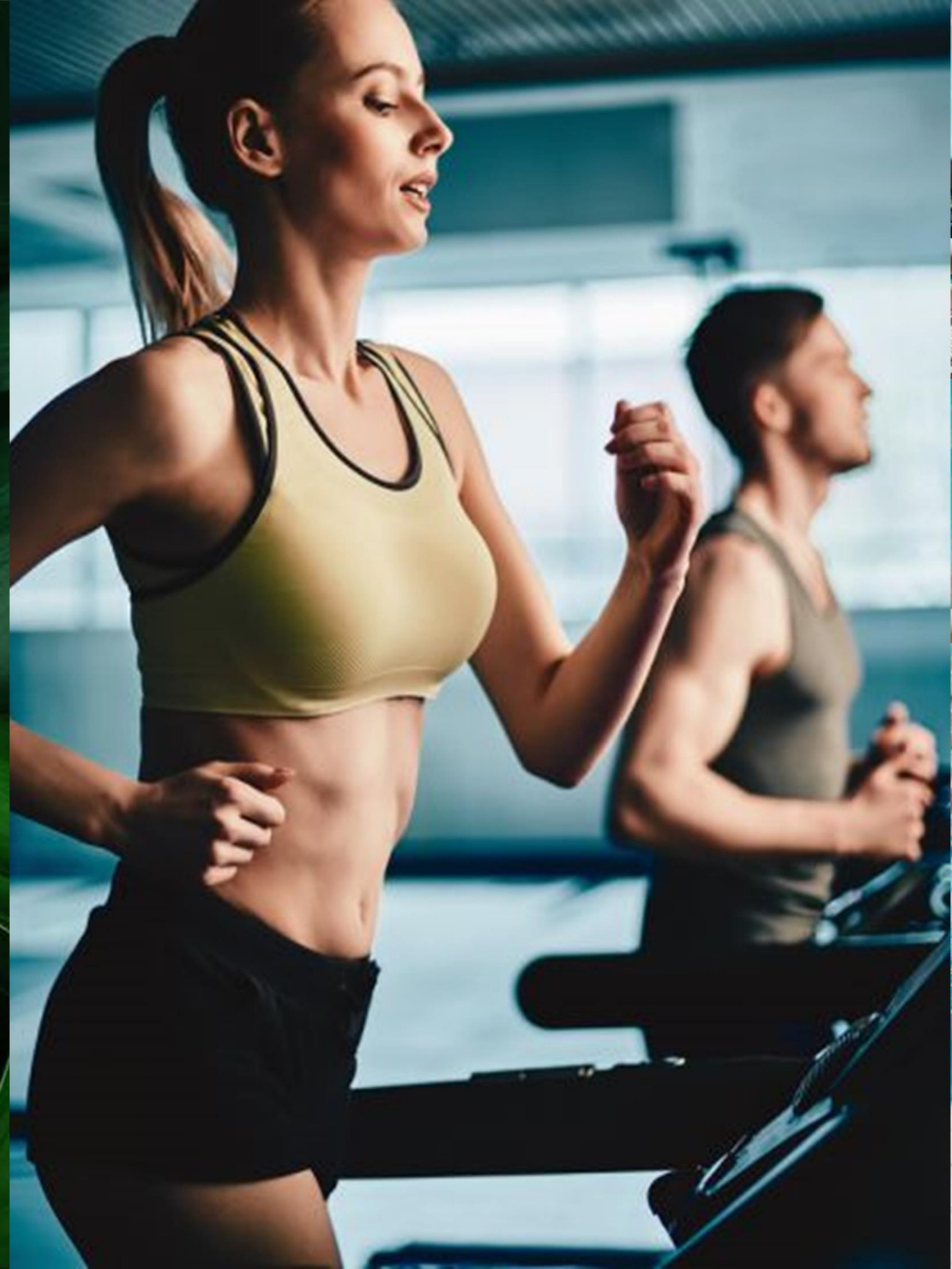


# WHERE YOU ARE THE CENTER OF ATTENTION

At Eden Suites, you are the most important thing, which is why the blocks are connected through a spacious, green central core, equipped with all the necessary amenities for owners to enjoy the wonders of being in the Caribbean.

# AMENITIES

- Large lobby
- 2 swimming pools with sundecks
- Gazebo with double lounge
- Bar
- BBQ area
- Gym
- Outdoor public restrooms
- Large green area





# LOBBY

Upon arriving at the project, you'll find a spacious lobby welcoming you. It has two rooms, a reception area, and a bathroom, so guests can wait comfortably while you approach them.



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# GYM

The gym is equipped with the tools and space you need to exercise as efficiently as possible, while enjoying a privileged view of the pool and green space.






# GAZEBO

The gazebo is designed to be the perfect complement for a relaxing afternoon by the pools. It features two lounges with direct views of the pools, shaded and comfortably seated in an environment connected to nature.





In the center of the gazebo, there are complementary spaces at each end for maximum enjoyment: a bar and a BBQ with central tables so you can enjoy a barbecue and refreshing drinks without losing the view.





# THE OPPORTUNITY YOU WERE WAITING FOR

Eden Suites is the ideal investment project in the Dominican Republic, as its strategic location, amenities, context, functional design, and affordable price offer high profitability.

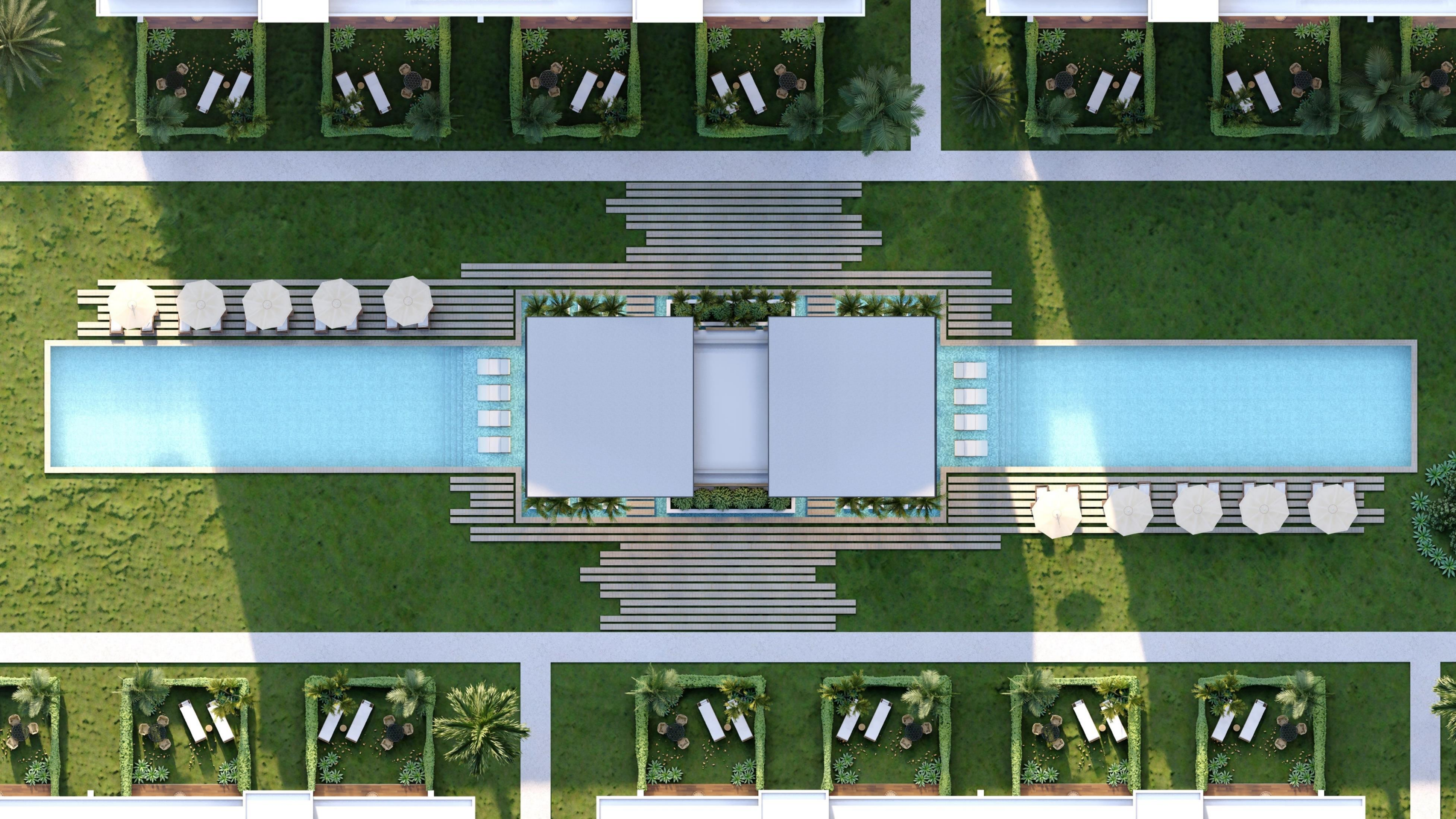






# FUNCTIONAL DESIGN AND ACCORDING TO YOU

The design of these apartments was carefully thought out to meet the needs of their users in the most efficient way. Prioritizing natural lighting and ventilation, a connection to the outdoors, minimalism, high-quality finishes, and the most desirable complementary areas.





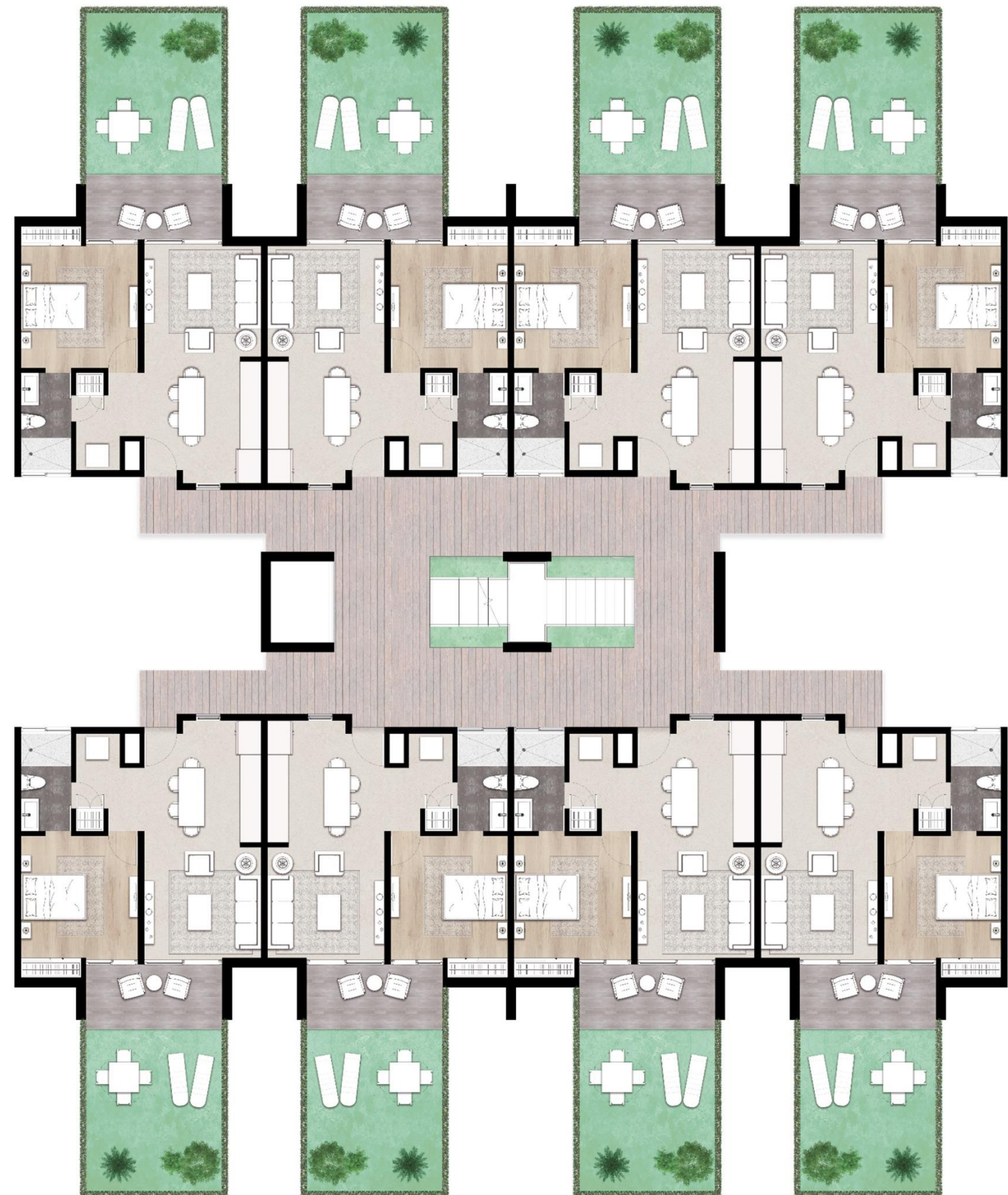
**IMMERSED YOURSELF IN AN  
UNFORGETTABLE  
EXPERIENCE OF COMFORT IN  
A MAGICAL PLACE**



- 5 MINUTES WALK FROM THE BEACH
- 10 MINUTES FROM IMG HOSPITAL
- 7 MINUTES FROM DOWNTOWN PUNTA CANA
- 25 MINUTES FROM BLUE MALL
- 25 MINUTES FROM PUNTA CANA INTERNATIONAL AIRPORT
- CLOSE TO A LARGE NUMBER OF RESTAURANTS, SHOPPING PLACES, BARS, AND MORE.

# BLOCK 1 BEDROOM

- 8 APARTMENTS PER LEVEL
- ELEVATOR
- STAIRS
- 8 PENTHOUSES



# 1 BEDROOM + YARD

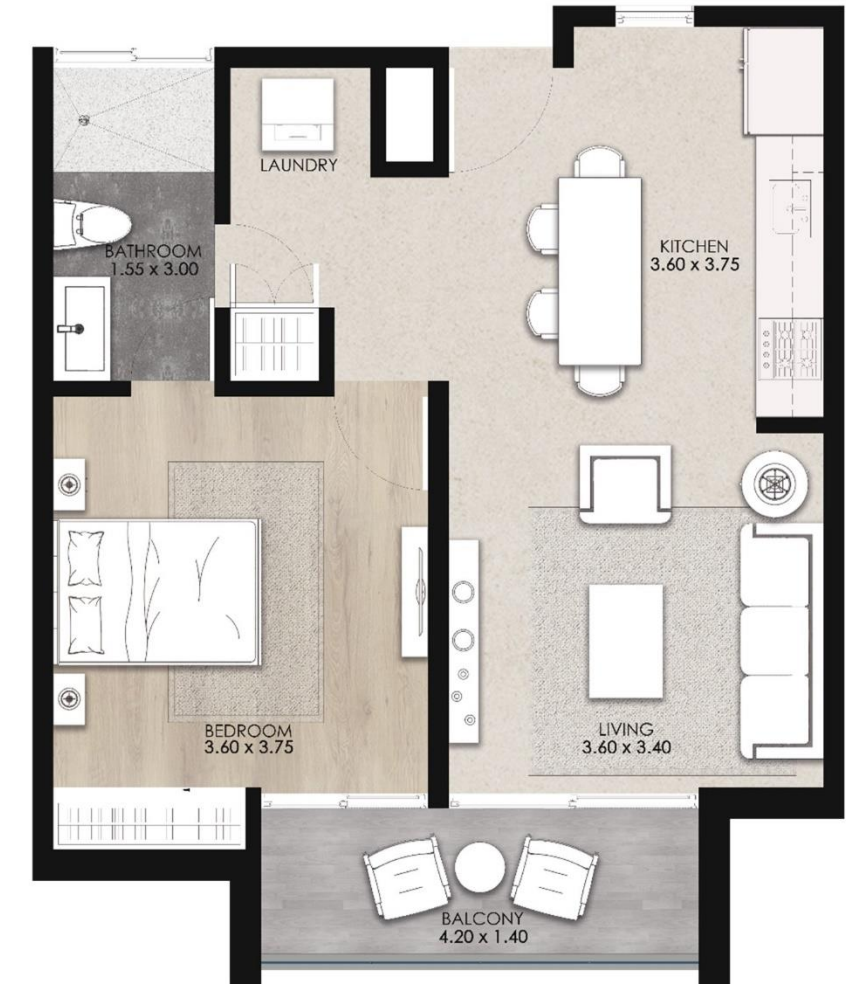
- BUILT AREA: 65.00m<sup>2</sup>
- BALCONY: 11.40m<sup>2</sup>
- YARD: 24.00m<sup>2</sup>

# 1 BEDROOM + BALCONY

- BUILT AREA: 65.00m<sup>2</sup>
- BALCONY: 7.98m<sup>2</sup>



2 BEDROOM + YARD



2 BEDROOM + BALCONY

## 1st LEVEL

# PENTHOUSE

- BUILT AREA: 65.00m<sup>2</sup>
- BALCONY: 7.98m<sup>2</sup>



1st LEVEL

## 2nd LEVEL

# PENTHOUSE

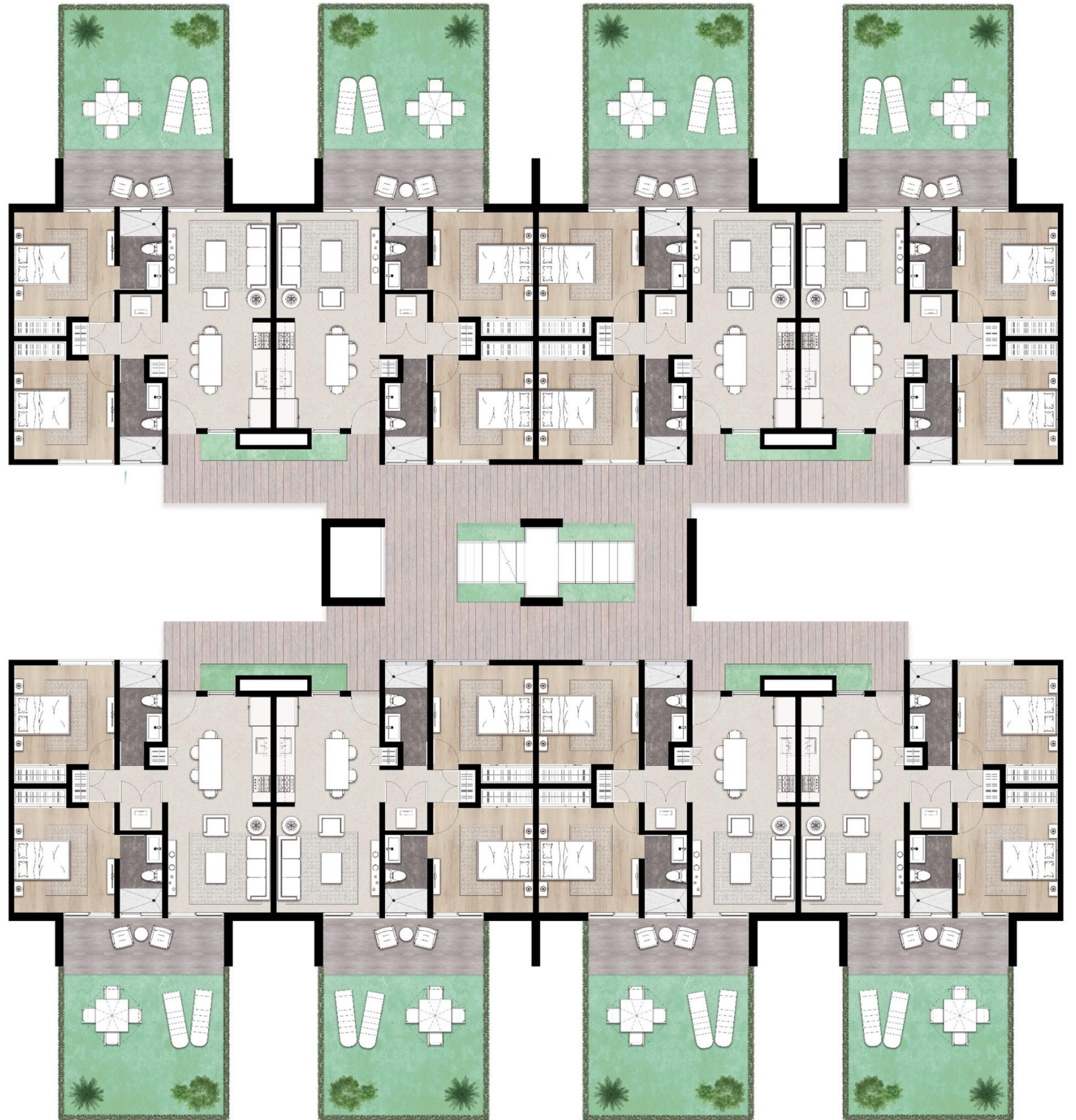
- BUILT AREA: 65.00m<sup>2</sup>
- TERRACE: 27.55m<sup>2</sup>



2nd LEVEL

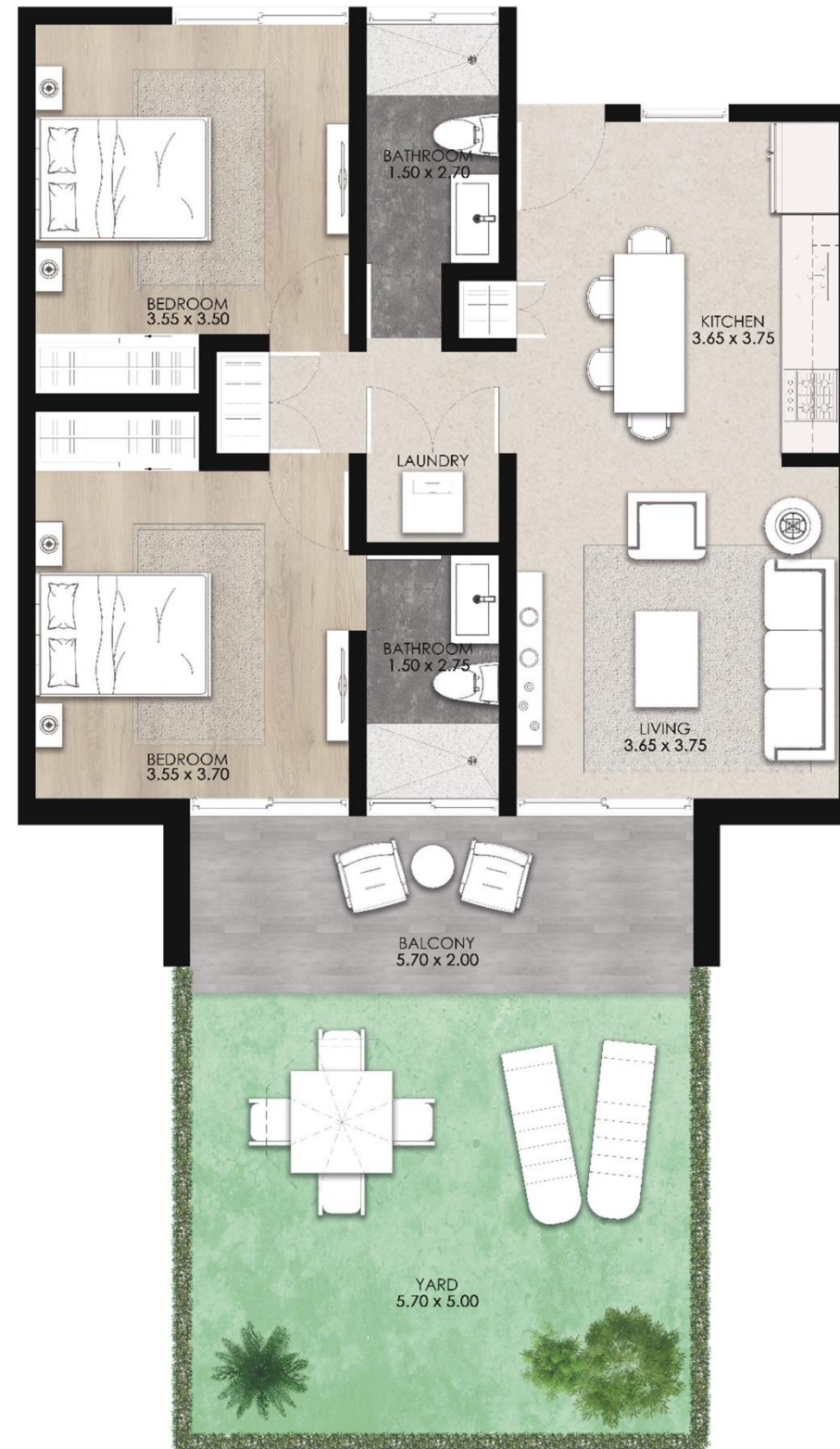
# BLOCK 2 BEDROOM

- 8 APARTMENTS PER LEVEL
- ELEVATOR
- STAIRS
- ROOFTOP LOUNGE



# 2 BEDROOM + YARD

- BUILT AREA: 91.00m<sup>2</sup>
- BALCONY: 11.40m<sup>2</sup>
- YARD: 28.5m<sup>2</sup>



2 BEDROOM + YARD

# 2 BEDROOM + BALCONY

- BUILT AREA: 91.00m<sup>2</sup>
- BALCONY: 7.98m<sup>2</sup>



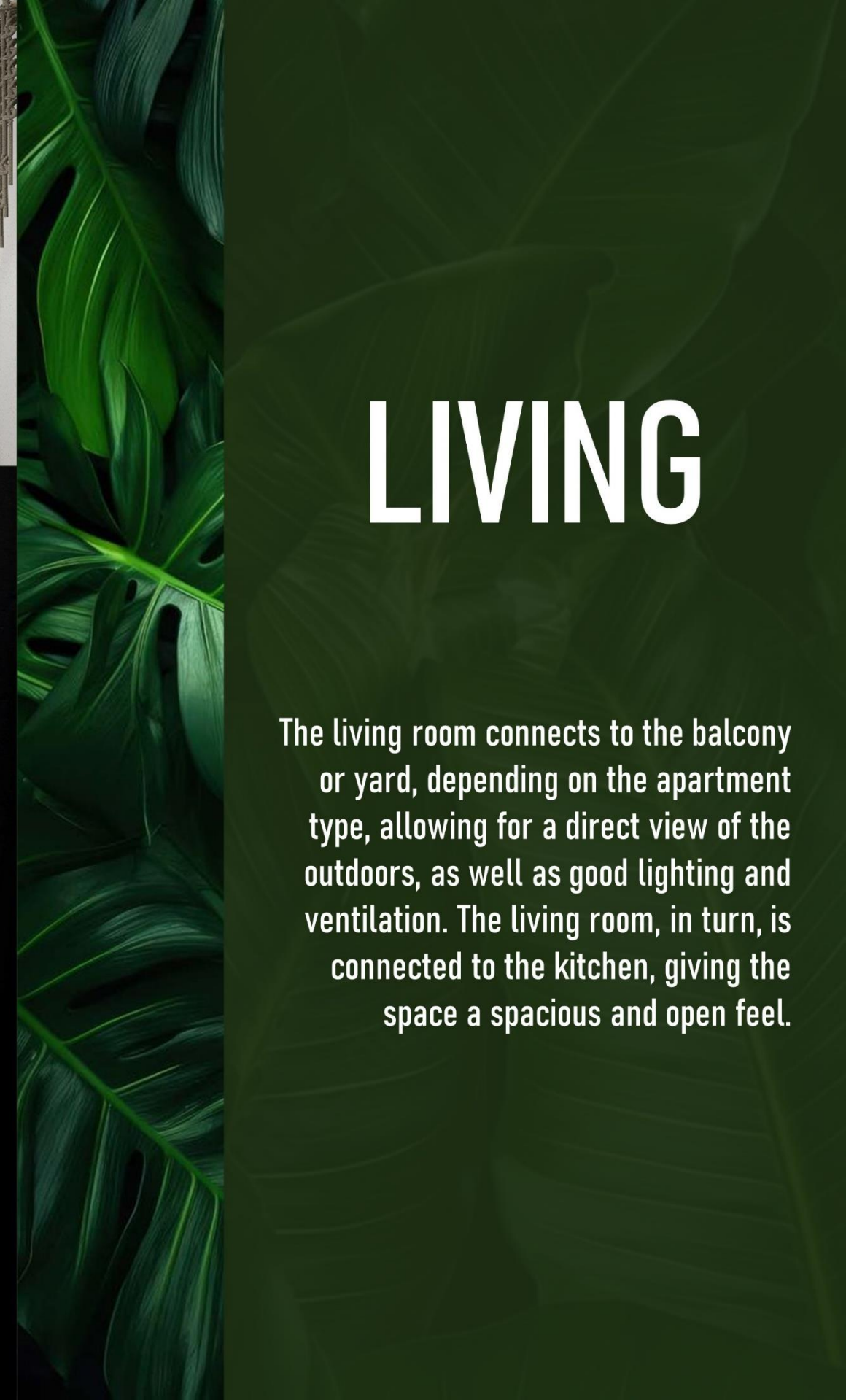
2 BEDROOM + BALCONY





# LIVING

The living room connects to the balcony or yard, depending on the apartment type, allowing for a direct view of the outdoors, as well as good lighting and ventilation. The living room, in turn, is connected to the kitchen, giving the space a spacious and open feel.





# KITCHEN

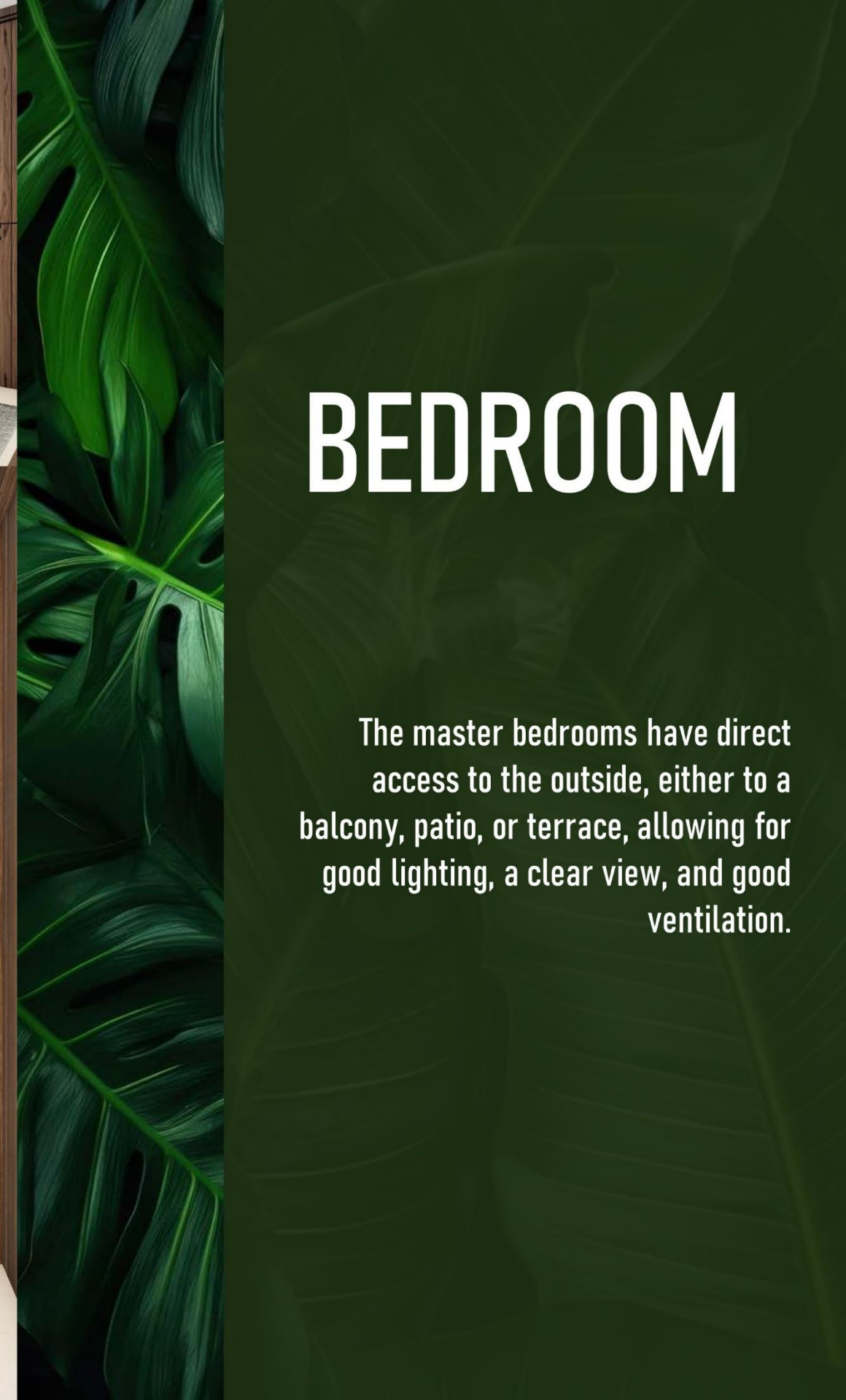
The kitchen features an interesting combination of materials, with white standing out on the upper floor, contrasting with the wood tones below. The backsplash and countertop are in ubatuba green, tying the apartment into the project's green and tropical concept.

The kitchen is connected to the exterior through a fixed panel that provides a view of the core and provides good lighting.



# BEDROOM

The master bedrooms have direct access to the outside, either to a balcony, patio, or terrace, allowing for good lighting, a clear view, and good ventilation.





# BATHROOM

The bathroom design features three types of tiling, with beige porcelain tiles on the upper half of the walls and floors, contrasted by a wood-like tile on the lower wall, divided by a grained stripe. These colors inspire relaxation through a highly functional, retro layout.





# PAYMENT PLAN

**A**

SEPARATION WITH  
US \$2,000

**B**

60 DAYS AFTER THE  
SEPARATION, THE  
CONTRACT IS SIGNED  
AND 15% PAYMENT IS  
MADE.

**C**

CONSTRUCTION TO  
START IN THE LAST  
QUARTER OF 2026,  
15% DOWN PAYMENT

**D**

WHEN THE LAST  
FLOOR SLAB IS  
FOUNDED, PAYMENT  
OF 10%

**E**

WHEN FLOORING  
INSTALLATIONS BEGIN,  
PAYMENT OF 10%

**F**

THE REMAINING 50%  
WITH CLOSING AND  
DELIVERY IN THE LAST  
QUARTER OF 2028

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*by*

**// paralelos**  
ingenieros - arquitectos

**38**

**YEARS OF EXPERIENCE**

**SOME OF OUR PROJECTS:**

**EL CORTECITO**

- VILLA PALMERA
- SANTA MARIA I & II
- COCOMAR
- PALM SUITE
- ESTRELLA DEL MAR
- SOL TROPICAL
- EDEN CARIBE
- EDEN TROPICAL
- ENTRE OTROS

**HIGUEY**

- EDIFICIO PARALELOS
- RESIDENCIAL MONTE VERDE
- RESIDENCIAL LA ARBOLEDA
- NATURA RESIDENCES
- MONTE ALTO
- COSTANERO MALL
- ENTRE OTROS

**CAP CANA**

- VILLA LAS PALMAS 71
- AND OTHERS

**Y MAS DE 50 PROYECTOS PRIVADOS**

