

CORALIA

The Landmark Redefining Santo Domingo's Skyline

A low-angle photograph of four modern skyscrapers against a deep blue twilight sky. The buildings are illuminated from within, with warm yellow light glowing from the windows and balconies. The architecture features a mix of glass facades and solid, light-colored panels. The balconies are prominent, some with glass railings and others with solid panels. The buildings are arranged in a cluster, with the tallest one in the center-left and others flanking it. The overall mood is one of urban sophistication and architectural achievement.

THE TALLEST SKYSCRAPER IN THE CARIBBEAN

CORALIA goes beyond anything previously built in the Dominican Republic. In architecture. In hospitality. In investment. It is not simply another tower in the city; **it is the point where the city reaches new heights.**

A VERTICAL CITY BY THE SEA

Conceived to redefine Santo Domingo's skyline, CORALIA integrates condo-hotel residences, a hotel, retail, entertainment, and a convention center within a single oceanfront urban environment.

A new way to experience the city:
more connected, more vibrant, and
more contemporary.

**A destination to live, invest, and enjoy
Santo Domingo from new heights.**



THE ORIGIN OF A LANDMARK

CORALIA was born from a bold decision: to look toward Santo Domingo Este and recognize it as the setting for the city's next great chapter.

Its foundation lies in the area's urban transformation, the growth of its waterfront, and confidence in the future of the destination. The result is a new real estate, architectural, and tourism landmark that elevates Santo Domingo's skyline and introduces a new way of life.

A CITY ON THE RISE

Santo Domingo Este is entering a new era. A city rich in history, metropolitan connectivity, oceanfront appeal, and cultural life, ready to grow, evolve, and unlock its appreciation potential.

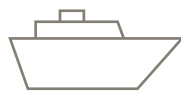
CORALIA drives this evolution forward. Its scale, location, and urban vision establish a new benchmark for the destination and create an appreciation opportunity for those who choose to invest early.

OCEANFRONT, AT THE CENTER OF IT ALL

Located on Avenida España, CORALIA is positioned along one of the most prominent stretches of Santo Domingo Este’s waterfront, with direct access to the city’s key areas of value.

- Hospitals
- Schools
- Universities
- Shopping Centers
- Airport

**Mobility, visibility, history, tourism,
and urban potential, all in one location.**



Sans Souci Port

Approximately 3 minutes



Los Tres Ojos National Park

Approximately 7 minutes



National Aquarium

Approximately 5 minutes



Boca Chica Beach

Approximately 25 minutes



Columbus Lighthouse

Approximately 6 minutes



Colonial City

Approximately 13 minutes



Las Americas International Airport

Approximately 20 minutes



Juan Dolio Beach

Approximately 30 minutes



Colonial City



Los Tres Ojos National Park



Las Américas International Airport



Columbus Lighthouse



Boca Chica Beach



National Aquarium



Sans Souci Port

A RESIDENTIAL EXPERIENCE WITH A HOSPITALITY VISION

The Branded Residences concept elevates real estate ownership into a residential experience supported by hospitality, design, and service standards. It provides access to a property with greater operational consistency, carefully managed amenities, professional maintenance, and a lifestyle experience conceived around comfort, exclusivity, and long-term value.

**A more secure way to invest and
a more effortless way to enjoy.**



A NEW SYMBOL OF THE CITY



7 Towers

6 Residential Towers and 1 Hotel Tower



3,372

Apartments



Convention Center

Capacity for 6,000 people



Gastronomic Market

International culinary experience



50 Stories

Over 200 meters in height



Hotel Accommodations

243 Rooms



World-Class Amenities

Resort-style experience

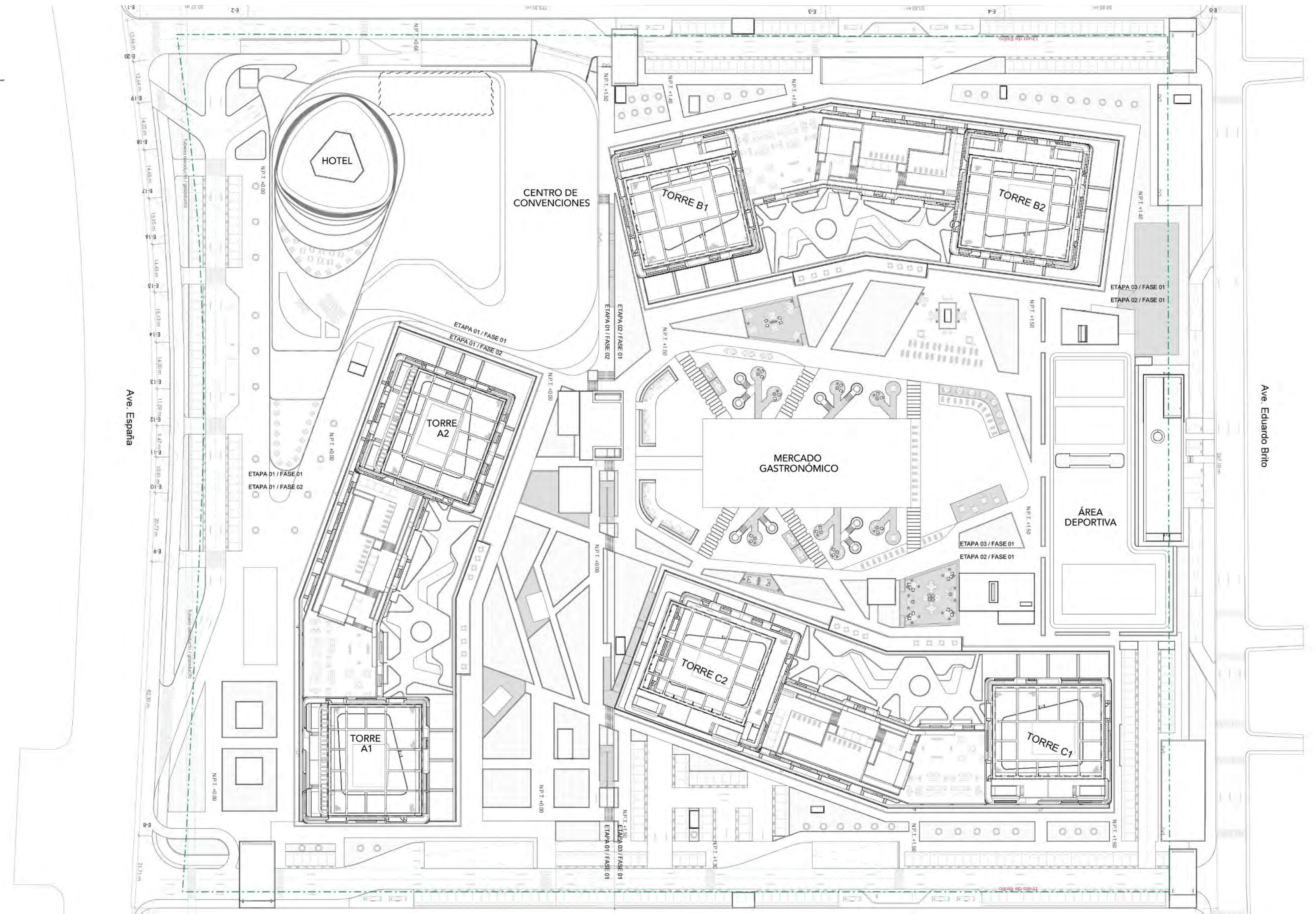


More than 4,500

Underground Parking Spaces

AN ARCHITECTURAL LANDMARK

A masterplan conceived to connect architecture, nature, and experience. Each element has been carefully arranged to create a dynamic environment where residences, amenities, retail spaces, and recreational areas coexist in harmony, enhancing mobility, views, and quality of life.



RESIDENTIAL AMENITIES



Rooftop
Infinity Pools
Coworking Space
Sauna
Spa
Social Lounge
Kids Area

URBAN AMENITIES



A city within the city

- Swimming Pools
- Food Hall
- Sports Courts (Padel, Tennis & Basketball)
- Social Terraces
- Walking Trails
- Fire Pits





THE LARGEST CONVENTION CENTER IN THE CARIBBEAN

The hotel tower features a convention center with capacity for 6,000 guests. This integration establishes a new destination for hospitality, business, and events.

Together, these components energize the surrounding area while enhancing the development's urban, tourism, and real estate value.



SPACES WITH PURPOSE

Each residence combines functionality, comfort, and investment potential, creating a complete experience for those looking to enjoy, generate rental income, or build long-term wealth.



Studios, 1, 2, and 3
Bedroom Residences

From approximately 35 m²



Penthouses

Up to approximately 270 m²



RESIDENCE TYPES



VT 0.01
28 m² Approx.

- Studio
- 1 Bathroom
- Dining Area
- Kitchen
- Laundry Area



VT 1.01
43 m² Approx.

- 1 Bedroom
- 1 Bathroom
- Living Room
- Dining Area
- Kitchen
- Laundry Area

RESIDENCE TYPES



VT 1.02
42 m² Approx.

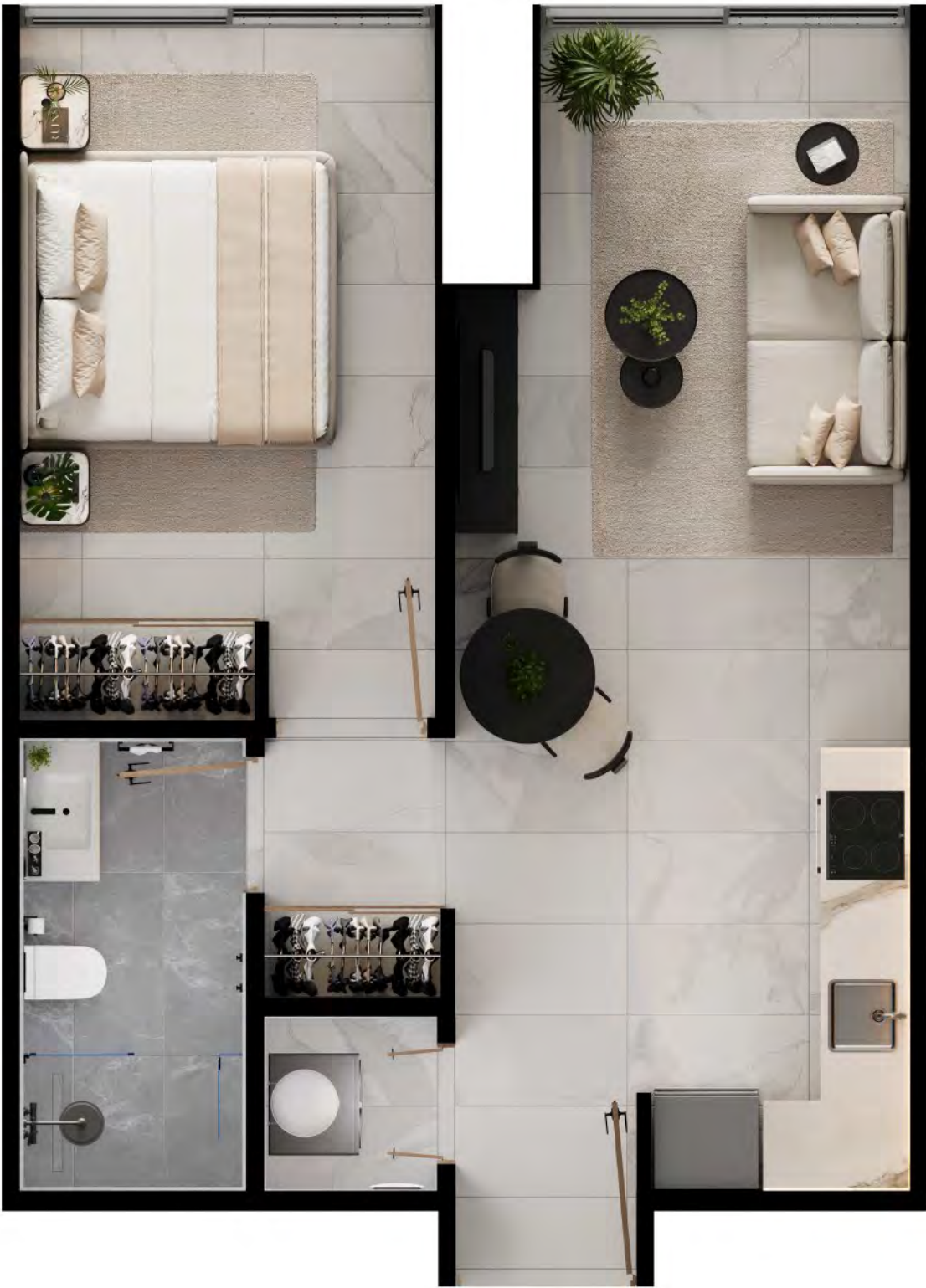
- 1 Bedroom
- 1 Bathroom
- Living Room
- Dining Area
- Kitchen
- Laundry Area



VT 1.03
42 m² Approx.

- 1 Bedroom
- 1 Bathroom
- Living Room
- Dining Area
- Kitchen
- Laundry Area

RESIDENCE TYPES



VT 1.05
42 m² Approx.

- 2 Bedrooms
- 2 Bathrooms
- Living Room
- Dining Area
- Kitchen
- Laundry Area



VT 2.01
58 m² Approx.

- 2 Bedrooms
- 2 Bathrooms
- Living Room
- Dining Area
- Kitchen
- Laundry Area

RESIDENCE TYPES



VT 2.02
64 m² Approx.

- 2 Bedrooms
- 2 Bathrooms
- Living Room
- Dining Area
- Kitchen
- Laundry Area



VT 2.03
58 m² Approx.

- 2 Bedrooms
- 2 Bathrooms
- Living Room
- Dining Area
- Kitchen
- Laundry Area



RESIDENCE TYPES



VT 2.04
69.08 m² Approx.

- 2 Bedrooms
- 2 Bathrooms
- Living Room
- Kitchen
- Laundry Area



VT 2.05
56 m² Approx.

- 2 Bedrooms
- 2 Bathrooms
- Living Room
- Kitchen
- Laundry Area

RESIDENCE TYPES



VT 3.01
82.49 m² Approx.

- 3 Bedrooms
- 2 Bathrooms
- Living Room
- Dining Room
- Kitchen
- Laundry Area
- Balcony



VT 3.02
84 m² Approx.

- 3 Bedrooms
- 2 Bathrooms
- Living Room
- Dining Room
- Kitchen
- Laundry Area
- Balcony
- Service Room
with En-suite Bathroom

RESIDENCE TYPES



VT 3.02
230 m² Approx.

- Penthouse**
- 3 Bedrooms
 - 4 Bathrooms
 - Service Room with En-suite Bathroom
 - Main Living Room
 - Family Room
 - Dining Room
 - Kitchen with Island
 - Terrace
 - Private Pool

ELEGANCE IN EVERY DETAIL



CORALIA's finishes reflect a refined, warm, and timeless elegance. Every surface, texture, and detail has been carefully selected to express a vision of understated luxury, using materials that bring depth, character, and harmony to every space.

Each finish has been designed to create a sophisticated residential experience, delivering quality, comfort, and distinction throughout.





WHY CORALIA?

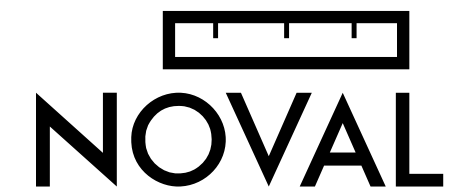
The attributes that establish CORALIA as Santo Domingo's newest landmark.

- ▶ A new concept of a vertical city on the Caribbean waterfront.
- ▶ Iconic architecture redefining Santo Domingo's skyline.
- ▶ A mixed-use development integrating residences, hotel, retail, and entertainment.
- ▶ A convention center with capacity for 6,000 guests.
- ▶ Branded Residences backed by international hospitality standards.
- ▶ More than 30 amenities designed for living, enjoying, and investing.

THE MAKING OF A LANDMARK

A development as iconic as CORALIA is never the result of a single vision. It is the product of a unique combination of expertise across every discipline—real estate development, construction, architecture, branded residences, and investment fund oversight—carefully brought together to create a contemporary luxury lifestyle in the Caribbean while offering an investment backed by institutional strength.

DEVELOPER



A Dominican real estate developer with more than 23 years of experience and over 3,300 residences delivered, with developments across Bávaro—Punta Cana, Cap Cana, Santo Domingo, Juan Dolio, and Las Terrenas. A benchmark for quality, innovation, and financial strength in the Dominican

BRANDED RESIDENCE

INTERNATIONAL HOTEL BRAND

CORALIA will be operated under the standards of a renowned international luxury hotel brand, delivering hotel-level service in every residence, professionally managed rental operations, and the operational excellence of a global hospitality brand applied to everyday management.

CONSTRUCTION PARTNER



China Harbour Engineering Company (CHEC) Founded in 1980, CHEC brings more than four decades of experience delivering large-scale infrastructure projects. Operating in over 100 countries with more than 20,000 employees, the company manages an international contract portfolio exceeding US\$40 billion.

FINANCIAL OVERSIGHT

INVESTMENT FUND

An independent entity supervises and verifies all construction disbursements according to project progress, ensuring that buyers' funds are used exclusively for construction. This provides institutional oversight, transparency, and additional confidence for every investor.



AN INVESTMENT THAT GROWS WITH YOU

CORALIA's payment plans have been designed to support every stage of your investment with flexibility and clarity, making the purchasing process simple while the development progresses toward completion.

PAYMENT PLAN A

20%

Upon signing the Purchase Promise Agreement

30%

During construction

50%

Upon delivery

TERMS

An inflation adjustment of up to 10% may apply to the outstanding balance only if the construction cost indices published by ACOPROVI reflect an increase during the project's construction period.

PAYMENT PLAN B

20%

Upon signing the Purchase Promise Agreement

60%

During construction

20%

Upon delivery

TERMS

This payment plan does not include an inflation adjustment clause, ensuring that the agreed purchase price remains fixed throughout the term of the contract.

THE NEW SKYLINE OF SANTO DOMINGO

CORALIA redefines the way the city is experienced. Oceanfront. At the heart of a new urban destination.

The first large-scale waterfront development in Santo Domingo. Created for those who invest with vision and live beyond expectations.



CORALIA



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