



URBAN

REALTY GROUP





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of







TERRAZAS DE BOCA CHICA

Discover a magical place just 5 minutes from the beautiful Boca Chica beach. Terrazas de Boca Chica is a carefully designed residential and vacation project designed to offer a unique experience, combining comfort, exclusivity, and a strategic location

strategic.

With quick access to Las Américas Airport, the city of Santo Domingo, Juan Dolio, and Punta Cana, this development becomes the perfect starting point to explore the best of the Dominican Republic. Located in the heart of the Major League training academies, bordering the Florida Marlins and across from the New York Mets, it is the ideal place for baseball lovers and those seeking an

investment with high demand.



The perfect destination

For baseball lovers

The Project borders the Florida Marlins complex, right across from the New York Mets and near teams such as the Anaheim Angels and the Rangers of

Texas, among others.

Located in the area where the academies are established of MLB Baseball.













Enjoy discounts at the beach club, top-level amenities, a self-sufficient community, hotel management, and the possibility of generating income through Airbnb. All this backed by an experienced construction company and the endorsement of Estudio 27

Hotels.

Live or invest in a project where every detail is designed for you. Welcome to Terrazas de Boca Chica.

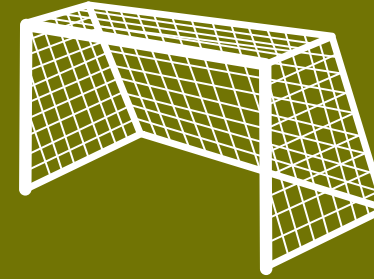




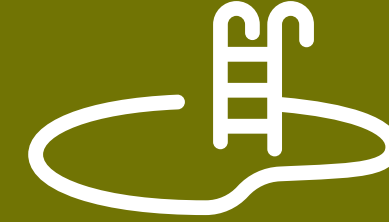
AMENITIES



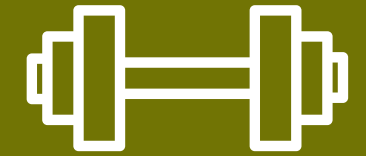
Clubhouse



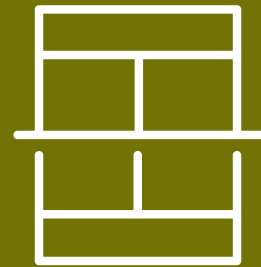
Soccer Field



Swimming



Gym



Padel Court



Mini Golf Course



Beach Club

Terrazas de Boca Chica offers a wide variety of amenities, from padel courts, gym, mini soccer field, mini golf, Coworking Space, clubhouse, beach club.

The community is self-sufficient, with supermarkets, restaurants, laundries and banks, all within your reach.



With hotel management, Terrazas de Boca Chica is Airbnb friendly, making it an excellent investment opportunity. Imagine what you can earn with an average rent of \$100 per night in such an attractive and well-located place as this, so close to the airport for passengers looking to make a stopover or wanting to stay at a beach destination.



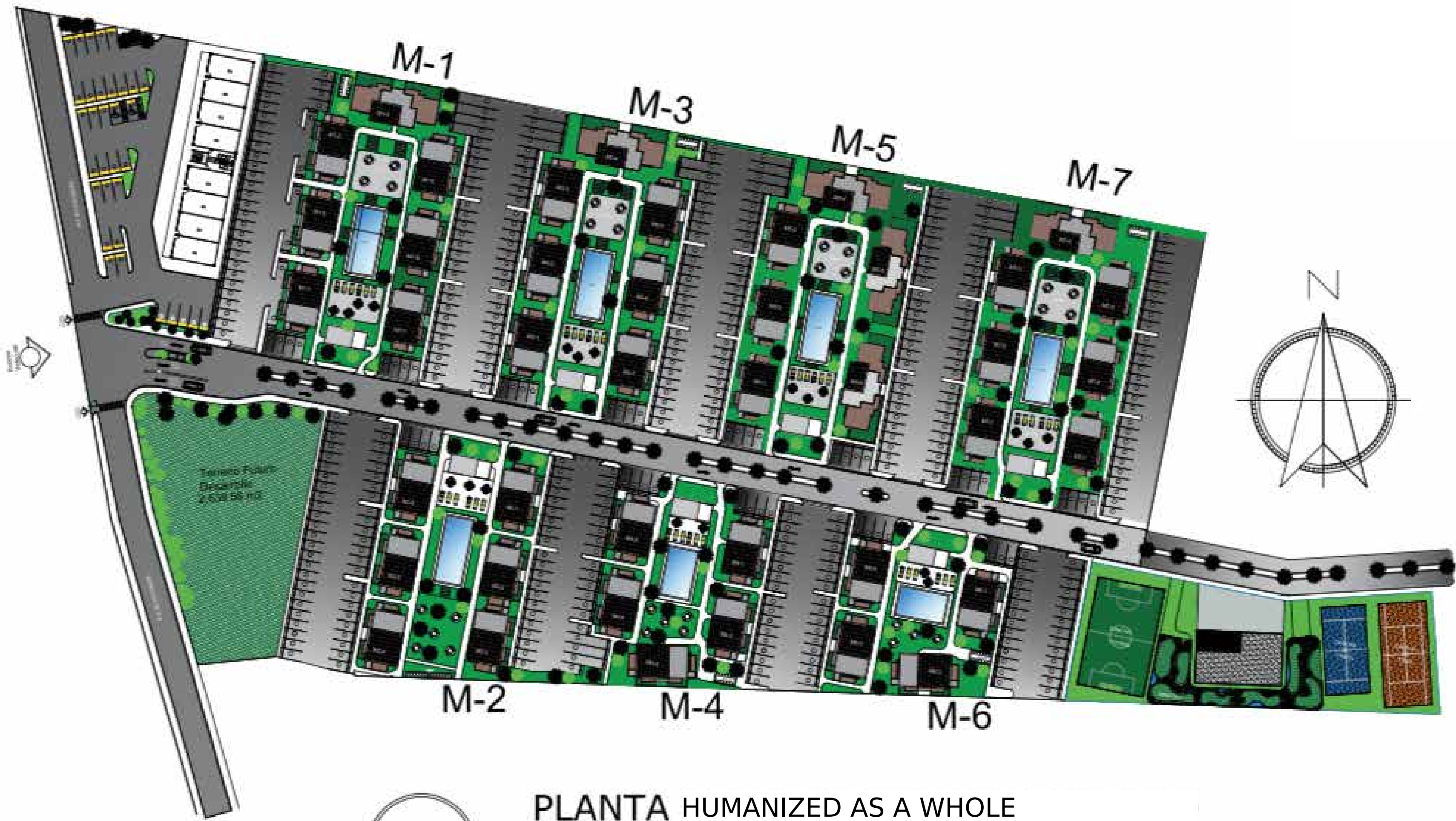
BLOQUE A











PLANTA HUMANIZED AS A WHOLE



Design and development

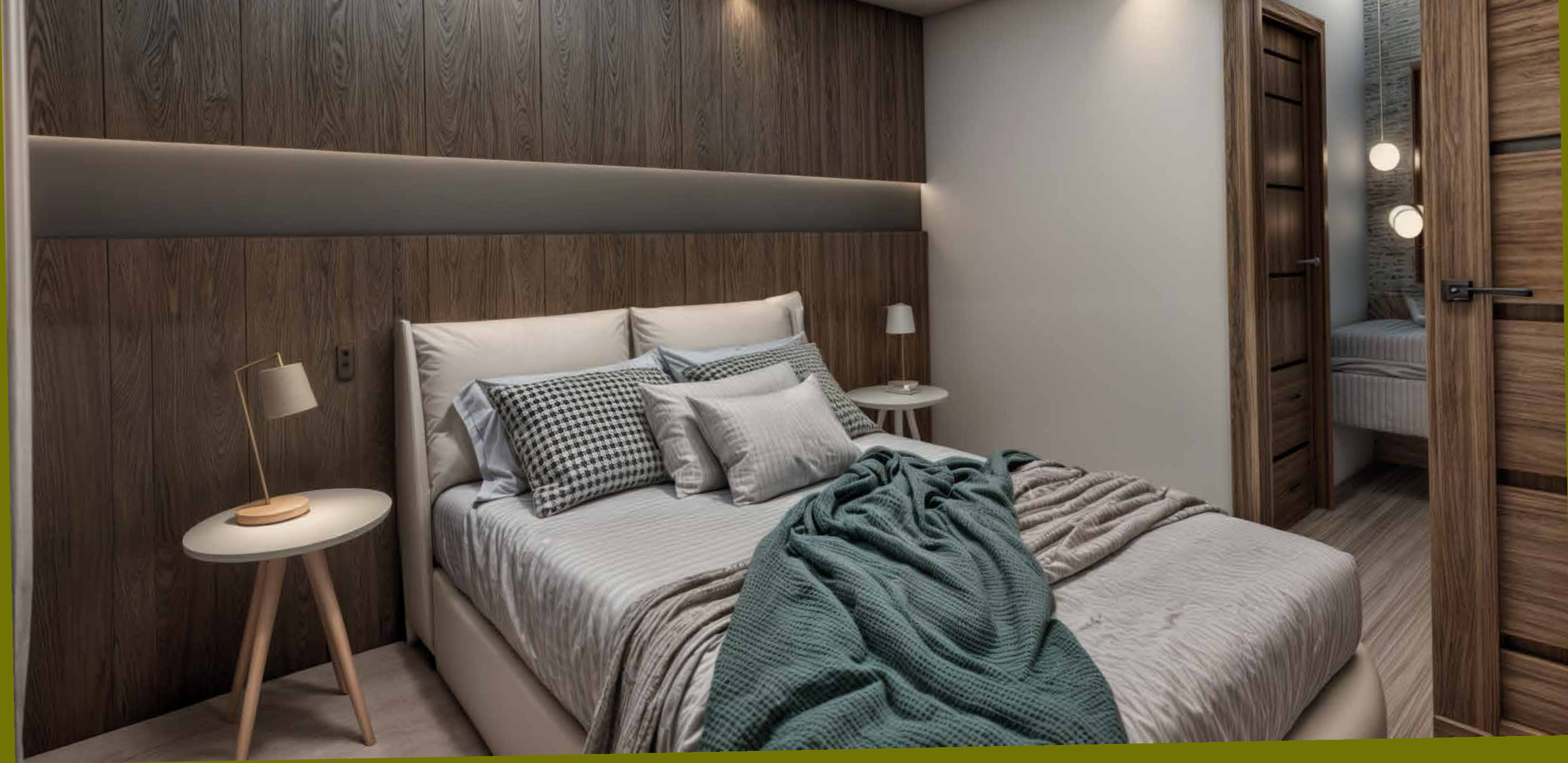
40 buildings, 5 levels, 2 apartments per floor, 1 and 2 bedrooms.

Privileged location

In the area of Major League Baseball academies, just 5 minutes from the most beautiful beach on the southern coast.

Design

Focused on comfort and tranquility. With pool and recreation areas in each block.



TYPES OF APARTMENTS



1st level 1 bedroom



2nd to 4th level 1 room



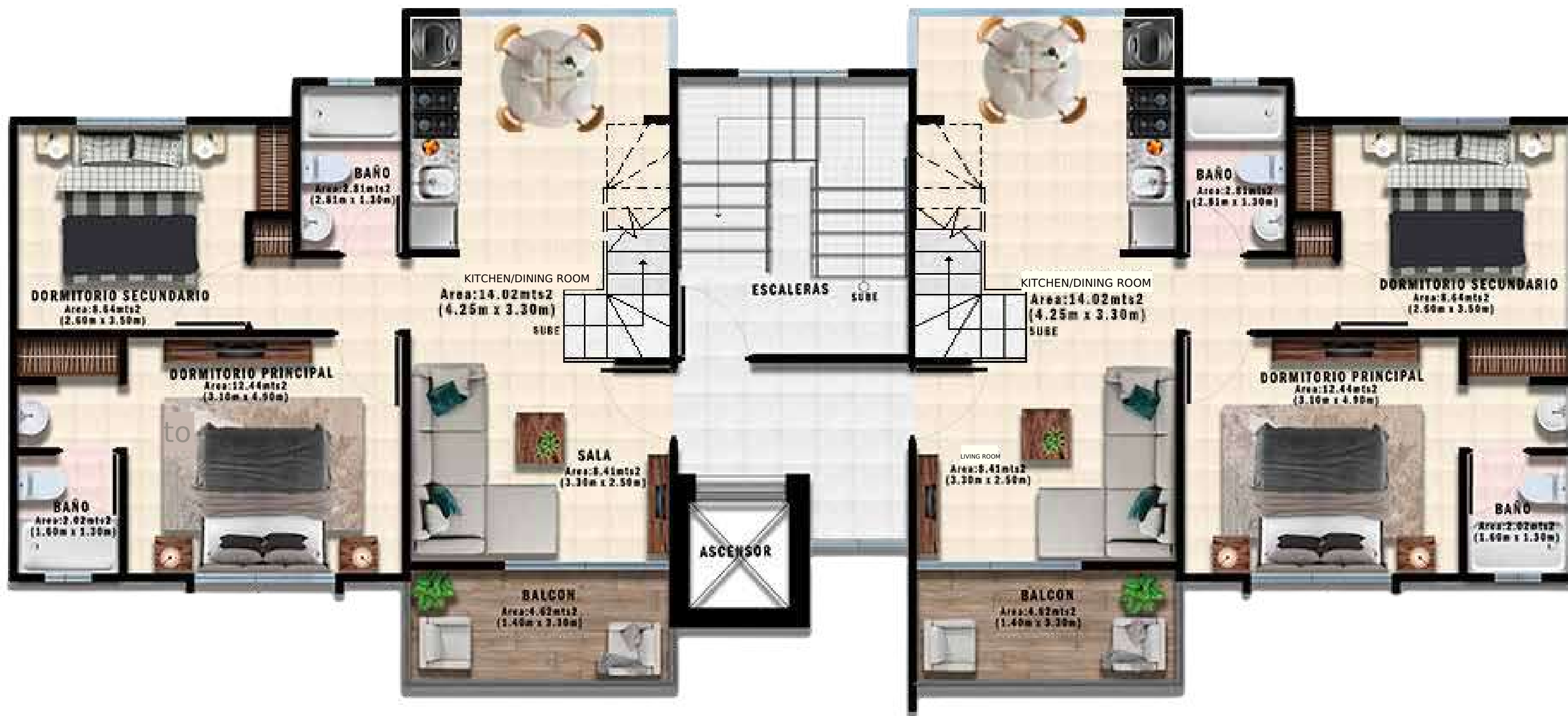
5th level 1 room



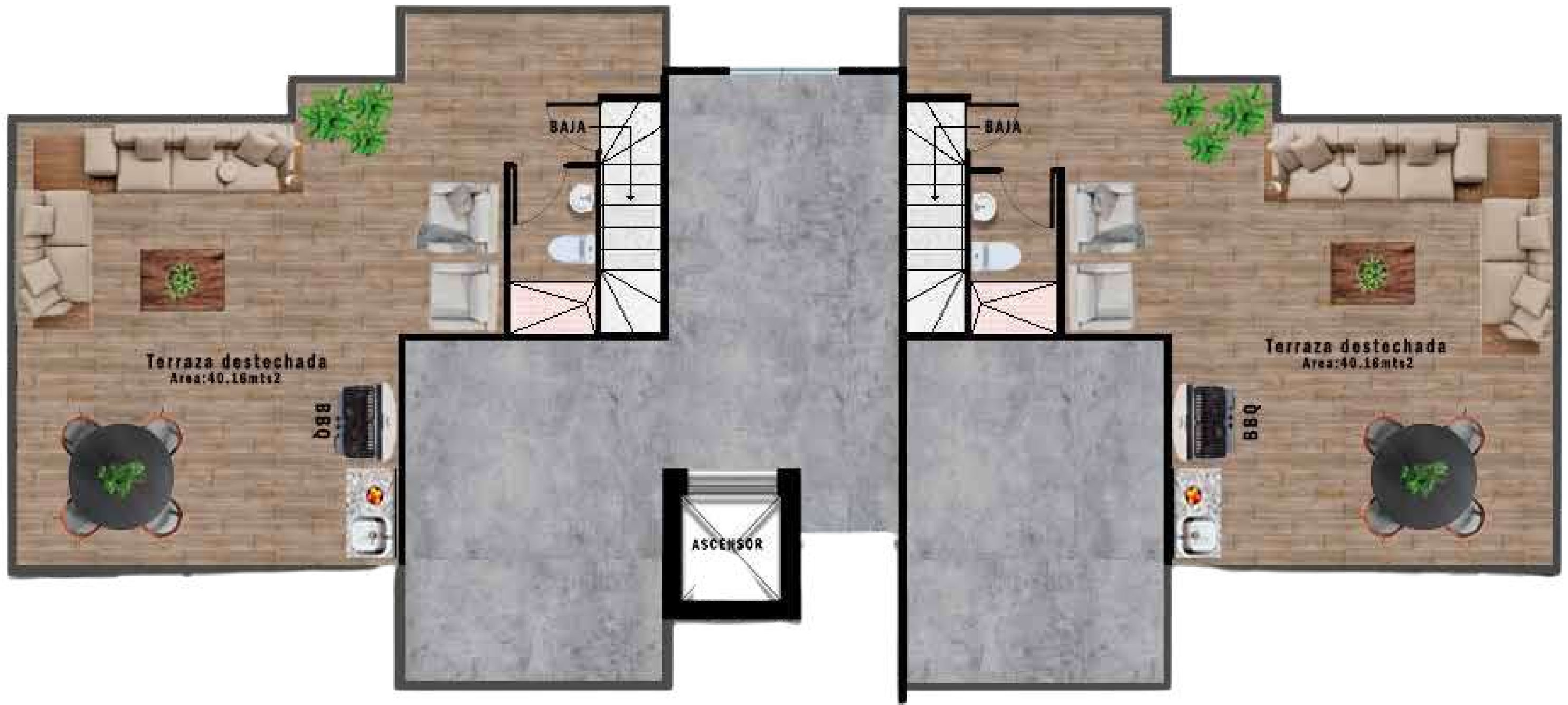
1st level 2 bedrooms



2nd, 3rd and 4th level 2 rooms



PH 2 bedrooms



Penthouse terrace

HOTEL MANAGEMENT

Invest without complications.

Terrazas de Boca Chica has hotel management through a rental pool, which allows you to generate income without handling the logistics.

Whether short or long-term rental, you decide how to make the most of your investment.

- Professional management
- Optimized occupancy
- Guaranteed passive income





The best place to invest



Excursions



Explorations



Airport connection



PAYMENT PLAN

RESERVE WITH
US\$ 1,000

10%
CONTRACT SIGNING

30%
DURING CONSTRUCTION

60%
UPON DELIVERY

DELIVERIES

December 2026
December 2027
June 2028
December 2028

"PENALTIES APPLY"

- NON-REFUNDABLE RESERVATION.

- TRANSFER COSTS ARE THE CLIENT'S RESPONSIBILITY, THE RECEIPT WILL BE ISSUED FOR THE AMOUNT REFLECTED IN THE DEVELOPER'S ACCOUNTS.





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