



PRESENTATION

# ARMONIA PORTILLO

PRE-CONSTRUCTION

APARTMENT DEVELOPMENT

Prices Starting From US \$199,500

## DESCRIPTION

ARMONÍA PORTILLO IS LOCATED IN THE PEARL OF THE PROVINCE OF SAMANÁ, LAS TERRENAS. WHERE THE GREATEST INVESTMENT MEETS, TOURIST VARIETY AND IS THE AREA OF GREATEST GROWTH OF THE PROVINCE.

IT IS KNOWN FOR ITS BEAUTIFUL BEACHES, ITS DELICIOUS CUISINE, ITS ECO-TOURISM, FOR IT'S CULTURAL DIVERSITY, AS WELL AS FOR ITS WONDERFUL SUNNY AND TROPICAL CLIMATE, LOCATING IT AS THE COMPLETE TOURIST AREA IN THE CARIBBEAN.

THESE FACTORS MAKE THE LAS TERRENAS AREA ONE OF THE AREAS WITH THE GREATEST TOURIST POTENTIAL IN THE CARIBBEAN REGION, GUARANTEEING THAT YOUR INVESTMENT HAS A GREAT POTENTIAL TO GENERATE INCOME FROM RENT AND TO MAINTAIN A GOOD VALUE IN THE MARKET.

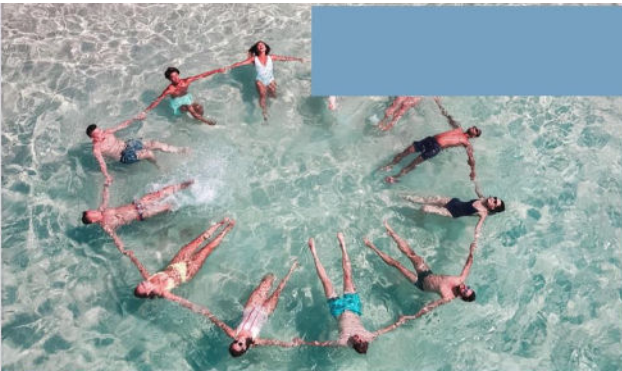


ARMONÍA

PORTILLO

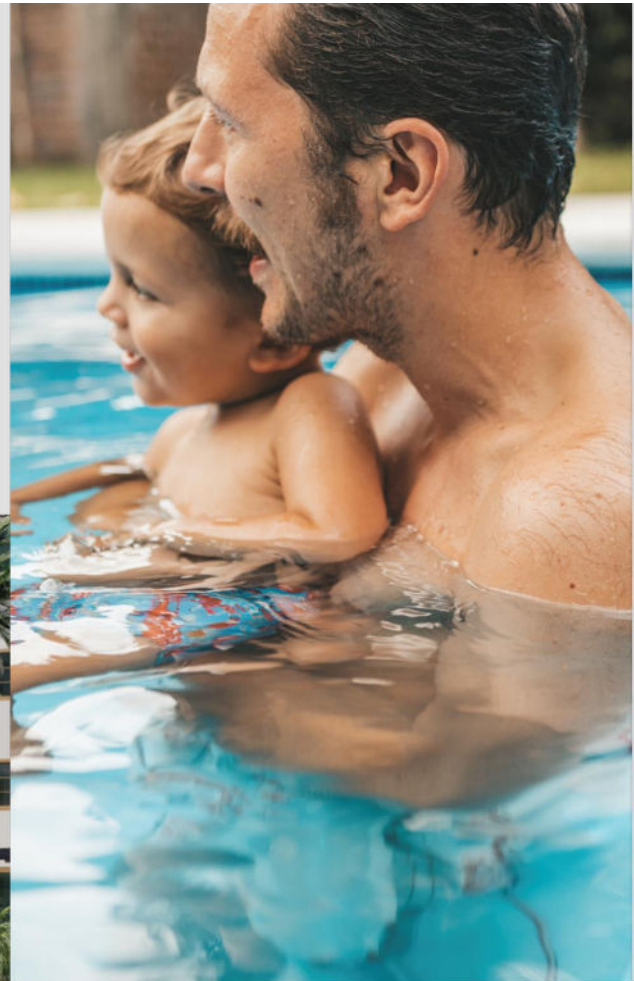
LAS TERRENA, SAMANA





## AMENITIES

- RESTAURANTS
- BEACH CLUB
- SPA AND GYM
- KIDS PLAY ZONE AND GAME ROOM
- EVENT ROOM OR SALON
- 5 POOL AND JACUZZIS
- SECURITY AND ACCES CONTROL
- PARQUING FOR VISITORS



HAVE THE LUXURY  
OF LIVING IN A MODERN  
SPACE WITH A  
REFRESHING VIEW

*Armonia Portillo is the newest property in Las Terrenas, Samana and Portillo Area, that gives you the opportunity to invest in a property and a growing area.*

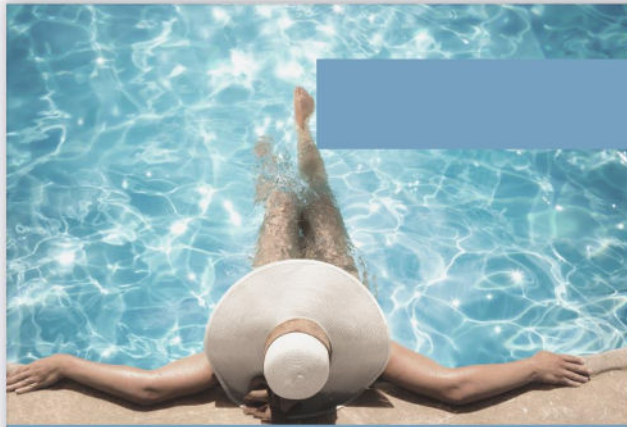
*Apartment units designed for those who enjoy natural light, and open views, and for families who value quality time with friends and family.*

*You can enjoy one of the most impressive beach areas in all of Las Terrenas.*



PORTILLO BEACH, LAS  
TERRENAS, SAMANA,  
DOMINICAN REPUBLIC

LOCATION



## FINISHES

- IMPORTED PORCELAIN FLOORS
- IMPORTED MODULAR KITCHENS
- NATURAL GRANITE KITCHEN TOP
- HIGH QUALITY WINDOWS
- IMPORTED BATHROOM FURNITURE
- IMPORTED DOORS WOOD LAMINATED
- IMPORTED TAPS



WAKE UP TO THE SOUND OF  
THE WAVES AND TO THE VIEW  
OF SUNNY CARIBBEAN

EXPERIENCE



# FIRST STAGE



**DELIVERY DATE MAY 2024**



# SECOND STAGE



**DELIVERY DATE DEC.2025**



# THIRD STAGE



**DELIVERY DATE DEC.2026**

**2 BEDROOMS 105 SQ METERS**

ARMONIA

- 2 BEDROOMS
- 2 BATHROOMS
- 20 SQMT OF BALCONY
- LAUNDRY
- OPEN CONCEPT KITCHEN
- MASTER ROOM WITH BALCONY AND WALKING CLOSET
- LIVING ROOM
- 1 PARQUING



**FROM USD\$199,500**



## 2 BEDROOMS WITH PATIO

ARMONIA

- 2 BEDROOMS
- 2 BATHROOMS
- 20 SQMT OF BALCONY
- 60-70 SQMT OF PRIVATE PATIO
- LAUNDRY
- OPEN CONCEPT KITCHEN
- MASTER ROOM WITH BALCONY AND WALKING CLOSET
- LIVING ROOM
- 1 PARQUING



FROM USD\$234,500

**3 BEDROOMS 128 SQ METERS**

ARMONIA

- 3 BEDROOMS
- 2 BATHROOMS
- 21 SQMT OF BALCONY
- LAUNDRY
- OPEN CONCEPT KITCHEN
- MASTER ROOM WITH BALCONY AND WALKING CLOSET
- LIVING ROOM
- 2 PARQUING



**FROM USD\$243,200**



## 3 BEDROOMS WITH PATIO

ARMONIA

- 3 BEDROOMS
- 2 BATHROOMS
- 21 SQMT OF BALCONY
- 60-70 SQMT OF PRIVATE PATIO
- LAUNDRY
- OPEN CONCEPT KITCHEN
- MASTER ROOM WITH BALCONY AND WALKING CLOSET
- LIVING ROOM
- 2 PARQUING



FROM USD\$273,200

# MINI PENTHOUSE

186 SQMT

ARMONIA

- 2 BEDROOMS
- 1 STUDIO - THIRD BEDROOM OPTIONAL
- 3 BATHROOMS
- 21 SQMT OF BALCONY
- 46 SQMT OF PRIVATE TERRACE
- LAUNDRY
- OPEN CONCEPT KITCHEN
- MASTER ROOM WITH BALCONY AND WALKING CLOSET
- LIVING ROOM
- 2 PARQUING

**\*\* JACUZZI REQUIRES ADDITIONAL PAYMENT**



FROM USD \$289.000



# GRAND PENTHOUSE 223 SQMT

ARMONIA

- 3 BEDROOMS
- 3 BATHROOMS
- 21 SQMT OF BALCONY
- 53 SQMT OF PRIVATE TERRACE
- LAUNDRY
- OPEN CONCEPT KITCHEN
- MASTER ROOM WITH BALCONY AND WALKING CLOSET
- LIVING ROOM
- 2 PARQUING

**\*\* JACUZZI REQUIRES ADDITIONAL PAYMENT**



**FROM USD\$349,500**

# DUPLEX BUILDINGS PLANTS

ARMONIA





# DUPLEX BUILDINGS PLANTS

ARMONIA



# PRELIMINARY VIEWS

ARMONIA





# PRELIMINARY VIEWS

ARMONIA





# TAX FREE

ARMONÍA

*ARMONÍA PORTILLO IS COVERED UNDER THE REAL ESTATE DEVELOPMENT FIDUCIARY LAW, THROUGH UNIVERSAL TRUSTEE, PROVIDING TOTAL SECURITY OF YOUR INVESTMENT.*

*ALSO HAVE THE BENEFITS OF THE CONFOTUR LAW:*

- EXEMPTION FROM PAYMENT OF IPI TAXES FOR 15 YEARS*
- EXEMPTION FROM THE PAYMENT OF THE 3% TITLE TRANSFER TAX.*

*" YOUR INVESTMENT GUARANTEED "*





# SALE PROCESS

ARMONIA

**AFTER SELECTING AND BLOCK YOUR  
IDEAL UNIT**

**RESERVE TO START DE PROCESS WITH  
USD\$2,000.**

**START LINKING PROCESS WITH THE  
DOCUMENTS REQUESTED BY YOUR  
AGENT**

**AFTER LINKED, REVIEW AND SIGN A  
CONTRACT WITH THE PAYMENT OF 10%  
OF THE VALUE OF THE UNIT**

**DURING THE CONSTRUCTION OF YOUR  
UNIT YOU MUST PAY 30% OF THE VALUE  
OF YOUR UNIT, UNDER THE PAYMENT  
PLAN SUBSCRIBED IN THE CONTRACT**

**ON THE DELIVERY OF YOUR UNIT YOU  
MUST COMPLETE THE REMAINING 60%**



# TABLA DE PRECIOS Y DISPONIBILIDAD PRIMERA ETAPA

FECHA ENTREGA ESTIMADA - MAYO 2024

BLOQUE	APTO. NO	TIPO	DORMITORIOS	METROS	TERRAZA	TOTAL METROS	PRECIO	ESTATUS
2	1A	2HAB- PATIO	2	105	60	165	\$ 238,950.00	DISPONIBLE
2	2A	2 HAB.	2	105		105	\$ 208,950.00	DISPONIBLE
2	3A	2HAB- PH	2	140	46	186	\$ 301,600.00	DISPONIBLE
2	1B	2HAB- PATIO	2	105	60	165	\$ 238,950.00	DISPONIBLE
2	2B	2 HAB.	2	105		105	\$ 208,950.00	RESERVADO
2	3B	2HAB- PH	2	140	46	186	\$ 301,600.00	DISPONIBLE
2	1C	3HAB- PATIO	3	128	70	198	\$ 289,720.00	RESERVADO
2	2C	3 HAB.	3	128		128	\$ 254,720.00	DISPONIBLE
2	3C	3HAB- PH	3	170	53	223	\$ 364,800.00	DISPONIBLE
2	1D	3HAB- PATIO	3	128	70	198	\$ 289,720.00	DISPONIBLE
2	2D	3 HAB.	3	128		128	\$ 254,720.00	DISPONIBLE
2	3D	3HAB- PH	3	170	53	223	\$ 364,800.00	DISPONIBLE
2	1E	2HAB- PATIO	2	105	70	175	\$ 243,950.00	RESERVADO
2	2E	2 HAB.	2	105		105	\$ 208,950.00	DISPONIBLE
2	3E	2HAB- PH	2	140	46	186	\$ 301,600.00	DISPONIBLE
2	1F	2HAB- PATIO	2	105	70	175	\$ 243,950.00	BLOQUEADO
2	2F	2 HAB.	2	105		105	\$ 208,950.00	DISPONIBLE
2	3F	2HAB- PH	2	140	46	186	\$ 301,600.00	RESERVADO

3	1A	3HAB- PATIO	3	128	60	188	\$ 284,720.00	DISPONIBLE
3	2A	3 HAB.	3	128		128	\$ 254,720.00	DISPONIBLE
3	3A	3HAB- PH	3	170	53	223	\$ 364,800.00	DISPONIBLE
3	1B	3HAB- PATIO	3	128	60	188	\$ 284,720.00	DISPONIBLE
3	2B	3 HAB.	3	128		128	\$ 254,720.00	DISPONIBLE
3	3B	3HAB- PH	3	170	53	223	\$ 364,800.00	DISPONIBLE
3	1C	2HAB- PATIO	2	105	70	175	\$ 243,950.00	RESERVADO
3	2C	2 HAB.	2	105		105	\$ 208,950.00	DISPONIBLE
3	3C	2HAB- PH	2	140	46	186	\$ 301,600.00	DISPONIBLE
3	1D	2HAB- PATIO	2	105	70	175	\$ 243,950.00	DISPONIBLE
3	2D	2 HAB.	2	105		105	\$ 208,950.00	DISPONIBLE
3	3D	2HAB- PH	2	140	46	186	\$ 301,600.00	DISPONIBLE
3	1E	2HAB- PATIO	2	105	70	175	\$ 243,950.00	DISPONIBLE
3	2E	2 HAB.	2	105		105	\$ 208,950.00	DISPONIBLE
3	3E	2HAB- PH	2	140	46	186	\$ 301,600.00	DISPONIBLE
3	1F	2HAB- PATIO	2	105	70	175	\$ 243,950.00	DISPONIBLE
3	2F	2 HAB.	2	105		105	\$ 208,950.00	DISPONIBLE
3	3F	2HAB- PH	2	140	46	186	\$ 301,600.00	DISPONIBLE

RESERVA	USD\$2,000
SEPARACION Y FIRMA INICIAL	10%
CONTRA ENTREGA	30%
	60%



# TABLA DE PRECIOS Y DISPONIBILIDAD SEGUNDA ETAPA

## FECHA ENTREGA ESTIMADA - DICIEMBRE 2025

BLOQUE	APTO. NO	TIPO	DORMITORIOS	METROS	TERRAZA	TOTAL METROS	PRECIO	ESTATUS
4	1A	2HAB- PATIO	2	105	60	165	\$ 234,750.00	BLOQUEADO
4	2A	2 HAB.	2	105		105	\$ 204,750.00	DISPONIBLE
4	3A	2HAB- PH	2	140	46	186	\$ 296,000.00	DISPONIBLE
4	1B	2HAB- PATIO	2	105	60	165	\$ 234,750.00	DISPONIBLE
4	2B	2 HAB.	2	105		105	\$ 204,750.00	BLOQUEADO
4	3B	2HAB- PH	2	140	46	186	\$ 296,000.00	DISPONIBLE
4	1C	3HAB- PATIO	3	128	70	198	\$ 284,600.00	DISPONIBLE
4	2C	3 HAB.	3	128		128	\$ 249,600.00	DISPONIBLE
4	3C	3HAB- PH	3	170	53	223	\$ 358,000.00	DISPONIBLE
4	1D	3HAB- PATIO	3	128	70	198	\$ 284,600.00	DISPONIBLE
4	2D	3 HAB.	3	128		128	\$ 249,600.00	DISPONIBLE
4	3D	3HAB- PH	3	170	53	223	\$ 358,000.00	DISPONIBLE
4	1E	2HAB- PATIO	2	105	70	175	\$ 239,750.00	DISPONIBLE
4	2E	2 HAB.	2	105		105	\$ 204,750.00	DISPONIBLE
4	3E	2HAB- PH	2	140	46	186	\$ 296,000.00	DISPONIBLE
4	1F	2HAB- PATIO	2	105	70	175	\$ 239,750.00	BLOQUEADO
4	2F	2 HAB.	2	105		105	\$ 204,750.00	BLOQUEADO
4	3F	2HAB- PH	2	140	46	186	\$ 296,000.00	BLOQUEADO

BLOQUE	APTO. NO	TIPO	DORMITORIOS	METROS	TERRAZA	TOTAL METROS	PRECIO	ESTATUS
5	1A	3HAB- PATIO	3	128	60	188	\$ 273,200.00	DISPONIBLE
5	2A	3 HAB.	3	128		128	\$ 243,200.00	DISPONIBLE
5	3A	3HAB- PH	3	170	53	223	\$ 349,500.00	DISPONIBLE
5	1B	3HAB- PATIO	3	128	60	188	\$ 273,200.00	DISPONIBLE
5	2B	3 HAB.	3	128		128	\$ 243,200.00	DISPONIBLE
5	3B	3HAB- PH	3	170	53	223	\$ 349,500.00	DISPONIBLE
5	1C	2HAB- PATIO	2	105	70	175	\$ 234,500.00	DISPONIBLE
5	2C	2 HAB.	2	105		105	\$ 199,500.00	BLOQUEADO
5	3C	2HAB- PH	2	140	46	186	\$ 289,000.00	DISPONIBLE
5	1D	2HAB- PATIO	2	105	70	175	\$ 234,500.00	DISPONIBLE
5	2D	2 HAB.	2	105		105	\$ 199,500.00	BLOQUEADO
5	3D	2HAB- PH	2	140	46	186	\$ 289,000.00	DISPONIBLE
5	1E	2HAB- PATIO	2	105	70	175	\$ 234,500.00	DISPONIBLE
5	2E	2 HAB.	2	105		105	\$ 199,500.00	BLOQUEADO
5	3E	2HAB- PH	2	140	46	186	\$ 289,000.00	DISPONIBLE
5	1F	2HAB- PATIO	2	105	70	175	\$ 234,500.00	DISPONIBLE
5	2F	2 HAB.	2	105		105	\$ 199,500.00	BLOQUEADO
5	3F	2HAB- PH	2	140	46	186	\$ 289,000.00	BLOQUEADO

RESERVA	USD\$2,000
SEPARACION Y FIRMA INICIAL	10%
CONTRA ENTREGA	30%
	60%

# TABLA DE PRECIOS Y DISPONIBILIDAD CUARTA ETAPA

FECHA ENTREGA ESTIMADA - DICIEMBRE 2026

BLOQUE	APTO. NO	TIPO	DORMITORIOS	METROS	TERRAZA	TOTAL METROS	PRECIO	ESTATUS
1	1A	3HAB- PATIO	3	128	60	188	\$ 362,800.00	DISPONIBLE
1	2A	3 HAB.	3	128		128	\$ 332,800.00	DISPONIBLE
1	3A	3HAB- PH	3	170	53	223	\$ 468,500.00	DISPONIBLE
1	1B	3HAB- PATIO	3	128	60	188	\$ 362,800.00	DISPONIBLE
1	2B	3 HAB.	3	128		128	\$ 332,800.00	DISPONIBLE
1	3B	3HAB- PH	3	170	53	223	\$ 468,500.00	DISPONIBLE
1	1C	2HAB- PATIO	2	105	70	175	\$ 308,000.00	DISPONIBLE
1	2C	2 HAB.	2	105		105	\$ 273,000.00	DISPONIBLE
1	3C	2HAB- PH	2	140	46	186	\$ 387,000.00	DISPONIBLE
1	1D	2HAB- PATIO	2	105	70	175	\$ 308,000.00	DISPONIBLE
1	2D	2 HAB.	2	105		105	\$ 273,000.00	DISPONIBLE
1	3D	2HAB- PH	2	140	46	186	\$ 387,000.00	DISPONIBLE
1	1E	2HAB- PATIO	2	105	70	175	\$ 308,000.00	DISPONIBLE
1	2E	2 HAB.	2	105		105	\$ 273,000.00	DISPONIBLE
1	3E	2HAB- PH	2	140	46	186	\$ 387,000.00	DISPONIBLE
1	1F	2HAB- PATIO	2	105	70	175	\$ 308,000.00	DISPONIBLE
1	2F	2 HAB.	2	105		105	\$ 273,000.00	DISPONIBLE
1	3F	2HAB- PH	2	140	46	186	\$ 387,000.00	DISPONIBLE

<b>RESERVA</b>	<b>USD\$2,000</b>
<b>SEPARACION Y FIRMA</b>	<b>10%</b>
<b>INICIAL</b>	<b>30%</b>
<b>CONTRA ENTREGA</b>	<b>60%</b>



FOR MORE INFORMATION

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