



MANUELA APARTHOTEL

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Executive Summary

Manuela Aparthotel is the 6th project of condos in Las Terrenas by the BIGENTIK Construction Group. It consists of:

- 36 apartments in total, distributed in 5 buildings.
- 21 apartments featuring 2 bedrooms
- 7 studios Penthouse featuring 1 bedroom
- 6 apartments featuring 3 bedrooms
- 2 studios Penthouse featuring 2 bedrooms
- Swimming pool
- 52 parking lots
- Commercial area of 300 m² for a flexible use. For example:
 - Restaurant
 - Front desk
 - Co-working space
 - Business spaces



Las Terrenas



Commercial Building



An aerial photograph of a tropical beach town. The foreground shows a wide, white sand beach curving along the coast. The water is exceptionally clear, revealing a vibrant turquoise and light blue hue, with visible coral reefs and sandy patches beneath the surface. Several small white boats are anchored near the shore. The town itself is nestled behind a dense line of palm trees, with numerous white buildings and houses visible. In the background, the coastline continues with more greenery and a few more buildings, leading up to a range of mountains under a clear blue sky.

Location

In the heart of Las Terrenas touristic area, with walking access to most of the popular beaches, restaurants, shops and banks area.

Las Terrenas is a colorful beach town located on the North Coast of the Dominican Republic, in the Samaná peninsula. Over the past 20 years Las Terrenas has evolved from a small fishermen's village with little infrastructure to a growing tourism and expats destination without losing a bit of its enchanting charm and breathtaking nature. It's visitors fall in love with the picturesque landscapes, virgin white sand beaches, endless palm groves and the friendly locals. Las Terrenas has it all for the slow pace Caribbean lifestyle.



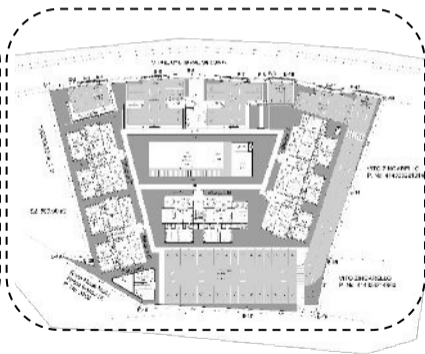
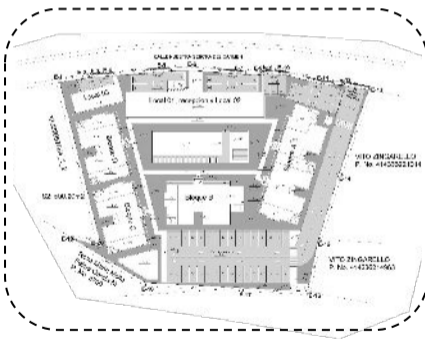
Location



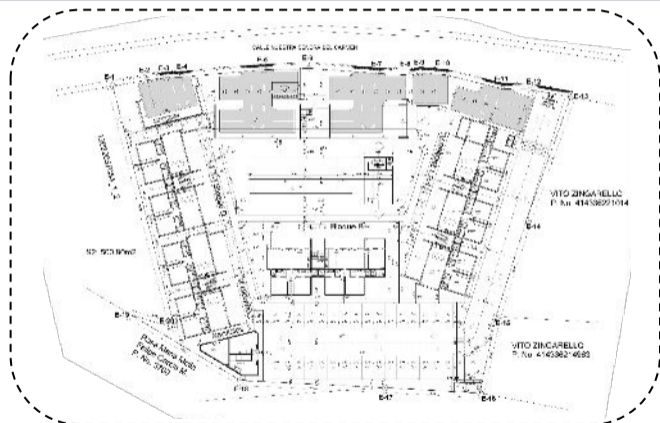
General Plan



Condominium Plan



MANUELA APARTHOTEL





Commercial building

D

A

B

C

Building

Building A = 12 units

Building B = 8 units

Building C = 8 units

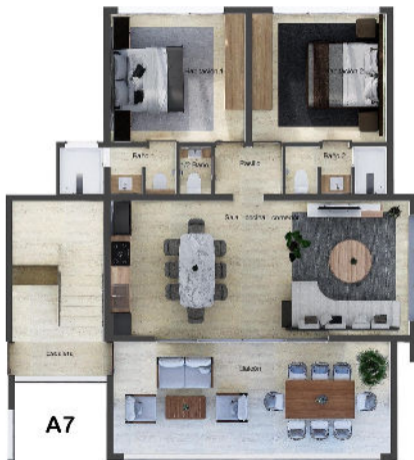
Building D = 8 units

Site Plan



Building: A B C D

Building A



BIGENTIK GROUP

MANUELA APARTHOTEL

3er Nivel

Bloque

A7

Balcón	3,0 m ²
Cocina - Sala - Comedor	36 m ²
Pasillo	3,3 m ²
1/2 Baño	1,4 m ²
Habitación 1	16,7 m ²
Baño 1	5,8 m ²
Habitación 2	16,7 m ²
Baño 2	5 m ²

TOTAL : 116,7 m²

Building A



BIGENTIK GROUP

MANUELA APARTHOTEL

3er Nivel

Bloque

A8



Balcón	30.3 m ²
Cocina - Sala - Comedor	30.2 m ²
Pasillo	5.5 m ²
1/2 Baño	1.6 m ²
Habitación 1	16.7 m ²
Baño 1	7.2 m ²
Habitación 2	16.7 m ²
Baño 2	5.6 m ²

TOTAL : 116.6 m²

Building A



BIGENTK GROUP

MANUELA APARTHOTEL

3er Nivel
Bloque

A9

Balcón 1	30,3 m ²
Cocina - Sala - Comedor	30,2 m ²
Pasillo	5,3 m ²
1/2 Baño	1,6 m ²
Habitación 1	16,7 m ²
Baño 1	6,8 m ²
Habitación 2	16,7 m ²
Baño 2	5,6 m ²
Habitación 3	18 m ²
Baño 3	5 m ²
Balcón 2	6,5 m ²
TOTAL	147,7 m ²

Building A



BIGENTIK GROUP

MANUELA APARTHOTEL 4to Nivel Bloque **A10**

Cocina - Sala - Comedor	26,2 m ²
Lavado	2,8 m ²
Habitación	15,6 m ²
Baño	7 m ²
Terraza	55 m ²

TOTAL : 107,6 m²

Building A



BIGENTIK GROUP

MANUELA APARTHOTEL

4to Nivel

Bloque

A11



Cocina - Sala - Comedor 28.7 m²

Lavado 2.8 m²

Habitación 16.6 m²

Baño 7 m²

Terraza 52 m²

TOTAL : 107.1 m²

Building A



BIGENTIK GROUP

MANUELA APARTHOTEL

4to Nivel

Bloque

A12

Cocina - Sala - Comedor	28 m ²
Lavado	2,8 m ²
Pasillo	3,3 m ²
Habitación 1	16,7 m ²
Baño 1	5 m ²
Habitación 2	16,7 m ²
Baño 2	5 m ²
Terraza	62,2 m ²

TOTAL : 140,7 m²

Building B



BIGENTIK GROUP

MANUELA APARTHOTEL

3er Nivel

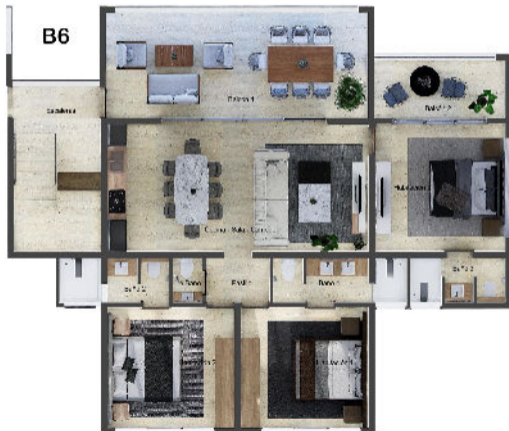
Bloque

B5

Balcón	30 m ²
Cocina - Sala - Comedor	38 m ²
Paseillo	3,3 m ²
1/2 Baño	1,4 m ²
Habitacion 1	18,7 m ²
Baño 1	5,6 m ²
Habitacion 2	18,7 m ²
Baño 2	5 m ²

TOTAL : 116,7 m²

Building B



BIGENTIK GROUP

MANUELA APARTHOTEL

3er Nivel

Bloque

B6

Balcón 1	30,2 m ²
Cocina - Sala - Corredor	39,2 m ²
Pasillo	3,5 m ²
1/2 Baño	1,4 m ²
Habitación 1	16,7 m ²
Baño 1	6,8 m ²
Habitación 2	16,7 m ²
Baño 2	5,6 m ²
Habitación 3	18 m ²
Baño 3	5 m ²
Balcón 2	8,6 m ²
TOTAL	147,7 m ²

Building B



BIGENTIK GROUP

MANUELA APARTHOTEL

4to Nivel

Bloque

B7

Cocina - Sala - Comedor 26.2 m²

Lavabo 2.8 m²

Habitación 16.6 m²

Baño 7 m²

Terraza 55 m²

TOTAL : 107.6 m²

Building B



BIGENTIK GROUP

MANUELA APARTHOTEL 4to Nivel Bloque **B8**

Cocina - Sala - Comedor	28 m ²
Lavado	2.8 m ²
Paseo	3.3 m ²
Habitación 1	19.7 m ²
Baño 1	5 m ²
Habitación 2	19.7 m ²
Baño 2	5 m ²
Terraza	62.2 m ²

TOTAL = 140.7 m²

Building C



BIGENTIK GROUP

MANUELA APARTHOTEL

3er Nivel

Bloque

C5

Baño 1	39 m ²
Cocina - Sala - Comedor	39 m ²
Pasillo	3,3 m ²
1/2 Baño	1,4 m ²
Habitación 1	16,7 m ²
Baño 2	5,8 m ²
Habitación 2	16,7 m ²
Baño 2	5 m ²

TOTAL : 119,2 m²

Building C



BIGENTIK GROUP

MANUELA APARTHOTEL

3er Nivel

Bloque

C6

Balcón	30 m ²
Cocina - Sala - Corredor	35,2 m ²
Pasillo	3,3 m ²
1/2 Baño	1,4 m ²
Habitación 1	19,7 m ²
Baño 1	6,0 m ²
Habitación 2	15,7 m ²
Baño 2	5 m ²

TOTAL : 113,8 m²

Building C



BIGENTIK GROUP

MANUELA APARTHOTEL

4to Nivel

Bloque

C7

Cocina - Sala - Comedor 26.2 m²

Lavabo 2.8 m²

Habitación 18.6 m²

Baño 7 m²

Terraza 5.9 m²

TOTAL : 107.6 m²

Building C



BIGENTIK GROUP

MANUELA APARTHOTEL

4to Nivel

Bloque

C8

Cocina - Sala - Comedor	39.2 m ²
Lavabo	2.9 m ²
Habitación	15.5 m ²
Baño	7 m ²
Terraza	32.2 m ²

TOTAL : 104.8 m²

Building D



BIGENTIK GROUP

MANUELA APARTHOTEL

3er Nivel

Bloque

D5

Balcón	39 m ²
Cocina - Sala - Comedor	39 m ²
Pasillo	3.3 m ²
1/2 Baño	1.4 m ²
Habitación 1	16.7 m ²
Baño 1	5.8 m ²
Habitación 2	16.7 m ²
Baño 2	5 m ²

TOTAL : 119.2 m²

Building D



BIGENTIK GROUP

MANUELA APARTHOTEL

3er Nivel

Bloque

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Balcón	30 m ²
Cocina - Sala - Comedor	35,2 m ²
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Baño 2	5 m ²

TOTAL : 113,8 m²

Building D



BIGENTIK GROUP

MANUELA APARTHOTEL

4to Nivel

Bloque

D7

Cocina - Sala - Comedor 26.2 m²

Lavado 2.8 m²

Habitación 18.6 m²

Baño 7 m²

Terraza 55 m²

TOTAL : 107.6 m²

Building D



BIGENTIK GROUP

MANUELA APARTHOTEL

4to Nivel
Bloque **D8**

Cocina - Sala - Comedor	39.2 m ²
Lavabo	2.9 m ²
Habitación	15.5 m ²
Baño	7 m ²
Terraza	32.2 m ²

TOTAL : 104.8 m²



MANUELA APARTHOTEL