



FREQUENTLY ASKED QUESTIONS THE GEM AT CAP CANA

1. When does construction start?

Construction begins in April 2025.

2. When is the project expected to be completed?

The project is scheduled for completion in December 2027.

3. Will the apartment include major appliances?

Yes, all apartments will include a stove, oven, kitchen hood, and refrigerator.

4. Will the apartment come with air conditioning?

Yes, all units will include air conditioning.

5. Do all apartments have a Jacuzzi or Picuzzi?

No, only the penthouses will have a pre-installation for these; adding a Jacuzzi or Picuzzi will incur an additional cost.

6. How many levels does the project have?

The project will have 5 levels plus a rooftop.

7. How far is the beach from the project?

The beach is a 2-minute drive from the project.

8. Will the project have parking for golf carts?

Yes, there will be specific parking spaces for golf carts. We will have golf carts available for going to the beach, the golf course, and charging stations.

9. Do all apartments have views of the social area, putting green, and lakes?

Yes, 100% of the apartments have views of the social area, putting green, and lakes.

10. How many parking spaces will each apartment have?

All apartments will have one assigned parking space. We have 5 courtesy spaces

11. Will the project benefit from Confotur?

The developer is taking steps to ensure the project benefits from Confotur. This law benefits the buyer by eliminating the transfer tax on the unit at the time of purchase (3% of the sale price) and waiving the real estate property tax (IPI) for 15 years.

12. Is it possible to finance through a bank and pay upon delivery?

Yes, the owner can arrange financing with any national or international bank of their choice, and the developer will provide the necessary documentation.

13. What will the monthly maintenance cost for the condominium be?

It will be between \$2.60 and \$3.00 per square meter (this rate is subject to change).

14. What amenities will the project offer?

The project will offer the following amenities:

Interior

- *Lobby*
- *Coworking Space*

Development

- *Pool area*
- *Children's playground*
- *Shaded area with grill*
- *Dog area*
- *Putting Green*

Rooftop

- *Gym*
- *Sports bar*
- *Rooftop terrace*
- *Golf simulator*

15. What amenities will I have access to within Cap Cana?

All owners will receive an exclusive access card to Cap Cana. Once inside, they can enjoy various beaches, restaurants, Scape Park, Dorado Park, Los Establos, the Marina, and all activities held for residents and visitors.

16. What benefits will I have in Cap Cana for acquiring an apartment at The Gem?

- Access to facilities within Cap Cana
- Access to various restaurants in Cap Cana
- Special rate at Cap Cana Heritage School
- Special discounts at certain Cap Cana services and establishments
- Option for a marina berth in Cap Cana

17. Can I rent out my apartment?

Yes, you may rent out your apartment.

18. Can modifications be made to the apartment during construction?

No, the apartment will be delivered exactly as outlined in the plans.

19. Is this project pet-friendly?

Yes, the project will be pet-friendly.

20. How do reservations and holds work?

Units can be held for 5 days at no cost. During these 5 days, a reservation payment of \$5,000 must be made. This payment grants a period of 30 days to finalize the sale of the unit.