

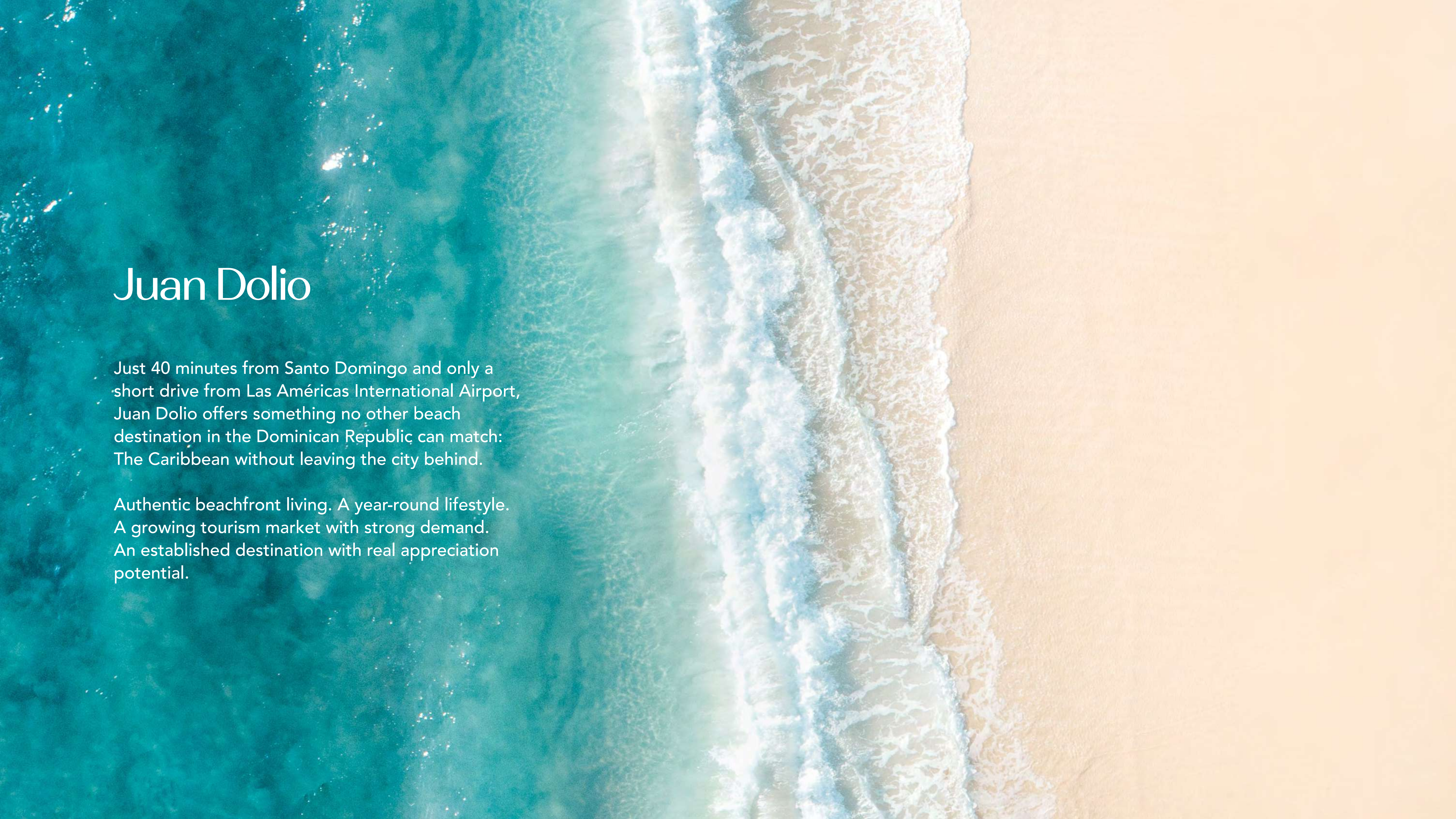
AQUAMARINE

Juan Dolio



Here, everyday is worth more

The Caribbean at your doorstep. Santo Domingo just minutes away.
A beachfront tower designed so that every day is worth more than the one before.



Juan Dolio

Just 40 minutes from Santo Domingo and only a short drive from Las Américas International Airport, Juan Dolio offers something no other beach destination in the Dominican Republic can match: The Caribbean without leaving the city behind.

Authentic beachfront living. A year-round lifestyle. A growing tourism market with strong demand. An established destination with real appreciation potential.



The first Brand Residence in Juan Dolio

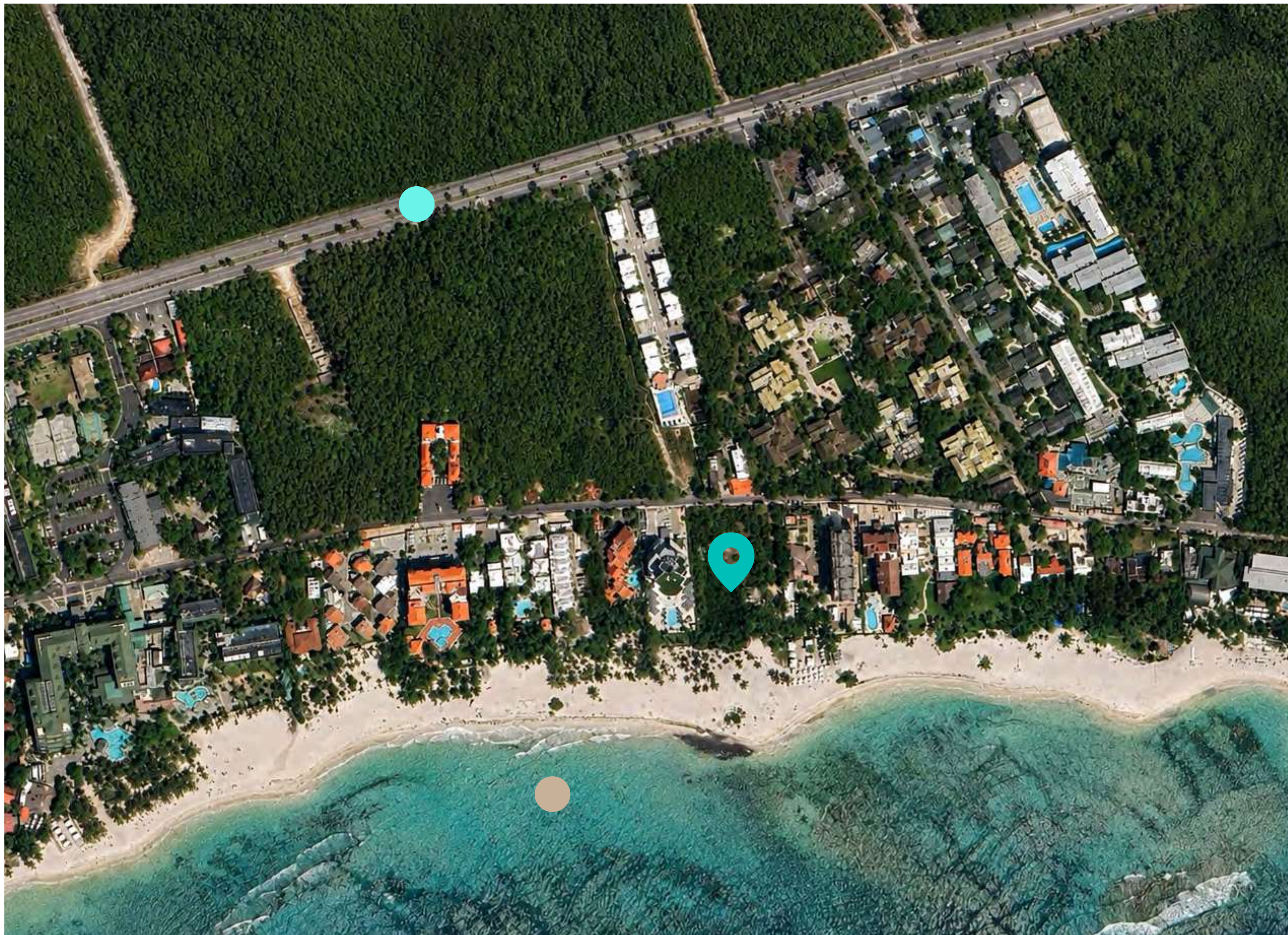
Aquamarine introduces a new category of investment to the Dominican Republic's South Coast. Branded Residences that combine the privacy of ownership with the prestige, services, and management of an international hospitality brand. A concept designed to elevate the product, ensure professional operation, and enhance long-term value.

A New Beachfront Landmark

Aquamarine is a residential and hospitality development designed to redefine the experience of living and investing in Juan Dolio.

Its organic architecture, inspired by the movement of the ocean, creates a distinctive silhouette along the Caribbean shoreline, bringing together design, location, and lifestyle in one destination.





Prime Beachfront Location

Aquamarine is located directly on the beachfront in Juan Dolio, within the tourist municipality of Guayacanes.

The property is situated south of the main avenue, approximately 687 meters east of the intersection connecting the Juan Dolio National Police Department and CESTUR offices.

📍 Aquamarine ● Autovía del Este ● Playa Juan Dolio



Connectivity That Enhances the Experience



Aquamarine is strategically located in Juan Dolio, one of the Dominican Republic's best-connected coastal destinations.



Project Highlights

A beachfront destination designed for living, investing, and experiencing Juan Dolio.

21 Stories
Residential & Hospitality Tower

163 Residences
Beachfront Living

203 Parking Spaces
For Residents and Guests

180° Ocean Views
From Every Residence

+32,000 m²
Built Area

Beachfront
Juan Dolio

World-Class Amenities

Inspired by contemporary hospitality and carefully curated to meet the standards of an internationally recognized operator.





Aquamarine features amenities designed to bring together wellness, entertainment, and beachfront lifestyle.



- Infinity Pool
- Restaurant & Bar
- Lounge Areas
- Fitness Center
- Social Terraces
- Lobby
- Retail Area
- Private Beach Club
- Oceanfront Deck

Masterplan

Residence Types

- T01 A

T02 A

T03 A

T04 A

T05 A
- T01 B

T02 B

T03 B

T04 B



Aquamarine offers an exclusive collection of residences designed for those seeking to invest with vision, enjoy the Caribbean with privacy, or combine both lifestyles in one destination.

Available Residence Types

- One-Bedroom Residences
- Two-Bedroom Residences
- Three-Bedroom Residences
- Exclusive Penthouses

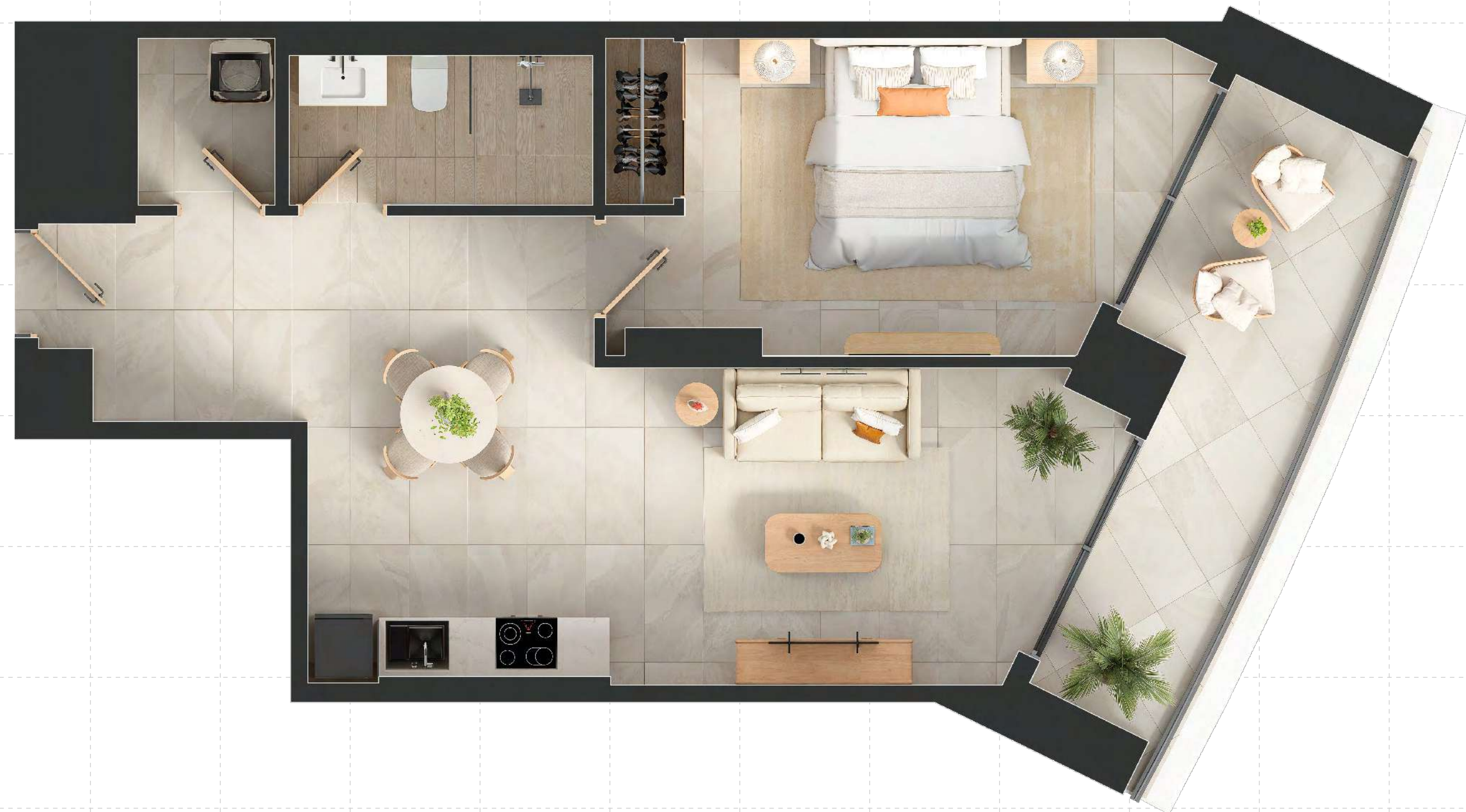


Residence Type T01

70-72 m²

Features:

One Bedroom
Living Room
Kitchen
Dining Area
Bathroom
Terrace



Residence Type T02

118 - 125 m²

Features:

Two Bedrooms
Living Room
Kitchen
Dining Area
Two Bathrooms
Terrace

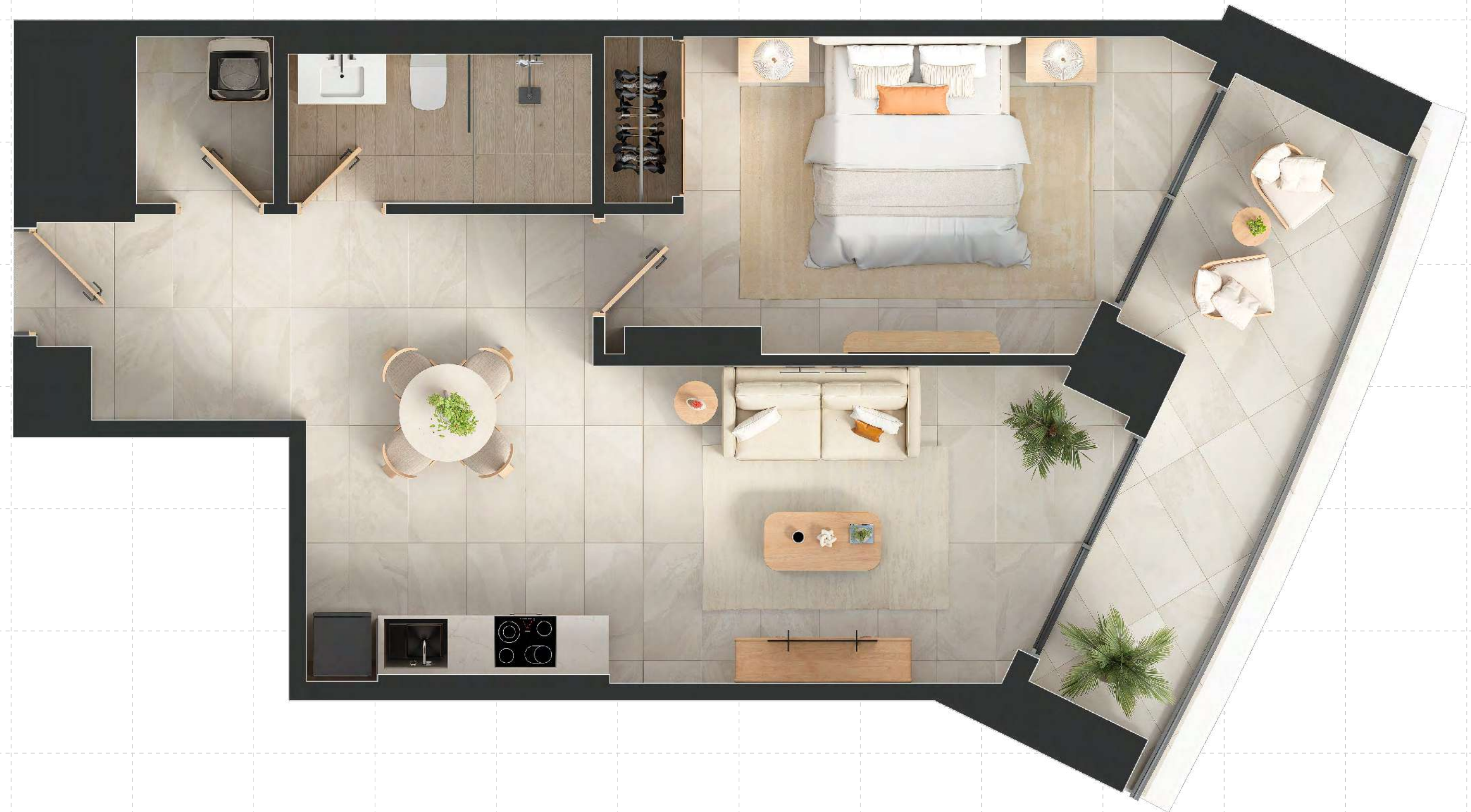


Residence Type T03

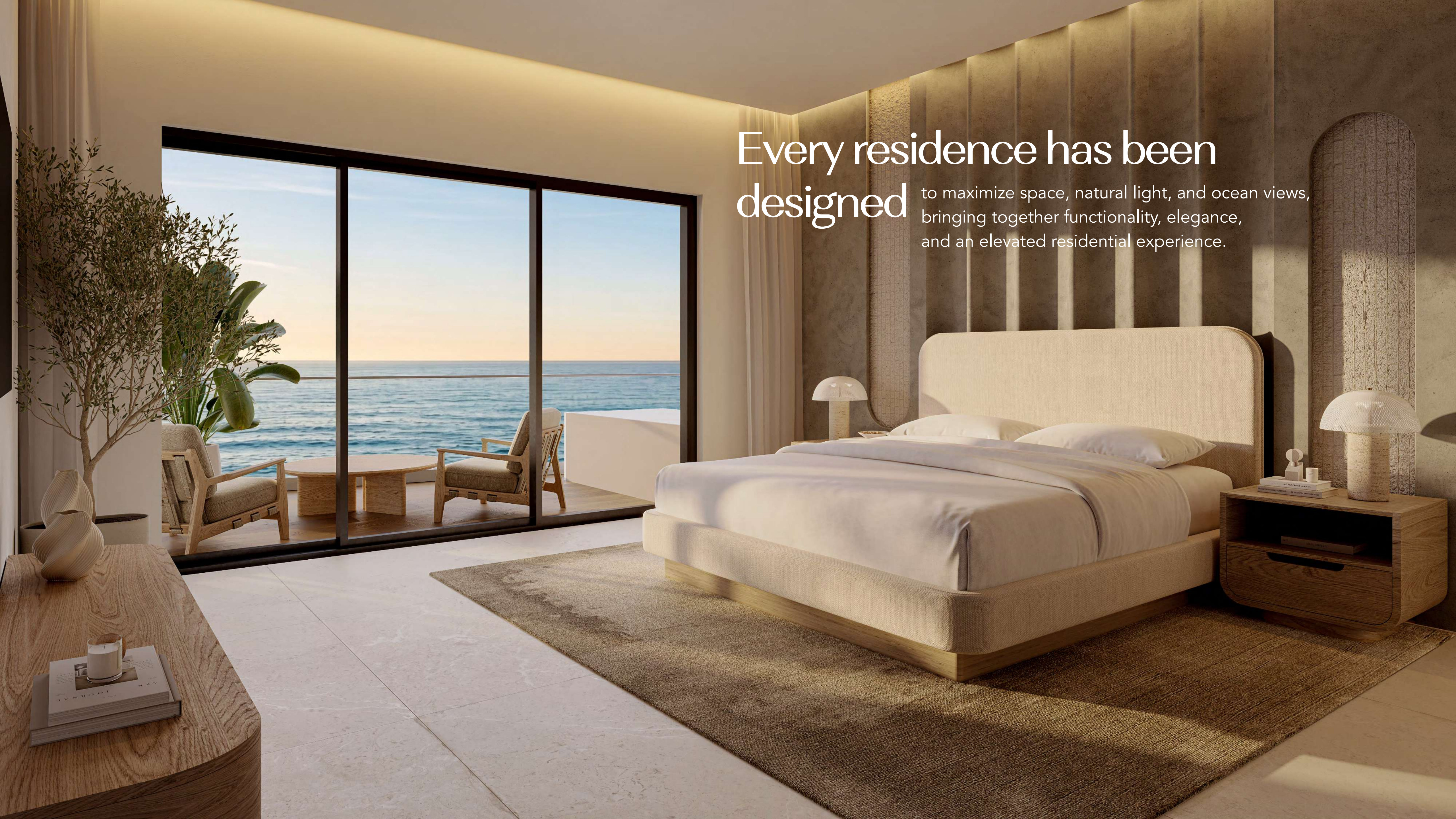
80 - 81.60 m²

Features:

One Bedroom
Living Room
Kitchen
Dining Area
Bathroom
Terrace



Every residence has been
designed to maximize space, natural light, and ocean views,
bringing together functionality, elegance,
and an elevated residential experience.



Residence Type T04

168.5 - 169.6 m²

Features:

Two Bedrooms
Primary Suite with Ensuite Bathroom & Walk-In Closet
Two Bathrooms
Living Room
Kitchen
Dining Area
Expansive Terrace



Residence Type T05

169.60 m²

Features:

Three Bedrooms
Two Bathrooms
Living Room
Kitchen
Dining Area

Terrace
Service Room



Residence Type T06

Penthouse

620 m²

Features:

- Two Levels
- Four Bedrooms
- Four and a Half Bathrooms
- Living Room
- Family Room

- Kitchen
- Dining Area
- Service Quarters
- Expansive Terraces
- Private Pool





Why Invest in Aquamarine?

Juan Dolio is emerging as one of the Dominican Republic's most promising tourism markets, supported by connectivity, tourism growth, and continued real estate development.

 Strong Tourism Demand
Year-Round Tourism Activity

 Five-Star Hospitality
Services

 Income in USD

 Real Estate
Appreciation Potential

 Growing Short-Term
& Long-Term Rental Market

 CONFOTUR
Tax Incentives*

*CONFOTUR Law (Transfer Tax Exemption and Property Tax Exemption for up to 15 years.)

An Investment Backed by Juan Dolio's Growth

+11.6 Million

Annual Visitor Arrivals
to the Dominican Republic

4.7 Million

Passengers Through
Las Americas International Airport

+52.3%

Growth in the Short-Term
Rental Market (STR)

Sources: Dominican Republic Ministry of Tourism (MITUR), Aerodom,
AirROI/AirDNA. Data reviewed 2025–2026.



Your Beachfront Residence

Payment Plan

Standard

Initial Deposit	During Construction	Upon Delivery
20%	40% in Scheduled Installments	40%

Payment Plan

Alternative

Initial Deposit	During Construction	Upon Delivery
20%	60% in Scheduled Installments	20%

A payment structure designed to support your investment journey. Schedule a private consultation at (829) 974-9738 and discover the plan that best fits your goals.



We are one of the Dominican Republic's leading tourism real estate developers, with a presence in the country's most important destinations.

23
YEARS

Shaping the Future
of the Caribbean



+3,300

Units Delivered



+750,000 m²

Developed



Partnerships

With International
Hotel Operators



Presence

Punta Cana, Cap Cana,
Santo Domingo, Las Terrenas,
and Juan Dolio

The Only Luxury That Rewards You for Enjoying It



Every morning you enjoy it, it's worth more.
Every week you're away, it works for you.
Every year that passes, your investment grows tax-free.*

Here, Every Day Is Worth More.

CONFOTUR Law (Transfer Tax Exemption and Property Tax Exemption for up to 15 years.)