

Villa Laurita
Calle Jimi Hendrix
Las Galeras Samaná Dominican Republic
Fact Sheet

1. Clear Title and Deslinda

2. Ocean Front Land - Fenced and Gated

3,824 M2 / 41,161 Sq Ft (almost 1 Acre)

3. Main House, Guest House, and Garage

TOTAL Build Areas (Includes Interior Main Villa, Guest Villa, Garage, Tiled Terraces and Pool)

862.2 M2 / 9281 Sq Ft

A. Main House -

4 Bedrooms

3.5 Baths

Interior 279.4 M2 / 3007 Sq Ft

Exterior Tiled Terraces 392.9 M2 / 4229 Sq Ft

Pool 74.4 M2 / 801 Sq Ft

B. Guest Villa –Studio

Bedroom, Bath, and Kitchen

Interior 64 M2 / 689 Sq Ft

Exterior Tiled Terrace 38 M2 / 409 Sq Ft

C. Garage

13.5 M2 / 145 Sq Ft

4. Utilities

Electric from Luz Y Fuerza

Water from Las Galeras Municipal

Underground Fiber optics Phone / Wi-Fi Supplied from Claro

Auxiliary Water Cistern

In-floor/waterline for main house kitchen refrigerator water/icemaker

Berkey Water Filter in kitchen

2 Septic Systems - Main House and Guest House

Guest House A/C - slim line wall unit

4 Bedrooms can have future A/C if needed - plumbing in wall ready (current owners have not needed A/C)

Pentair Variable Speed Pool Pump/Filter (pool filter runs on a schedule, very low maintenance and cost efficient)

5. Custom Features of the Main Villa

Built by Builder Ignacio Gomez (30 Years building experience - residential and commercial in Samana, DR)

20-Foot-wide pocket sliding door to main terrace (makes the doors completely invisible, indoor-outdoor living)

Electronic Remote Hurricane Shutters on all glass doors facing the Sea (7 doors)

Custom made Window Security Grates

Custom made Front Entry Gates

Custom made Interior and Exterior Doors

Specialty Hardware

Designer Bath Fixtures, and Plumbing

Granite and Quartz Counter Tops Throughout

Kitchen designed and imported by Hogar Designs

All Specialty Soffit Lighting included with property

Main Villa - Furnishings and Amenities

Media Room

Custom Made Fabric Chairs (2)

End Table

Media Console

Wall Mounted TV

Living Space

L shape couch

Coffee Table

Main Foyer

Designer Centerpiece Table - Hand Crafted Wood Base Glass Top

Designer Bar Unit Credenza

Outside Terrace- Multi sitting areas

Gas Fire Pit

BBQ Grill

Dining table and chairs

Front terrace table and chairs

Wicker outdoor couch set and table

Pool Furniture - Lounge chairs and Adirondack style chairs

Outdoor shower

Work sink

Kitchen

Turnkey - all kitchen small appliances, pots, pans, dishes, glassware, utensils and serving items included

Refrigerator / Freezer with icemaker and water dispenser

Glass top 5 burner dooktop - LP Gas

Built in oven – LP Gas

Microwave oven

Enclosed exhaust fan over stove

Double stainless sink

Whisper quiet dishwasher

Pull out soft close draws and trash unit

Bedrooms on Main Level (2)

Each Bedroom has a King Bed with Full Ocean View /bed linens and towels included
Oversized closets OR walk in closets
Private enclosed toilet
Double sinks, with high-end fixtures and granite counters
Showers with specialty fixtures, glass enclosures with Ocean Views

Laundry Room (Main Level)

Washing Machine
Tools
Laundry Dry Racks
Hot Water Heater / Electric Panel

Master Bedroom (2nd Level)

Raised king size bed, with Amazing Ocean Views! Linens and towels included
Large 12 ft wide glass sliding doors/ leads to a Private Balcony
Walk In Closet
Private Enclosed Toilet
Double sinks, with high-end fixtures and granite counters
Oversized shower, specialty fixtures, glass enclosure with Magnificent Ocean Views
Extra flex space for office / reading area

Guest Bedroom or Office / Yoga Exercise room (2nd Level)

Bunk Bed – full size bed on bottom and twin bed on top - linens included
Large 12 ft wide glass sliding doors/ leads to a Private Balcony
Custom desk
Oversized closet

6. Guest Villa Studio

Septic, Water, Electric, Gas and Wi-Fi extender
Complete turnkey kitchen with pots, pans, dishes, glassware, and utensils
Refrigerator
Stove and Oven
King size bed linens and towels included
Dining table
Couch w/ coffee table
Bathroom with toilet, shower, and single sink
Slim line wall AC

7. Garage and separate ½ Bathroom (sink and toilet)

Storage garage with pool equipment
Electric panel/ hot water heater

8. Bocce Court and Cabana

Night lighting and Bocce Game Balls