

Punta Cana

Delivery
September 2029





PROJECT FEATURES:

Praderas del Farallón is an exclusive gated community of independent 2- and 3-bedroom villas, featuring a private entrance gate and secure access. The project is located within the Alta Vista residential development in La Otra Banda, Punta Cana.



PRADERAS DEL FARALLÓN COMMUNITY AMENITIES

- Nearly 12,000 m² of private social and recreational areas for the community
- Central swimming pool
- Two padel courts
- Tennis court
- Basketball court
- Lounge area and children's playground
- Natural grass 5-a-side soccer field
- Air-conditioned gym with locker rooms



ALTA VISTA COMMUNITY SURROUNDINGS

First phase fully completed and operational, with additional areas currently under development, featuring a gated entrance with security and internal paved roads with all essential services in place..



PREMIUM FINISHES

Water-resistant modular kitchen with white quartz countertops, porcelain tile flooring, WPC doors and closets, poly-metal exterior doors, and bathrooms featuring vanity cabinets and glass shower enclosures.

Punta Cana



DETACHED VILLAS

2 & 3 Bedroom Villas with Private Patio

2 BEDROOMS -2 Bathrooms

87 m² of construction, private patio from 57 m², and a 237 m² lot

US\$89,000

3 BEDROOMS -2 Bathrooms

127 m² of construction, private patio from 73 m², and a 292 m² lot

US\$125,000



Estimated maintenance fee: US\$80–US\$100 per month. Includes cleaning and maintenance of common areas, garbage collection, and security services.

Nearby Tourist Attractions

Praderas del Farallón



[GOOGLE MAPS](#)



AEROPUERTO INTERNACIONAL PUNTA CANA

🕒 15 MINUTES



PLAYA BIBIJAGUA

🕒 25 MINUTES



EL CORTECITO

🕒 22 MINUTES



PLAYA BLANCA

🕒 18 MINUTES



PEARL BEACH CLUB

🕒 25 MINUTES



COCOBONGO

🕒 23 MINUTES

Beach just 18 minutes away



Developer Experience

More Than

15 YEARS OF BUSINESS EXPERIENCE

Alta Vista Village has established itself as one of the fastest-growing residential developments in La Otra Banda, Punta Cana, driven by the Peruvian company Huacachina Investments & Real Estate SRL, led by entrepreneur Ismael Rubio, who has spearheaded an organized and sustainable expansion throughout the Eastern region of the Dominican Republic.

Backed by Peruvian investment and with more than 15 years of experience in the real estate sector, the company began operations in the Dominican Republic approximately four years ago, investing in urban growth and the development of master-planned communities in Punta Cana.



PERUVIAN INVESTMENT CAPITAL

Strong Backing and International Vision



APPROXIMATELY 4 YEARS

Operating in the Dominican Republic.



ACCELERATED EXPANSION

Urban growth and development of master-planned communities in Punta Cana.

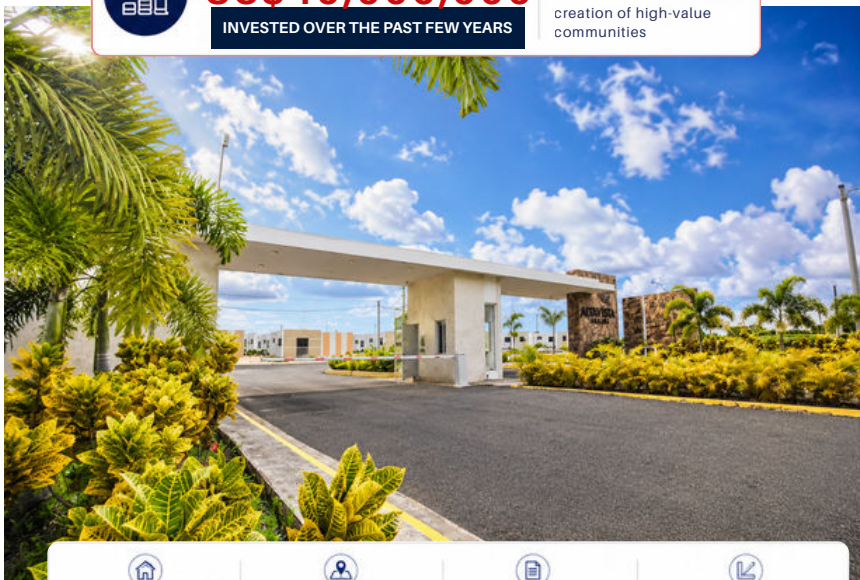


OVER

US\$40,000,000

INVESTED OVER THE PAST FEW YEARS

Committed to development, infrastructure, and the creation of high-value communities



+850

VILLAS
Sold



+2,000

Lots
Sold



+1,500

PROPERTY
Tiles Delivered



+6 MILLION
OF M2

Acquired in Punta Cana
Over the Past Few Years

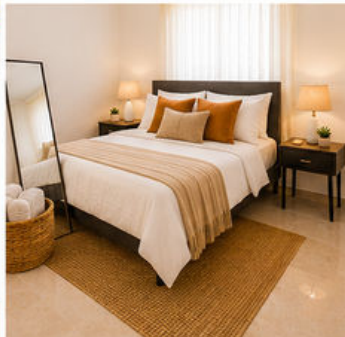
Leading Real Estate Development



ALTA VISTA
VILLAGE

PUNTA CANA

DELIVERED PHASES



TEAM
ARIEL
GRASSO



#1 RE/MAX
TEAM IN
THE WORLD

— (For 3 Consecutive Years) —

+1700 UNITS SOLD PER YEAR.

+5000 UNITS SOLD OVER
THE PAST 3 YEARS.



**NO ONE SELLS MORE
THAN THIS TEAM**

Praderas del Farallón Social Area



1. POOL

2. LOUNGE AREA

3. CHILDREN'S PLAYGROUND

4. RESTAURANT AREA

5. TENNIS COURT

6. FUTBOL COURT
BASKETBALL COURT

7. GREEN AREA

8. GYM & LOCKER ROOMS

9. PADEL COURT

10. BATHROOMS

11. CENTRAL PARK

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Pool & Lounge Area



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Padel, tennis & basketball Court



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5-a-Side Soccer Field (Natural Grass)



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Children's Playground



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Restaurant Area



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2- and 3-Bedroom Villa Facades



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2 BEDROOMS

936 sq ft
87 M2
CONSTRUCTION AREA

2551 sq ft
237 M2
LOT SIZE

614 sq ft
57 M2
PATIO AREA



- 2 Bedrooms (Primary Suite with Private Bathroom and Walk-In Closet)
- Full bathroom for the secondary bedroom
- Kitchen
- Living Room
- Dining Room
- Landscaped patio delivered with grass
- Laundry Closet
- 2 parking lots

OPTIONAL UPGRADES:

- Pool: US\$15,000
- Pergola and Parking Pad with Concrete Wheel Tracks: US\$5,250
- Iron Parking Divider Fence: US\$2,500



From **US\$89,000**

Outdoor Patio



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Outdoor Patio



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Dinning & kitchen Area



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Dinning & kitchen Area



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Living Room



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Dinig Area



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Master Bedroom



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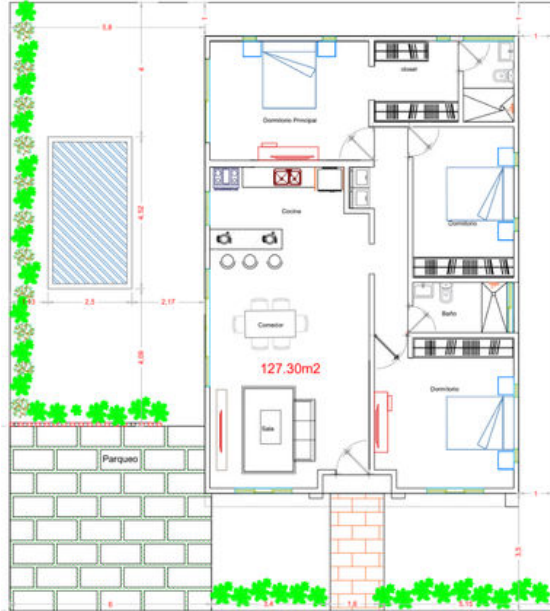
Secondary Bedroom



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3 BEDROOMS



1,367 sq ft
127 M2
CONSTRUCTION AREA

3,143 sq ft
292 M2
LOT SIZE

786 sq ft
73 M2
PATIO AREA

- 3 Bedrooms (Primary Suite with Private Bathroom and Walk-In Closet)
- Additional full bathroom shared by the two secondary bedrooms
- Kitchen with breakfast bar
- Living Room
- Dinning Room
- Landscaped patio delivered with grass
- Laundry Closet
- 2 parking lots

OPTIONAL UPGRADES:

- Pool: US\$15,000
- Pergola and Parking Pad with Concrete Wheel Tracks: US\$5,250
- Iron Parking Divider Fence: US\$2,500

From **US\$125,000**



3 BEDROOMS



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Outdoor Patio



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Living & Dining Room



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Living & Dining Room



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Dining



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Master Bedroom



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Secondary Bedroom



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Secondary Bedroom



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Praderas del Farallón Master Plan

-  For sale
-  3 Bedroom Villa
-  2 Bedroom Villa



Project Entrance Gate
Praderas del Farallón (Private Gated Community)

PAYMENT PLAN

Delivery september 2029

Reserve your
unit with
US\$1,000

Complete 10%
Upon contract
signing
(15 days after the reservation)

25% Payable
during
construction
(Aprox. 36 installments)

5% Final
extraordinary
payment
before delivery

Pay the
remaining
60% upon
delivery
of your property

UNIT TYPE	PRICE	RESERVATION	10% DOWN PAYMENT	25% DURING CONSTRUCTION	NO. OF INSTALLMENTS	INSTALLMENTS AMOUNT	5% FINAL EXTRAORDINARY PAYMENT BEFORE DELIVERY	60% UPON DELIVERY
2 BEDROOMS	US\$ 89,000	US\$ 1,000	US\$ 7,900	US\$ 22,250	36	US\$ 618	US\$ 4,450	US\$ 53,400
3 BEDROOMS	US\$ 125,000	US\$ 1,000	US\$11,500	US\$31,250	36	US\$ 868	US\$ 6,250	US\$ 75,000

YOU MAY ALSO CHOOSE TO PAY THE 30% DURING CONSTRUCTION PERIOD IN INSTALLMENTS

UNIT TYPE	PRICE	RESERVATION	10% DOWN PAYMENT	30% DURING CONSTRUCTION	NO. OF INSTALLMENTS	INSTALLMENTS AMOUNT	60% UPON DELIVERY
2 BEDROOMS	US\$ 89,000	US\$ 1,000	US\$ 7,900	US\$ 22,250	36	US\$ 742	US\$ 53,400
3 BEDROOMS	US\$ 125,000	US\$ 1,000	US\$11,500	US\$31,250	36	US\$ 1,042	US\$ 75,000

Transfer costs are the responsibility of the purchaser.

Receipts will be issued based on the amount reflected in the developer's bank account.

RE/MAX acts solely as a commercial intermediary; full responsibility for the project rests exclusively with the developer.