



# La Vista

RESIDENCES  
PUNTA CANA

AFFILIATED BY MELIÁ

DEVELOPED BY



UNITED SHARES

Own  
**PUNTA  
CANA**



*Redefining*  
**LUXURY LIVING**



# La Vista

RESIDENCES  
PUNTA CANA

AFFILIATED BY MELIA

Welcome to  
LA VISTA RESIDENCES

PUNTA CANA

Where Luxury living meets legendary hospitality in the heart of the Caribbean!





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MELIÁ  
HOTELS  
INTERNATIONAL

  
La Vista

 UNITED SHARES  
REAL ESTATE INVESTMENT TRUST



# Non STOP FLIGHTS!

Vuelos Directos

## America: The Hub of Global Connections | América: El Centro de Conexiones Globales

### North America | Norte América

Atlanta	3H 25	Miami	2H 15
Boston	4H 00	Minneapolis	4H 55
Calgary	6H 35	Montreal	4H 25
Charlotte	3H 35	New York	3H 55
Chicago	4H 30	Toronto	4H 15
Detroit	4H 20		

### Europe | Europa

Amsterdam	10H 25	Madrid	9H 55
Berlin / Berlin	10H 20	Moscow / Moscú	12H 00
Brussels / Bruselas	9H 15	Munich	10H 30
Dusseldorf	9H 40	Paris / París	9H 10
Frankfurt	10H 00	Vienna / Viena	10H 05
Hamburg / Hamburgo	10H 25	Zurich	10H 05
Lyon	9H 15		

### South America | Sur América

Argentina	7H 50	Colombia	3H 30
Chile	8H 00	Peru / Perú	5H 05
Brazil	7H 30	Venezuela	2H 00

# DOMINICAN REPUBLIC

*República Dominicana*



White sandy beaches, turquoise waters, and perfect weather make the Punta Cana the ideal destination to invest and enjoy.

Playas de arena blanca, aguas turquesas y un clima perfecto hacen de Punta Cana el destino ideal para invertir y disfrutar.

### Visitors in the last year Visitantes en el último año

More than 11 million people visited the Dominican Republic last year.

Más de 11 millones de personas visitaron la República Dominicana el año pasado.

### Visitor origins Origen de los visitantes

Main tourist countries: United States, Canada, Europe and Latin America.

Principales países de turistas: Estados Unidos, Canadá, Europa y Latino América.

### Visitor origins Origen de los visitantes

Drives demand for premium accommodations, increasing property profitability.

Impulsa la demanda de alojamientos premium, aumentando la rentabilidad de las propiedades.

### Benefits of investing in Punta Cana | Beneficios de invertir en Punta Cana

#### Profitability | Rentabilidad

High tourist demand throughout the year.  
Steady income through our High-Performance Rental Pool Program.

Alta demanda turística durante todo el año.  
Ingresos constantes a través de nuestro Rental Pool Program de Alto Rendimiento.

#### Appreciation | Valorización

Properties with appreciation rates above the regional average.  
A real estate market in constant growth.

Propiedades con tasas de apreciación superiores al promedio regional.  
Un mercado inmobiliario en constante crecimiento.

#### Premium destination | Destino Premium

Recognized as one of the top luxury destinations in the Caribbean.  
Proximity to international airports and global connectivity.

Reconocido como uno de los principales destinos de lujo en el Caribe.  
Proximidad a aeropuertos internacionales y conectividad global.

### Benefits of investing in Punta Cana | Beneficios de invertir en Punta Cana

**+6M**

Annual visitors to the Punta Cana region, with constant growth.

Visitantes anuales a la región de Punta Cana, con un crecimiento constante.

**+60%**

Average annual occupancy rate in luxury properties in Punta Cana.

Tasa promedio anual de ocupación en propiedades de lujo en Punta Cana.

**+30**

Premium real estate developments expanding within the area.

Desarrollos inmobiliarios premium en expansión dentro del área.

**+1000**

Hectares dedicated to resorts, golf courses, and exclusive marinas.

Hectáreas dedicadas a resorts, campos de golf y marinas exclusivas.



*Punta Cana*  
**WHERE LUXURY LIVING MEETS LEGENDARY  
HOSPITALITY IN THE HEART OF THE CARIBBEAN**

Explore Punta Cana, an exclusive paradise in the Dominican Republic.

Punta Cana is more than a destination; it's a lifestyle that combines tranquility, luxury, and entertainment in a paradisiacal setting.

Explora Punta Cana, un paraíso exclusivo en la República Dominicana.

Punta Cana es más que un destino, es un estilo de vida que combina tranquilidad, lujo y entretenimiento en un entorno paradisíaco.



# Master Plan PUNTA CANA

 Punta Cana Airport  
10 min

04 City Place - Downtown  
1 min

07 Supermarkets  
2 min

10 Guzman Ariza Lawyers  
11 min

02 Punta Cana Village  
8 min

 La Vista - Punta Cana  
0 min

08 Hospital  
7 min

11 Downtown Mall  
6 min

03 Blue Mall  
7 min

06 Coco Bongo Punta Cana  
3 min

09 Cocotal Golf Course  
10 min

 Melia Punta Cana Resorts  
12 min

# *Punta Cana* **A PARADISE BY THE SEA**

**Punta Cana:** Un paraíso junto al mar.

Golden sands, crystal clear waters, and vibrant sunsets make Punta Cana the perfect destination to relax and enjoy life by the ocean.

Arenas doradas, aguas cristalinas y vibrantes atardeceres hacen de Punta Cana el destino perfecto para relajarse y disfrutar de la vida junto al océano.





Luxury  
**BRANDED RESIDENCES  
IN DOWNTOWN PUNTA CANA**

Offering High End amenities, premium services, and unique investment opportunity.



# *World Class Golf Courses* **A NATURAL OASIS IN THE HEART OF PUNTA CANA**

**Campos de Golf** : Un Oasis Natural en el Corazon de Punta Cana



World Class Golf Courses, Punta Cana offers a tropical setting, professional design, and unique experiences for those who enjoy golf surrounded by nature and tranquility in Bávaro.

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Punta Cana ofrece un entorno tropical, diseño profesional y experiencias únicas para quienes disfrutan del golf rodeados de naturaleza y tranquilidad en Bávaro.



*Master Plan*  
**LA VISTA RESIDENCES**

PUNTA CANA



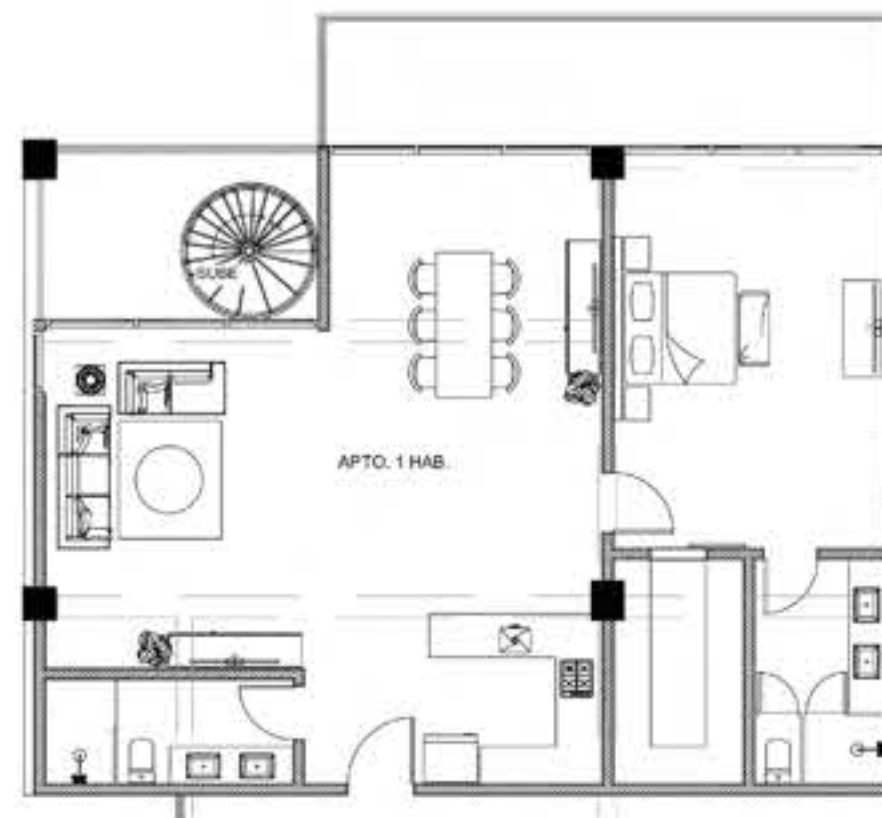
✕ Master Plan

# UNIT TYPE C

Apartment B1-505

Metraje Estimado 133 m<sup>2</sup>

- 01. Parking / Estacionamiento
- 02. Club House / Casa Club
- 03. Gym / Gimnasio
- 04. Pool / Piscina
- 05. Planters / Jardineras
- 06. Private Rooftop / Terraza Privada



✕ Master Plan

# UNIT TYPE D

Apartment B3

Metraje Estimado 126 m2

- 01. Parking / Estacionamiento
- 02. Club House / Casa Club
- 03. Gym / Gimnasio
- 04. Pool / Piscina
- 05. Planters / Jardineras



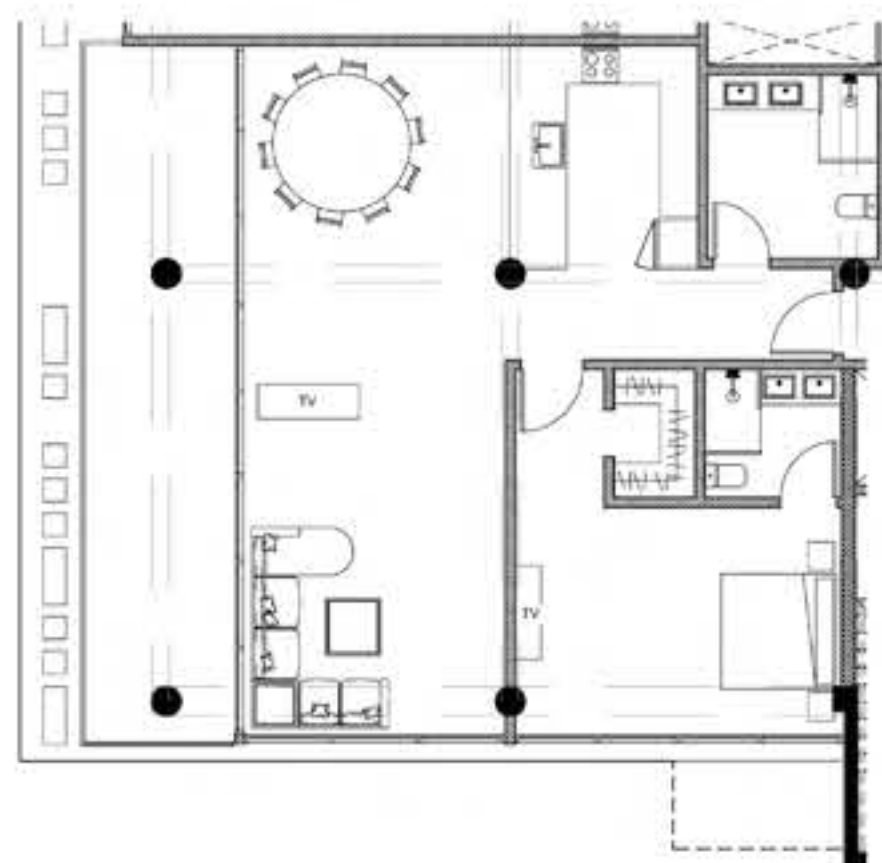
✕ Master Plan

# UNIT TYPE F

Apartment B3

Metraje Estimado 125 m<sup>2</sup>

- 01. Parking / Estacionamiento
- 02. Club House / Casa Club
- 03. Gym / Gimnasio
- 04. Pool / Piscina
- 05. Planters / Jardineras



✕ Master Plan

# UNIT TYPE A

Apartment B2-102

Metraje Estimado 85 m2

- 01. Parking/ Estacionamiento
- 02. Club House / Casa Club
- 03. Gym / Gimnasio
- 04. Private Pool / Piscina Privada
- 05. Planters / Jardineras



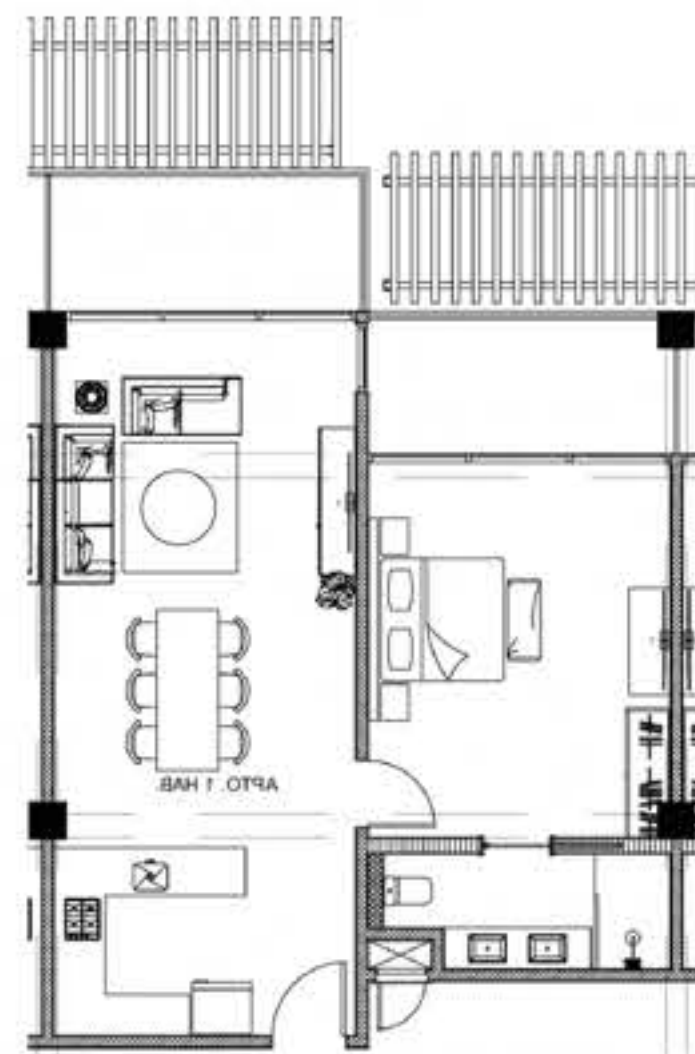
✕ Master Plan

# UNIT TYPE A

Apartment B1-401

Metraje Estimado 85 m2

- 01. Parking / Estacionamiento
- 02. Club House / Casa Club
- 03. Gym / Gimnasio
- 04. Pool / Piscina
- 05. Planters / Jardineras



✕ Master Plan

# UNIT TYPE B

Apartment B1-204

Metraje Estimado 50 m2

- 01. Parking / Estacionamiento
- 02. Club House / Casa Club
- 03. Gym / Gimnasio
- 04. Pool / Piscina
- 05. Planters / Jardineras



# The DEVELOPER



**UNITED SHARES**  
YOUR SHARES OF SUCCESS

# Current PROJECTS

THE VUE AT BLUE LAKE - Deland, Florida



LANDINGS AT LAKE JACKSON - Sebring, Florida



LAKE CROSSING PLAZA - Kissimmee, Florida



PALAZZO DEL LAGO - Orlando, Florida



BLISS Residences - Hutchinson Island, Florida

# Recent PROJECTS

WE HAVE BEEN HONORED TO BE PART AS A PERSON AND/OR AS A COMPANY VIA UNITED SHARES OF SOME OF THE MOST ICONIC DEVELOPMENTS GLOBALLY, JUST TO NAME A FEW.

- ✗ **The Red Sea Development Company, "Red Sea Global", a Public Investment Fund Subsidiary.** One of the most ambitious developments in KSA offering Hyper luxury and luxury branded and unbranded 434 residential units for Phase 1 and 675 units for Phase 1a.
- ✗ **Qatari Diar, a Qatar Investment Authority Subsidiary.** Development of 38 square kilometers and includes four exclusive islands and 19 multi-purpose residential, mixed use, entertainment, and commercial districts. A comprehensive arena with leisure spots, residential buildings, commercial towers, avenues, and public Marinas as a part of 49 projects under development or planning in Qatar and in 29 countries around the world with a combined value of over US\$35 billion.
- ✗ **Dubai Lagoon Project- Dubai UAE** the development spans seven zones across a 5.7m sq ft site and consists of 54 mid-rise buildings encircling two man-made lagoons.
- ✗ **DAMAC Properties** with huge and diverse portfolio delivering iconic residential, commercial and leisure properties include two world-class master-planned golf developments in Dubai.
- ✗ **The First Group Dubai-UAE** One of the first developers to identify the tremendous potential in providing private investors the opportunity to purchase hotel guestrooms, suites, and serviced apartments in our collection of upscale properties located in highly popular locations across Dubai.



Our  
PARTNERS  
AND AFFILIATES



Foster + Partners



MELIÀ HOTELS INTERNATIONAL



THE FIRST GROUP



CUNDALL



VISTACANA  
A WORLD OF MOMENTS



adache  
group architects



D·R·HORTON  
America's Builder



DAMAC



HILLPOINTE

OPPENHEIM  
ARCHITECTURE

Hospitality Development Group, Inc.



WYNDHAM  
HOTELS & RESORTS

Schön

LENNAR

BAINBRIDGE  
THE BAINBRIDGE COMPANIES LLC

TISHMAN SPEYER

Hines

GUZMÁN ARIZA  
ATTORNEYS AT LAW



# MELIÀ HOTELS INTERNATIONAL



ME Dubai



Paradisus Cancun



Zel Mallorca



Melià Zarzibar



Inside New York, USA



Sol Tropical Dunes

# The POWER OF

# MELIÀ HOTELS INTERNATIONAL



Trusted by luxury  
travelers worldwide



Increases property value  
and demand



World-class management  
and customer service



Loyalty program integration  
and global exposure

# What is a BRANDED RESIDENCE?

Is a premium residential development that is associated with a globally recognized hospitality, fashion, or lifestyle brand — such as a luxury hotel group (like Ritz-Carlton, Four Seasons, Melia or Mandarin Oriental) or a prestigious designer label.

These residences are either directly managed, co-developed, or exclusively serviced by the brand, offering homeowners not just a living space, but a curated lifestyle experience associated with that brand's values, reputation, and quality standards.



# Why BRANDED RESIDENCES?

## OVERVIEW OF BRANDED REDIDENCES CONCEPT AND BUSINESS MODEL

### BRANDED RESIDENCES

Hotel Branded Residences are similar to normal residential apartments, but differ in that they have an affiliation with a hotel brand and offer services to end users / investors.

These typically have the following features:

- ✗ Usually prime residential products leveraging off the quality of the hotel brand to create an aspirational product, reflecting luxury and prestige
- ✗ Achieve sales prices above other prime non branded residential developments.
- ✗ Owners typically have the option to live in the residence year round or by choice elect to enter the property into a rental pool, or in some instances the unit mandatorily be part of a wider rental pool.



# What IS IN IT FOR ME?

PUNTA CANA IS NOT JUST A TROPICAL PARADISE BUT  
A BOOMING INVESTMENT HOTSPOT.



## La Vista

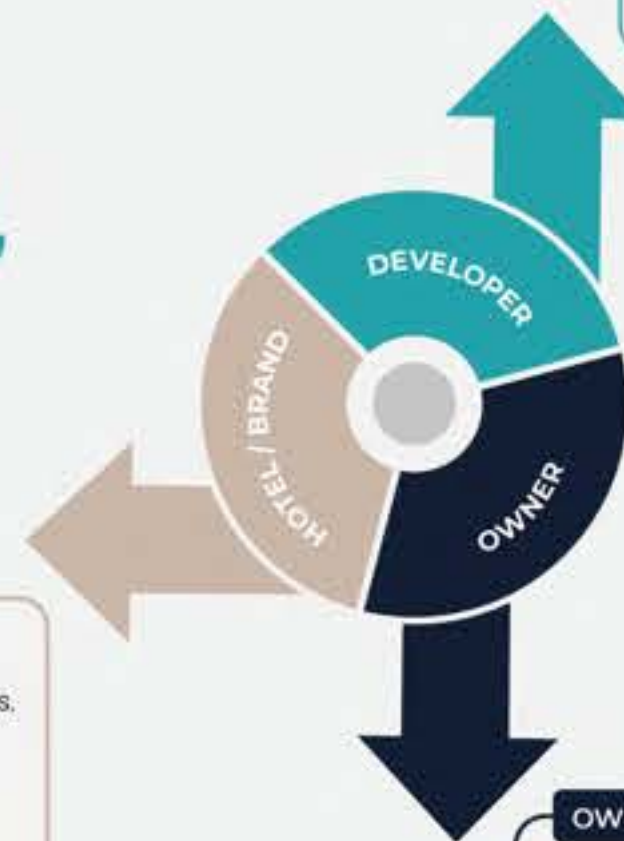
### ADVANTAGES FOR THE BRAND, DEVELOPER AND OWNER

#### HOTEL/BRAND ADVANTAGES

- Diversification of scheme can improve viability.
- Income generation from licensing and management fees.
- Short-term returns from sales.
- Helps meet planning requirements (where a single use may not be granted).
- Additional and varied rental product.
- More brand 'flags' (where standalone).
- Deepens customer relationships.

#### DEVELOPER ADVANTAGES

- Reputable brand instils buyer confidence.
- Price premiums over non-branded product.
- Greater project visibility.
- Design expertise and consistency.
- Gain access to the hotels customer base.



#### OWNER ADVANTAGES

- Superior services and amenities.
- Brand association, perceived as 'safer'.
- Turnkey, quality fit out.
- Suitable to lock up and leave.
- Prestigious 'trophy home'.
- Investment potential and income returns (rental schemes).
- Professionally managed.







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WWW.LAVISTAPUNTACANA.COM