

CORAL LAKE RESIDENCES

Frequently Asked Questions (FAQ)

FOR CLIENTS:

Where is Coral Lake located and what advantages does its location offer?

Coral Lake is located within Coral Golf Resort, Cabeza de Toro, Punta Cana, just minutes from Punta Cana International Airport and the area's best beaches. It combines tranquility, nature, and access to exclusive amenities.

What unit types are available?

- Type B (Studio) – 2nd to 4th floor
- Type A (1 Bedroom) – 2nd to 4th floor
- Type 1AB (2 Bedrooms) – Ground Floor
- Type 2AB (2-Bedroom Penthouse) – 5th Floor

All units feature premium finishes, come fully furnished, and offer lake or golf course views.

How many buildings and floors does the project have?

8 residential buildings, each with 5 levels plus a penthouse rooftop terrace.

Do the units include a picuzzi?

Only ground-floor units and penthouses include a private picuzzi.

Are appliances included?

Yes. Included are inverter air conditioners, refrigerator, electric stove with oven and extractor hood, and washer/dryer (except Suite units).

Main Amenities:

- 4 Swimming Pools
- Sky Bar / Rooftop Bar
- Gym & Spa
- Restaurant & Coworking Area
- Double-Height Lobby
- 24/7 Security
- Access to Coral Golf Resort amenities, including golf, clubhouse, racket sports, ecological trails, and a 48,000 m² lake.

Owner Benefits

Automatic golf membership, preferred rates, and benefits at Pearl Beach Club including complimentary access, discounts, and transportation.

Construction Timeline

Start of Construction: 2026

Estimated Delivery: December 2028

CONFOTUR Benefits

- 15-year exemption from annual property tax (IPI)
- Exemption from the 3% property transfer tax

Starting Prices

- Studios: from USD 139,900
- 1 Bedroom: from USD 179,900
- 2 Bedrooms (Ground Floor): from USD 329,000
- Penthouses: from USD 360,000

Standard Payment Plan

- Reservation: USD 5,000
- 20% at contract signing
- 40% during construction
- 40% upon delivery or bank financing

FOR CLIENTS (continued)**Can international buyers purchase remotely?**

Yes. The entire process can be completed remotely with support from our legal and sales teams.

Expected Rental Returns

Vacation rentals in Punta Cana typically generate between 6% and 10% annually, depending on management and occupancy.

Property Management

HMS will be responsible for condominium administration.

Airbnb Rentals

Yes. Short-term rentals are permitted provided they comply with HMS regulations. They may be managed through HomeBeLike or another approved operator.

Estimated Maintenance Fees

Between USD 2.5 and USD 3 per m², plus approximately USD 80 monthly for golf course maintenance.

Parking

Parking spaces are not assigned.

Laundry Facilities

In addition to in-unit appliances, a shared laundry area will be available.

Buyer Protection

The project includes insurance-backed protection mechanisms in accordance with the contract terms and coverage conditions.

Required Documents

- Government-issued ID
- Income tax return
- Last 6 months of bank statements
- Employment letter (if applicable)
- Signed reservation form
- Reservation payment receipt

Does Zoemar support the closing process?

Yes. The team assists with presentations, follow-up, contract signing, and final delivery.

Training & Marketing Materials

Digital and printed brochures, renders, videos, physical scale model, and virtual/in-person training sessions are available.

Exclusive Brokerage Agreements?

No. Coral Lake is open to the entire brokerage market, subject to proper client registration.