



CORAL NOVA

RESIDENCES
by TERRAVANTE PROPERTIES



"Villa living. Apartment pricing. Designed for ROI"



THE PROJECT VISION

Coral Nova was created from a simple observation: travelers consistently seek the privacy, comfort, and exclusivity of a villa, yet many developments continue to offer apartment-style living with shared amenities and limited outdoor space.

As both experienced builders and active operators of successful vacation rentals in Las Terrenas, we had a unique advantage. We were able to see firsthand what guests value most, what drives rental performance, and which design decisions create the best owner and guest experience.

The result is Coral Nova, a thoughtfully designed duplex villas that combine the privacy of a standalone home with the affordability traditionally associated with apartment living.

Each residence has been carefully designed to maximize comfort functionality, and rental appeal, featuring private outdoor living spaces, a private pool, modern open-concept layouts, and the infrastructure necessary for dependable ownership in the Dominican Republic.

Designed Through Experience

Coral Nova is the culmination of years of construction expertise combined with real-world hospitality experience. The design has been refined through multiple iterations to create homes that are not only beautiful, but also practical, efficient to maintain, and highly attractive to both owners and vacation guests.

*"The most affordable way to own a private
pool villa in Las Terrenas"*



THE LOCATION

Coral Nova Residences is strategically positioned in one of the most desirable areas of Las Terrenas, offering convenient access to beaches, restaurants, shopping, nightlife, and essential services while maintaining the privacy and tranquility homeowners seek.

Strategically located on **Abra Grande Avenue, Las Terrenas, Samaná**. The property is bordered to the south by the Boulevard Turístico del Atlántico and to the north by 27 de Febrero Street, offering excellent connectivity.

Minutes Away



Punta Popy Beach — 3 Minutes



Restaurants & Nightlife — 5 Minutes



La Sirena Shopping Center — 6 Minutes



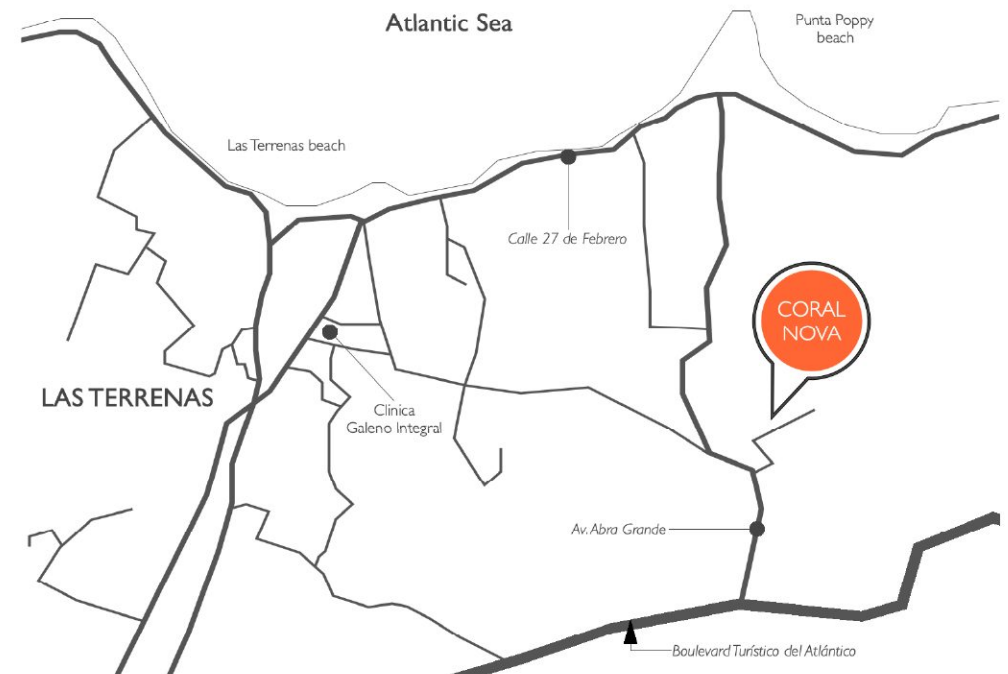
Medical Services — 5 Minutes



Las Terrenas Town Center — 5 Minutes



El Catey International Airport - 30 minutes





LIVE
INVEST
ENJOY

WHY BUYERS CHOOSE LAS TERRENAS?

Las Terrenas has evolved into one of the Dominican Republic's most desirable destinations for homeowners, investors, and vacation travelers seeking an authentic Caribbean lifestyle without sacrificing modern conveniences.

Punta Poppy Beach is one of the most desirable coastal areas in Las Terrenas, known for its calm turquoise waters, golden sand, and relaxed tropical atmosphere.

Its unique combination of pristine beaches, European influence, modern infrastructure, and year-round tourism continues to drive demand for quality vacation homes and rental properties.

Located just minutes from Punta Poppy Beach, Coral Nova allows owners and guests to enjoy everything Las Terrenas has to offer while maintaining the privacy and exclusivity of a boutique villa community.

Why Demand Continues to Grow:

- Year-Round Tourism
- Strong European & Canadian Market
- Exceptional Beach Lifestyle
- International Restaurants & Nightlife
- Growing Vacation Rental Demand
- Limited Supply of Private Pool Villas



WHY CORAL NOVA IS DIFFERENT

The Best of Both Worlds.

Most buyers in Las Terrenas face a difficult choice: purchase an apartment with shared amenities and limited privacy, or invest significantly more in a standalone villa with a private pool.

Coral Nova Residences was designed to eliminate that compromise. By reimagining the traditional residential model, we created a boutique collection of duplex villas that deliver the privacy, comfort, and lifestyle of a villa while maintaining the value and efficiency typically associated with apartment ownership.

Traditional Apartment:

- Shared pool
- Shared hallways
- Less Privacy
- More noise
- Less exclusivity
- Lower Airbnb differentiation
- Restricted pool hours

Coral Nova Duplex Villas:

- Private pool
- Private entrance
- Villa feel
- Better guest experience
- Stronger Airbnb desirability
- More emotional ownership experience
- 24 hours pool availability

THE VILLAS PROJECT

Designed with clean architectural lines, natural finishes, and private outdoor spaces, the project delivers comfort, privacy, and excellent investment potential. **Coral Nova Residences** offers seven (7) modern villas across four (4) buildings, featuring:

- 2 Bedrooms
- 2.5 Bathrooms
- Private terrace & pool
- Modern open space living and kitchen area
- 150m² aprox.

FIRST FLOOR PLAN VILLA 02 - 3DVIEW SAMPLE



SECOND FLOOR PLAN VILLA 02 - 3DVIEW SAMPLE

Thoughtfully Curated Interior Finishes:

- Large format, Imported Porcelain Flooring
- Quartz Countertops
- Custom Designer Kitchen
- Premium Appliance Package
- Large Sliding Glass Doors Creating Seamless Indoor-Outdoor Living
- Built-In Wardrobe Systems
- Luxury Bathroom Finishes
- High-Efficiency Air Conditioning Throughout

DESIGNED FOR REAL HOSPITALITY EXPERIENCE

Unlike many developments designed strictly from an architectural perspective, Coral Nova was shaped using years of direct vacation rental operational experience in Las Terrenas.

The design philosophy behind Coral Nova combines:

- Real-world Airbnb hosting experience
- Understanding of guest behavior and preferences
- Construction and development expertise
- Practical operational efficiency
- Caribbean lifestyle functionality
- High-demand vacation rental features

Every layout decision, outdoor space, pool concept, and hospitality feature was carefully considered based on what travelers consistently respond to most positively in the Las Terrenas market.

Design strategy:

- Private pool villas
- Indoor/outdoor living
- Efficient layouts
- Modern tropical design
- Hospitality focused

Purpose:

- higher guest demand and online appeal
- Improved Caribbean lifestyle experience
- Better guest usability and operational
- Stronger visual marketing impact
- Enhanced guest satisfaction and reviews





Designed for Vacation Rental Success

Drawing upon real-world vacation rental experience in Las Terrenas, our team can help prepare your residence with the furnishings, amenities, and systems today's travelers expect.

One Team. One Process.

Rather than coordinating multiple vendors, suppliers, installers, photographers, and service providers independently, owners have the option to work through a single coordinated process designed to save time, reduce stress, and accelerate rental readiness.

COMPLETE **TURNKEY** SOLUTION

Terravante Properties Turnkey Ownership Program was created to simplify the ownership experience and help owners transition seamlessly from construction completion to personal enjoyment or vacation rental operations.

Whether you live nearby or thousands of miles away, our team can coordinate the details necessary to prepare your villa for immediate occupancy and rental readiness.

Turnkey Services Available

- Furniture & Décor Procurement
- Interior Design & Styling Coordination
- Appliance Selection & Installation
- Kitchenware & Housewares Packages
- Bedding, Linens & Towels
- Smart Lock Installation & Configuration
- High-Speed Internet Setup
- Television & Entertainment Setup
- Professional Photography
- Vacation Rental Listing Creation
- Guest Welcome Guide Preparation
- Launch Support Across Major Booking Platforms

Ready From Day One

Our goal is simple: when your villa is delivered, it can be prepared to welcome its first guests quickly and efficiently.

PROPERTY MANAGEMENT & OWNER SERVICES

MANAGE	MAINTAIN	SUPPORT	PERFORM
• Reservations • Guest communications • Pricing	• Laundry • Inventory • Housekeeping • Inspections	• Maintenance • Repairs • Quality control	• Reporting • Occupancy tracking • Revenue optimization

Ownership Made Simple

TERRAVANTE PROPERTIES offers optional professional property management services designed to help owners maximize enjoyment, minimize stress, and protect the long-term value of their investment.

A Unique Advantage

Coral Nova was designed with dedicated on-site management, laundry, inventory, and operational facilities to support efficient property management, reduce costs, and provide a superior ownership experience.





PRICES & AVAILABILITY

Units	Availability	Price (USD\$)
01. Villa 01	Reserved	299,900.00
02. Villa 02	Available	269,900.00
03. Villa 03	Available	269,900.00
04. Villa 04	Available	305,000.00
05. Villa 05	Available	289,900.00
06. Villa 06	Available	279,900.00
07. Villa 07	Reserved	319,900.00



Masterplan Coral Nova Residences





CORAL NOVA

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YOUR PLACE IN PARADISE AWAITS



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