

# AQUAMARINE

Juan Dolio

# INNSiDE

BY MELIÀ



AQUAMARINE

INNSiDE  
BY MELIÀ

# Here, everyday is worth more

The Caribbean at your doorstep. Santo Domingo just minutes away.

A beachfront tower designed so that every day is worth more than the one before.



# Juan Dolio

Just 40 minutes from Santo Domingo and only a short drive from Las Américas International Airport, Juan Dolio offers something no other beach destination in the Dominican Republic can match: The Caribbean without leaving the city behind.

Authentic beachfront living. A year-round lifestyle. A growing tourism market with strong demand. An established destination with real appreciation potential.



America



Asia & Oceania



Europe



Africa & the Middle East

Meliá Hotels International is one of the world's leading hospitality companies, with a presence in more than 40 countries and a portfolio of over 400 hotels under globally recognized brands. More than six decades of experience represent operational excellence and corporate strength.

For Aquamarine, Meliá's operation ensures that every detail, from management to guest experience, follows standards proven in the world's most demanding markets.

### Confidence That Creates Value

Meliá's presence provides confidence for investors. Its experience operating branded residences supports a professional operation and a consistent flow of international guests who recognize and seek out its brands, strengthening demand and long-term value.

+65 Years

of international hospitality experience

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Worldwide presence

5 Continents  
+40 Countries

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+400 Hotels

Under globally recognized brands

INNSiDE

BY MELIÃ

## The first Brand Residence in Juan Dolio

Aquamarine introduces a new category of investment to the Dominican Republic's South Coast. Branded Residences that combine the privacy of ownership with the prestige, services, and management of an international hospitality brand. A concept designed to elevate the product, ensure professional operation, and enhance long-term value.

# INNSiDE

BY MELIÁ

INNSiDE by Meliá is the lifestyle brand of Meliá Hotels International, designed for contemporary travelers seeking design, energy, and authenticity in every destination. Present in iconic cities around the world, INNSiDE combines contemporary design, local gastronomy, and vibrant social experiences that connect guests with the spirit of each location.

With the arrival of INNSiDE by Meliá at Aquamarine, Juan Dolio joins a growing collection of destinations featuring internationally recognized lifestyle brands, elevating the standard of hospitality and experience for residents, investors, and visitors alike.



48  
Hotels

8,966  
Rooms

17  
Country

# Benefits of Investing in INNSiDE by Meliá

**100,000**  
Welcome Points

Your investment also includes 100,000 welcome points, redeemable for stays at Meliá hotels, Iberia flights, exclusive spa experiences, and other services within the Meliá Rewards ecosystem.

MELIÁ  
REWARDS  
GOLD

As an Aquamarine owner, you will automatically receive Gold status within Meliá Rewards, an exclusive membership offering benefits around the world, including preferred rates, early check-in, late check-out (subject to availability), and priority service during every stay.

Exclusive Access to a  
GLOBAL NETWORK  
MELIÁ

Your residence becomes part of Meliá's global hospitality network, allowing you to exchange and enjoy available stays across participating destinations, from Bali to Cancún, adding flexibility to your ownership experience.

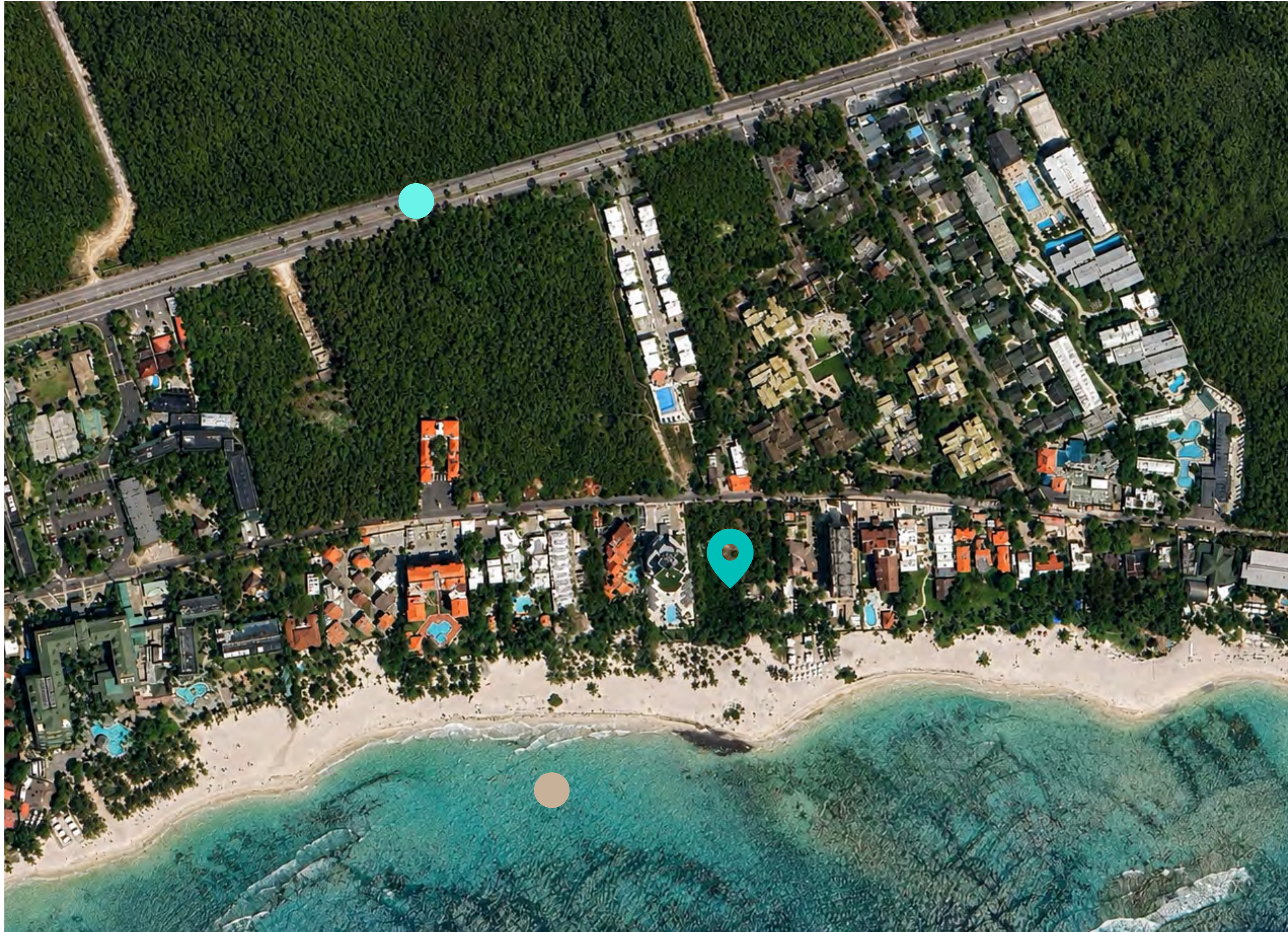
# A New Beachfront Landmark

Aquamarine INNSiDE by Meliá is a residential and hospitality development designed to redefine the experience of living and investing in Juan Dolio.

Its organic architecture, inspired by the movement of the ocean, creates a distinctive silhouette along the Caribbean shoreline, bringing together design, location, and lifestyle in one destination.

AQUAMARINE | INNSiDE  
BY MELIÁ





# Prime Beachfront Location

Aquamarine INNSiDE by Meliá is located directly on the beachfront in Juan Dolio, within the tourist municipality of Guayacanes.

The property is situated south of the main avenue, approximately 687 meters east of the intersection connecting the Juan Dolio National Police Department and CESTUR offices.

📍 Aquamarine    ● Autovía del Este    ● Playa Juan Dolio



# Connectivity That Enhances the Experience

AQUAMARINE | INNSiDE  
BY MELIÁ



Aquamarine INNSiDE by Meliá is strategically located in Juan Dolio, one of the Dominican Republic's best-connected coastal destinations.



## Project Highlights

A beachfront destination designed for living, investing, and experiencing Juan Dolio.

**21 Stories**  
Residential & Hospitality Tower

**163 Residences**  
Beachfront Living

**203 Parking Spaces**  
For Residents and Guests

**180° Ocean Views**  
From Every Residence

**+32,000 m<sup>2</sup>**  
Built Area

**Beachfront**  
Juan Dolio

# World-Class Amenities










Inspired by contemporary hospitality and carefully curated to meet the standards of an internationally recognized operator.





**Aquamarine INNSiDE by Meliá**  
integra amenidades diseñadas para  
conectar entretenimiento, bienestar  
y lifestyle frente al Caribe.



-  Infinity Pool
-  Restaurant & Bar
-  Lounge Areas
-  Fitness Center
-  Social Terraces
-  Lobby
-  Retail Area
-  Private Beach Club
-  Oceanfront Deck

# Masterplan



## Residence Types

- T01 A ●
- T01 B ●
- T02 A ●
- T02 B ●
- T03 A ●
- T03 B ●
- T04 A ●
- T04 B ●
- T05 A ●

## Aquamarine INNSiDE by Meliá

offers an exclusive collection of residences designed for those seeking to invest with vision, enjoy the Caribbean with privacy, or combine both lifestyles in one destination.

### Available Residence Types

- One-Bedroom Residences
- Two-Bedroom Residences
- Three-Bedroom Residences
- Exclusive Penthouses



# Residence Type T01

70-72 m<sup>2</sup>

## Features:

One Bedroom  
Living Room  
Kitchen  
Dining Area  
Bathroom  
Terrace



# Residence Type T02

118 - 125 m<sup>2</sup>

## Features:

Two Bedrooms  
Living Room  
Kitchen  
Dining Area  
Two Bathrooms  
Terrace



# Residence Type T03

80 - 81.60 m<sup>2</sup>

## Features:

One Bedroom  
Living Room  
Kitchen  
Dining Area  
Bathroom  
Terrace



Every residence has been  
designed to maximize space, natural light, and ocean views,  
bringing together functionality, elegance,  
and an elevated residential experience.



# Residence Type T04

168.5 - 169.6 m<sup>2</sup>

## Features:

- Two Bedrooms
- Primary Suite with Ensuite Bathroom & Walk-In Closet
- Two Bathrooms
- Living Room
- Kitchen
- Dining Area
- Expansive Terrace



# Residence Type T05

169.60 m<sup>2</sup>

## Features:

Three Bedrooms  
Two Bathrooms  
Living Room  
Kitchen  
Dining Area

Terrace  
Service Room



# Residence Type T06

Penthouse

620 m<sup>2</sup>

## Features:

Two Levels  
Four Bedrooms  
Four and a Half Bathrooms  
Living Room  
Family Room

Kitchen  
Dining Area  
Service Quarters  
Expansive Terraces  
Private Pool

First Level  
Floor 19



Second Level  
Floor 20



# Why Invest in Aquamarine INNSiDE by Meliá?

Juan Dolio is emerging as one of the Dominican Republic's most promising tourism markets, supported by connectivity, tourism growth, and continued real estate development.



Strong Tourism Demand  
Year-Round Tourism Activity



Five-Star Hospitality  
Services



Income in USD



Real Estate  
Appreciation Potential



Growing Short-Term  
& Long-Term Rental Market



CONFOTUR  
Tax Incentives\*

\*CONFOTUR Law (Transfer Tax Exemption and Property Tax Exemption for up to 15 years.)

# An Investment Backed by Juan Dolio's Growth

**+11.6 Million**

Annual Visitor Arrivals  
to the Dominican Republic

**4.7 Million**

Passengers Through  
Las Americas International Airport

**+52.3%**

Growth in the Short-Term  
Rental Market (STR)

Sources: Dominican Republic Ministry of Tourism (MITUR), Aerodom,  
AirROI/AirDNA. Data reviewed 2025–2026.



# Your Beachfront Residence

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## Payment Plan

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## Standard

### Initial Deposit

20%

### During Construction

40% in Scheduled Installments

### Upon Delivery

40%

## Payment Plan

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## Alternative

### Initial Deposit

20%

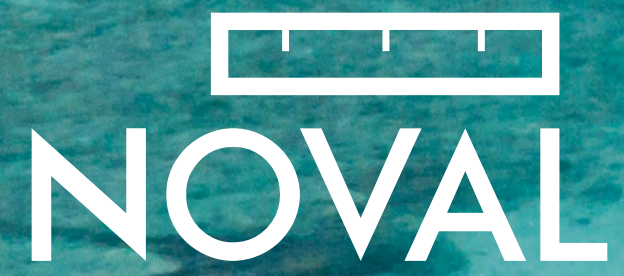
### During Construction

60% in Scheduled Installments

### Upon Delivery

20%

A payment structure designed to support your investment journey. Schedule a private consultation at (829) 974-9738 and discover the plan that best fits your goals.



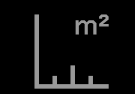
We are one of the Dominican Republic's leading tourism real estate developers, with a presence in the country's most important destinations.

23  
YEARS

Shaping the Future  
of the Caribbean



**+3,300**  
Units Delivered



**+750,000 m<sup>2</sup>**  
Developed



**Partnerships**  
With International  
Hotel Operators



**Presence**  
Punta Cana, Cap Cana,  
Santo Domingo, Las Terrenas,  
and Juan Dolio

# The Only Luxury That Rewards You for Enjoying It



Every morning you enjoy it, it's worth more.  
Every week you're away, it works for you.  
Every year that passes, your investment grows tax-free.\*

**Here, Every Day Is Worth More.**

CONFOTUR Law (Transfer Tax Exemption and Property Tax Exemption for up to 15 years.)

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Schedule Your Private Consultation  (829) 974-9738 | [aquamarinejuandolio.com](https://aquamarinejuandolio.com)

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