



CONNECTIONS CABARETE

BUYER'S GUIDE

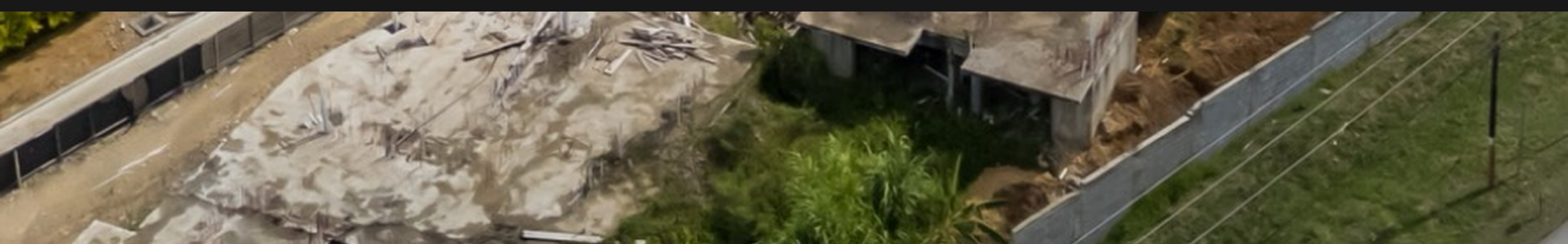
Playa Encuentro • Dominican Republic



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CONNECTIONS CABARETE

A Closer Look Before You Buy

Connections is a contemporary residential community located in the Playa Encuentro area between Sosúa and Cabarete on the Dominican Republic's North Coast.

With spacious two- and three-bedroom residences, resort-style amenities and convenient access to Playa Encuentro, Connections offers an interesting option for buyers looking for a Caribbean residence, vacation property or rental investment.

But choosing the right property involves more than choosing a floor plan.

This guide was created by Wildefire Properties to help you understand Connections beyond the sales presentation — including the residences, amenities, ownership costs, buying process, financing options and practical considerations that can affect your decision.

Our goal is simple: help you decide whether Connections is the right fit for you.

Independent Buyer Representation

Wildefire Properties helps buyers evaluate their options and navigate the purchase process in the Dominican Republic.

CONNECTIONS CABARETE

Connections at a Glance

Connections is a contemporary residential condominium community in the Playa Encuentro area of the Dominican Republic's North Coast, positioned between Sosúa and Cabarete.

The development combines spacious two- and three-bedroom residences with resort-style amenities and convenient access to Playa Encuentro, one of the North Coast's best-known beach and surf areas.

Connections is designed for a mix of full-time living, vacation ownership and rental use, giving buyers flexibility in how they use their property.

THE COMMUNITY

71 Residences

A combination of two- and three-bedroom condominiums and rooftop/penthouse residences.

11 Buildings

Low-density residential buildings arranged around the community's central amenities.

2 & 3 Bedrooms

Multiple floor plans and residence sizes are available throughout the development.

Playa Encuentro

Approximately a 7-minute walk to the beach.

Airbnb Friendly

Residences can be used as vacation properties and short-term rentals.

Gated Community

24-hour security with backup power and community infrastructure.

A Location Between Sosúa & Cabarete

Connections sits in the Playa Encuentro area, giving owners convenient access to both Cabarete and Sosúa while remaining outside the busier town centers. Restaurants, beaches, supermarkets, schools and other everyday services are all within a short drive.

Next: Residences & Floor Plans →

CONNECTIONS CABARETE

Residences & Floor Plans

Connections offers a collection of spacious two- and three-bedroom residences across 11 condominium buildings. Floor plans vary by building, floor and residence type, giving buyers several choices in size, layout and outdoor living space.

Rather than focusing only on bedroom count, it is worth comparing the individual layouts. Balcony configuration, orientation, views and total living area can differ considerably between residences.

TWO-BEDROOM RESIDENCES

Two-bedroom residences start at approximately **139 m² (1,496 sq. ft.)**, with different layouts and sizes available depending on the building and unit.

These residences provide generous interior and outdoor living areas while offering a practical option for full-time living, vacation use or short-term rental.

THREE-BEDROOM RESIDENCES

Three-bedroom residences provide additional living and sleeping space for larger households, visiting family and guests, or buyers who simply want more room.

Current developer inventory places available two- and three-bedroom residences within an advertised price range of **US\$264,400 to US\$359,900**, although pricing and availability change as units are sold.

PENTHOUSE & ROOFTOP LIVING

Selected residences offer expanded rooftop or penthouse living areas. Connections' current specifications confirm that penthouse residences include a **whirlpool tub**.

Choosing the Right Residence

The best choice depends on more than square footage. Building location, floor level, orientation, views, outdoor space, completion stage and intended use should all be considered when comparing available residences.

Wildefire can help buyers compare the currently available units and floor plans rather than simply choosing from a price list.

Next: What's Included in Your Residence →

CONNECTIONS CABARETE

What's Included in Your Residence

Connections residences include many major fixtures, finishes and appliances in the purchase price, reducing what buyers need to source after purchase.

Specifications emphasize durable materials and practical features suited to everyday living in the Dominican Republic.

STANDARD INTERIOR FEATURES

Kitchen

Quartz or equivalent countertops, upper and lower cabinetry, and under-cabinet lighting.

Appliances Included

Gas stove with oven, microwave with extractor, dishwasher and refrigerator.

Climate & Comfort

Split air-conditioning in every bedroom and the living room, plus ceiling fans with lights in the bedrooms, living room and dining room.

Bathrooms

Quartz vanity countertops, tempered-glass shower panels, one-piece toilets and cabinetry with slow-close hinges and doors.

Flooring & Windows

Porcelain tile flooring throughout, with glass windows and doors in aluminum frames.

Laundry & Hot Water

Laundry room with sink and lower cabinet, washer/dryer, electric tank water heater and connections for water and gas.

Penthouse Residences

Penthouse specifications include a private whirlpool tub.

What This Means for Buyers

With major appliances, air-conditioning and many fixtures included, buyers can more accurately compare the true cost of Connections with other developments.

Furniture is not included, although Connections can recommend independent decorators.

Next: Amenities & Community Features →

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Amenities & Community Features

Connections is designed around a central collection of amenities that support both full-time living and vacation ownership.

COMMUNITY AMENITIES

Swimming Pools & Landscaped Areas

Community pools surrounded by landscaped areas for relaxing and outdoor living.

Fitness Center

Completed, fully equipped on-site fitness center for owners and guests.

Club House

Owners have access to the Connections Club House and its associated common areas.

Beach Club Access

Connections is associated with Front Loop, an oceanfront restaurant and beach club on Cabarete Beach.

24/7 Security & Gated Access

The development is a gated community with 24-hour security.

Backup Generator

Generator service provides backup electricity throughout the property, including individual residences.

Shuttle Service

Community shuttle service operates between the Sosúa and Cabarete areas.

Water Infrastructure

The development has water wells, cisterns, pumping systems and filtration systems.

Designed for More Than Vacation Use

Connections is suitable for full-time living, seasonal ownership or rental use. Owners may manage their own short-term rentals or choose an independent property manager, and the community is pet-friendly.

Next: HOA Fees & Ownership Costs →

CONNECTIONS CABARETE

HOA Fees & Ownership Costs

Beyond the purchase price, buyers should understand the ongoing costs of owning at Connections. Current estimated HOA fees are based on residence type and size and will ultimately be determined by the condominium association.

ESTIMATED MONTHLY HOA FEES

2 Bedroom

From **US\$349 + tax**

2 Bedroom with Rooftop

From **US\$433 + tax**

2 Bedroom Penthouse

From **US\$447 + tax**

3 Bedroom

From **US\$432 + tax**

3 Bedroom Penthouse

From **US\$610 + tax**

Current developer estimates. Fees are calculated on a per-square-meter basis and may change when final amounts are established by the condominium association.

WHAT THE HOA FEE COVERS

The current HOA estimate includes:

24/7 Security • Common-Area Electricity • Club House • Building Cleaning • Pools & Gardens • Garbage Collection • Common-Area Fumigation • Shuttle Service • Water • Generator Service

Generator service extends throughout the property, including individual residences.

COSTS PAID SEPARATELY

Owners are responsible for their own:

Electricity consumption • Propane gas consumption • Internet • Cleaning inside the residence

The developer currently lists electricity at approximately **RD\$17 per kWh**, although utility rates can change.

Understanding the HOA

HOA fees are based on residence size, so larger units and penthouses carry higher monthly fees. Current estimates are shared among the community's 71 residences and include contributions toward a reserve fund.

Next: Buying Process & Reservation →

CONNECTIONS CABARETE

Buying Process & Reservation

Buying at Connections begins by selecting a residence and confirming its current availability. From there, the purchase moves through a reservation, contract and payment process.

A SIMPLE PATH TO PURCHASE

1. Choose Your Residence

Compare available residences, floor plans, location, completion stage and current pricing.

2. Reserve the Property — US\$5,000

Sign the reservation agreement and pay the US\$5,000 deposit within one day. The deposit is credited toward the purchase price and is non-refundable if the buyer defaults.

3. Provide Proof of Funds

Proof of funds is required before the Promise of Purchase can be prepared.

4. Sign the Promise of Purchase

The notarized Promise of Purchase is normally signed within one month of the reservation and establishes the transaction and payment terms.

5. Down Payment & Payment Structure

The standard down payment is 20% upon signing the contract. Developer payment plans of up to 14 months may also be available.

6. Complete the Purchase

Final payment timing depends on whether the residence is move-in ready, under construction or pre-construction.

CLOSING COSTS

The developer currently covers the real-estate transfer tax, title/registry administrative costs and notary fees associated with the transfer. Buyers pay for any independent professional they choose to hire.

WILDEFIRE BUYER SUPPORT

Wildefire helps buyers compare available residences and pricing and guides them through the purchase process while representing the buyer's interests.

Next: Financing Options →

CONNECTIONS CABARETE

Financing Options

Financing may be available for qualifying buyers purchasing at Connections. Options can vary depending on the buyer, the residence selected and whether the unit is ready for delivery.

BANK FINANCING

The financing program currently being promoted for qualifying ready-for-delivery residences offers:

Up to 90% Financing

Financing may be available for up to 90% of the property's value, subject to lender approval and qualification.

Up to 20 Years

Loan terms of up to 20 years may be available.

Current Rates & Terms

Interest rates, financing percentages and loan terms are established by the lending institution and can change. Current options can be confirmed for buyers based on their residency status, financial profile and the residence being purchased

DEVELOPER PAYMENT OPTIONS

For buyers who do not require traditional bank financing, developer payment arrangements may also be available on certain residences.

Current developer information indicates payment plans of **up to 14 months**, depending on the residence and transaction.

FINANCING FOR INTERNATIONAL BUYERS

International buyers should not assume that the maximum advertised financing will automatically apply to them. Qualification can depend on residency status, income documentation, creditworthiness, source of funds and the lender's underwriting requirements.

WILDEFIRE BUYER SUPPORT

Wildefire can help buyers understand available financing and developer-payment options and connect them with the appropriate representatives.

Next: Location & Playa Encuentro →



CONNECTIONS CABARETE

Location & Playa Encuentro

PLAYA ENCUESTRO

Connections is located in the **Playa Encuentro area between Sosúa and Cabarete**, giving owners convenient access to both communities while maintaining a quieter residential setting.

The community is approximately a **7-minute walk from Playa Encuentro**, one of the Dominican Republic's best-known surfing beaches. The surrounding Encuentro area also offers a growing selection of cafés, restaurants and small businesses.

BETWEEN SOSÚA & CABARETE

Cabarete

Known for its beachfront restaurants, cafés, water sports and active lifestyle.

Sosúa

Offers supermarkets, banking, medical services, restaurants, beaches and everyday services.

Connections' central location provides convenient access to both communities and Gregorio Luperón International Airport (POP).

WHY THE LOCATION MATTERS

For buyers considering a vacation residence, full-time home or rental property, Connections combines walkable beach access with convenient access to Sosúa, Cabarete and POP airport — an attractive combination for owners and renters.

Next: Rental & Investment Considerations →

CONNECTIONS CABARETE

Rental & Investment Considerations

Connections allows owners the flexibility to use their residence personally, rent it seasonally, or combine the two.

Its location between **Sosúa and Cabarete**, proximity to **Playa Encuentro**, and community amenities can make it worth considering for buyers interested in vacation-rental use.

RENTAL FLEXIBILITY

Short-Term Rentals

Connections is short-term-rental friendly. Owners may use platforms such as Airbnb or an independent property manager.

Owner Use

Residences may be used as vacation homes, full-time residences or rental properties.

Property Management

Owners may self-manage or arrange local management for guests, cleaning and maintenance.

UNDERSTANDING RENTAL RETURNS

Rental performance varies by property and can depend on:

Purchase Price • Unit Size • Location • Furnishings • Rental Rates • Occupancy • Seasonality • HOA Fees • Utilities • Management • Maintenance

Buyers should therefore evaluate individual residences using realistic assumptions rather than relying solely on advertised percentage returns.

CAPITAL APPRECIATION

Property values can change with market conditions, location and demand. Future appreciation cannot be guaranteed.

A BUYER-FIRST APPROACH

Wildefire can help buyers compare available residences and evaluate the costs and rental considerations of individual units before purchasing.

Next: Ownership & Legal Considerations →

CONNECTIONS CABARETE

Ownership & Legal Considerations

Understanding who is developing the property and how the purchase is structured is an important part of buying real estate in the Dominican Republic.

DEVELOPER & LEGAL OWNER

Connections is developed by **Corporación 41422, SRL**, part of Paulman Group. Developer documentation identifies Corporación 41422 as the developer and legal owner of the Connections condominium project in Playa Encuentro, Cabarete.

FOREIGN OWNERSHIP

Foreign buyers may purchase real estate in the Dominican Republic. Buyers should use qualified legal counsel to review the purchase documents, title and ownership structure.

TITLE & PROPERTY TRANSFER

The current reservation agreement provides for the purchase to progress from reservation to a notarized **Promise of Purchase**, normally within one month of the reservation agreement.

At completion, the property-transfer process includes the applicable title and registry procedures.

CLOSING COSTS

The current developer reservation agreement states that the developer bears the closing costs directly associated with transferring the property, including:

Real Estate Transfer Tax • Title/Registry Administrative Costs • Notary Fees

A buyer who chooses to retain an independent lawyer or other local professional remains responsible for those professional fees.

BUYER DUE DILIGENCE

Even when purchasing directly from a developer, buyers should independently review the purchase documents, title and terms of the transaction before proceeding.

Wildefire can help coordinate the purchasing process and work alongside the buyer's chosen legal professional.

Next: Why Work With Wildefire →

CONNECTIONS CABARETE

Why Work With Wildefire

INDEPENDENT BUYER REPRESENTATION

Buying directly from a development can make it difficult to know how one property compares with the other options available on the North Coast.

Wildefire Properties represents **you as the buyer**, helping you evaluate Connections based on your lifestyle, budget and investment goals — not simply on what is available within one development.

MORE THAN A CONNECTIONS SALES PRESENTATION

Connections may be an excellent fit for what you are looking for. But before making that decision, it makes sense to understand how it compares with other communities and properties in the area.

Wildefire can help you compare:

Location & Lifestyle • Residence Size & Layout • Amenities • HOA & Ownership Costs • Financing Options • Rental Potential • New Construction & Resale Opportunities

LOCAL KNOWLEDGE

Our knowledge extends beyond individual developments. We understand the communities, beaches, services and lifestyle of the Dominican Republic's North Coast and can help you look at the bigger picture before choosing where to buy.

SUPPORT THROUGH THE PURCHASE

Once you have selected a property, Wildefire can help coordinate the process from reservation through closing, including communication with the developer, reviewing available floor plans and pricing, coordinating with your lawyer and helping you understand the steps along the way.

THE GOAL IS SIMPLE

Help you find the property that is right for you — whether that turns out to be Connections or another opportunity on the North Coast.

Next: Frequently Asked Questions →

CONNECTIONS CABARETE

Frequently Asked Questions

Can foreigners purchase property at Connections?

Yes. Foreign buyers may purchase real estate in the Dominican Republic. Independent legal counsel is recommended to review the purchase documents and title.

How much is required to reserve a residence?

The current reservation deposit is **US\$5,000**. It is credited toward the purchase price and is non-refundable if the buyer defaults.

Are appliances included?

Yes. Current specifications include a **gas stove with oven, microwave with extractor, dishwasher, refrigerator, washer/dryer, air-conditioning units and ceiling fans with lights.**

Is furniture included?

No. Furniture is not included as part of the standard residence package.

Can I rent my residence on Airbnb?

Yes. Connections is short-term-rental friendly, and owners may manage their own rentals or use an independent property manager.

Is parking included?

Yes. **One exterior parking space** is included in the purchase price. Underground parking is currently offered as an optional **US\$20,000 upgrade.**

How far is Connections from Playa Encuentro?

Approximately a **7-minute walk**, depending on your starting point within the community.

What do the HOA fees cover?

Current estimates include security, common-area electricity and cleaning, pools and gardens, garbage collection, fumigation, shuttle service, water and generator service.

Is financing available?

Financing may be available to qualifying buyers. Eligibility, rates and terms depend on the buyer and lender.

Next: Ready to Explore Connections? →

CONNECTIONS CABARETE

Ready to Explore Connections?

Connections may be the right fit for what you're looking for — but choosing the right residence is just as important as choosing the right community.

Wildefire Properties can help you review **current availability, floor plans and pricing**, compare individual residences, and evaluate Connections alongside other opportunities on the North Coast.

YOUR NEXT STEP

Whether you're planning a vacation home, full-time residence or investment property, we can help you narrow down the options before you make a decision.

Wildefire can help you:

Review Current Availability

See which residences are currently available and compare their locations, layouts and pricing.

Compare Your Options

Evaluate Connections alongside other communities and properties that may suit your goals.

Plan Your Property Visit

We can arrange a personalized tour of Connections and other properties you would like to explore.

LET'S START A CONVERSATION

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Independent guidance. Local knowledge. Your interests first.