

# Exosfera Tower Condo Hotel

Welcome to the Height of Sophisticated Urban Living in the Metropolitan Area.

# Location of the Exosfera Tower Condo Hotel

There are many excellent conditions to build a residential tower in Santo Domingo, depending on the preferences and needs of each person. Some of the most popular areas for the construction of residential towers are El Millon, ,Naco, Piantini, Bella Vista and Gazcue, due to their proximity to shops, restaurants, parks and other services. However, the choice of the best location came from factors such as budget, lifestyle and personal preferences, and **Exosfera Tower** integrate all those choices in one practical and exclusive location at El Millon.



# Exosfera Tower Condo Hotel



High safety standards and excellent construction quality will be essential attributes of the project. These towers present an architectural concept with its own identity and style that integrates functionality and elegance, offering a unique and distinctive real estate offer. Exosfera Tower will be astonishing for its great modernity, quality of its avant-garde architectural facades and the careful landscaping of its exterior areas.



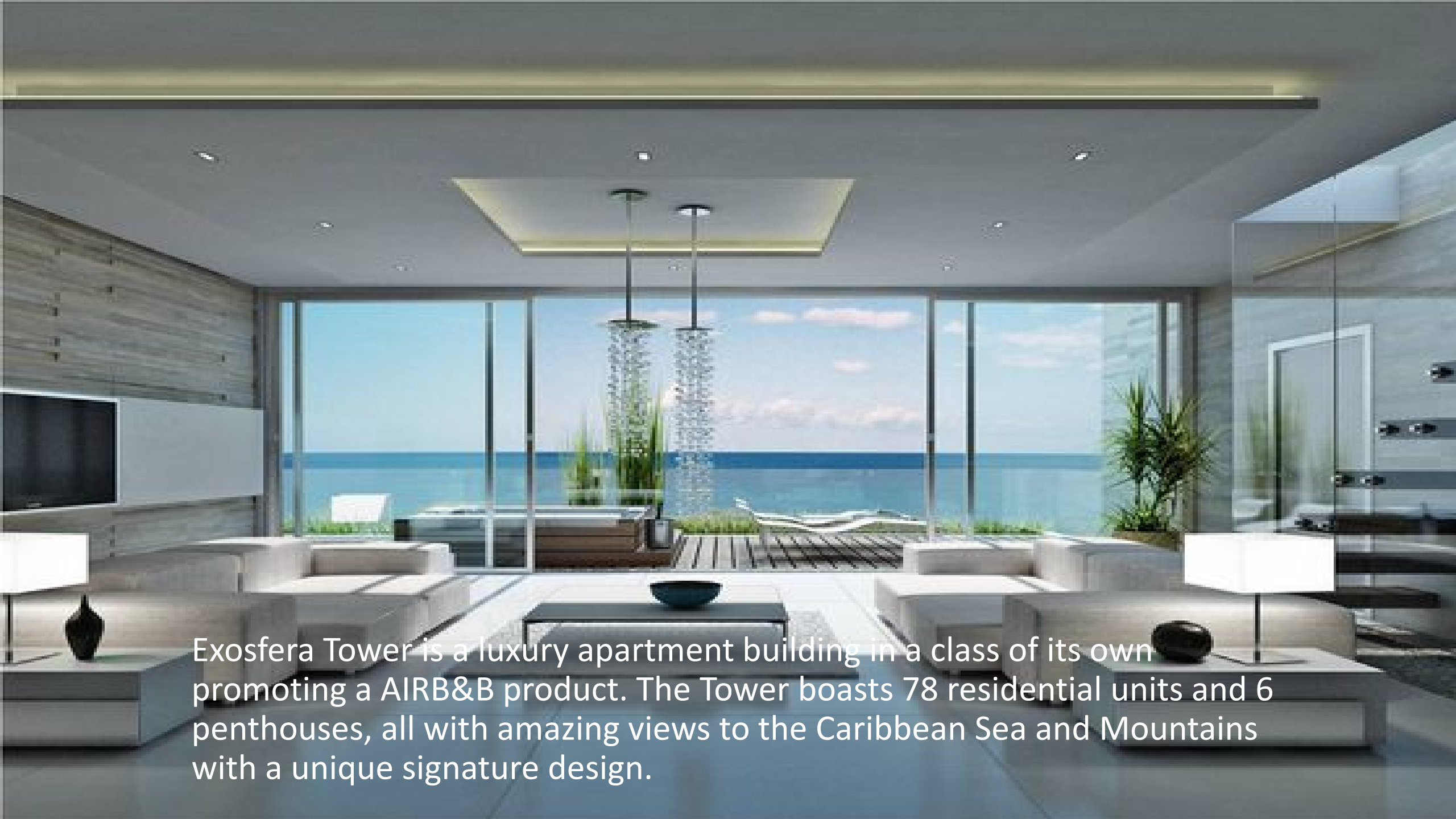
## Interiors

This emphasis on the locality is also key for interior design, where the local natural materials of the island and used for generations will be emphasized, including Dominican woods, such as oak for parquet and chestnut for furniture; local stones, including tonalite, a stone similar to travertine historically used from its mountains. All textiles, including bedding, will be made from natural cotton fiber without chemical treatment.

The complex will feature restaurants, bars, and cocktail lounges, all of which will feature floor-to-ceiling windows and spectacular views that make you feel more like you're standing on the edge of the Caribbean Sea and mountains. In fact, the floor-to-ceiling glass takes advantage of the mountain views throughout the tower, from the spa relaxation area to the restaurants and even one of the saunas.

This is part of RA + D's philosophy of healing through nature, taking advantage of the spectacular natural environment and integrating the complex into the landscape.



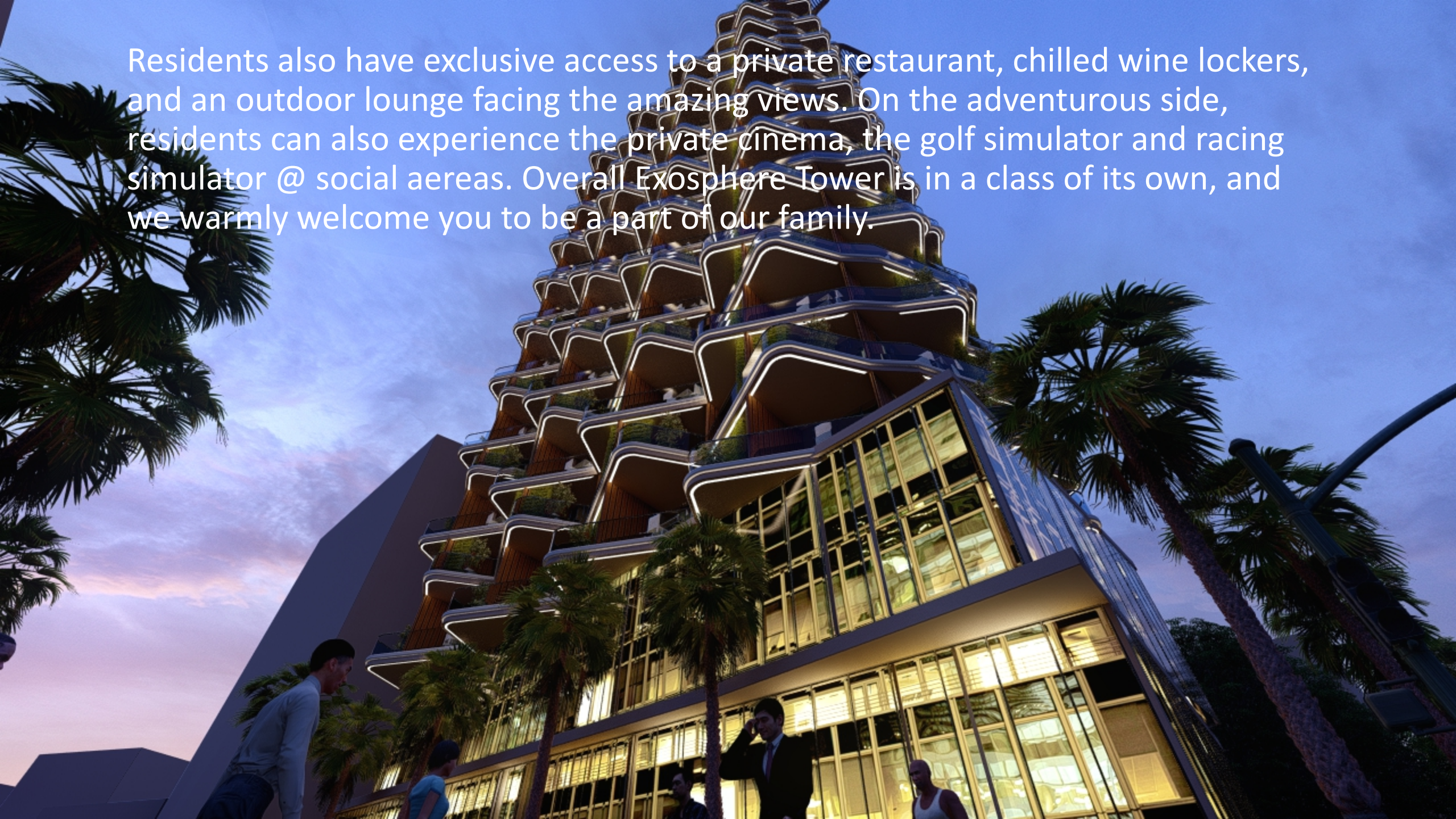


Exosfera Tower is a luxury apartment building in a class of its own promoting a AIRB&B product. The Tower boasts 78 residential units and 6 penthouses, all with amazing views to the Caribbean Sea and Mountains with a unique signature design.





Residents also have exclusive access to a private restaurant, chilled wine lockers, and an outdoor lounge facing the amazing views. On the adventurous side, residents can also experience the private cinema, the golf simulator and racing simulator @ social areas. Overall Exosphere Tower is in a class of its own, and we warmly welcome you to be a part of our family.



# Exosfera Tower Condo Hotel



Exosfera Tower will have its own social and recreational areas, such as swimming pool, Jacuzzi, gym, gazebo, party rooms, children's area, bar areas and gardens.

8 families will live in the Exosfera Tower Condo Hotel. The Tower operation as a AirB&B Product and will have extra lockout room, large common areas that will have views over the tops of the trees of the City and Caribbean Sea, since they will be developed at 16 floor above the street level.



# Exosfera Tower Condo Hotel



The excellent quality of all the materials to be used and the careful selection criteria for them are attributed to the competition and participation in the project of the best professionals in each field.

Exosfera Tower  
Condo Hotel is a  
unique project in the  
market, located in  
the area of Av. Nunez  
de Caceres in Santo  
Domingo and  
consists of a modern  
tower, with 16 levels  
with 61 +/- 122 m<sup>2</sup>  
apartments.





# Exosfera Tower Condo Hotel

With the excellent distribution of the interior spaces, ideal mezzanine heights, pleasant ventilation and visuals and a spacious terrace-type balcony that characterizes our units, each tower has a furnished main lobby, independent vehicular and pedestrian access, a fully equipped gym, three elevators per tower, concierge station with closed circuit television monitoring and a driver's station with an intercom system.





The Tower includes large gardens that integrate social areas on the top level with a view of the treetops of the City of Santo Domingo and the Caribbean Sea that integrate in perfect harmony: gazebo with bar-pantry area, large swimming pool, men's and women's bathrooms, Jacuzzi with solarium, multi-use rooms, children's area, beauty area, massages and spa, covered deck and fitness lounges.



## Technology Environment

Computer programs greatly simplify the financial recordkeeping for today's businesses. The all Exosfera Tower will need to watch its expenses closely. By utilizing the existing software packages available in the hospitality industry, including: room and facility management database, controlled bar and inventory measuring systems, and room key cards that allow patrons to charge directly to their room account, this technology shall assist management in controlling costs, reducing cash management, and maximizing revenue. Exosfera Tower shall attract the resources necessary to train and operate the system in order to generate the reports and manage the inventory.



LIGHTING

ARTWORK

ELECTRONIC  
SHADES

TEMPERATURE  
ADJUSTMENT

DIGITAL  
STREAMING  
(TV, MOVIES, MUSIC, ETC.)

VIRTUAL  
ASSISTANT

# Sustainable Design

The Exosfera Tower will position itself as a sustainable brand, and the new will take advantage of the latest in renewable energy sources. Certified by LEED rating system | U.S. Green Building Council, the resort will be conceived following two guidelines: the containment of the energy need, through a high level of insulation of all surfaces, the use of renewable energy sources with high production systems, such as biomass ovens, farms of solar panels, wind turbines and circular recycling in their waste.





## Architectural Design

**Richard Moreta Castillo** is the Architect in charge of the project. Pioneer of the Digital Architectural and guru of Green Buildings Design, who has worked on dozens of international projects of international significance in sustainable and high-end architecture, working for Sheiks in the Middle East and high-end clients around the world.

Innovation, nature and a unique wellness method will be the principles of the EXOSFERA TOWER, a philosophy that combines East and West to restore inner harmony.

We believe that exclusivity means doing what no one else has thought of yet, investing in the present and the future, creating something for a few that benefits everyone.

This New Tower will have a large housing capacity, it will be built in accordance with the principles of bioarchitecture by the architect International background.

## Construction and Sales



**Edgar Martínez** is a Real Estate Consultant Architect, Auditor, Civil Works Technician, Financial Consultant in Investment in Construction Projects. As a Real Estate Advisor Architect, he has a solid background in architecture and extensive knowledge in the real estate market, with communication and negotiation skills, and an ability to understand the needs of clients and design creative and functional solutions for their projects. In general, you have a number of specialized technical skills, with the ability to work in a team, communication skills and a strong work ethic.

## **Business Development & Public Relation Consultant**



**William Peguero** is a Seasoned multinational Senior Business Development and Government Relations consultant with expertise in Healthcare & Business Development in the Caribbean and LATAM; demonstrated accomplishments in generating significant patient revenue by shifting referral payer and provider patterns; A successful track record with government relations and business interests throughout the Caribbean Region; Exceptionally well-travelled and well versed in multicultural costumes and negotiations.

# Exosfera Tower Condo Hotel

## **GENERAL AMENITIES:**

- Large Lobby climatized and furnished
- Pool and Jacuzzi
- Lush green areas and gardens overlooking the City and Caribbean Sea
- Gazebo
- Roofed terraces
- Bar and kitchen areas
- Equipped gym
- Beauty and massage area
- Multiple Use Room
- Two levels of parking and large lockers
- Fun area for children
- Spectacular views of the City and Caribbean Sea





# Exosfera Tower Condo hotel

## **GENERAL AMENITIES (Cont.):**

- Two rest areas for drivers per tower
- Administration Station
- Four elevators
- Two full power plants
- Common gas
- 30,000 gallon cistern
- More than 360 m<sup>2</sup> of common areas
- Fire detection and extinguishing system
- Closed Circuit Security cameras
- Adjacent roundabout with landscaping integrated into the project.



# Exosfera Tower Condo Hotel

The Boutique Spa brand will seek to create a location that focuses on well-being in an integral way, both the well-being of the body and the mind, through the huge spa and with a sustainable design that integrates in the urban landscape. In the Exosfera Tower well-being encompasses the entire experience and can be found everywhere: Architectural integration, natural materials, Dominican and international culinary cuisine and, above all, the treatments of the Boutique Hotel Spa, which merge classical and alternative medicine.





# Exosfera Tower Condo Hotel

## **BUILDING DATA:**

- 4 Underground levels of Parking Area
- 1st Level of parking level + Lobby-Lounge-Services
- 15 levels of apartments:
  - 78 apartments with 1-2 Bedrooms (61 m<sup>2</sup> - 99.50 m<sup>2</sup>)
  - 6 Penthouses (199 m<sup>2</sup> - 122 m<sup>2</sup>)
- Roof top:
  - Social areas
  - Swimming pool
  - Spa
  - Cigar room

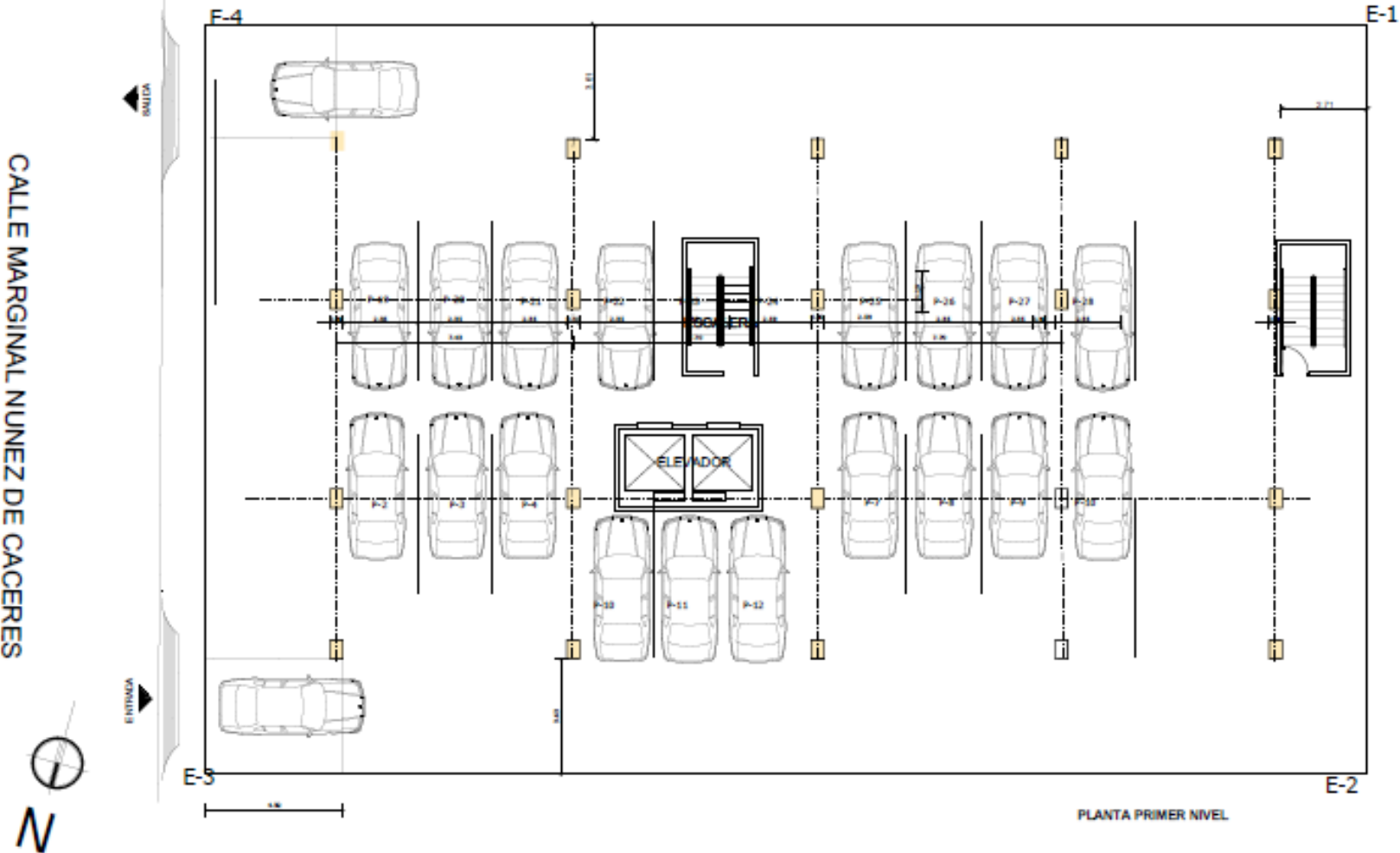
# Exosfera Tower Condo Hotel

## **CHARACTERISTICS OF THE UNITS:**

- 6 apartments, one per floor
- Entrance hall Panoramic Room with more than 6 linear meters of visuals
- Dinning room
- Studio overlooking the City and the Sea
- Spacious family room
- Three bedrooms with their bathrooms and walk in closets
- Guest bathroom
- Modern kitchens (main and secondary)
- Service room with bathroom and terrace
- Garbage Pipeline
- High efficiency air conditioners
- Parking Locker
- Terrace option

# Basic Floor Plans

# Exosfera Tower



**UNDERGROUND PARKING FLOOR PLAN (TYPICAL -1 TO -4)**



# Exosfera Tower



E-3 ARCHITECTURAL FLOOR PLAN 2 TO 15 LEVEL (TYPICAL)

E-2

# Exosfera Tower



**ARCHITECTURAL FLOOR PLAN 2 TO 15 LEVEL (TYPICAL)**

# Comparative Studies

# Exosfera Tower

## CUADRO COMPARATIVO DE PROYECTOS EN ZONAS DEL PROYECTO

PROYECTO	SECTOR	TIPO	NIVEL	AREA (M2)	PRECIO TOTAL (US)	PRECIO/M2 (US)
Statera Equalis	Evaristo Morales	Apartamento 1 Habitación	2do.	62.00	148,800.00	2,400.00
Roaldi XIII	Evaristo Morales	Apartamento 1 Habitación	8vo.	50.00	146,450.00	2,929.00
		Apartamento 2 Habitaciones	9no.	85.00	196,200.00	2,308.24
	Los Prados	Apartamento 1 Habitaciones	2do.	63.00	247,600.00	3,930.16
	Los Prados	Apartamento 1 Habitaciones	2do.	57.00	159,000.00	2,789.47

**PRECIO PROMEDIO/M2 DE LA ZONA**

**2,871.37**

# Financial Analysis

## ESTIMACION FINANCIERA PROYECTO

Torre de 16 Niveles  
Av. Núñez de Cáceres

Mayo, 2023

TIPO	CANTIDAD	AREA/APTO (m2)	AREA TOTAL (m2)	CANT. TOTAL EDIFICIOS	No. NIVELES
Apto. Tipo A (2 habs)	13	99.50	1,293.50	1	13
Apto. Tipo B (2habs)	13	96.90	1,259.70		13
Apto. Tipo C (1 hab)	13	76.00	988.00		13
Apto. Tipo D (1 hab)	13	73.90	960.70		13
Apto. Tipo E (1 hab)	13	67.30	874.90		13
Apto. Tipo F (1 hab)	13	61.00	793.00		13
Pent-House (3 habs) PH-A	1	199.00	199.00		2
Pent-House (3 habs) PH-B	1	193.00	193.00		2
Pent-House (3 habs) PH-C	1	152.00	152.00		2
Pent-House (3 habs) PH-D	1	147.00	147.00		2
Pent-House (2 habs) PH-E	1	134.60	134.60		2
Pent-House (2 habs) PH-F	1	122.00	122.00		2
Lobby			292.34		1
Parqueos			4,122.05		5

### COSTO DE PRODUCCION

AREA DE SOLAR (m2)	824.41		
PRECIO DEL SOLAR (US)		2,000,000.00	
	Costo/m2 (US\$)	Area	Costo total (US\$)
Construcción Aptos (m2).	1,035.00	7,119.00	7,368,165.00
Construcción Area Social (m2)	550.00	859.13	472,521.50
Lobby	1,100.00	292.34	321,574.00
Parqueos (m2)	650.00	4,122.05	2,679,332.50
Precio Solar (m2) - Tasa 55.30		824.41	2,000,000.00
<b>COSTOS DIRECTOS</b>			<b>12,841,593.00</b>

<b>COSTOS INDIRECTOS</b>	24.20%	3,749,745.16	3% de imprevistos incluidos
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<b>COSTO TOTAL DEL PROYECTO</b>	<b>16,591,338.16</b>
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<b>COSTO/M2 APTO LISTO (incluye todo)</b>	<b>1,338.82</b>
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## PRECIO INICIAL DE VENTA

	Area/Apartamento	Precio prom./m2 del Mercado (US)	Precio/Apto (US)	Sub-total de Ventas	TOTAL VENTAS
Apto. Tipo A (2 Habs.)	99.50	2,017.35	200,726.33	200,726.33	
			206,748.11	206,748.11	
			212,950.56	212,950.56	
			219,339.07	219,339.07	
			225,919.25	225,919.25	
			232,696.82	232,696.82	
			239,677.73	239,677.73	
			246,868.06	246,868.06	
			254,274.10	254,274.10	
			261,902.33	261,902.33	
			269,759.40	269,759.40	
			277,852.18	277,852.18	
		2,876.26	286,187.74	286,187.74	
					3,134,901.68
Apto. Tipo B (2 Habs)	96.90	2,017.35	195,481.22	195,481.22	
			201,345.65	201,345.65	
			207,386.02	207,386.02	
			213,607.60	213,607.60	
			220,015.83	220,015.83	
			226,616.30	226,616.30	
			233,414.79	233,414.79	
			240,417.24	240,417.24	
			247,629.75	247,629.75	
			255,058.65	255,058.65	
			255,058.65	255,058.65	
			262,710.41	262,710.41	
		2,792.48	270,591.72	270,591.72	
					3,029,333.83
Apto. Tipo C (1 hab)	76.00	2,017.35	153,318.60	153,318.60	
			157,918.16	157,918.16	
			162,655.70	162,655.70	
			167,535.37	167,535.37	
			172,561.44	172,561.44	
			177,738.28	177,738.28	
			183,070.43	183,070.43	
			188,562.54	188,562.54	
			194,219.42	194,219.42	
			200,046.00	200,046.00	
			206,047.38	206,047.38	
			212,228.90	212,228.90	
		2,876.26	218,595.66	218,595.66	
					2,912,182.07
Apto. Tipo D (1 hab)	73.90	2,017.35	149,082.17	298,164.33	
			153,554.63	307,109.26	
			158,161.27	316,322.54	
			162,906.11	325,812.21	
			167,793.29	335,586.58	

			172,827.09	345,654.18	
			178,011.90	356,023.80	
			183,352.26	366,704.52	
			188,852.83	377,705.65	
			194,518.41	389,036.82	
			200,353.96	400,707.93	
			206,364.58	412,729.16	
		2,876.26	212,555.52	425,111.04	
					4,656,668.03
Apto. Tipo E (1 hab)	67.30	2,017.35	135,767.66	135,767.66	
			139,840.68	139,840.68	
			144,035.91	144,035.91	
			148,356.98	148,356.98	
			152,807.69	152,807.69	
			157,391.92	157,391.92	
			162,113.68	162,113.68	
			166,977.09	166,977.09	
			171,986.40	171,986.40	
			177,146.00	177,146.00	
			182,460.38	182,460.38	
			187,934.19	187,934.19	
		2,876.26	193,572.21	193,572.21	
					2,120,390.79
Apto. Tipo F (1 hab)	61.00	2,017.35	123,058.35	123,058.35	
			126,750.10	126,750.10	
			130,552.60	130,552.60	
			134,469.18	134,469.18	
			138,503.26	138,503.26	
			142,658.35	142,658.35	
			146,938.11	146,938.11	
			151,346.25	151,346.25	
			155,886.64	155,886.64	
			160,563.24	160,563.24	
			165,380.13	165,380.13	
			170,341.54	170,341.54	
		2,876.26	175,451.78	175,451.78	
					1,921,899.52
Pent-House (3 habs) PH-A	199.00	2,876.26	572,375.49	572,375.49	
					572,375.49
Pent-House (3 habs) PH-B	96.90	2,876.26	557,418.94	557,418.94	
					557,418.94
Pent-House (3 habs) PH-C	76.00	2,876.26	406,127.73	406,127.73	
					406,127.73
Pent-House (3 habs) PH-D	147.80	2,876.26	425,111.04	425,111.04	
					425,111.04
Pent-House (3 habs) PH-E	134.60	2,876.26	387,144.42	387,144.42	
					387,144.42
Pent-House (3 habs) PH-F	122.00	2,876.26	350,903.56	350,903.56	
					350,903.56
					<b>20,474,457.10</b>
			<b>TOTAL VENTA</b>		

UTILIDAD ETAPA DE PRE-VENTA EN US =	3,883,118.94	UTILIDAD EN (%) =	19%
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# Sales Projections

## PROYECCION DE VENTAS

Mayo del 2023

TIPO	CANTIDAD	AREA/APTO (m2)	AREA TOTAL (m2)	CANT. TOTAL EDIFICIOS	No. NIVELES	CANTIDAD TOTAL APARTAMENTOS
Apto. Tipo A (2 habs)	13	99.50	1,293.50	1	13	78
Apto. Tipo B (2habs)	13	96.90	1,259.70		13	
Apto. Tipo C (1 hab)	13	76.00	988.00		13	
Apto. Tipo D (1 hab)	13	73.90	960.70		13	
Apto. Tipo E (1 hab)	13	67.30	874.90		13	
Apto. Tipo F (1 hab)	13	61.00	793.00		13	
Pent-House (3 habs) PH-A	1	199.00	199.00		2	6
Pent-House (3 habs) PH-B	1	193.80	193.80		2	
Pent-House (3 habs) PH-C	1	152.00	152.00		2	
Pent-House (3 habs) PH-D	1	147.80	147.80		2	
Pent-House (2 habs) PH-E	1	134.60	134.60		2	
Pent-House (2 habs) PH-F	1	122.00	122.00		2	
Lobby			292.34		1	
Parqueos			4,122.05		5	

## PRECIO INICIAL DE VENTA

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			206,748.11	206,748.11		
			212,950.56	212,950.56		

			219,339.07	219,339.07		839,764.07
			225,919.25	225,919.25		
			232,696.82	232,696.82		
			239,677.73	239,677.73		
			246,868.06	246,868.06		
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			269,759.40	269,759.40		
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					3,134,901.68	
<b>Apto. Tipo B (2 Habs)</b>	96.90	2,017.35	195,481.22	195,481.22		
			201,345.65	201,345.65		
			207,386.02	207,386.02		
			213,607.60	213,607.60		817,820.49
			220,015.83	220,015.83		
			226,616.30	226,616.30		
			233,414.79	233,414.79		
			240,417.24	240,417.24		
			247,629.75	247,629.75		
			255,058.65	255,058.65		
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			262,710.41	262,710.41		
		2,792.48	270,591.72	270,591.72		
					3,029,333.83	
<b>Apto. Tipo C (1 hab)</b>	76.00	2,017.35	153,318.60	153,318.60		
			157,918.16	157,918.16		
			162,655.70	162,655.70		473,892.46
			167,535.37	167,535.37		
			172,561.44	172,561.44		
			177,738.28	177,738.28		
			183,070.43	183,070.43		
			188,562.54	188,562.54		

			194,219.42	194,219.42		
			200,046.00	200,046.00		
			206,047.38	206,047.38		
			212,228.80	212,228.80		
		2,876.26	218,595.66	218,595.66		
					2,912,182.07	
Apto. Tipo D (1 hab)	73.90	2,017.35	149,082.17	298,164.33		
			153,554.63	307,109.26		
			158,161.27	316,322.54		
			162,906.11	325,812.21		
			167,793.29	335,586.58		
			172,827.09	345,654.18		
			178,011.90	356,023.80		
			183,352.26	366,704.52		
			188,852.83	377,705.65		
			194,518.41	389,036.82		
			200,353.96	400,707.93		
			206,364.58	412,729.16		
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					4,656,668.03	
Apto. Tipo E (1 hab)	67.30	2,017.35	135,767.66	135,767.66		
			139,840.68	139,840.68		
			144,035.91	144,035.91		
			148,356.98	148,356.98		
			152,807.69	152,807.69		
			157,391.92	157,391.92		
			162,113.68	162,113.68		
			166,977.09	166,977.09		
			171,986.40	171,986.40		
			177,146.00	177,146.00		
			182,460.38	182,460.38		
			187,934.19	187,934.19		
		2,876.26	193,572.21	193,572.21		
					568,001.23	

					2,120,390.79	
Apto. Tipo F (1 hab)	61.00	2,017.35	123,058.35	123,058.35		514,830.24
			126,750.10	126,750.10		
			130,552.60	130,552.60		
			134,469.18	134,469.18		
			138,503.26	138,503.26		
			142,658.35	142,658.35		
			146,938.11	146,938.11		
			151,346.25	151,346.25		
			155,886.64	155,886.64		
			160,563.24	160,563.24		
			165,380.13	165,380.13		
			170,341.54	170,341.54		
		2,876.26	175,451.78	175,451.78		
					1,921,899.52	
Pent-House (3 habs) PH-A	199.00	2,876.26	572,375.49	572,375.49	572,375.49	
Pent-House (3 habs) PH-B	193.80	2,876.26	557,418.94	557,418.94	557,418.94	
Pent-House (3 habs) PH-C	152.00	2,876.26	406,127.73	406,127.73	406,127.73	
Pent-House (3 habs) PH-D	147.80	2,876.26	425,111.04	425,111.04	425,111.04	
Pent-House (3 habs) PH-E	134.60	2,876.26	387,144.42	387,144.42	387,144.42	
Pent-House (3 habs) PH-F	122.00	2,876.26	350,903.56	350,903.56	350,903.56	
<b>TOTAL VENTA</b>					<b>20,474,457.10</b>	<b>4,461,716.83</b>
VENTAS (Sin unidades de intercambio)					16,012,740.28	78%
UNIDADES POR INTERCAMBIO						23

ARQ. EDGAR MARTINEZ, P.A.C.

CODIA 11849

# Cash Flow

## FLUJO DE CAJA PROYECTO

Mayo, 2023

		DESEMBOLSOS										
No.	DESCRIPCION	Costos Totales	Mes 0	Trimestre 1	Trimestre 2	Trimestre 3	Trimestre 4	Trimestre 5	Trimestre 6	Trimestre 7	Trimestre 8	Cierre
1	Monto total del proyecto	16,591,338.16										
2	Porcentaje Estado de Pago (por desembolsos)		26%	11%	11%	10%	9%	9%	8%	8%	8%	100%
3	Saldo de Caja Inicial		4,257,182.24	1,866,072.62	1,866,072.62	1,673,448.72	1,415,901.91	1,497,279.36	1,394,243.73	1,346,007.63	1,275,129.34	16,591,338.16
<b>4 INGRESOS</b>												
4.1	Anticipo	4,257,182.24										
4.2	Estado de Pago		4,257,182.24	1,866,072.62	1,866,072.62	1,673,448.72	1,415,901.91	1,497,279.36	1,394,243.73			
4.3	Total Ingresos (Neto)		4,257,182.24	1,866,072.62	1,866,072.62	1,673,448.72	1,415,901.91	1,497,279.36	1,394,243.73			13,970,201.19
<b>5 EGRESOS</b>												
5.1	Gastos Indirectos:	3,749,745.16										TOTALES
5.1.1	Diseño, Elaboración de Proyecto, Presupuesto y Evaluaciones Financieras (6%)	770,495.58	385,247.79	192,623.90	192,623.90							770,495.58
5.1.2	Ejecución, Dirección Técnica y Administración de Obra (10%)	1,284,159.30	142,684.37	142,684.37	142,684.37	142,684.37	142,684.37	142,684.37	142,684.37	142,684.37	142,684.34	1,284,159.30
	Supervisión (5%)	642,079.65	71,342.18	71,342.18	71,342.18	71,342.18	71,342.18	71,342.18	71,342.18	71,342.18	71,342.18	642,079.65
5.1.3	Gastos Administrativos (3%)	385,247.79	42,805.31	42,805.31	42,805.31	42,805.31	42,805.31	42,805.31	42,805.31	42,805.31	42,805.31	385,247.79
5.1.4	Transporte (1%)	128,415.93	14,268.44	14,268.44	14,268.44	14,268.44	14,268.44	14,268.44	14,268.44	14,268.44	14,268.41	128,415.93
5.1.5	Imprevistos (3%)	385,247.79	42,805.31	42,805.31	42,805.31	42,805.31	42,805.31	42,805.31	42,805.31	42,805.31	42,805.31	385,247.79
5.1.6	CODIA (0.20%)	25,683.19	25,683.19									25,683.19
5.1.7	Ley 6-86 de los Trabajadores (1%)	128,415.93	128,415.93									128,415.93
5.2	Costos Directos:	12,841,593.00										
5.2.1	Pago del solar	2,000,000.00	222,222.22	222,222.22	222,222.22	222,222.22	222,222.22	222,222.22	222,222.22	222,222.22	222,222.22	2,000,000.00
5.2.2	Condicionamiento del solar, excavación y construcción parqueos	2,679,332.50	1,339,666.25	446,555.42	446,555.42	446,555.42						2,679,332.50
5.2.3	Construcción (elevación) de edificio (15 niveles) - Apartamentos	7,368,165.00	1,842,041.25	690,765.47	690,765.47	690,765.47	690,765.47	690,765.47	690,765.47	690,765.47	690,765.46	7,368,165.00
5.2.4	Construcción Lobby	321,574.00						128,629.60	96,472.20	48,236.10	48,236.10	321,574.00
5.2.5	Construcción área social	472,521.50					189,008.60	141,756.45	70,878.23	70,878.23		472,521.50
6	<b>TOTAL DE DESEMBOLSOS</b>	<b>16,591,338.16</b>	<b>4,257,182.24</b>	<b>1,866,072.62</b>	<b>1,866,072.62</b>	<b>1,673,448.72</b>	<b>1,415,901.91</b>	<b>1,497,279.36</b>	<b>1,394,243.73</b>	<b>1,346,007.63</b>	<b>1,275,129.34</b>	<b>16,591,338.16</b>
7	<b>SALDO EN CAJA (NETO)</b>		<b>12,334,155.91</b>	<b>10,468,083.30</b>	<b>8,602,010.68</b>	<b>6,928,561.96</b>	<b>5,512,660.05</b>	<b>4,015,380.70</b>	<b>2,621,136.97</b>	<b>1,275,129.34</b>	<b>-</b>	

**OBSERVACION:**

Esta evaluación está proyectada para construir el proyecto en 24 meses. Es necesario contemplar 6 meses adicionales para contingencia, por cualquier imprevisto que se produzca en el proceso constructivo. Esto quiere decir, que el proyecto puede construirse en 30 meses.

# Cronograma



**CRONOGRAMA****PROCESO DE ELABORACION ANTEPROYECTO, SOLICITUD ADN Y PRE-VENTA**

Junio, 2023

No.	ACTIVIDAD	INICIO	FINALIZACION	OBSERVACIONES
1	Elaboración de Anteproyecto (planos arquitectónicos)	Día 1	Día 30	
2	Depositar anteproyecto en el Ayuntamiento del D.N. (ADN)	Día 31	Día 60	Días laborables. (lunes a viernes). El tiempo dependen del ADN. No obstante, por experiencias anteriores y gestiones personales directas con el Director de PU, pudiéramos proyectar aprobación dentro de ese período.
3	Colocación de valla en solar	Día 32	Día 38	Días laborables (lunes a viernes)
4	Proceso de Pre-venta	Día 61	Día 121	2 meses completos. Precios iniciales.
5	Inicio proceso de venta	Día 122		Cambio de precios.
				Ruta Crítica = 68 días.



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