



LAS TERRENAS — DOMINICAN REPUBLIC

*boutique*

DETISA

# DUHO Gallery

Commercial plaza & residences — a contemporary mixed-use development on Calle Mariano Vanderhorst, at the gateway to Playa Bonita.

PLAZA · RETAIL · OFFICES · FURNISHED APARTMENTS · ROOFTOP



Taorzon

Alentob

FILTER · PASSAGE · OASIS

A plaza alive with light and  
the reflections of everyday  
life.

## CONTENTS

# The project, in eleven chapters.

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01	<b>Cover</b> Project identity	01
02	<b>Atmosphere</b> A visual introduction	02
03	<b>The opportunity</b> Las Terrenas, the key figures	04
04	<b>Strategic location</b> At the gateway to Playa Bonita	05
05	<b>Project composition</b> Three buildings, one inner plaza	06
06	<b>Architectural concept</b> Filter · Passage · Oasis	07
07	<b>Bioclimatic principles</b> Building with the climate	08
08	<b>The experience of the place</b> From the filtering façade to the rooftop	09
09	<b>The floor plans</b> Five levels, four uses	15
10	<b>Furnished apartments</b> 1 & 2-bedroom layouts	21
11	<b>Commercial data</b> Prices, yields, payment schedule, contact	23

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## LAS TERRENAS

# A destination on the rise, a market coming of age.

The Dominican Republic has become the most dynamic economy in the Caribbean. Las Terrenas, on the Samaná peninsula, captures that momentum: a characterful, cosmopolitan coastal town with a steadily appreciating property market.

## 11.6 M

VISITORS DR · 2025

## + 5 - 6 %

ANNUAL GDP GROWTH

## + 11.6 %

PROPERTY PRICES · 2025

## WHY DUHO GALLERY

A high-footfall location at the junction of Las Terrenas' main artery and the road to Playa Bonita.

A mixed-use programme combining retail, offices, furnished apartments and a rooftop — diversifying uses and revenue streams.

A landscaped inner plaza designed as a genuine destination, sheltered from the sun, the noise and the street.

Compact, furnished layouts conceived for short-stay rental and holiday lets.

Contemporary tropical architecture with a strong identity : a filtering façade, central patio, natural ventilation and warm materials.

## WHAT THE INVESTMENT RETURNS

Las Terrenas delivers yields above those of mature destinations, at competitive entry prices (USD 2,500 – 3,600/m<sup>2</sup>). Dominican tourism has more than doubled since 2019.

Two complementary models : per-m<sup>2</sup>/month commercial leasing for the N0 — N2 units, and short-stay rental management for the furnished apartments in the South building.

N0 — Retail units	8.4 – 11.4 %
N1 — Offices & apartments	7.0 – 8.6 %
N2 — Offices & apartments	7.6 – 9.2 %

Estimates based on the 2025 market, at stabilised occupancy.

AT THE HEART OF LAS TERRENAS

# Two minutes from the centre, at the gateway to Playa Bonita.



À l'embranchement de l'axe de circulation principal et de la route vers Playa Bonita, DUHO Gallery bénéficie d'un fort passage et d'une visibilité rare auprès d'une clientèle locale et internationale. Un emplacement commercial stratégique, à l'entrée de l'un des secteurs les plus prisés de Las Terrenas.

Town centre	2 MIN
Playa Bonita	2 MIN
El Catey	30 MIN

LOCATION PLAN — LAS TERRENAS & SURROUNDINGS

Entre état existant et insertion du projet, les vues drone révèlent la transformation progressive de la parcelle. DUHO Gallery s'implante dans la continuité du contexte paysager, en structurant le site sans effacer sa relation à la végétation environnante.



CURRENT SITE



DRONE VIEW · 2025

PROJECT INSERTION

DRONE VIEW · SIMULATION

## DUHO GALLERY

# Three buildings, one inner plaza.

A prestige mixed-use complex on Calle Mariano Vanderhorst. Three volumes — North, South, East — frame a landscaped inner plaza, where raw concrete, timber and large glazed surfaces converse with the tropical vegetation.

## 4,240 m<sup>2</sup>

TOTAL FLOOR AREA

## 5 levels

INCL. PARKING &amp; ROOFTOP

## 50 spaces

INDOOR / OUTDOOR PARKING



## COMPOSITION BY LEVEL

LEVEL	PROGRAMME	SELLABLE AREA
N-1	Underground parking · private storage	80 m <sup>2</sup>
N0	Retail · terraces · outdoor parking	1,080 m <sup>2</sup>
N1	Offices · furnished apartments	980 m <sup>2</sup>
N2	Offices · furnished apartments	980 m <sup>2</sup>
Rooftop	Private rooftops · pool	1,120 m <sup>2</sup>
<b>Total</b>		<b>4,240 m<sup>2</sup></b>

Plot : 2,750 m<sup>2</sup> · Footprint : 1,100 m<sup>2</sup> (40 %)

## A SCENOGRAPHIC SEQUENCE

# Filter. Passage. Oasis.

Three gestures, one movement. The project filters the street, offers a passage, and delivers a shaded oasis. The architecture becomes a journey : from the noise of the town to the cool of the inner garden.

01

## Filter

A double skin of tropical timber louvres filters the light, the gaze and the warm air. The street is held at a distance ; the interior keeps its cool. The filter is also a signature : the project's unmistakable silhouette, seen from Calle Mariano Vanderhorst.

02

## Passage

A covered passage, dark and narrow, leads from the street to the plaza. It slows the step. It shifts the visitor from a commercial register to an inhabited one — from outside to inside, without ever closing the door.

03

## Oasis

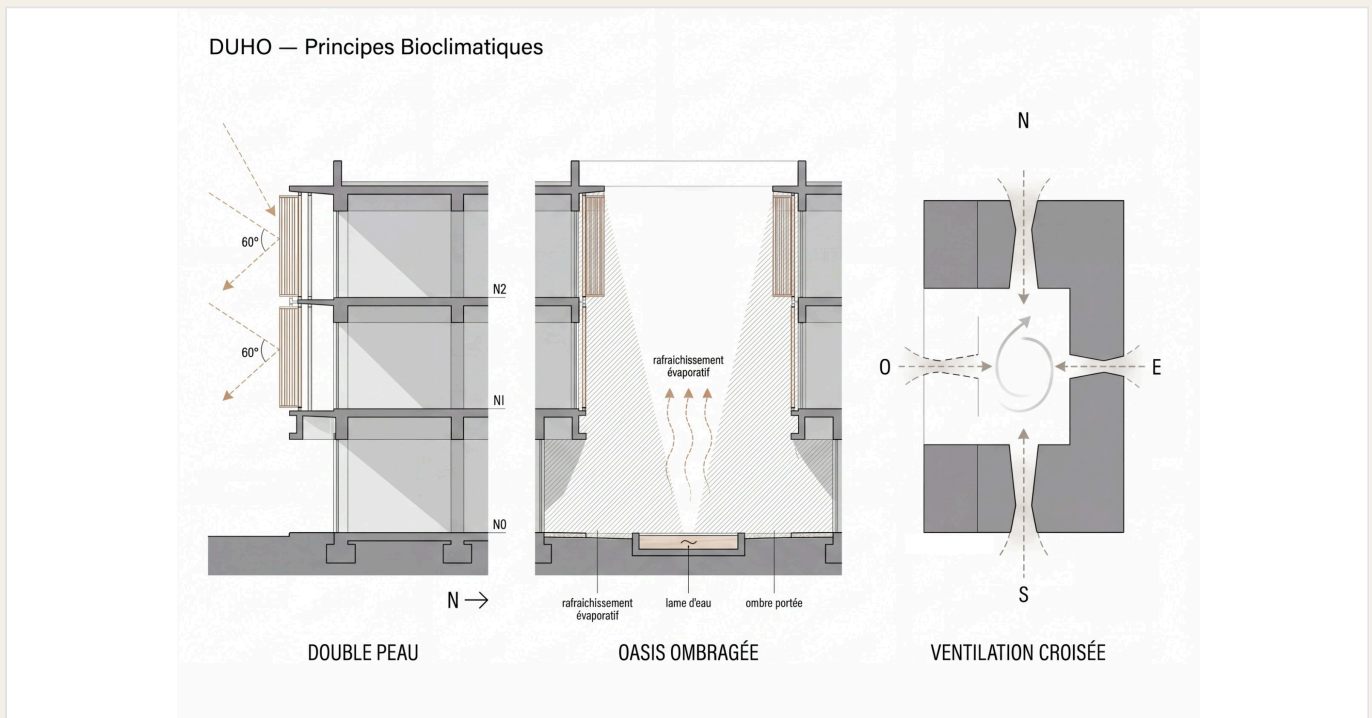
At the heart of the project, a landscaped plaza. A water basin, palms, the shade cast by the buildings. The shops open onto it, the offices look down over it, the residents cross through it. An evaporative coolness that keeps the climate bearable even at the hottest hours.



## THERMAL COMFORT

# Building with the climate, not against it.

DUHO Gallery is designed for the Caribbean climate. The double skin filters solar radiation, the planted patio brings coolness and shade, while cross-ventilation encourages the natural circulation of air. Together, these devices build an understated comfort, where air conditioning becomes a supplement rather than a necessity.



## TECHNICAL DIAGRAM

## DOUBLE SKIN

Timber louvres angled at 60° on the north and south façades : light enters, direct radiation stays out.

## SHADED OASIS

The inner plaza produces evaporative cooling. The water sheet and the planted canopy lower the perceived temperature.

## CROSS-VENTILATION

The prevailing winds cross the buildings from East to West and North to South. Each unit benefits from at least two orientations.



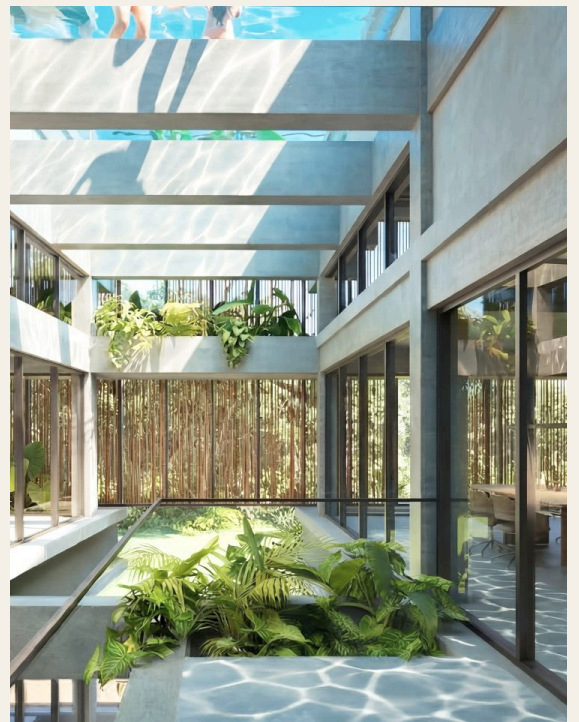
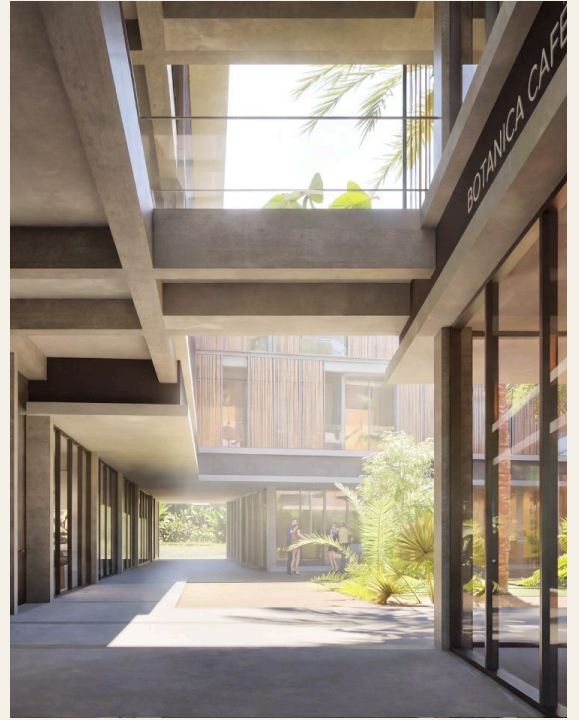
*lang*  
ROOM REELS

PARKING ACCESS · CALLE MARIANO VANDERHORST

The mobile double skin, the project's signature, seen from the street.

## ENTRANCE &amp; PASSAGE

From the pavement to the plaza — a slowed, suspended, almost unreal passage.



The main entrance opens into a full-height hall, crowned by the glass-bottomed pool. Passing beneath the water, light diffracts and casts its ripples across the floor, wrapping the entrance in a singular aquatic atmosphere. This suspended transition marks the arrival at the heart of the project and evokes, from the very first steps, the closeness of the beach and the ocean.



LANDSCAPED INNER PLAZA

The oasis — water basin, tropical canopy and cast shade, at the foot of the shops.

## COMMERCIAL GALLERY &amp; OFFICES

# An interior street, shopfronts turned toward the plaza.



THE INNER PLAZA — SHOPFRONTS &amp; OPEN TERRACES

LEVEL 0



RETAIL N0

Fifteen units fronting the street and the plaza. Surfaces from 29 to 136 m<sup>2</sup>, delivered tiled, with ceilings, aluminium joinery and technical connections.



OFFICES N1 &amp; N2

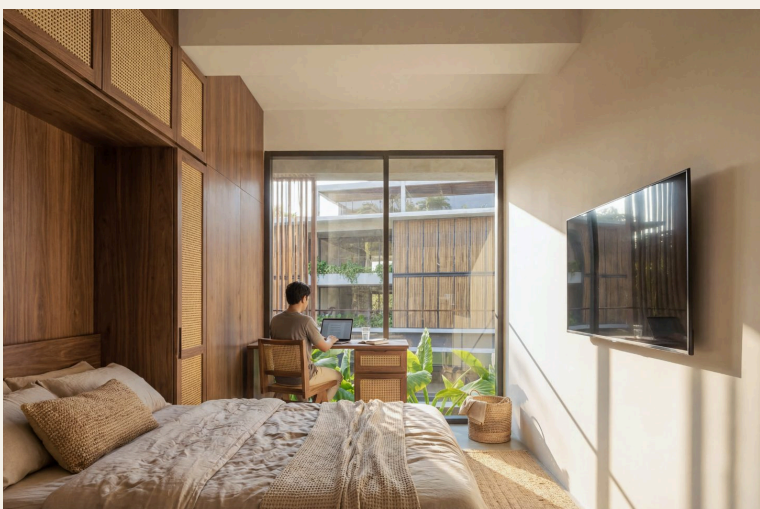
Two flexible floor plates on the upper levels, North and East buildings. Dual orientation, generous ceiling height — independents, regional headquarters, local branches.

FURNISHED RESIDENCES · SOUTH BUILDING

# Eighteen apartments, ready for rental management.



THE LIVING SPACE — LOUNGE OPENING ONTO THE TERRACE



THE BEDROOM — WORK NOOK, CANOPY VIEW

40 – 70 M<sup>2</sup>

Tropical timber, polished concrete, natural fibres.  
Delivered fully furnished and equipped, ready for short-stay rental — Airbnb, Booking.

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Floor area 40 – 70 m<sup>2</sup>

Private terrace

Furnished & equipped



ROOFTOP · SUSPENDED POOL

The rooftop — cocktails,  
open views, late afternoon.





## THE PLANS, LEVEL BY LEVEL

# From the street to the rooftop, five levels, four uses.

The following plans show the distribution of units on each level, in context. Unit numbering follows the orientation of the buildings: N for North, E for East, S for South.

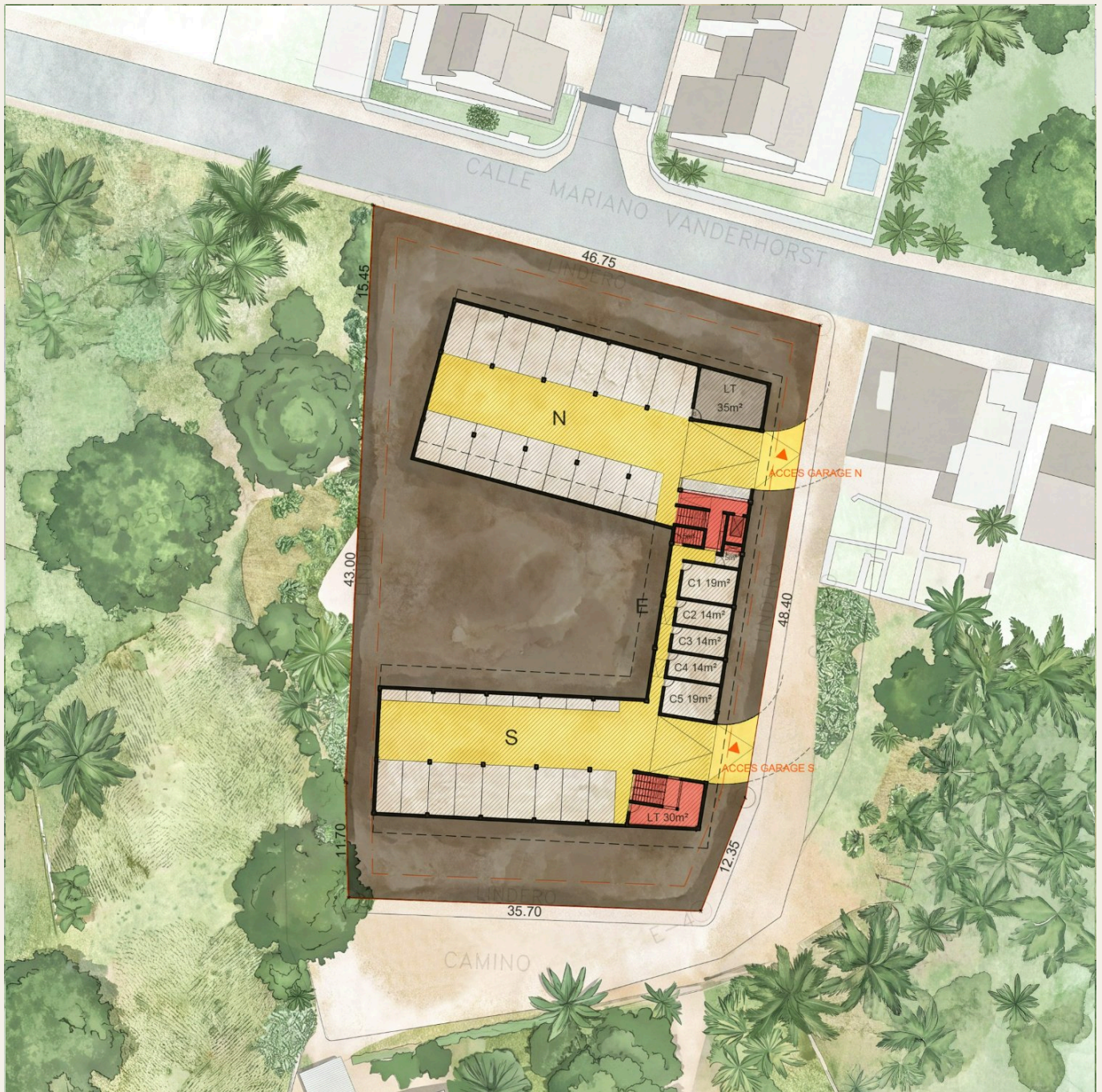
N-1	<b>Parking</b>	27 underground spaces · storage & technical rooms
N0	<b>Retail</b>	15 units · 7 terraces · inner plaza · outdoor parking
N1	<b>Offices &amp; apartments</b>	North & East offices — furnished apartments South
N2	<b>Offices &amp; apartments</b>	North & East offices — furnished apartments South
N3	<b>Rooftop</b>	3 private units · pool

## HOW TO READ THE PLANS

	Sellable units — retail, offices, apartments
	Circulation & access
	Vertical cores & services — stairs, lifts and shared restrooms
	Terraces

LEVEL -1

# N-1 · Underground parking & technical rooms



PLAN N-1 · 1 : 500

A functional level dedicated to parking, storage and technical spaces, directly connected to the project's vertical circulation.

UNDERGROUND PARKING	GARAGE NORTH / SOUTH	PRIVATE STORAGE	TECHNICAL ROOMS
27 spaces	18 · 9	C1 – C5	75 m <sup>2</sup>

LEVEL 0

# N0 · Retail & inner plaza



PLAN N0 · 1 : 500

The ground floor organises the flows between the street, the outdoor parking, the shops and the central patio. The units enjoy a dual commercial orientation: visibility from the street and appeal from the inner plaza. The whole is delivered with tropical landscaping, a central water basin and pergolas for the terraces.

RETAIL UNITS

15 units

TERRACES

7 · 280 m²

OUTDOOR PARKING

23 spaces

SELLABLE AREA

1,080 m²

LEVEL 1

# N1 · Offices & furnished apartments



PLAN N1 · 1 : 500

The offices benefit from generous volumes and a direct relationship with the gallery. The furnished apartments round out the programme with compact units, conceived for rental.

NORTH OFFICES

EAST OFFICES

SOUTH APARTMENTS

SELLABLE AREA

N10 – N14

E3 – E5

S5 – S13

980 m²

LEVEL 2

# N2 · Offices & furnished apartments



PLAN N2 · 1 : 500

The layout repeats the logic of the level below, with office and residential units arranged around the shared circulation and the central void.

NORTH OFFICES

EAST OFFICES

SOUTH APARTMENTS

SELLABLE AREA

N15 – N19

E6 – E8

S14 – S22

980 m²

LEVEL 3 · ROOFTOP

# N3 · Rooftop & private spaces



PLAN N3 · ROOFTOP · 1 : 500

Le rooftop prolonge l'expérience du patio en hauteur. Il accueille de grands lots privés et des espaces communs, dans une atmosphère plus ouverte, plus calme et plus exclusive. Pool and private spaces delivered ready to use.

ROOFTOP NORTH

N20 · 515 m<sup>2</sup>

ROOFTOP EAST

E9 · 195 m<sup>2</sup>

ROOFTOP SOUTH

S23 · 410 m<sup>2</sup>

SUSPENDED POOL

included

## FURNISHED APARTMENTS · 1 BEDROOM

## Two compact layouts, A &amp; B

Levels N1 and N2 identical.

Two layouts optimised to deliver a high level of comfort within efficient surfaces, with terrace, fitted kitchen, lounge and separate bedroom.



## TYPE A

## 1 bedroom

40 m<sup>2</sup>

Separate bedroom, lounge opening onto a fitted kitchen, shower room and planted terrace.

UNITS · N1 S10-S12 · N2 S19-S21



## TYPE B

## 1 bedroom

44 m<sup>2</sup>

Separate bedroom with study, lounge opening onto a fitted kitchen, shower room and planted terrace.

UNITS · N1 S7-S9 · N2 S16-S18

## FURNISHED APARTMENTS · 2 BEDROOMS

## Three generous layouts, C · D · E

Levels N1 and N2 identical.

Three configurations designed for couples, groups or extended stays, with open living spaces, generous terraces and comfortable bedrooms.



## TYPE C

## 2 bedrooms

56 m<sup>2</sup>

Two bedrooms, lounge opening onto a fitted kitchen, shower room and terrace.

UNITS · N1 S13 · N2 S22



## TYPE D

## 2 bedrooms

70 m<sup>2</sup>

Two bedrooms, lounge opening onto a fitted kitchen, shower room and a large terrace.

UNITS · N1 S6 · N2 S15



## TYPE E

## 2 bedrooms

60 m<sup>2</sup>

Two bedrooms, spacious lounge, fitted kitchen, shower room and terrace.

UNITS · N1 S5 · N2 S14

## PRICE LIST

## Level 0 — Retail &amp; terraces

Launch · Cruise (+15 %) · End of sales (+30 %). All prices in USD.

UNIT	M <sup>2</sup>	\$/M <sup>2</sup>	LAUNCH	+15 %	+30 %	STATUS
N1	36	3,550	127,800	146,970	166,140	
N2	52	3,500	182,000	209,300	236,600	
N3	58	3,250	188,500	216,775	245,050	
N4	58	3,250	188,500	216,775	245,050	
N5	39	3,250	126,750	145,763	164,775	
N6	29	3,550	102,950	118,393	133,835	
N7	29	3,550	102,950	118,393	133,835	
N8	29	3,550	102,950	118,393	133,835	
N9	29	3,550	102,950	118,393	133,835	
E1	78	3,200	249,600	287,040	324,480	
E2	39	3,250	126,750	145,763	164,775	RESERVED
S1	52	3,250	169,000	194,350	219,700	
S2	136	3,080	418,880	481,712	544,544	
S3	68	3,100	210,800	242,420	274,040	
S4	68	3,100	210,800	242,420	274,040	

## COMMERCIAL TERRACES

UNIT	M <sup>2</sup>	\$/M <sup>2</sup>	LAUNCH	+15 %	+30 %	STATUS
TN5	48	1,500	72,000	82,800	93,600	
TN4	48	1,500	72,000	82,800	93,600	
TN3	32	1,500	48,000	55,200	62,400	
TE1	21	1,500	31,500	36,225	40,950	
TS4	32	1,500	48,000	55,200	62,400	
TS3	32	1,500	48,000	55,200	62,400	
TS2	65	1,500	97,500	112,125	126,750	

TN · NORTH TERRACES · TE · EAST TERRACE · TS · SOUTH TERRACES

## PRICE LIST

## Levels 1, 2 &amp; Rooftop

Launch · Cruise (+15 %) · End of sales (+30 %). All prices in USD.

## LEVEL 1 · 17 UNITS

UNIT	M <sup>2</sup>	LAUNCH	ST.
N10	112	330,400	
N11	110	308,000	
N12	39	113,100	RSV.
N13	110	308,000	
N14	39	113,100	
E3	45	130,500	
E4	45	130,500	
E5	45	130,500	RSV.
S5	60	192,000	RSV.
S6	70	238,000	
S7	44	154,000	
S8	44	154,000	
S9	44	154,000	
S10	40	132,000	
S11	40	132,000	
S12	40	132,000	
S13	56	179,200	

## LEVEL 2 · 17 UNITS

UNIT	M <sup>2</sup>	LAUNCH	ST.
N15	112	302,400	
N16	39	101,400	
N17	110	275,000	
N18	39	101,400	
N19	110	275,000	
E6	45	117,000	
E7	45	117,000	
E8	45	117,000	
S14	60	207,000	RSV.
S15	70	245,000	
S16	44	158,400	
S17	44	158,400	
S18	44	158,400	
S19	40	136,000	
S20	40	136,000	
S21	40	136,000	
S22	56	184,800	

TINTED ROWS : FURNISHED APARTMENTS (S5–S13 · S14–S22)

## PRIVATE ROOFTOPS · 3 UNITS

UNIT	M <sup>2</sup>	\$/M <sup>2</sup>	LAUNCH	+15 %	+30 %
Rooftop N · N20	515	2,500	1,287,500	1,480,625	1,673,750
Rooftop E · E9	195	2,500	487,500	560,625	633,750
Rooftop S · S23	410	2,500	1,025,000	1,178,750	1,332,500

## YIELDS &amp; TERMS

# What each type of unit returns.

From the commercial base to the rooftop, DUHO Gallery brings together private spaces and shared areas in a coherent experience, designed for the comfort of occupants, the appeal of the shops and the quality of the investment.

RETAIL · LEASING PER M<sup>2</sup>/MONTH

LEVEL	RENT M <sup>2</sup> /MONTH	PURCHASE PRICE M <sup>2</sup>	YIELD
N0 — Ground floor	25 USD	3,080 – 3,550	8.4 – 11.4 %
N1 — Offices	20 USD	2,800 – 2,950	8.1 – 8.6 %
N2 — Offices	17 USD	2,500 – 2,700	7.6 – 8.2 %

## APARTMENTS · SHORT-STAY RENTAL MANAGEMENT

LEVEL	ADR / NIGHT	NIGHTS / YEAR	YIELD
N1 — South bldg	80 – 120 USD	140	7.0 – 8.5 %
N2 — South bldg	90 – 130 USD	140	8.1 – 9.2 %

Assumption : occupancy < 42 % per year. Las Terrenas market 2025.

## PAYMENT SCHEDULE

01	02	03	04	05	06
Reservation — contract & deposit	Signing of the purchase agreement	Start of works	Structural completion — Level 1	Structural completion — total	Handover · keys delivered
5 %	10 %	30 %	25 %	25 %	5 %
TOTAL — STAGED OVER THE CONSTRUCTION PERIOD					100 %

## LEGAL SECURITY

Torrens system (Law 108-05). Title deed registered in the buyer's name, guaranteed by the State. Identical rights for foreigners. No restrictions, no special conditions. US dollar for transactions.

## FEES &amp; CHARGES

Acquisition fees	4 – 5 %
Estimated condo fees	~5 USD/m <sup>2</sup> /month



A SINGULAR DEVELOPMENT, IN A SOUGHT-AFTER DESTINATION.

# Request a viewing — or receive the latest availability.

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