

SKY *view*

by AVALON

Centrally located in Santo Domingo, **Sky View** is a residential building that presents an exceptional architectural solution, providing generous public spaces for recreation and informal encounters and, at the same time, creating a unique urban setting for its inhabitants to live in a safe, comfortable, and diversified environment. This excellent investment opportunity, close to the university centers, welcomes its users with a large entrance plaza that leads to the lively mix of services and spaces for public use on the ground floor as well as to the lobbies and the exclusive installations and services reserved for its owners and tenants.

Multiple terraces with gardens at different levels make **Sky View** a premium building, open to the surrounding landscape with beautiful urban views over the city of Santo Domingo.

With modern interiors imagined by the excellence in the design of Glocalstudio, **Sky View** promises to be a reference in the city, an impressive model with a style and sophistication accentuated.

With contemporary architecture, **Sky View** has an inspiring design where multiple options and models

of apartments are combined in the same building, designed for young couples, students, or singles, in the best location in the city of Santo Domingo.

Sky View offers cozy social areas and amenities that make it an ideal property to live close to everything, with terraces with unique views over the city, as well as large commercial areas on its ground floor designed to accommodate, cafes, restaurants, and complementary services that foster the encounter.

The proximity of **Sky View** to the Pontificia Universidad Católica Madre y Maestra, provides the investor with a unique commercial opportunity, in a neighborhood where this type of building has a high demand. An area conveniently connected to the city by public transport, close to shops, cafes restaurants and services.

Sky View offers comfort and privacy from 3 types of apartments with variations: the studio type model, the (1) bedroom model, and the (2) bedroom model. All are designed to be functional and practical, adjusted to the needs of their owners.



Sector Universitario
Pontificia Universidad
Católica Madre y Maestra



Avenida
Enrique Jiménez
Moya

With a contemporary image **Sky View's** architecture has an inspiring design that combines multiple apartment models, designed for young couples, students, or singles, well located in Santo Domingo.

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Sky View_This is Sky View

SKY
VIEW

vista desde las gradas _ view from the bleachers

Sky View has a large entrance plaza, with a modern design that offers a variety of recreational spaces for daily life. Sky View offers four convenient levels of underground parking for owners, guests, and shop visitors.

entrada principal de Sky View _ Sky View's main entrance



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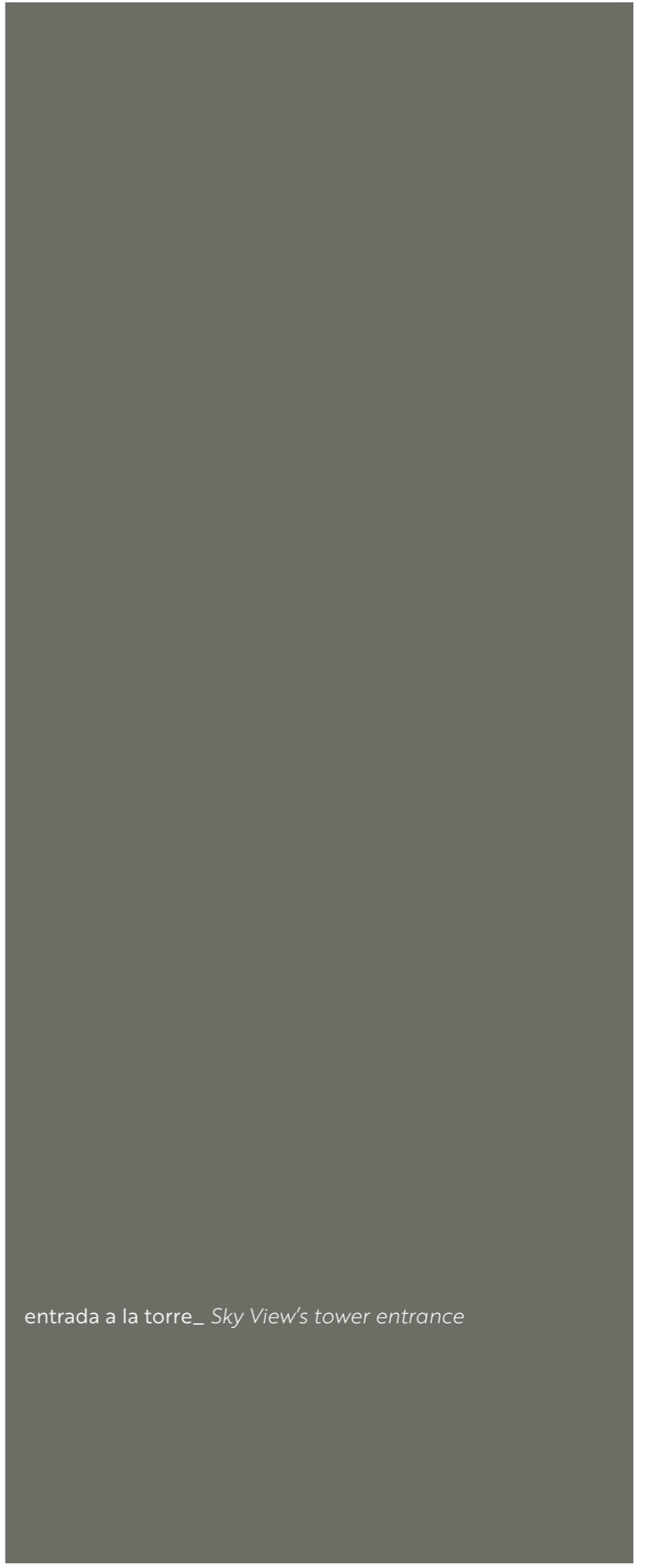
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zona de las gradas, Sky View _ Sky View's blecher's zone



entrada a la torre_ *Sky View's tower entrance*



area del patio _ patio area



terrazza elevada_ Sky View's upper terrace

The proximity of **Sky View** to university centers, and to important avenues and transport routes, creates a unique commercial opportunity in the neighborhood, where this type of property is a scarce good with potential commercial valuation conditions.



Sky View redefines the standard of high-rise apartments, in the Midtown of Santo Domingo. **Sky View** is an impressive multifamily development with first-class architecture, unique in its kind.

Sky View fachada _ Sky View's facade



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Sky View fachada _ Sky View's facade

An excellent investment opportunity, with high profitability close to university centers, with convenient services, comfort, and the necessary amenities for its inhabitants.





Sky View has a cozy pool designed to relax in a youthful, ideal environment to rest, or spend time with friends and family. An ideal space to enjoy on weekdays and weekends.

The pool is a bucolic space, surrounded by a tropical landscape, located in a quiet and private place, reserved for the owners' enjoyment, with outdoor showers, and a convenient grill area.

Sky View area de la piscina_ Sky View's pool area



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Sky View vista de la fachada noroeste_ *Sky View's NW facade view*



Attending to the resident's flexible work and study schedules, **Sky View** will host food places of varied gastronomy, with outdoor areas for tables, self-serve food, and take-away options, available for all tastes.



Sky View balcones_ Sky View's balconies

Sky View offers modern social areas with multiple amenities, as well as spacious terraces with unique city views. Also, large commercial areas on the plaza level, are designed to accommodate cafes, restaurants, and services that foster social encounters and make it an ideal property to live.



Sky View vista de la terraza piso 10_ Sky View's 10th floor terrace



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Two magnificent terraces well located on floors 8 and 12 with a view of the city, offer a different perspective for work, leisure, and meetings with friends. Landscaped and ingeniously furnished terraces will be open to residents throughout the day. Taking into account their privileged location, these terraces can also be used for social events and remote work.



SKY
view
by AVALON

APARTMENTS

SKY
view

apartment model 1-A

1-A

area 52,20 sqm.
living room_dinning
room_kitchen
one (1) bedroom_bath
powderroom





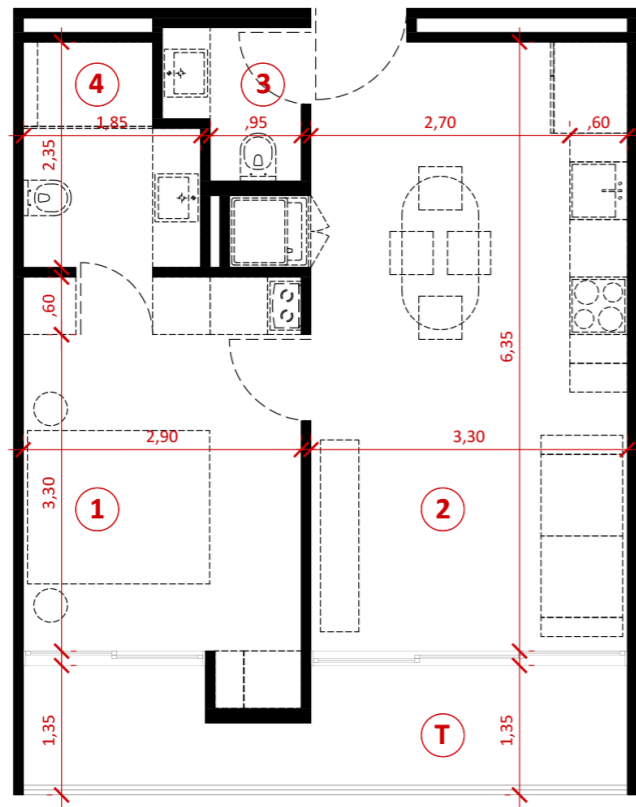
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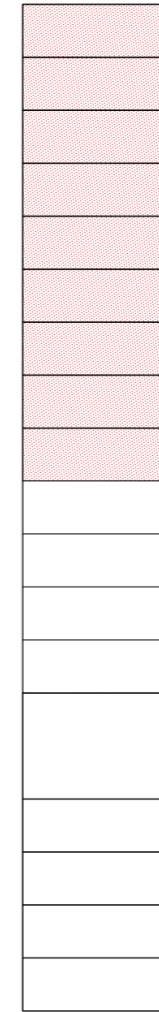
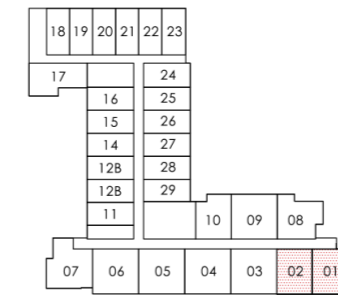
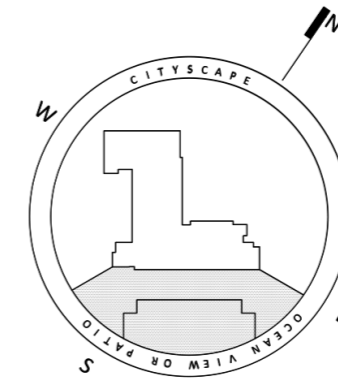


SKY VIEW



DRAWING NAME

Apartment typology 1-A



PH
F12
F11
F10
F09
F08
F07
F06
F05
F04
F03
F02
F01
PB
S01
S02
S03
S04

- 1 bedroom
- 2 living room | dining | kitchen | laundry area
- 3 powder room
- 4 bathroom

apartment area 43,00 m²

T terrace 9,10 m²

total area 52,10 m²

SCALE
1:100



SKY
view

apartment model 1-B

1-B

area 49.05 sqm
living room_
dinning room_kitchen
one (1) bedroom_bath
powder room



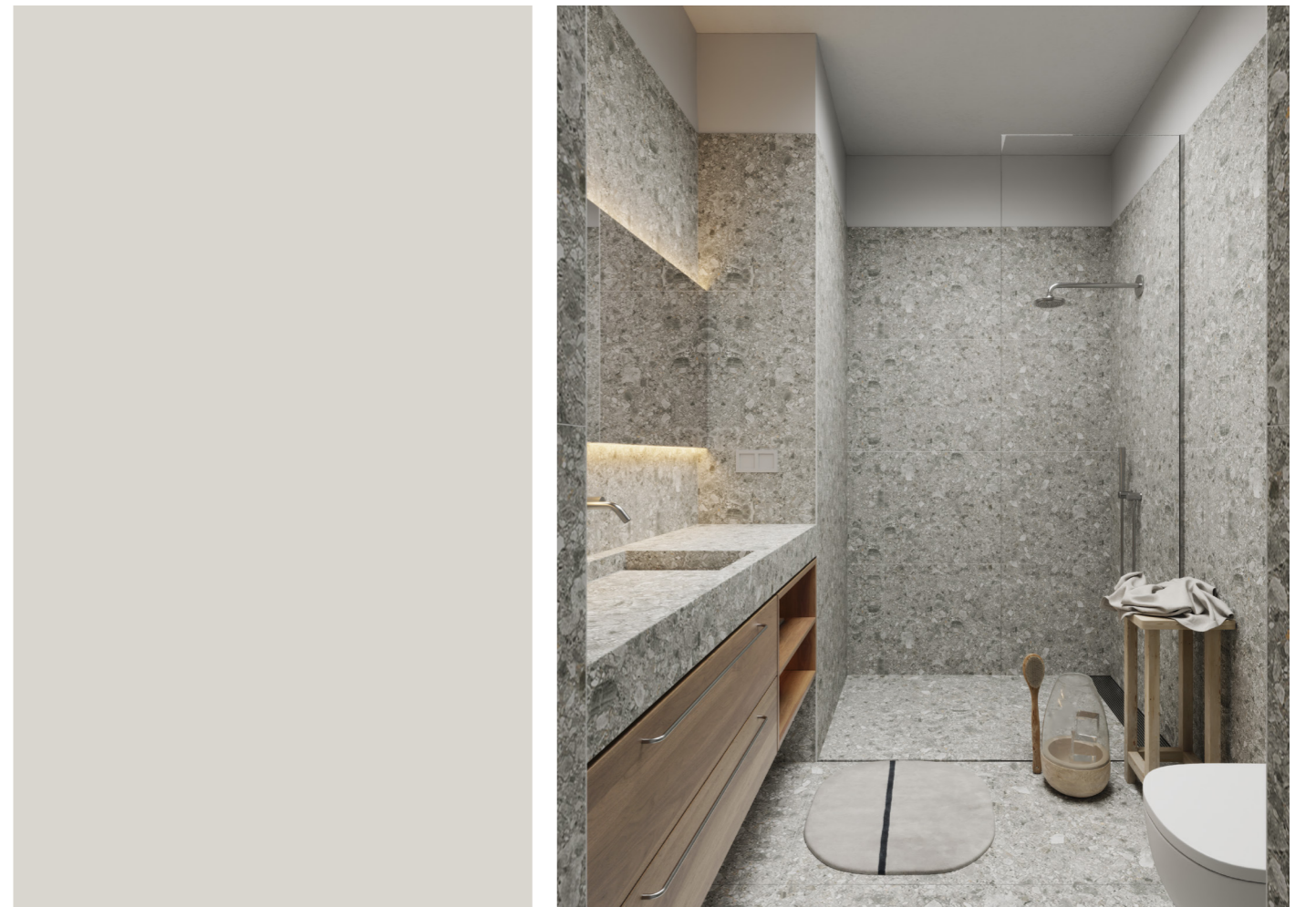


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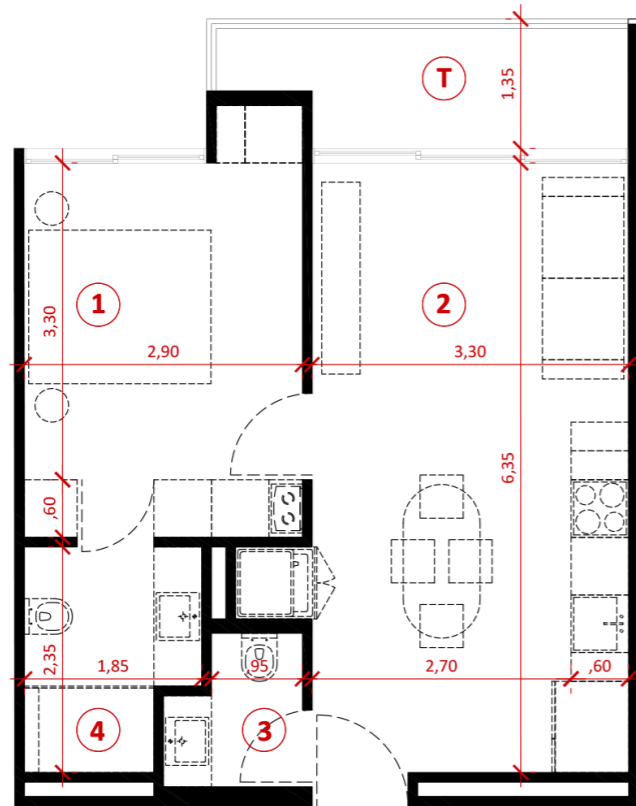


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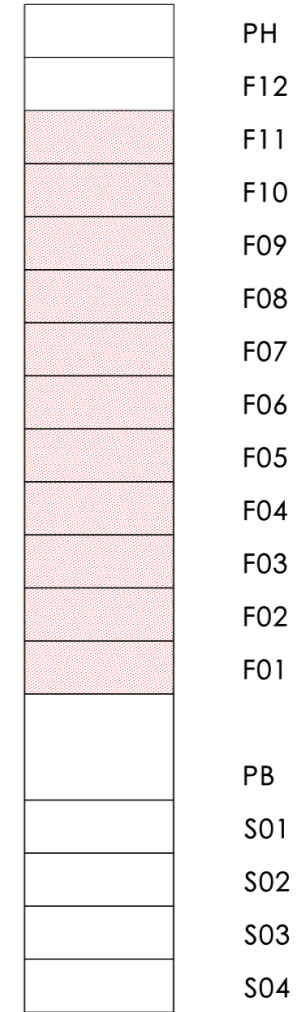
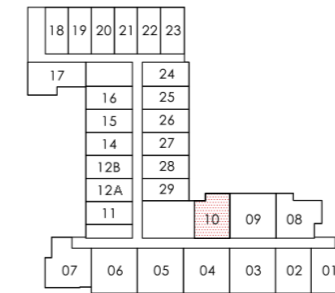
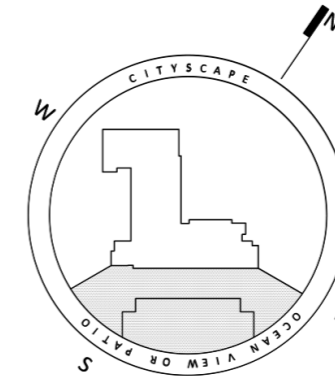


SKY VIEW



DRAWING NAME

Apartment typology 1-B



- 1 bedroom
- 2 living room | dining | kitchen | laundry area
- 3 powder room
- 4 bathroom

apartment area	43,20 m²
T terrace	6,05 m ²
total area	49,25 m²

SCALE
1:100



SKY
view
apartment model 1-C

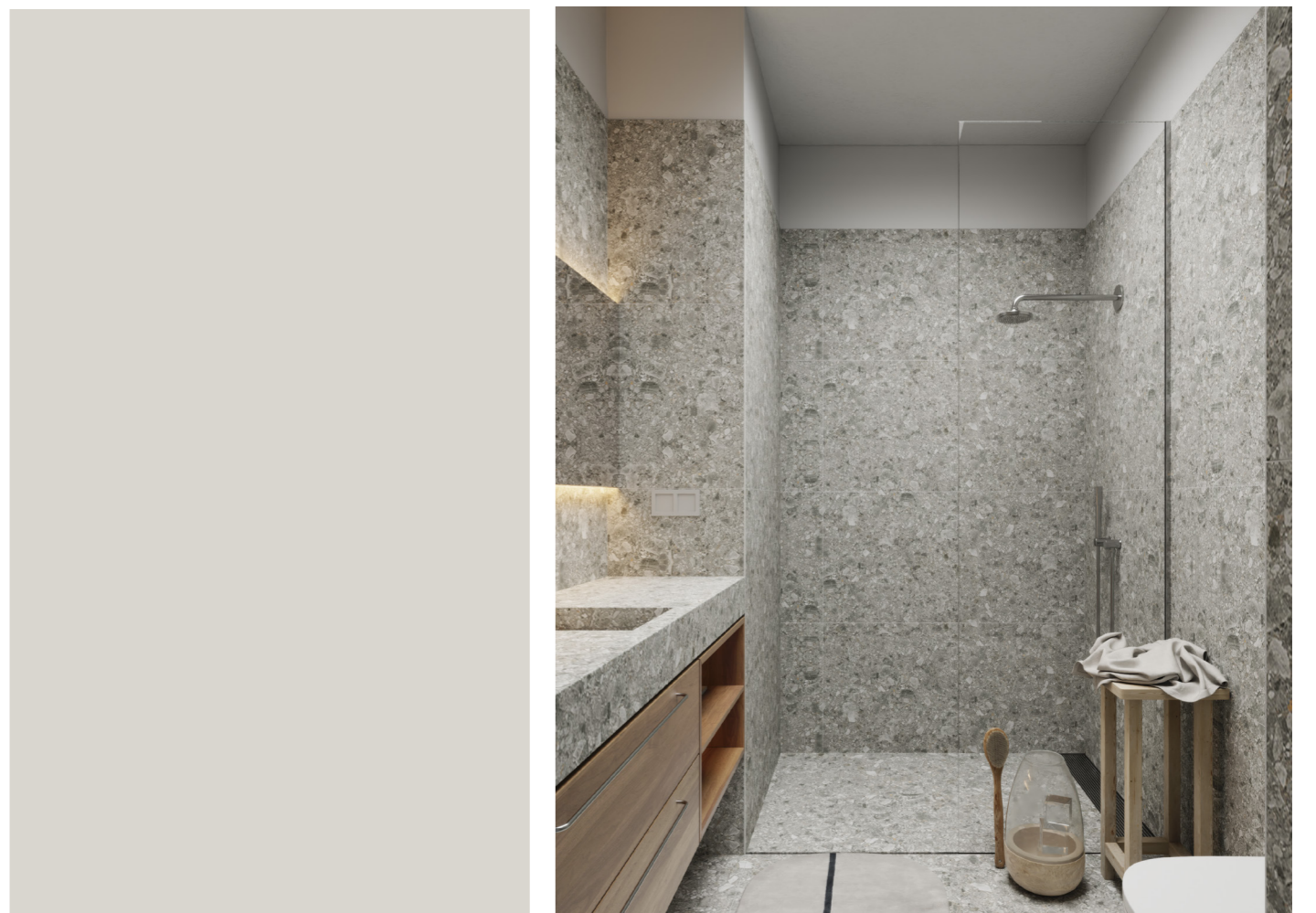
area 57.55 sqm
living room_
dinning room_kitchen
one (1) bedroom_bath
powder room



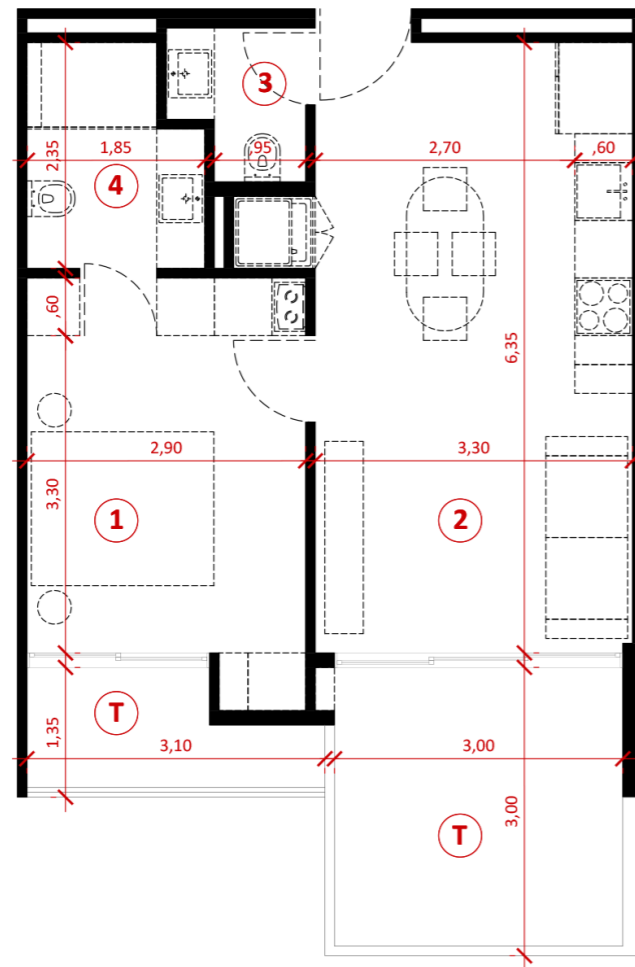


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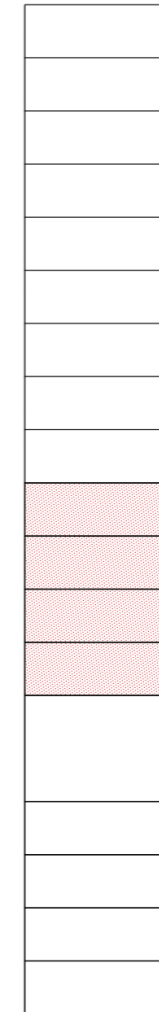
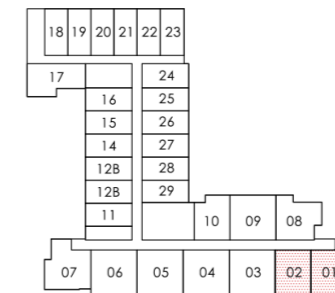
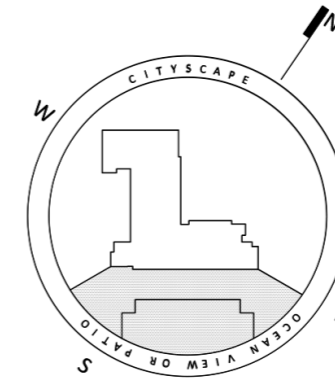
SKY VIEW



DRAWING NAME

Apartment tipology 1-C

the apartment also exists in a mirrored version



PH
F12
F11
F10
F09
F08
F07
F06
F05
F04
F03
F02
F01
PB
S01
S02
S03
S04

- 1 bedroom
- 2 living room | dining | kitchen | laundry area
- 3 powder room
- 4 bathroom

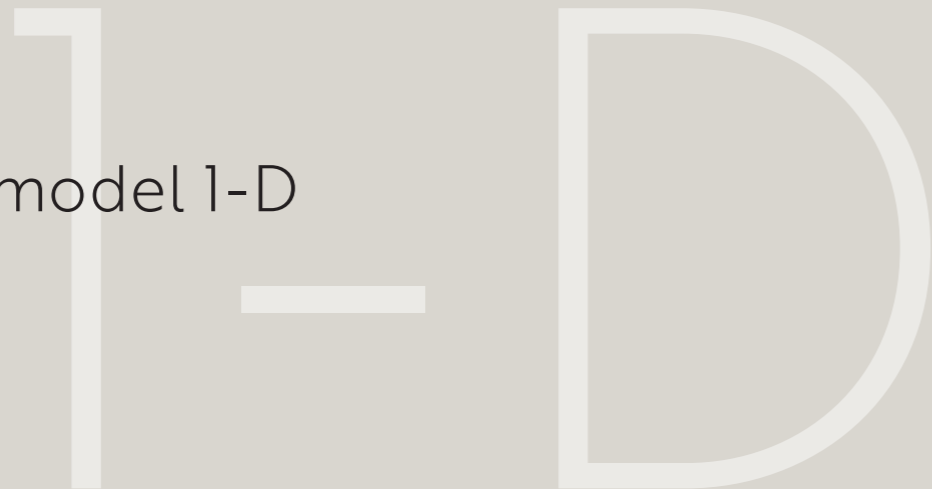
apartment area	43,00 m²
T terrace	14,55 m ²
total area	57,55 m²

SCALE
1:100



SKY
view

apartment model 1-D



area 55,35 sqm
living room_
dinning room
kitchen_terrace
one (1) bedroom
bath_powder room



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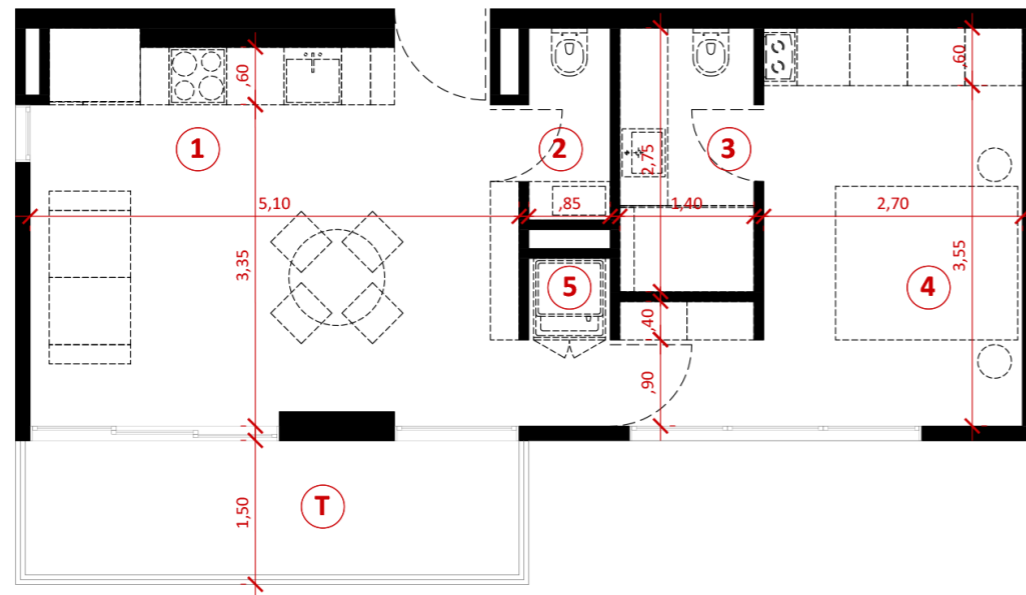


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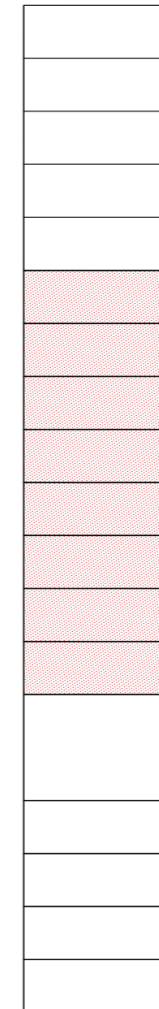
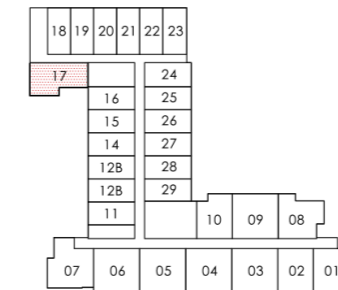
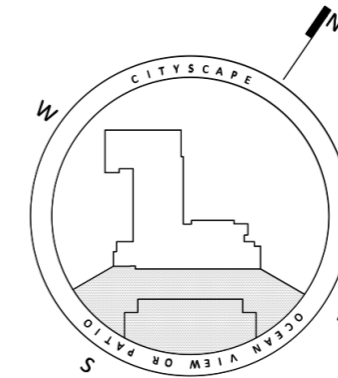


SKY VIEW



DRAWING NAME

Apartment typology 1-D



PH
F12
F11
F10
F09
F08
F07
F06
F05
F04
F03
F02
F01
PB
S01
S02
S03
S04

- 1 living room | dining | kitchen
- 2 powder room
- 3 bathroom
- 4 bedroom
- 5 laundry area

apartment area	46,50 m²
T terrace	8,80 m ²
total area	55,30 m²

SCALE
1:100



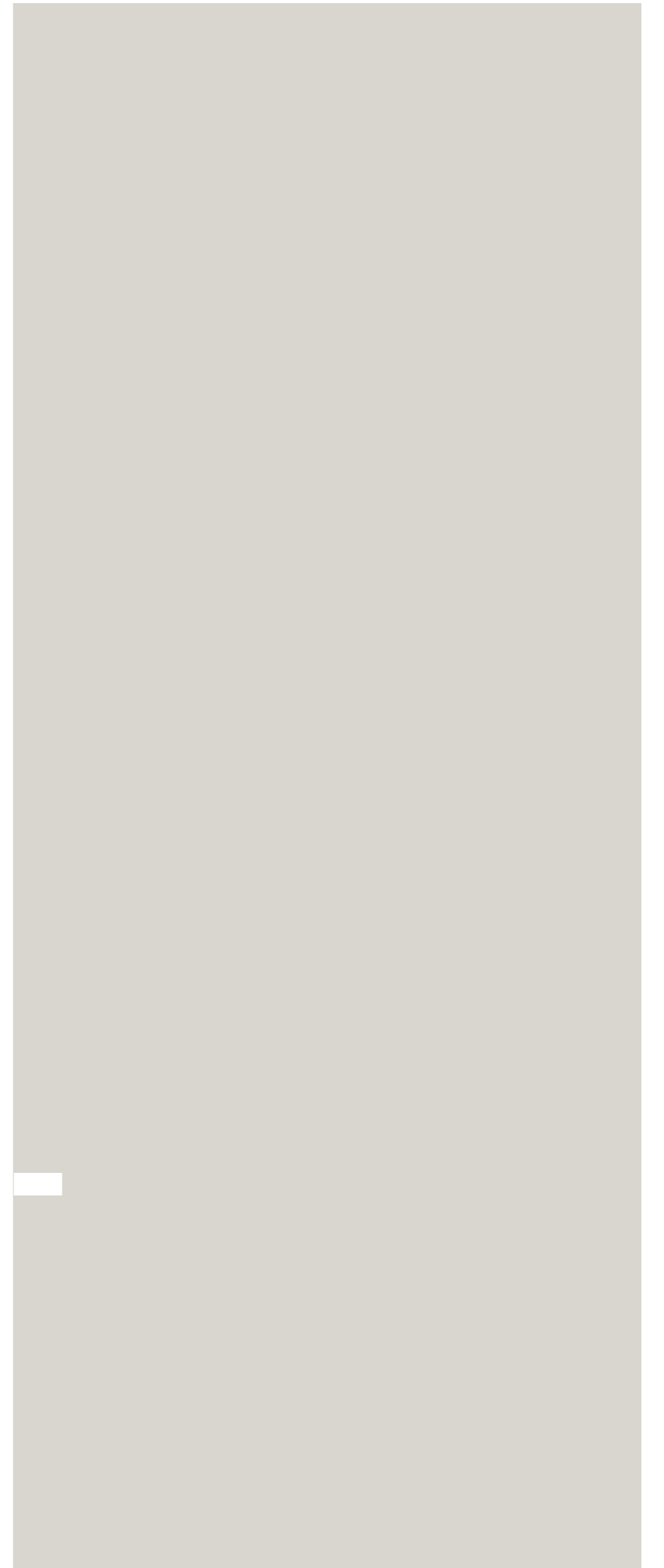
SKY
view

apartment model 1-E



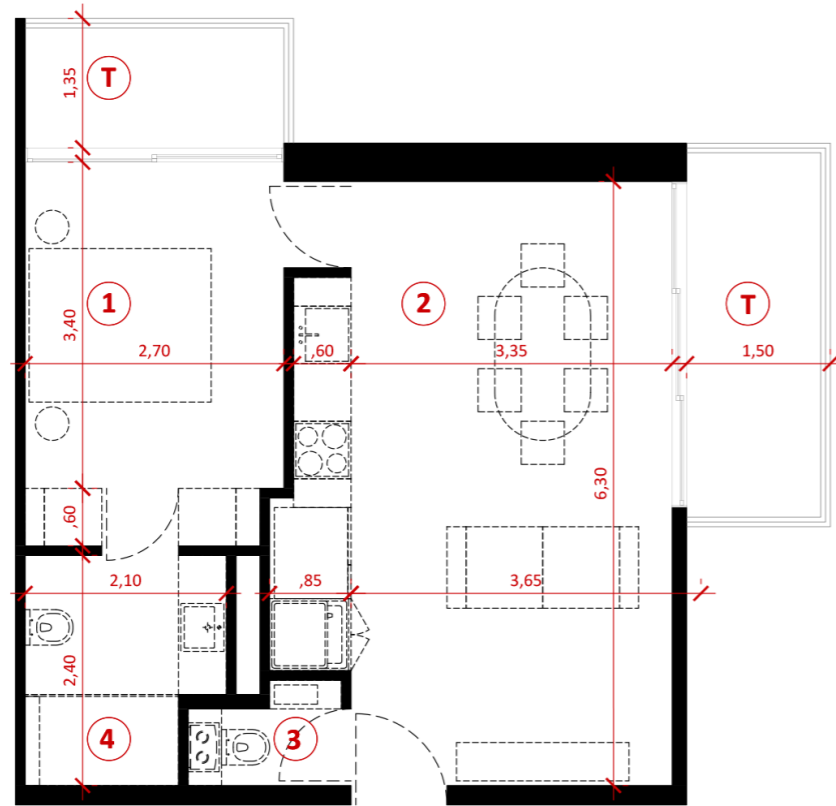
area 56,30 sqm
living_dinning_kitchen
one (1) bedroom_bath
powder room





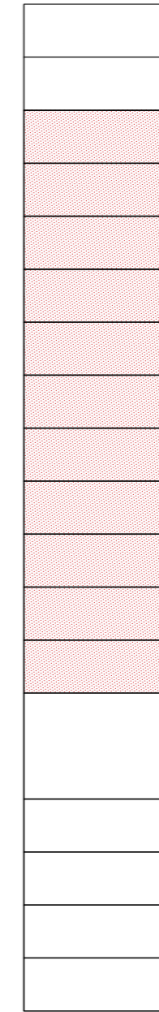
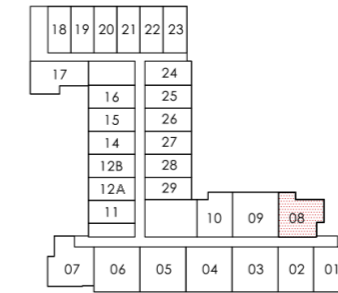
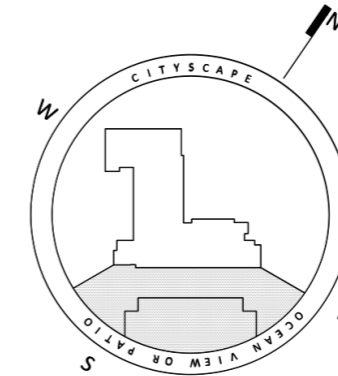


SKY VIEW



DRAWING NAME

Apartment typology 1-E



PH
F12
F11
F10
F09
F08
F07
F06
F05
F04
F03
F02
F01
PB
S01
S02
S03
S04

- 1 bedroom
- 2 living room | dining | kitchen | laundry area
- 3 powder room
- 4 bathroom

apartment area **47,45 m²**

T terrace **10,85 m²**

total area 58,30 m²



SCALE
1:100

SKY
view

apartment model 2-A

2-A

area 67,85 sqm
living room_dinning
room_kitchen
two (2) bedrooms_bath
powder room



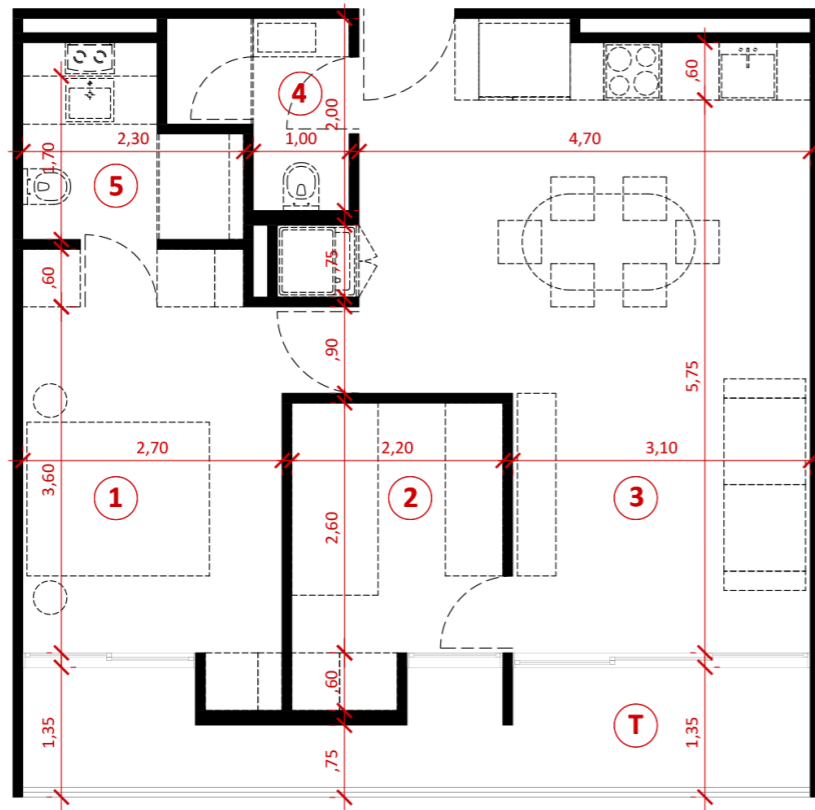


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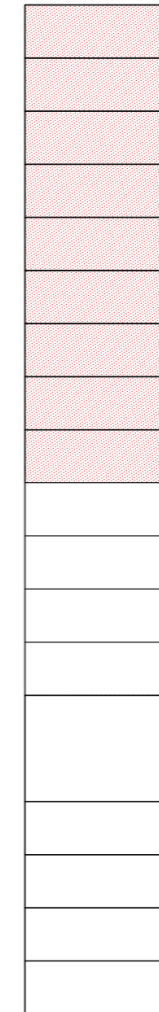
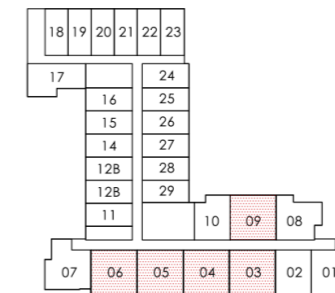
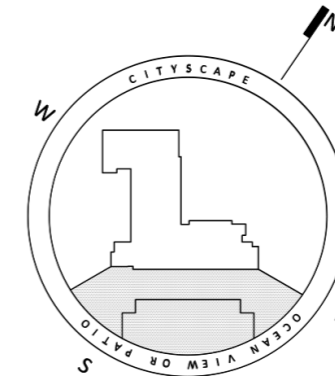
SKY VIEW



DRAWING NAME

Apartment typology 2-A

the apartment also exists in a mirrored version



PH
F12
F11
F10
F09
F08
F07
F06
F05
F04
F03
F02
F01
PB
S01
S02
S03
S04

- 1 master bedroom
- 2 bedroom
- 3 living room | dining | kitchen | laundry area
- 4 bathroom
- 5 master bathroom

apartment area	56,65 m²
T terrace	11,20 m ²
total area	67,85 m²

SCALE
1:100



SKY
view

apartment model 2-B

2-B

area 75.00 sqm
living room_dinning room_
kitchen_terrace
two (2) bedrooms_bath
powder room



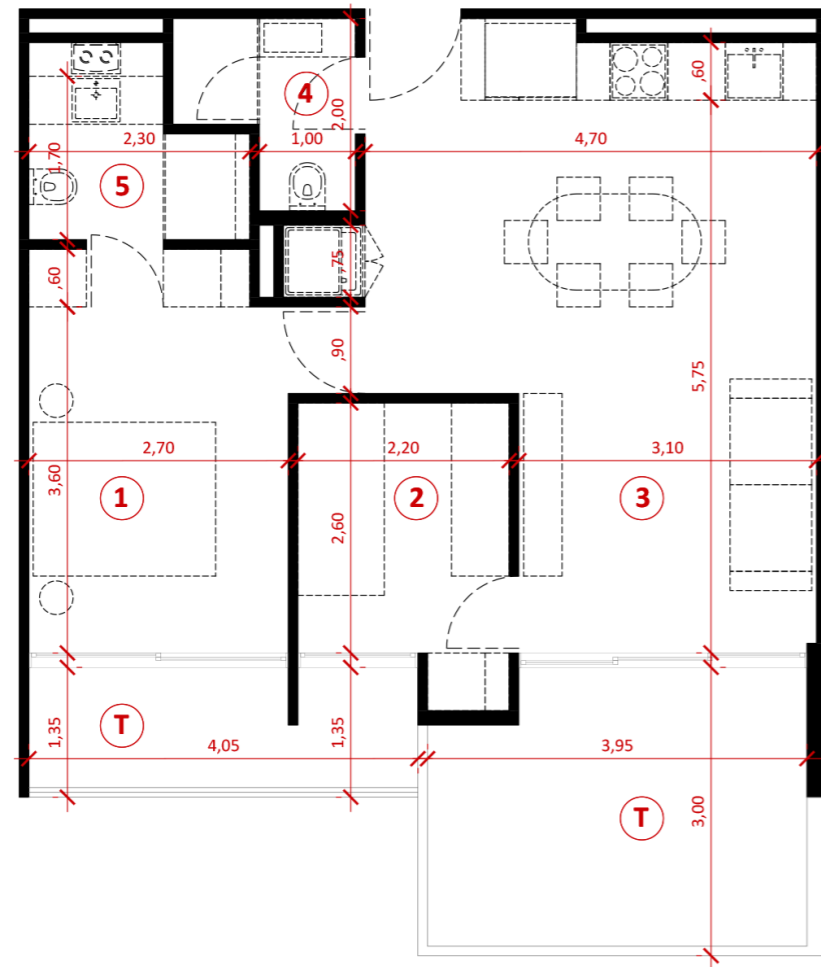


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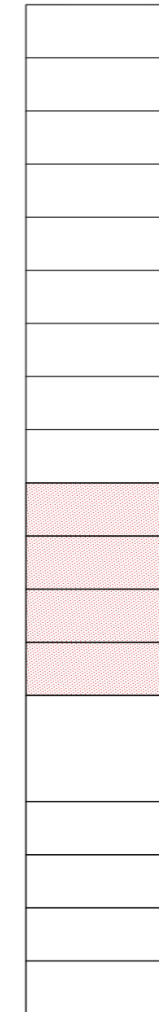
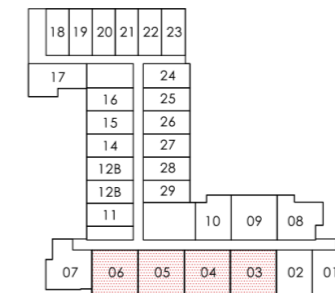
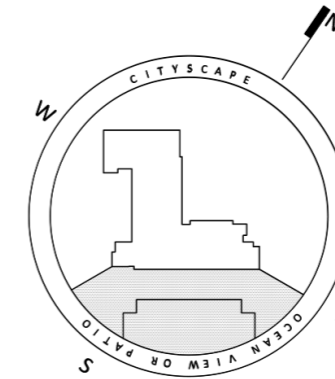
SKY VIEW



DRAWING NAME

Apartment typology 2-B

the apartment also exists in a mirrored version



PH
F12
F11
F10
F09
F08
F07
F06
F05
F04
F03
F02
F01
PB
S01
S02
S03
S04

- 1 master bedroom
- 2 bedroom
- 3 living room | dining | kitchen | laundry area
- 4 bathroom
- 5 master bathroom

apartment area	56,05 m²
T terrace	18,95 m²
total area	75,00 m²



SCALE
1:100

SKY
view

apartment model 2-C

2-C

area 65,80 sqm
living room_dinning room
kitchen_terrace
two (2) bedrooms_bath
powder room



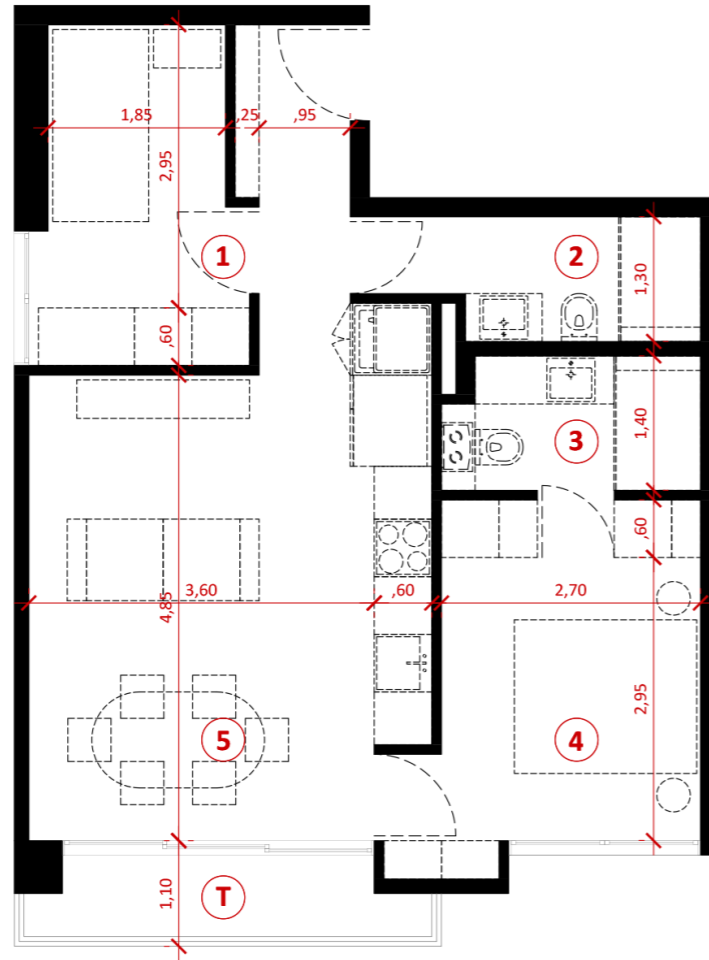


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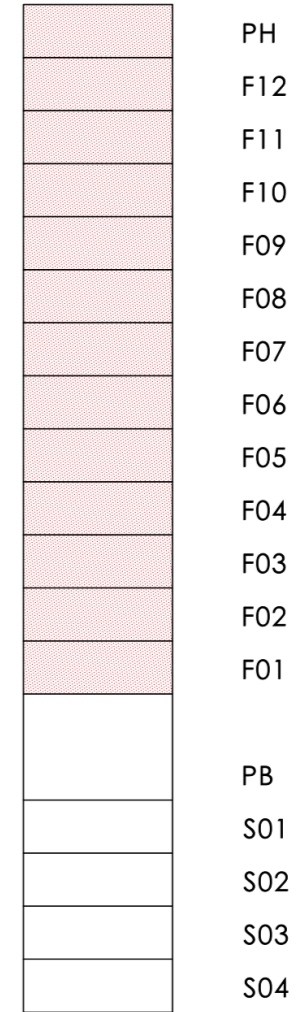
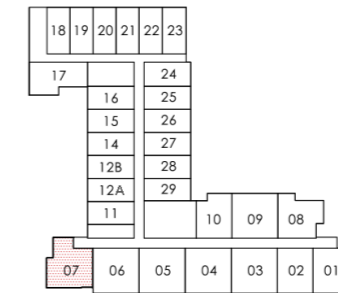
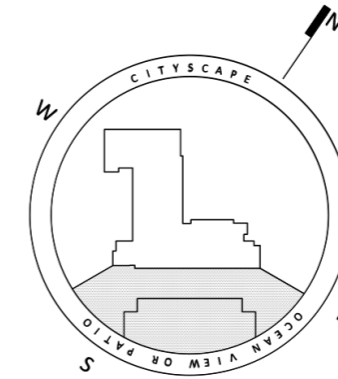


SKY VIEW



DRAWING NAME

Apartment typology 2-C



- 1 bedroom
- 2 bathroom
- 3 master bathroom
- 4 master bedroom
- 5 living room | dining | kitchen | laundry area

apartment area	55,60 m²
T terrace	4,50 m ²
total area	60,10 m²

SCALE
1:100

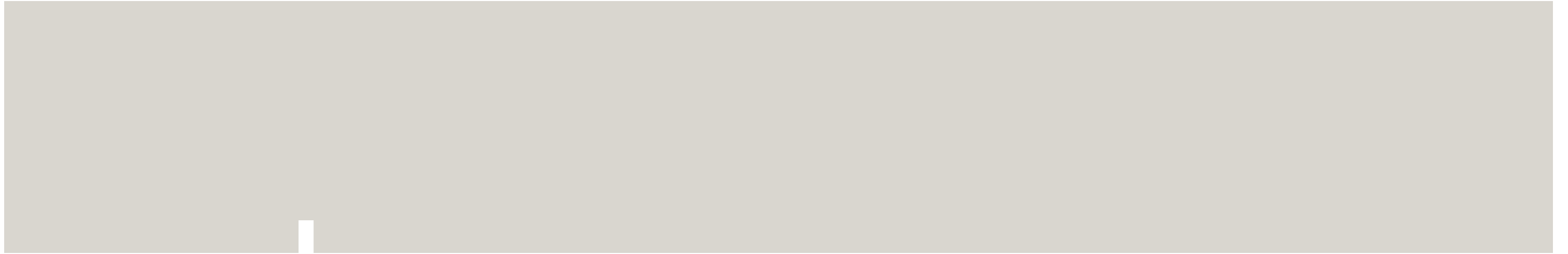


SKY
view
apartment model S-A

S - A

area 34,90 sqm
studio_living room_
dinning room_
kitchen_bath_terrace





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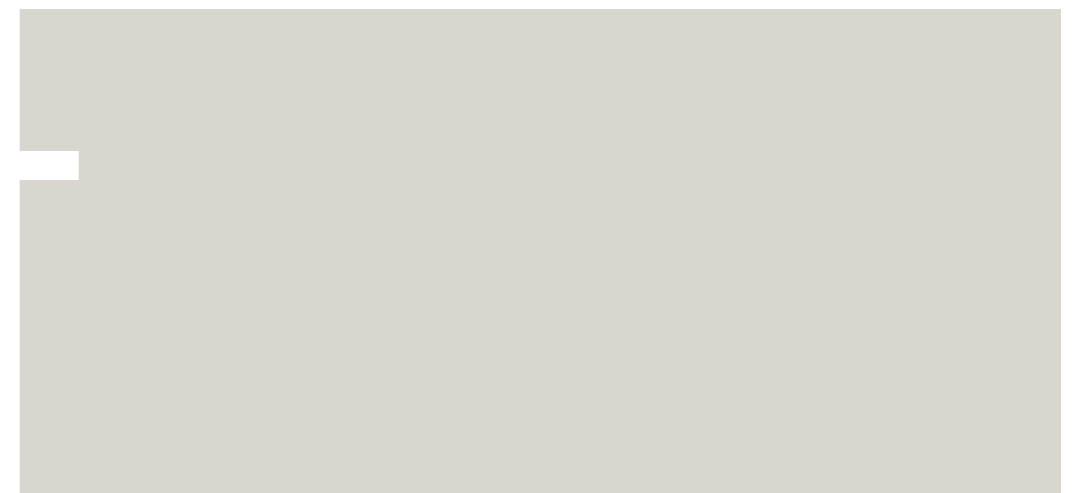
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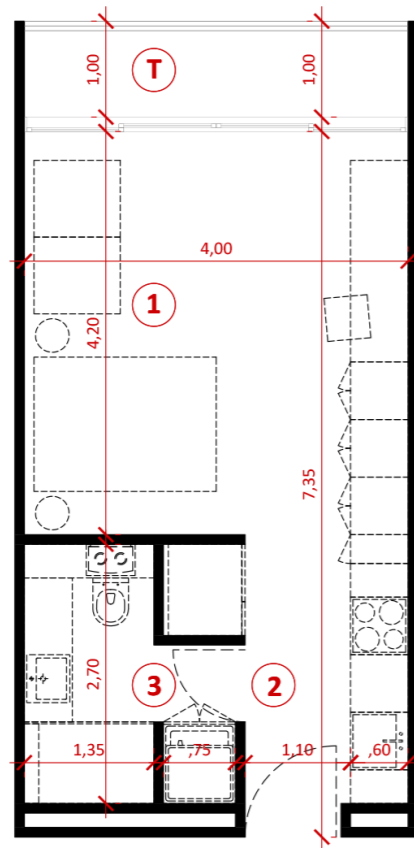
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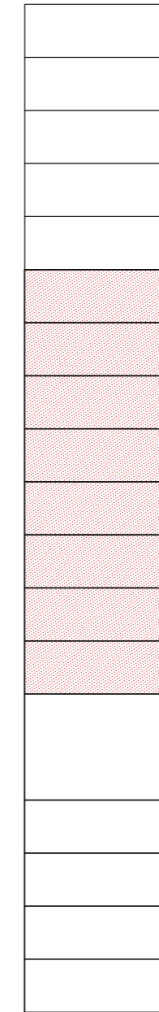
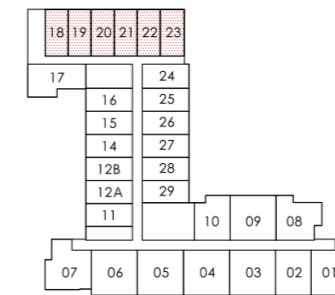
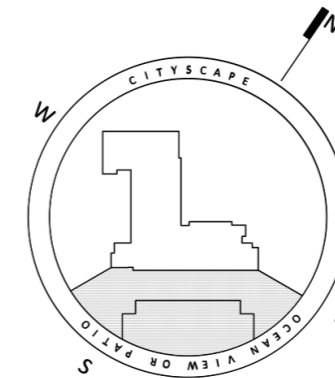
SKY VIEW



DRAWING NAME

Apartment typology S-A

the apartment also exists in a mirrored version



PH
F12
F11
F10
F09
F08
F07
F06
F05
F04
F03
F02
F01
PB
S01
S02
S03
S04

- 1 bedroom | living room | dining
- 2 kitchen
- 3 bathroom | laundry area

apartment area 30,10 m²

T terrace 4,80 m²

total area 34,90 m²



SCALE
1:100

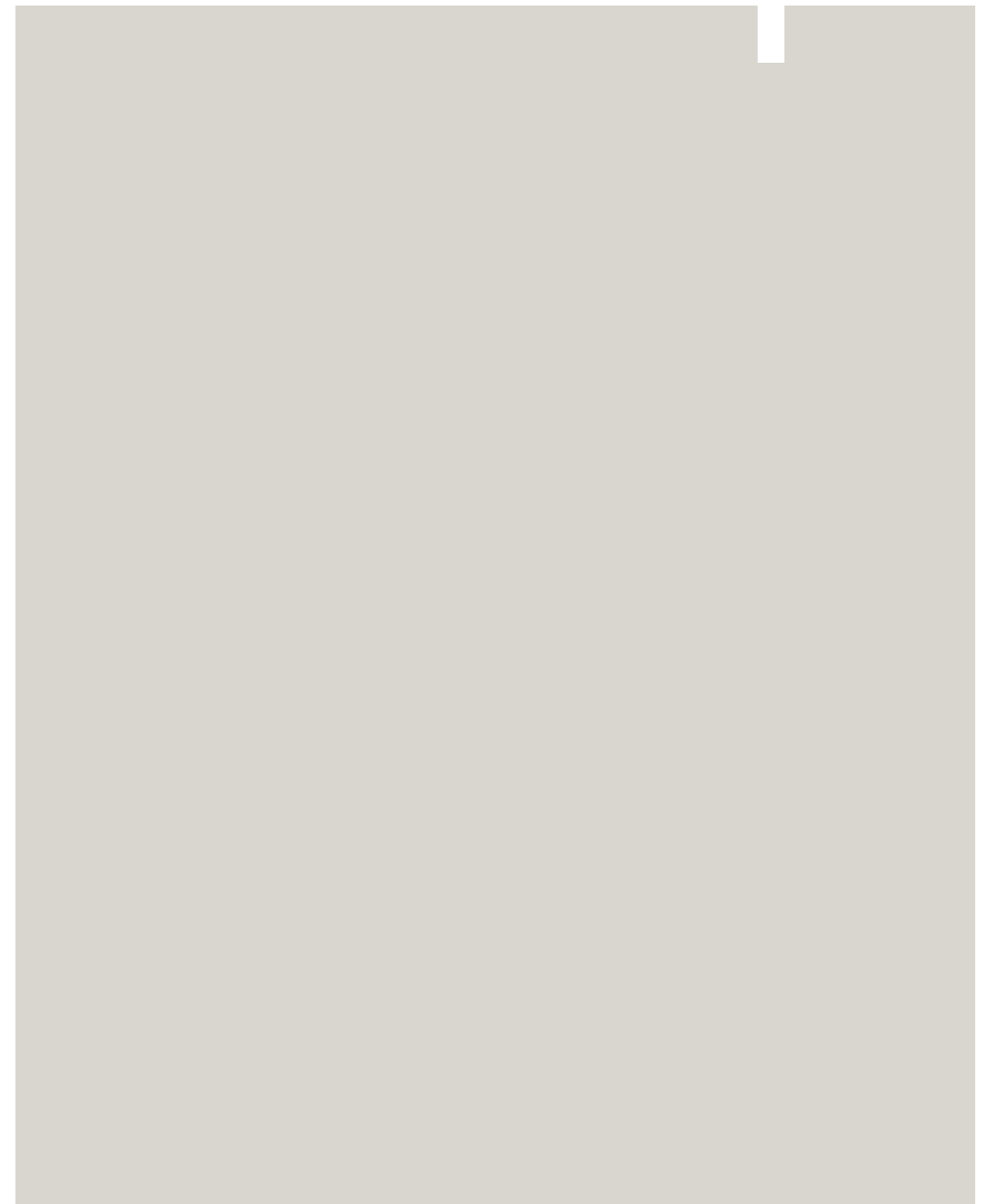
SKY
view

apartment model S-B

S-B

area 34,90 sqm
studio_living room_
dinning room_kitchen
bath_terrace



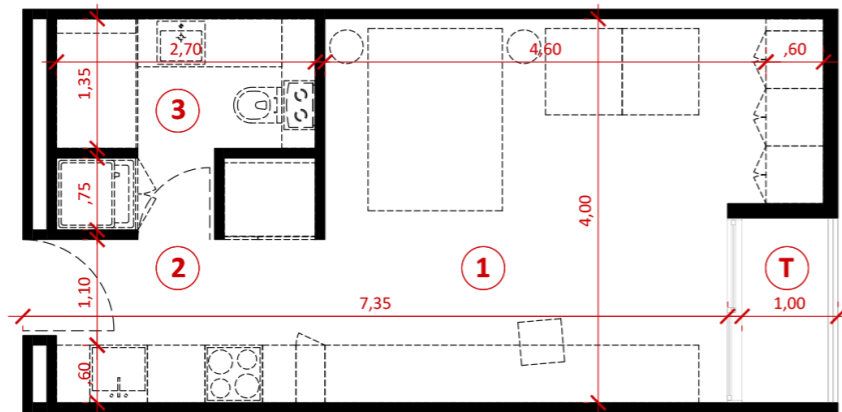




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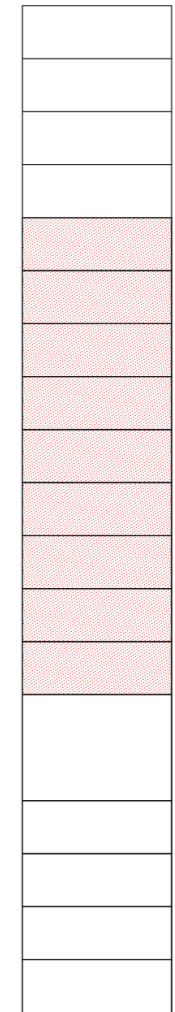
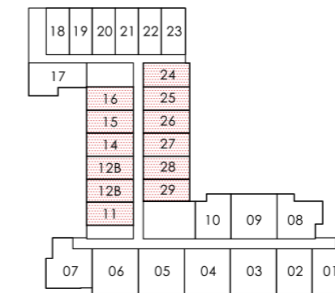
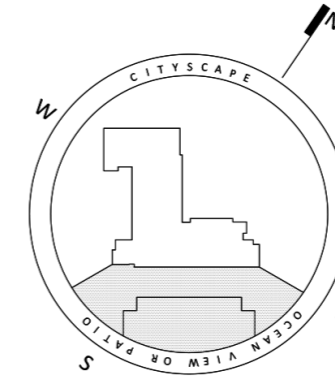
SKY VIEW



DRAWING NAME

Apartment typology S-B

the apartment also exists in a mirrored version



PH
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F05
F04
F03
F02
F01
PB
S01
S02
S03
S04

- 1 bedroom | living room | dining
 - 2 kitchen
 - 3 bathroom | laundry area
- apartment area** 32,55 m²
- T terrace 2,35 m²
- total area** 34,90 m²



SCALE
1:100

SKY
view

apartment model S-C

S - C

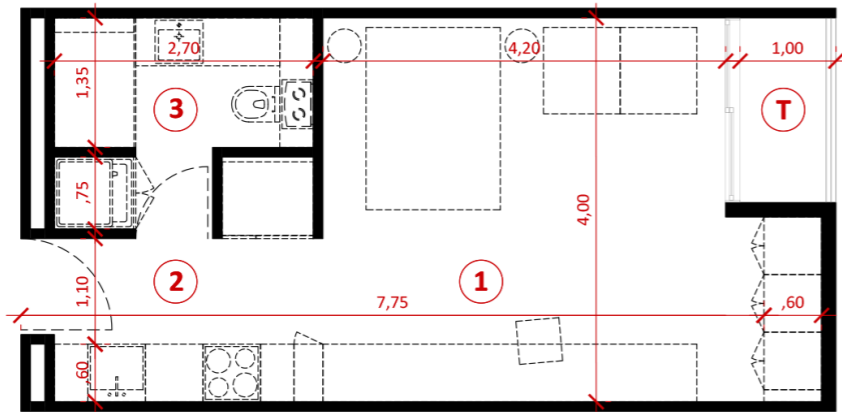
area 34,90 sqm
studio_living room_
dinning room_kitchen
bath_terrace







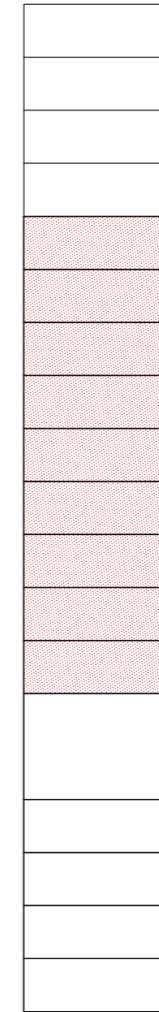
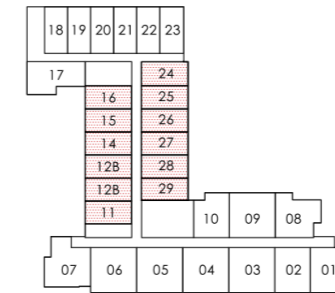
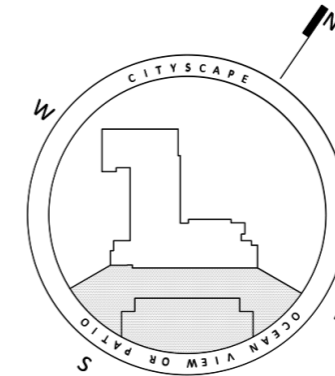
SKY VIEW



DRAWING NAME

Apartment typology S-C

the apartment also exists in a mirrored version



PH
F12
F11
F10
F09
F08
F07
F06
F05
F04
F03
F02
F01
PB
S01
S02
S03
S04

- 1 bedroom | living room | dining
- 2 kitchen
- 3 bathroom | laundry area

apartment area	32,55 m²
T terrace	2,35 m ²
total area	34,90 m²

SCALE
1:100



SKY

view
by AVALON

CONCEPT Fourteen-story multifamily apartment building with units between 35 and 53 sqm, and underground parking lots. The building is planned as a L-shaped volume, raised half a meter above street level. The layout plan of the volume allows 3 different public spaces, a plaza, a patio, and a pool area.

ADDRESS Calle Julia Madsen, between Avenida Bolívar and Av. Sarasota. Distrito Nacional, Zona Urbana.

HEIGHT (MAX) 14 floors

SITE AREA 3.276,44 sqm

BULDING TOTAL AREA: 37.378 sqm

STORIES 4 underground parking (S1-S4)
Ground floor + 12 stories for apartments + 1 Penthouse

TOTAL UNITS 275 units with balconies / terrace

APARTMENTS Studio 35 m2 (average including balcony)
3 typologies_ 144 units
(52,36% of total units)
(1) Bedroom 44 m2 (average without balcony)
4 typologies_ 55 units
(20% of total units)
(2) Bedrooms 55 m2 (average without balcony)
3 typologies_ 76 units
(27,64% of total units)

APARTMENT MODELS

1-A _ 1 bedroom	52.20 sqm
1-B _ 1 bedroom	49.05 sqm
1-C _ 1 bedroom	57.55 sqm
1-D _ 1 bedroom	55.35 sqm
1-E _ 1 bedroom	56.30 sqm
2-A _ 2 bedrooms	67.85 sqm
2-B _ 2 bedrooms	75.00 sqm
2-C _ 2 bedrooms	65.80 sqm
S-A Studio	34.90 sqm
S-B Studio	34.90 sqm
S-C Studio	34.90 sqm.

HEIGHT 51.7 m (from street level)

HEIGHT BETWEEN FLOORS Ground Floor 6,40 m.
Typical floor 3,20 m
Underground levels 3,20 m

TIPICAL PLAN HEIGHT 2,80 m.

STRUCTURE Concrete frames, rigid cores and structural slab ribbed in two directions.

CIRCULATION CORES 2 circulation cores conveniently situated
Core A _ 2 elevators + stairs
Core B _ 1 elevators + stairs

PARKING 4 underground levels 356 vehicle capacity
85 parking lots in each floor (average)
44 parking lots for shopping areas visitors
40-45 parking lots for guest visitors
126 motorcycle parking lots / 8 commercial
Differentiated areas for residents, visitors and businesses

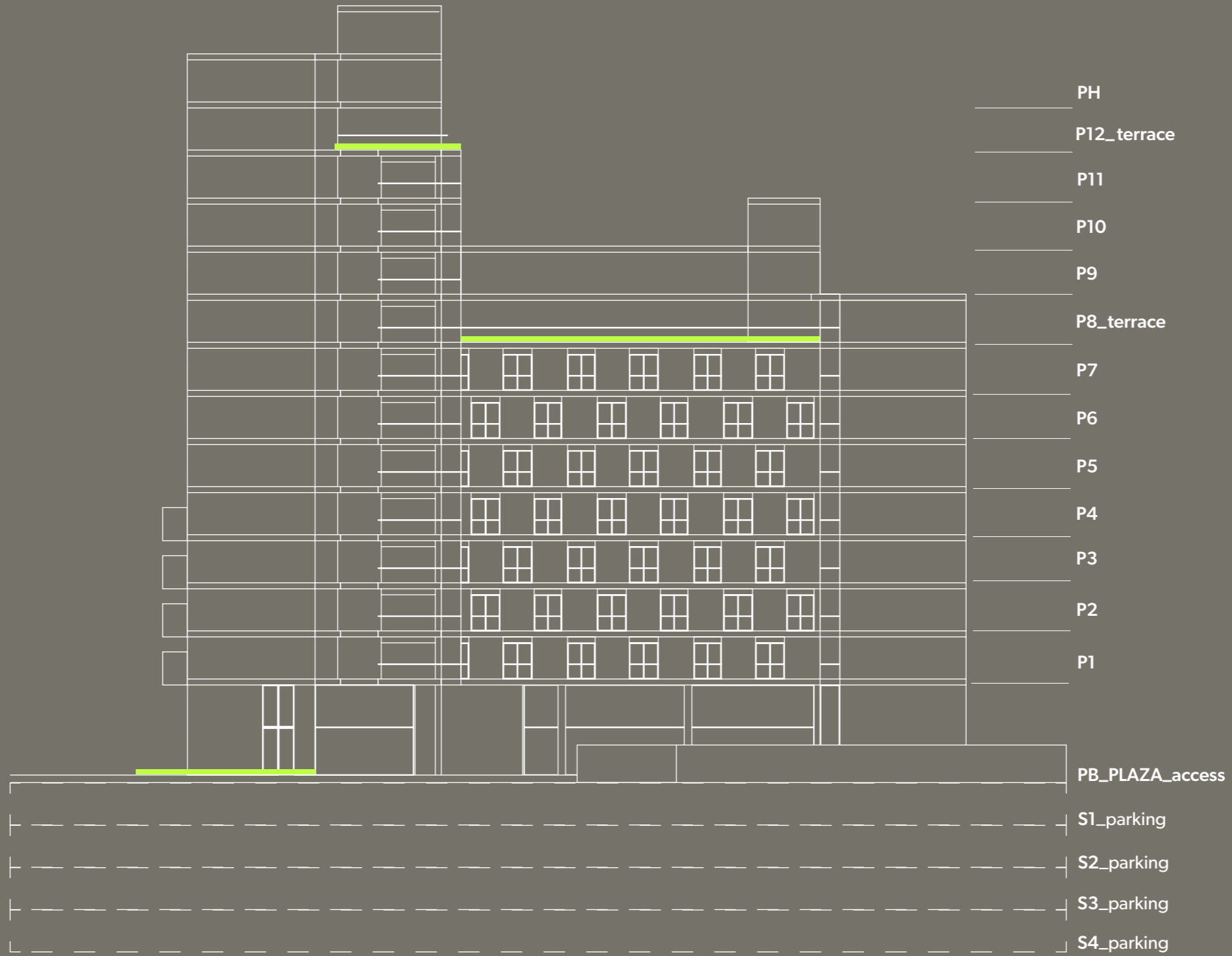
AREAS COMERCIALES 925 sqm ground floor

AREAS VERDES 410 sqm

AMENIDADES Plaza with green areas
Stepped area for recreation
Courtyard with trees and rest areas
Swimming pool area with showers
Barbecue area
Food and coffee establishments
Wi-Fi in public areas
(2) two terraces with city views
Large commercial areas

SECURITY Public access plaza
Controlled building hall access
Vehicle access control
Differentiated access

Note: The images are referential. Units and materials may vary.



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■ Créditos_ *Credits*

AVALON REAL STATE DEVELOPMENT

avalon.com.do
República Dominicana

GLOCALSTUDIO

Budapest
Bem rkpt.15, Budapest 1011, HU
belakunckel@glocalstudio.com

Caracas
Chuao, Av. Río de Janeiro
Res. Lorenal, Torre B, Piso 1
Caracas 1062-A
Caracas, Venezuela
Apartado 68802
caracas@glocalstudio.com

MARY NANCKEL STUDIO

Carrer Mare de Deu de Port 128.
Sants – Montjic. 08038
Barcelona, España
imagine@marynanckel.com

avalon

