

CORALIA

NATIVA

KM 8 VÍA AL MAR — SERENA DEL MAR



NOVUS CMTAS

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+35 YEARS OF EXPERIENCE

Antioquia:

- Medellín
- Envigado
- Sabana
- La Estrella
- Itagüí
- Bello
- San Antonio de Prado
- Rionegro

Caribe:

- Cartagena - Serena del Mar
- Barranquilla

Valle del Cauca:

- Cali

Cundinamarca:

- Bogotá
- Sabana



+ More than 150 housing projects.



+ More than 30,000 homes built and delivered.



+ More than 2.5 million square meters built.



+ More than 650 direct jobs, more than 4,000 indirect jobs.

Recognition and commitment



Edge



WHY INVEST IN CARTAGENA?

High profitability and proven demand:

Cartagena receives up

4.8 MILLION
tourists per year.

783.871
are non-resident
foreign visitors.

Located in northern Cartagena, in
Serena del Mar, the dream city, just 15
minutes from the historic center and 10
minutes from Rafael Núñez

Hotel occupancy saw a slight increase from

69,5% TO 70,5%,
according to the DANE Monthly
Accommodation Survey.

Cartagena continues to lead hotel occupancy
nationwide, reflecting the **strength of its hospitality**
offering and the confidence of visitors.

Located **just steps from the water**, on the
third beachfront line of the Murallas
concessioned beach.

*Source: Mayor's Office of Cartagena,
Commerce, Industry and Tourism.*



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5 REASONS TO INVEST IN CORALIA NATIVA

1 LOCATION

- 🕒 15 MIN from the historic center
- ✈️ 8 MIN from the airport.
- 🏖️ 800 METERS from THE BEACH

2 INVEST

Enjoy while experts
handle **everything**

3 HIGH PROFITABILITY

and **proven demand**

4.8 MILLION
tourists per year.

4 APARTMENTS

Modern
fully finished

5 RESORT EXPERIENCE

Designed for those who
want to **live while enjoying**
life



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LOCATION

CORALIA NATIVA

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MASTER PLAN



Murallas
Concessioned Beach



Navigable
canals



University of
the Andes



Serena del Mar
Sales Center



C.C. Las Ramblas



Commercial
Street



Beach soccer or
volleyball court



Golf course and
social club



Serena del Mar
Marina



Serena del Mar
Hospital



Sports courts and
park



Transportation
terminal



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SERENA DEL MAR

THE DREAM CITY



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TOURIST OPERATOR

WORRY FREE:

The client **enjoys their investment** without managing profitability. The operator **takes care of everything**, maximizing returns with minimum effort.

PARTNERSHIP WITH TRUSTED OPERATORS:

We select operators that **guarantee the best experience**. A unique pool of units is formed with **strategic rotation**, without depending solely on occupancy.

100% TRANSPARENCY:

The client has **access to information** at all times, with monthly reports and invoices detailing operations and results.

UNIQUE HOTEL EXPERIENCE:

High-end services guaranteed for a memorable stay, with **professional attention** and details typical of a hotel.

DYNAMIC MANAGEMENT AND COMMUNITY:

The operator **builds and fosters guest loyalty**, creating experiences that **provide continuous value**.

EXPERTLY DESIGNED FURNITURE:

Interior design specialized in tourism, creating functional and cozy spaces that meet guests' needs.

VISIBILITY ON HOTEL PLATFORMS:

The project will be on at least **10 platforms**, ensuring maximum visibility and exposure.



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3 HIGH PROFITABILITY



JANUARY

PEAK MONTH



47,1%

**AVERAGE
OCCUPANCY**



\$69,82

AVERAGE REVPAR



\$148,33

AVERAGE ADR

HIGH SEASON

January, February, March, December

60-75% OCCUPANCY

MID SEASON

April, June, July, November

38-45% OCCUPANCY

LOW SEASON

May, August, September, October

30-35% OCCUPANCY

GLOSSARY

ADR: Average Daily Rate per night.

OCCUPANCY: % of occupied nights.

REVPAR: Revenue Per Available Room (ADR x Occupancy).



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Modern
APARTMENTS
with PREMIUM FINISHES



5 RESORT EXPERIENCE

Coralía Nativa is a resort-style experience designed for those who want to live enjoying while they earn.

A design intended to elevate your quality of life.



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HERE, WELLNESS IS EXPERIENCED IN THE OPEN AIR,
WHERE THE CONNECTION WITH NATURE TAKES
CENTER STAGE AND EVERY DETAIL IS DESIGNED TO
ELEVATE YOUR QUALITY OF LIFE. INSPIRED BY A
RESORT-STYLE LIFESTYLE, THIS PROJECT INTEGRATES
RELAXATION, SOCIAL CONNECTION, AND BALANCE
ALL IN ONE PLACE.



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WELLNESS

A place to feel the
rhythm of life.

AMENITIES: Gym



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SERENITY

A place to contemplate, breathe, and flow.

AMENITIES: Pool, Jacuzzi, Boardwalk, Rooftop, Trails



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CONNECTION

Where the soul connects with the community.

AMENITIES: Social Room, BBQ Area,
Coworking, Lobby



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GATHERING

- A space to share with family.

AMENITIES: Game Room, Playground.



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TERRA

MARE

URBANISM

CORALIA
NATIVA

VIA BOTA AL MAR — SERENA DEL MAR



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FIRST FLOOR

CORALIA
NATIVA



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FLOOR PLANS 2-3-4

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FIFTH FLOOR PLAN

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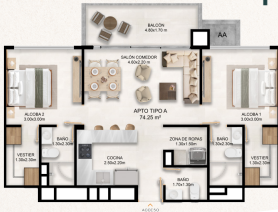
LOFT FLOOR PLAN

CORALIA
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TYPE A FLOOR PLAN

CORALIA
NATIVA



*Imágenes ilustrativas

TYPE B FLOOR PLAN

CORALIA
NATIVA



*Imágenes ilustrativas



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@EGEXPEDITIONS



EXOTIC GATEWAY

Expeditions

800-888-8708

OFFICE HOURS

On-Site:

Monday to Friday

from 10:00 a. m. to 5:00 p. m.

Saturdays, Sundays and Holidays

from 10:30 a. m. to 5:30 p. m.



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