THE KEYES COMPANY

LUXURY PORTFOLIO INTERNATIONAL™

Lifestyle REAL ESTATE





WE INVITE YOU TO BECOME PART OF THE LIFESTYLE SUCCESS

Set with the lush luxury of Lifestyle Holidays Vacation Resort, Lifestyle Real Estate, is the exclusive agent for the purchase of whole ownership villas situated within the resort, including: The Level by Lifestyle, Lifestyle by the Sea and the brand new Center Court by Lifestyle showcasing Royal Villas.

The Royal Villas set within Center Court by Lifestyle features thirty-three 3 to 6 bedroom Mediterranean-style Stand Alone Villas completely furnished and designer decorated for style, luxury and comfort.

Lifestyle Real Estate offers the opportunity for 100% titled real estate ownership with a Hassle-Free luxurious turn key villa lease-back program, a generous annual usage plan and no fees, expenses or maintenance cost as well as a guaranteed annual income.

In addition, all owners have access to the Lifestyle Holidays Vacation Club benefits that include on property: amazing V.I.P benefits such as exclusive chef and butler services, restaurants, beaches, transportation such as helicopters, limousines, golf carts and more...



Lifestyle
REAL ESTATE

In The Unique Dominican Republic

Tropical ocean breezes, clear blue waters, sandy beaches and majestic mountain views provide visitors with a warm welcome to The Lifestyle Holidays Vacation Club Resort, formerly The Hacienda Resort, which offers an array of rental accommodations as well, including; hotel rooms, Jr. suites, one and two bedroom suites, and penthouses to fit most size families as well as a plethora of activities to suit a variety of interests.

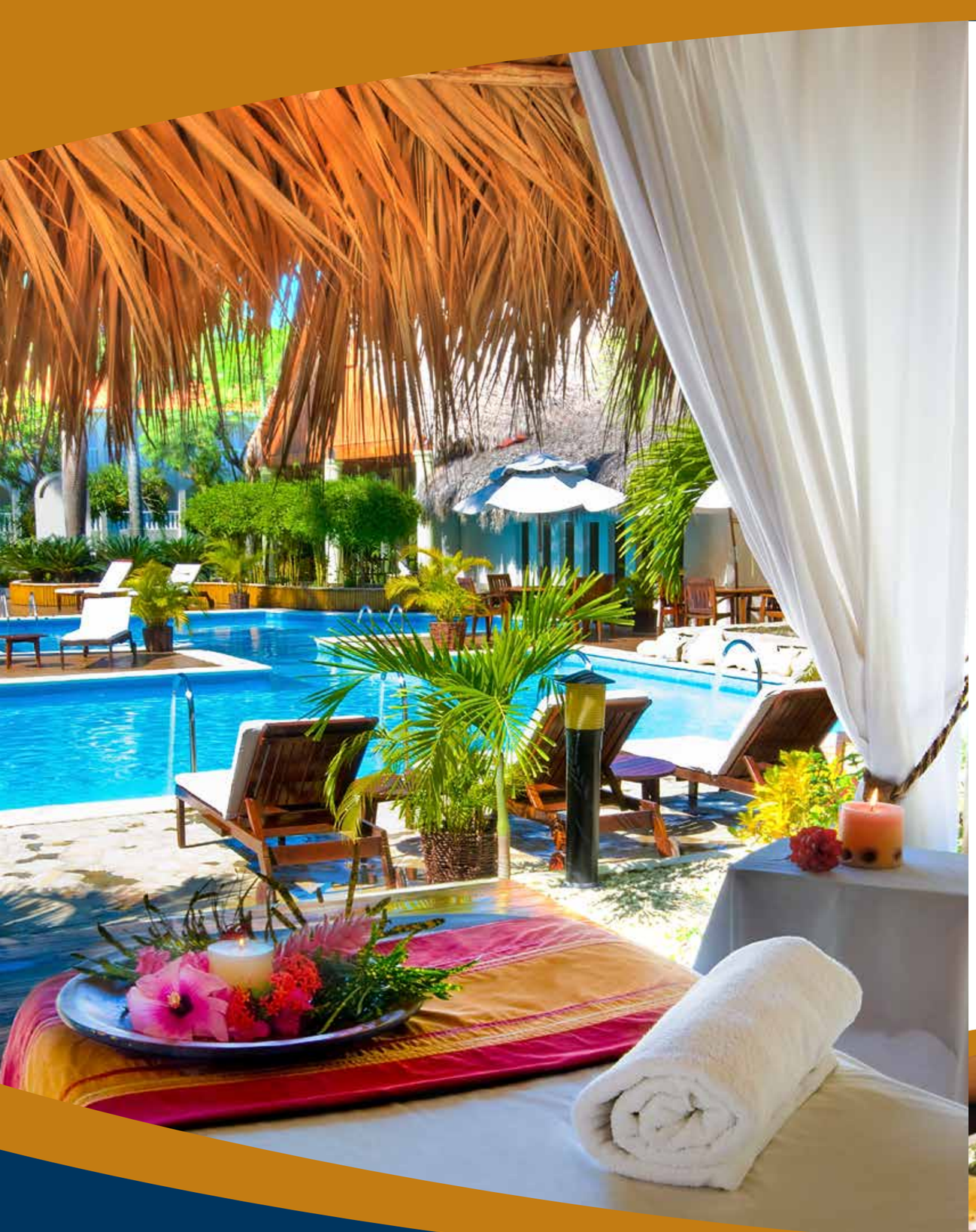
Imagine a place with 1,000 miles of pristine beaches overlooking a crystalline turquoise sea. A place where the mid-day siesta is still a time-honored tradition and the freespirited Merengue is the national dance of choice. Unhurried, unencumbered, and unbelievably liberating from everyday cares and stress.

This is the Lifestyle Holidays Vacation Resort in the enchanting Dominican Republic – an all-inclusive vacation experience reserved for members only.

As an owner, your vacation lifestyle includes V.I.P amenities and services at the LHVC Resort in Puerto Plata and other premier travel spots throughout the world. Enjoy members only gourmet restaurants and al fresco buffet dining. Unwind at the private-access beach club with attentive members-only service. Experience live entertainment shows, beach-party extravaganzas, exciting casino nightlife, and so much more reserved for V.I.P's alone. Add in world-class golf, water sports, and endless island adventures...

THIS IS THE LIFESTYLE YOU DESERVE.

Welcome to the Lifestyle Holidays Vacation Resort.



PROPERTY AMENITIES AND FACILITIES

- 8 V.I.P Exclusive Restaurants
- 12 Restaurants *for All Guests*
- 7 V.I.P Lite Fare Bars
- 14 V.I.P Exclusive Bars
- 14 Bars *for All Guests*
- 12 Pools Including Exclusive Kid's Pool Areas
- 5 Beaches
  - Lifestyle Beach
  - Cofresi Beach
  - V.I.P Beach
  - Serenity Beach
  - Harmony Beach
  - Deja View Beach
- 2 Nightclubs

  ICE (drinks included) & VIBE (drinks not included – drinks included for Shareholders)
- 2 Spas (Services are Extra)
  Yin Yang & Metamorphosis
- 2 Entertainment Centers
  Colosseum & Lights, Camera, Action Theatre
- Non-Motorized Water-Sports:
  - Snorkeling Equipment
  - Boogie Boards
  - Kayaks
- Tennis Courts
- Basketball Court
- Beach Volleyball Court
- Health Club
- 2 Gyms with Exercise Equipment
- Shopping Areas, Including Hand-Crafted Market
- Merchandise Store
- Medical Clinic **$**
- Pharmacy
- Logo/Gift Store
- Life-Size Chess Game
- Synagogue

For Children:

- Kid's Club and Kid's Art Club
- Supervised Kid's Club Opened Daily from 9:00 a.m. to 12:00 p.m. and from 2:00 p.m. to 5:00 p.m.
- Daily Activities Program for Children 4 to 12 years old
- Two Children's Pools
- Mini-Disco
- Teen's Club
- Babysitting Services (Reservation Required) **$**
- Playground

Extra Services & Facilities $

- Conference and Meeting Facilities
- Personalized Weddings with Weddings in Paradise
- Water Sport Center
- Various Shopping Areas
- Arcade
- Tennis Clinics
- Spa Services at Choice of Two:
  Yin Yang & Metamorphosis
- Scuba Diving School (PADI Certified)
- Excursion Center (V.I.P World and The Tropical locations)
- Car Rental
- Babysitting Services







Center Court
by Lifestyle
AT LIFESTYLE HOLIDAYS VACATION RESORT

LIFESTYLE REAL ESTATE DIVISION INTRODUCES CENTER COURT BY LIFESTYLE

Located in a prime spot in the center of all the resort action among picturesque rolling hills and mountains, Center Court by Lifestyle is the first of four planned high-end communities with whole ownership homes and guaranteed rental agreements, offered by the new Lifestyle Real Estate Division.

The exclusive development includes luxury, custom-built, Austrian architect style villas of three to six bedrooms. Each villa includes a full kitchen, dining room, living area, private bedrooms and bathrooms, and private swimming pool.

Members who purchase one of the deeded real estate division products receive tremendous benefits just for them, including a select number of exchange weeks each year, automatic rental of their villa, free helicopter or limousine transfers from Puerto Plata or Santiago airports, all inclusive amenities and services, chef and butler services, laundry service, weekly gala dinners, unlimited access to Ocean World Adventure Park next door, catamaran excursions and no maintenance or administration fees.

LHVC Launches Exciting Lifestyle Real Estate Division with Whole Ownership Vacation Homes And Highest Level of Exclusive Member Benefits

Exciting news! LHVC Membership has just been kicked up a notch, or two. Sales and construction are now underway for four planned high-end communities of villas, apartments and townhouses which are part of the new Lifestyle Real Estate Division featuring whole ownership opportunities and guaranteed rental agreements. The exclusive, upscale residences include Center Court by Lifestyle with custom-built, Austrian architect style villas of three to six bedrooms; Crown Villas with one, two or three bedroom Mediterranean style stand alone homes; Costa Esmeralda by Lifestyle with ultra-modern, highest-end cliff and beach villa homes; and The Level by Lifestyle two-floor townhomes with European design. The choices are endless.

Members who purchase one of the deeded real estate division products receive tremendous benefits just for them, including a select number of exchange weeks each year, automatic rental of their villa, free helicopter or limousine transfers from Puerto Plata or Santiago airports, all inclusive amenities and services, chef and butler services, laundry service, weekly gala dinners, unlimited access to Ocean World Adventure Park next door, catamaran excursions and no maintenance or administration fees.



ARCHITECT

JOHANNE GAETAN CHECO MEDRANO

Architect Johanne Gaetan Checo Medrano was born in 1972 in the city of Santiago de los Caballeros, in the Dominican Republic. It became obvious from an early age that he leaned towards the taste of art and architecture, and made his formal studies at the school of architecture of the Pontificia Universidad Católica Madre y Maestra of the city of Santiago in the 1990s. Then at the beginning of the new millennium, he did his master's project in the school of architecture of the University of La Coruña in Bilbao, Spain.

Johanne Checo Study Architectural S.R.L., Signature, has two offices within the Dominican, the first located in the city of Santiago, where they developed urban projects such as "Hacienda Palmeral", a residential project that skirts the field of Las Aromas Golf facilities, as well as several apartment buildings, malls, shops and cabanas located in the countryside on the mountains of Jarabacoa. Several of his designs have been featured in international magazines such as "Architectural Digest".

In 2005 he opened an office in Cabarete, that specializes in hospitality and tourism projects, as well as the 'Gran Cabanna Beach Club Spa and Resort', in addition to several second home condominium buildings, villas, bars, and restaurants.

The firm also works on community service projects such as literacy programs in the Dominican Republic by designing polytechnics, community centers, music schools and sports fields.

The heart of a Checo design is always aimed at the comfort, flexibility and productivity of the spaces to be consistent with the lifestyle and need of each client. The firm is known for breaking up traditional architecture by mixing it with a touch of modernism thereby creating art with a combination of styles.







ROYAL VILLA • 3 BEDROOM

Net Floor Space: 3261.24 sq. ft. includes Terrace Area

Private Pool Size: 8x4 m

This modern, Mediterranean style villa has 3 spacious bedrooms each with their own private bath. The bathrooms are tiled in luxurious travertine marble to accentuate the architecture style and give them the rich feeling of home.

The large, open floor plan is perfect for all guests to socialize while enjoying the avant-garde interior. Natural elements are integrated throughout the villa to bring the outdoors, inside. Whether relaxing in the living room with your guests or enjoying a cocktail by the pool, the feeling of the outdoors surrounds you.

An amazing view of the pool and open floor plan as you enter through the foyer, creates a dramatic entrance with a warm, tropical feel that is carried throughout the entire villa. Cathedral ceilings accentuate the large entry space and sweeping views.

As you continue through the first level, you will discover a spacious bedroom and a modern bathroom that has been integrated into the room through its transparent shower, making the entire room a luxurious retreat.

The double high, transparent stairway leads up to a second level that invites you to dream of Caribbean gardens and blue cloudless skies through breathtaking panoramic windows.

On the second level you will also find an intimate living room that joins the 2 individual bedrooms. This provides a living space separate from the downstairs one, giving your guests their own sense of privacy. Each bedroom also has its own attached bathroom, complete with modern fixtures and stunning views over the pool and garden from their own individual terraces.

One of the most unforgettable amenities of the villa is its large patio area that includes a gazebo, featuring a barbeque. The pool area also includes a private bathroom, outdoor showers and a 6-person hot tub that expands into a coral floor sundeck. This creates the perfect place to spend intimate, summer days and nights in the beautiful Dominican Republic.



1ST FLOOR



2ND FLOOR



ROYAL VILLA • 4 BEDROOM

Net Floor Space: 3840.67 sq. ft. includes Terrace Area

Private Pool Size: 8x4 m

This Santa Fe style, 4 bedroom villa, was inspired by the warm Caribbean sun drenching our bodies in this beautiful country called the Dominican Republic.

Each villa has four bedrooms with their own separate bathroom to give each guest a sense of privacy. Minimalistic interior designs and open floor plans make this villa perfect for entertaining guests. Double-high ceilings make both the entry and living room area large and open.

As you enter from the foyer and through the first level, you'll discover your own private oasis with a private hot tub that cascades gently into a serene pool that is surrounded by beautiful gardens and magnificent views. The effect is the perfect balance to your senses, creating a luxurious atmosphere that is serene and peaceful.

There are 2 bedrooms on this first level, both enjoying the same stunning views of the pool and garden areas.

The second level boasts the remaining 2 bedrooms, each with their own attached bathroom, complete with modern fixtures and a transparent shower area that accentuates the Caribbean carefree lifestyle. The views from each private balcony include the pool, hot tub and garden areas. The mix of tropical and Santa Fe style give this villa a truly unique feeling, making your stay unforgettable.

As an added luxury, within the master bedroom is a private hot tub. This amenity, coupled with a stunning view of the outside areas of the property, making this the perfect intimate getaway.



1ST FLOOR

2ND FLOOR



ROYAL VILLA • 6 BEDROOM

Net Floor Space: 5191.49 sq. ft. includes Terrace Area

Private Pool Size: 8x4 m

This spectacular villa is a fusuion of minimalistic and Bali style architecture, blending into its natural surroundings by using materials such as coral and limestone rock, mirroring the materials found in the Caribbean sea.

This villa is designed around the art of outdoor living with spectacular ammenities such as the terraces, pool and gazebo, making this the perfect landscape for entertaining yet is also private enough to enjoy its serene beauty without any fanfare.

The generous covered terrace provides shade and cool breezes next to the pool area that also features a sundeck inside the water. Enjoy the sounds from the waterfall while wading in the pool or sitting in its private hot tub. Luxury abounds in this tropical oasis.

Upon entering through the foyer, this villa is full of large, open spaces created to accomodate the entire family. Two open living rooms and a spacious kitchen are perfect for large events as well, or maybe just a large family.

There are 3 bedrooms located on the first level. The master bedroom includes a freestanding bathtub overlooking the tropical gardens, perfect for your dream bubble bath. The two secondary bedrooms include walk-in closets and bathrooms equipped with modern fixtures.

Panoramic views surround you on your way to the second level of this spectacular villa. On this level, you will find 3 additional bedrooms including an additional master bedroom that also features a freestanding bathtub, as well as its own private terrace that showcases the remarkable views from the tropical gardens below. The two secondary bedrooms also include walk-in closets and their own attached bathrooms, complete with modern fixtures. Large windows throughout the second floor add natural light and are perfect for viewing the breathtaking Dominican Republic sunsets.



LEASE BACK BENEFITS

- 5% Fixed Income Paid Annually on Purchase Price of Your Real Estate Investment
- No Payment of Maintenance, Administration Costs, or Dues for the Real Estate
- 4 Weeks Per Year in Accommodations Free of Service Fees, and Free All Inclusive Food and Beverage Package for 2 People Per Bedroom Built
- B.V.I. (British Virgin Islands) International Business Corporation Set Up on Your Behalf for Ownership of the Real Estate (Optional)
- A Residency Permit (Residencia) for The Dominican Republic Free of Charge (Optional)

SHAREHOLDER'S BENEFITS

- Chef Available at the Villa Upon Request Any Evening
- All International Drinks Are Free at the Villa
- All You Can Eat Barbecue Once Per Week in the Villa for Up to 2 People Per Bedroom Built
- Once a Week Gala Dinner with the Entire Management and all Owners of Lifestyle Real Estate, Combined with Information About Plans and Endeavors with Regards to the Future Development of the Resort and Other Resorts
- A Golf Cart Guaranteed in the Villa
- Shuttle Service Per Helicopter or Limousine to and from Puerto Plata Airport Free of Charge
- No Check-In Necessary
- 30% Price Reduction When Using Spa Services
- 20% Price Reduction on All Excursions Available at the Time of Booking
- The Right to Use an Additional 5 Weeks Per Year to Exchange Through RCI without a Service Fee
- Laundry Service For Clothes, Free Of Charge









YOUR V.I.P MEMBER PRIVILEGES

Access to all V.I.P membership benefits, including:

- Exchange Opportunities with RCI, Interval International, and All LHVC Sister Resort Companies
- V.I.P World
- V.I.P Beach
- V.I.P Sports Bar
- V.I.P Transportation
- Helicopter, Limousine transfers, Golf Carts

V.I.P Privileges including:

- Lifestyle Tower Features V.I.P and Member Services Offices
- V.I.P Restaurants: Simply Gourmet, AZUL, Jazz, and more
- Owner Discounts at Spas
- Private Gourmet Barbecue
- Ocean World Passes







TESTIMONIAL

MARIE & JEAN-MARC DENAULT
ROYAL VILLA #1

First let me start by thanking you and Lifestyle Vacation Resorts for giving us a wonderful opportunity to invest inside the vacation resort. Our own 3 bedroom villa was just completed and we had the privilege to inaugurate it on April 6th 2012 with friends and family. We are elated with the quality of the construction from all trades involved, from the sales representative to the architect, the engineers, the project manager, the construction crew, the furniture and cabinet maker, the decorator, the gardener and the quality control supervisor. Their workmanship was truly spectacular. Everybody that was present at the inauguration was really impressed.

Being members with the Vacation Club for over 5 years, we had a chance to see the complex grow to where it is right now and we are sure that it will grow even more.

This is the reason why we feel secure with our investment. The fact that we own the villa outright and have the title for it, the security of being in a gated community, the benefits granted to us by Lifestyle as a villa owner, like guaranteed return on our investment, 4 weeks per year without having to pay anything including ''All Inclusive'' fee for 6 people, no service fees, premium transportation to and from the Puerto Plata Airport, the excellent and ever growing ''a la carte'' restaurant selection, the exclusive ''Déjà View'' beach, the wonderful service staff and much more.

We have just returned to reality and can't wait to get back and enjoy our villa once again. This is without a shadow of a doubt, the best product Lifestyle has to offer and we will be planning on building another villa in the same project in the very near future.

we invite you to become
part of the lifestyle success





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