

PORTA *Kura Bunita*

RESIDENCES & APARTMENTS



Buyer
instructions manual



Koraal Tabak

Porta Kurá Bunita

Your Journey to Owning a Dream Home

Follow these simple steps to create your account and reserve your dream home:

1. Create an Account

- Click the “Create an Account” button to start.
- Enter your email address and select to create a personal or business account.
- After filling in the required details, click “Send” to submit.
- A pop-up message will confirm that a verification link was sent to your email.

2. Verify Your Email and Create Your Account

- Open the email we sent and click on the verification link to activate your account.
- Provide the required details in your Personal or Business Profile Form.
- Click the “Create account” button to complete the account setup.
 - o To sign in: Click the “Sign in” button and use your email and password. Your name will appear in the top-right corner.
 - o Use the “My Profile” button to review or update your personal information and upload required documents.
 - o Use the “My Dream Home” button to explore available villas, apartments, and penthouses and to continue with the reservation process.

3. Reserving Your Dream Home

- Browse the inventory, review property details, confirm availability and select the property that best meets your preferences.
- Click the “Reserve here” button for your selected property to begin the reservation request.
- An invoice for the reservation fee and a reservation agreement are automatically generated and added to your account under the tabs “My Invoices” and “My Legal Agreements”.
- Complete the payment for the reservation fee and upload your proof of payment under the “My Invoices” tab in your account or email it to sales@koraaltabak.com.
- Print the reservation agreement, sign, scan, and upload it to the “My Legal Agreements” tab in your account or email it to sales@koraaltabak.com.
- Reservations are honored on a first-come, first-served basis.
- Confirmation: After your payment is processed you will receive confirmation that your dream home is successfully reserved!

4. Receive Your Buyers Folder

- You will receive a Buyers Folder with various documents such as:
 - o Buyers Guide Porta Kurá Bunita and the PKB – Brochure.
 - o Signed Reservation Agreement.
 - o Draft Purchase-(Construction) Contract.
 - o Deed of Master Division including Articles of Homeowners Association.
 - o Main split drawing.
 - o For Apartments and Penthouses: Deed of Subdivision and subdivision drawing.
 - o Technical Description with Specification drawings & Situation drawing.
 - o Terms and Conditions Porta Kurá Bunita.
 - o Delivery Terms.
 - o House Rules and Regulations

5. Finalize your Purchase

- Submit your mortgage application with the required documents at the bank of your preference.
- Upon approval of your financing request, the purchase becomes final once you sign the purchase (and construction) contract.

6. Notarize the Purchase

- The purchase contract will be notarized once your mortgage financing request is completed.
- You are responsible for all associated costs, including bank fees, taxes, and any other transaction-related expenses.
- These must be settled in full before the deed is officially signed at the civil law notary's office.

Need Help?

If you have any questions or need help with your account, reservation, or other inquiries, do not hesitate to contact our sales office at +599-9-660-2020 or send an email to sales@koraaltabak.com. We are here to help you every step of the way.

Please note that the information on this website is for reference only and may be subject to change. Prices are updated regularly and may change without prior notice.



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