



# HARBOR BAY

BY NOVAL PROPERTIES





A new interpretation of life at sea



# Your life starts here

Your life begins now. Surround yourself with stunning panoramic views of the Cap Cana Marina and beautiful nautical-inspired architecture. Harbor Bay promises an elegant and relaxing lifestyle like no other.



An aerial photograph of the Cap Cana Marina in Punta Cana, Dominican Republic. The image shows a large, curved marina with numerous white yachts and boats docked at red-painted concrete piers. The water is a clear, vibrant turquoise. Surrounding the marina are several multi-story buildings with Mediterranean-style architecture, featuring terracotta roofs, arched windows, and balconies. Palm trees and landscaped gardens are interspersed among the buildings. In the foreground, a large white yacht is docked at a curved pier, and a smaller red and white boat is nearby. A small speedboat is visible in the lower right, leaving a white wake in the water.

# Cap Cana

WORLD DESTINATION

Perfectly positioned in the Cap Cana Marina, frequented by fans of world sport fishing. Harbor Bay is a contemporary residential oasis in a tranquil setting, with nearby attractions including unique boutique and restaurants. Just minutes from the Punta Cana International Airport, this idyllic community boasts unobstructed ocean views and access to the best beaches in the area.





## The luxury of ————— living by the sea

Welcome to Harbor Bay. A luxurious oasis of modernity with the best of both worlds: the unrivaled charm of a small coastal community and the grandeur of one of the most sought-after destinations in the world. Harbor Bay is a paradise for those seeking the ultimate living experience.





## Sailing a lifestyle

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Admire the seaport from the comfort of your residence. Enjoy the stunning views on the quiet terrace. Relax in the glamorous outdoor pool with Balinese beds. Go out on a yacht. Conquer the sea with luxury fishing. All this, by the sea.







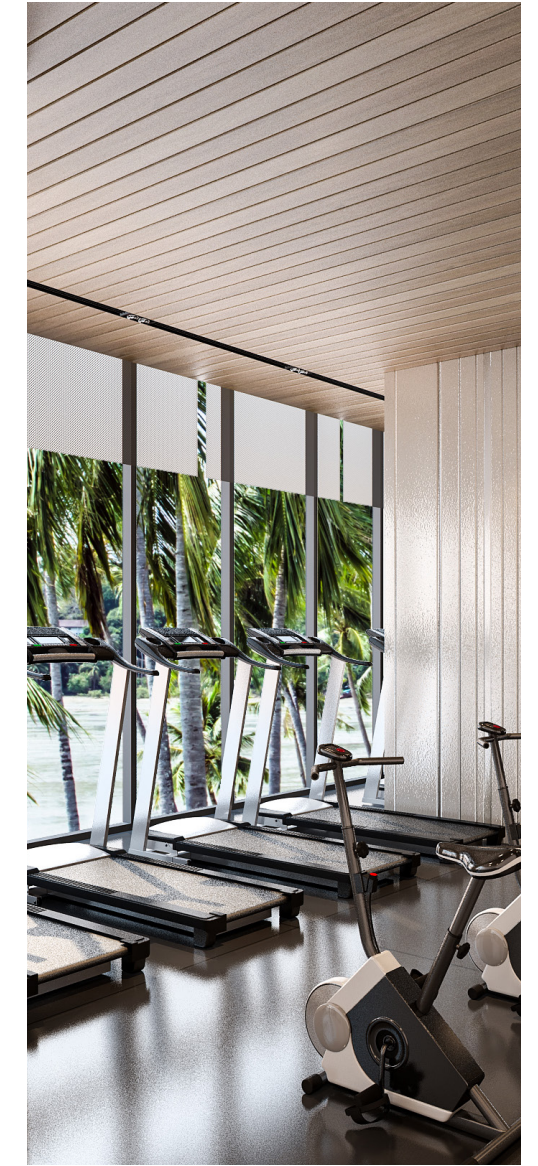
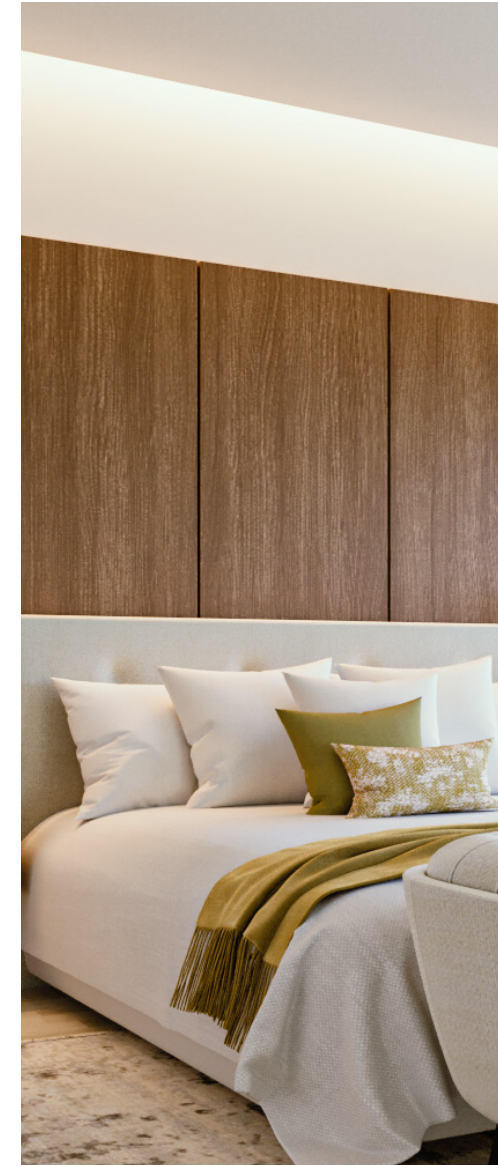
## Make a dramatic first impression

Harbor Bay integrates a prime collection of 186 luxury apartments. A rich maritime aesthetic of curved surfaces and silhouettes that simulate a ship design. It has one, two and three bedrooms apartments of up to 320 square meters. The impressive design concept perfectly combines the ample interior spaces with the exterior terraces that include infinity jacuzzis, added to incredible views that recreate an incomparable living experience.









## Authentic Amenities

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### FEATURES

186 Apartments  
Ocean view  
A large pool of 1,421.20 m<sup>2</sup>  
Infinity Jacuzzi  
Rooftop lounge with panoramic view

1, 2 and 3 bedrooms  
Lift  
Gym  
24-hour security  
Private parking



On a large scale —————



HARBOR BAY

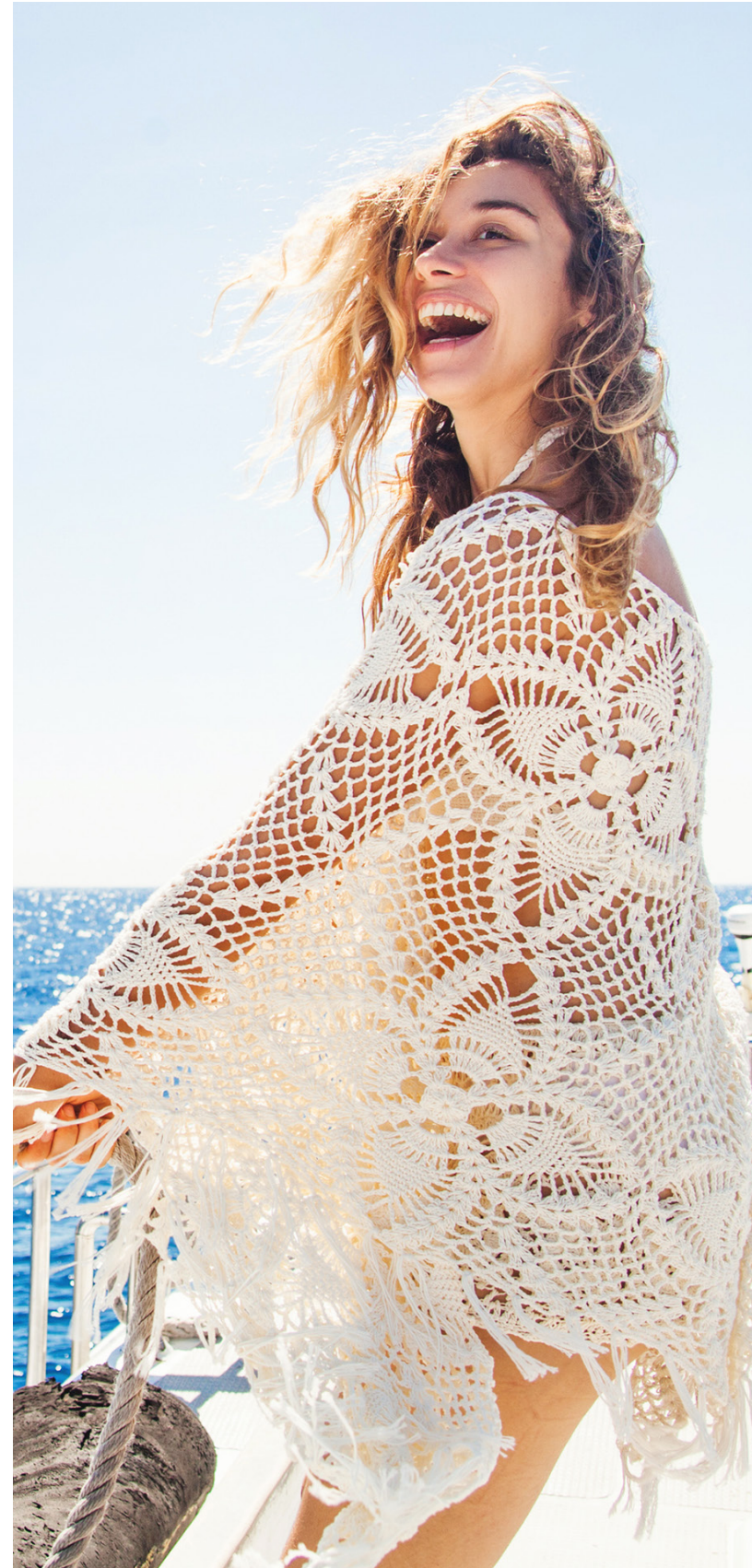
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# Experiences from the bay

ESSENTIAL. EXCITING.  
AND EXCLUSIVELY YOURS.







Your life  
starts here

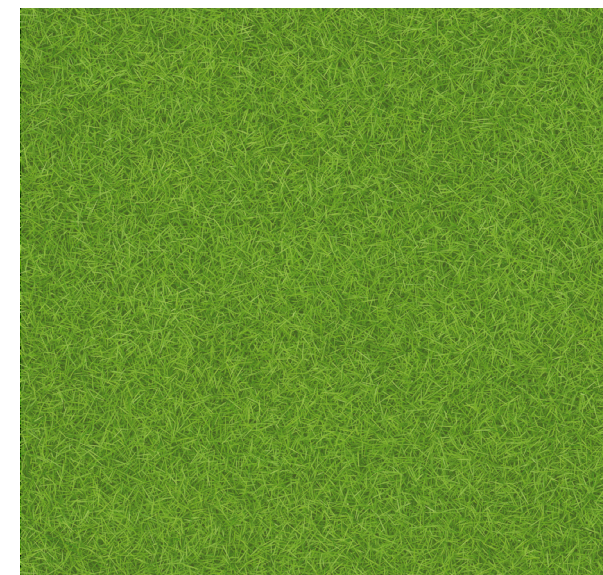
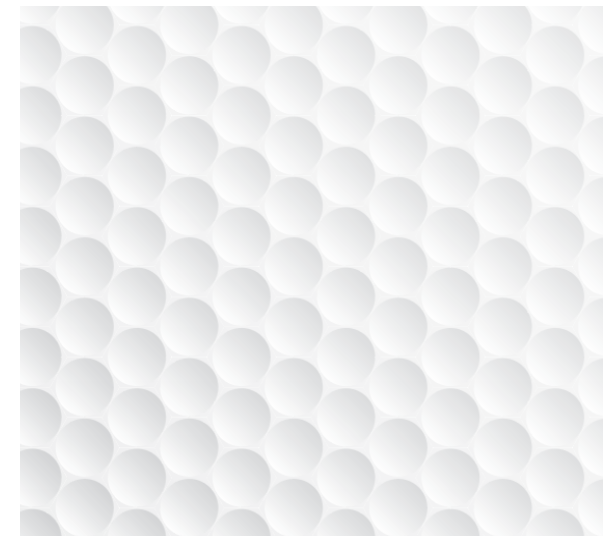




## White sand \_\_\_\_\_ and crystal waters

Steps from the most exclusive and charming beaches in the area, where you can experience the magnificence and privacy of white sands, crystal clear waters, and gigantic palm trees.





## Stylish swing

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### PUNTA ESPADA CLUB GOLF AND CLUB

Number 1 in the entire Caribbean and Mexico, with its 18 holes an incomparable view facing the sea.

### LA CANA GOLF COURSE

This 27-hole course has become one of the favorites of golfers from all over the world.

### LOS CORALES GOLF COURSE

The exclusive and spectacular 18-hole course, with 6-holes along to the Caribbean Sea.



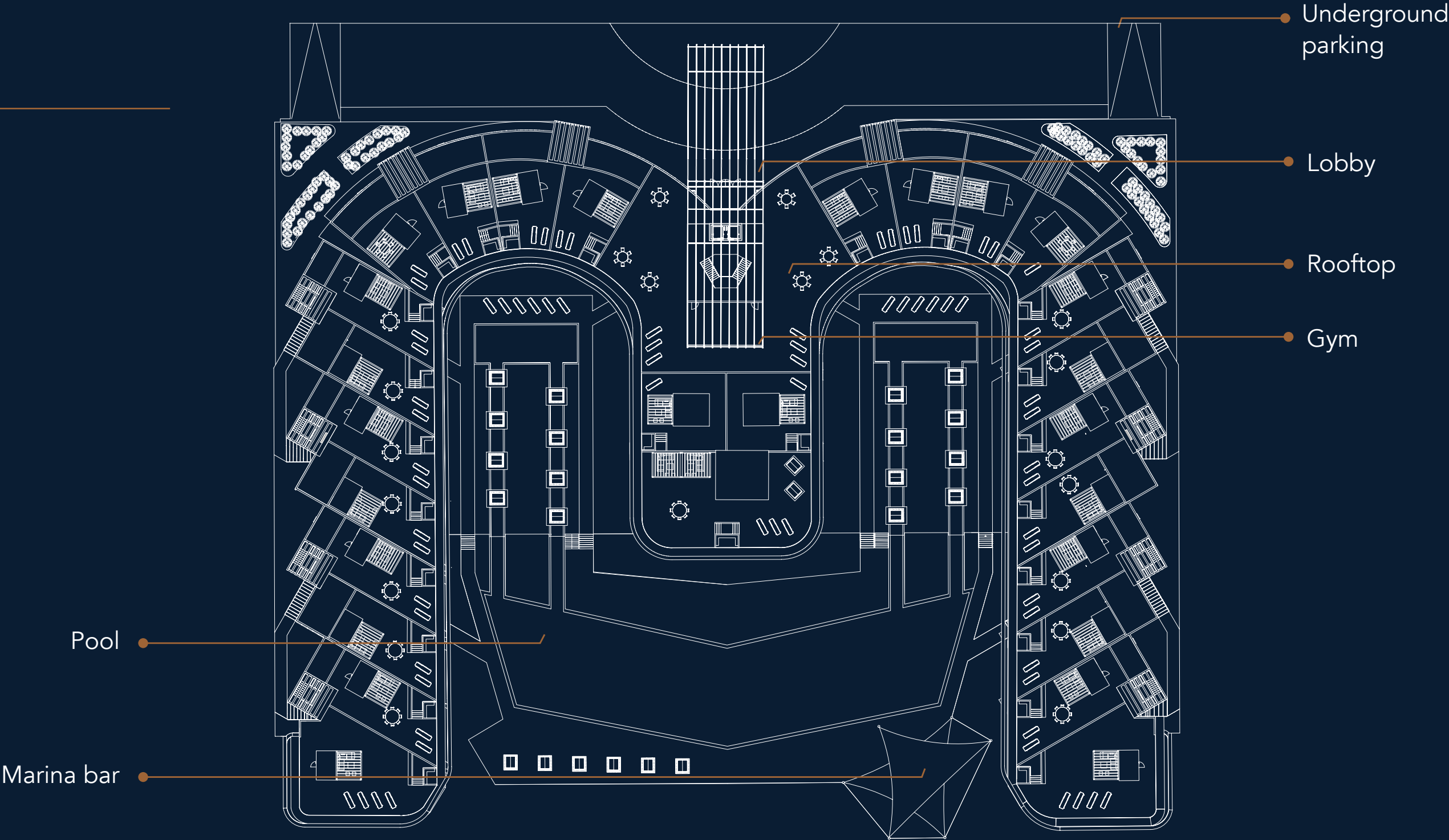
# Right by the sea

- |  |  |   |
|--|--|---|
| <br>10<br>MIN<br>Juanillo Beach | <br>11<br>MIN<br>Punta Espada<br>Golf Club            | <br>12<br>MIN<br>Punta Cana<br>Inte. Airport |
| <br>05<br>MIN<br>Api Beach     | <br>03<br>MIN<br>Fishing Lodge                       | <br>10<br>MIN<br>Supermarket                |
| <br>10<br>MIN<br>Blue Mall    | <br>05<br>MIN<br>Marina Punta Cana<br>Resort & Club | <br>10<br>MIN<br>Punta Cana<br>Polo Club   |
| <br>05<br>MIN<br>Los Establos | <br>01<br>MIN<br>Casino Dominic                     | <br>03<br>MIN<br>Ojos Indígenas            |





# Masterplan





# Type 1



## 1 Bedroom

Apartment area: 948.84 sq. ft

Terrace Area: 257.9 sq. ft

Common area: 213.66 sq. ft

Total: 1350.33 sq. ft





# Type 2

## 2 Bedroom

Apartment area: 1421.8 sq. ft  
Terrace area: 311.94 sq. ft  
Common area: 213.66 sq. ft  
Total: 1947.73 sq. ft



## Type 2 Terrace



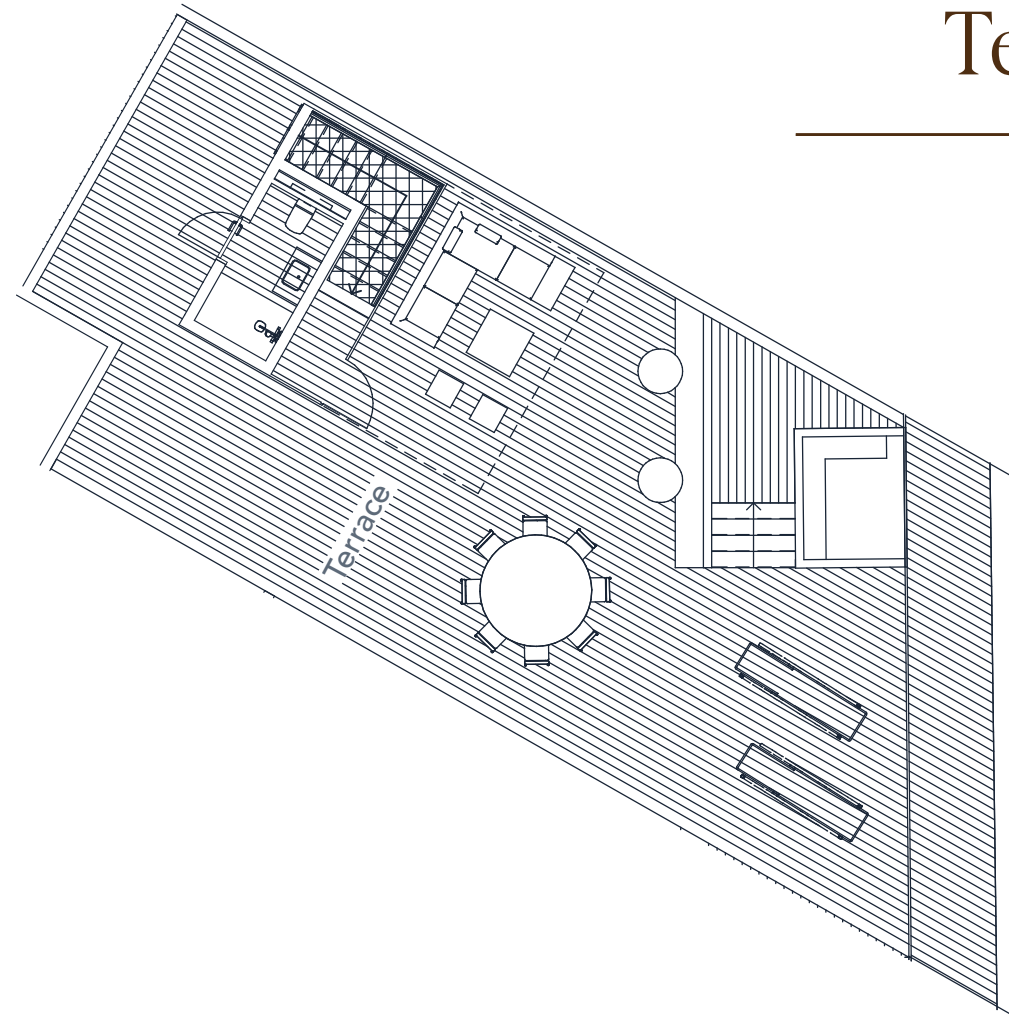
### 2 Bedroom

Apartment area: 1421.8 sq. ft

Terrace area: 311. sq. ft

Common area: 213.66 sq. ft

Total: 3357.8 sq. ft





# Type 3 Frontal

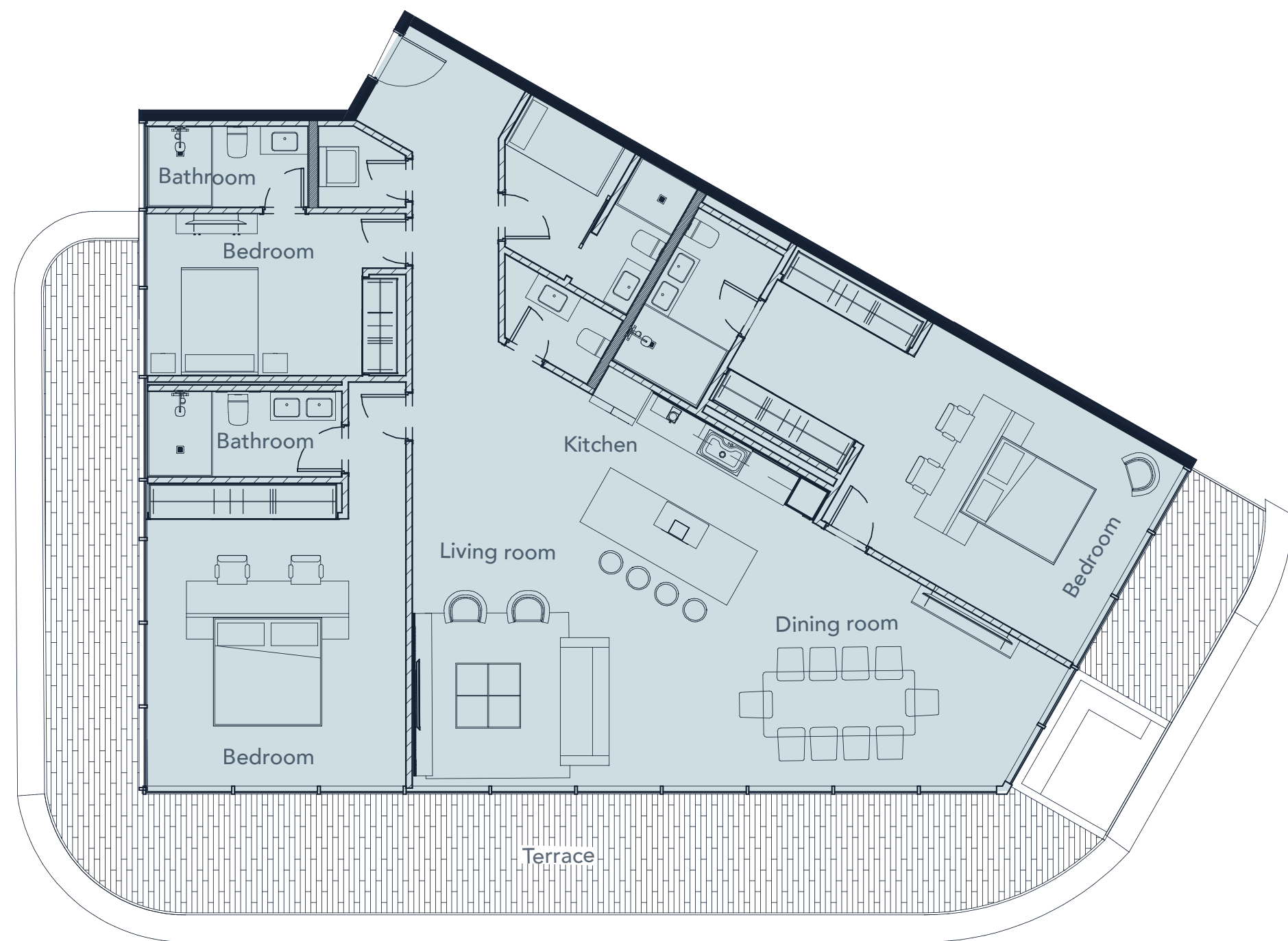


## 3 Bedroom

Apartment area: 2718.96 sq. ft  
Terrace area: 1506.95 sq. ft  
Common area: 213.66 sq. ft  
Total: 4439.57 sq. ft



# Type 3 Lateral



## 3 Bedroom

Apartment area: 2147.72 sq. ft  
Terrace area: 795.88 sq. ft  
Common area: 213.66 sq. ft  
Total: 3157.59 sq. ft





Grandeur —————  
in every detail

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## FINISHES

Our mission is to offer a sophisticated style of apartments with a design committed to the most refined finishes with natural tones and textures. An exceptional sense of detail.





Limitless horizon







You have \_\_\_\_\_  
arrived at a safe harbor

PAYMENT PLAN

	Downpayment	Construction	On completion
Prompt payment	90 %	0 %	10 %
Prompt payment 50%	50 %	30 %	20 %
Standar	20 %	60 %	20 %

Purchase date

Handover

\*Ask your executive about the benefit of choosing prompt payment



# Collaborators of the project

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CEO - César Latrilla

CDO - Antonio Varela

Project Ideation and Management - Bruno Fernández García

Architecture - Leticia Corti & Roberto Hernández

Interior design - Norys Gómez





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