



CAP CANA
REPÚBLICA DOMINICANA

Ciudad Destino

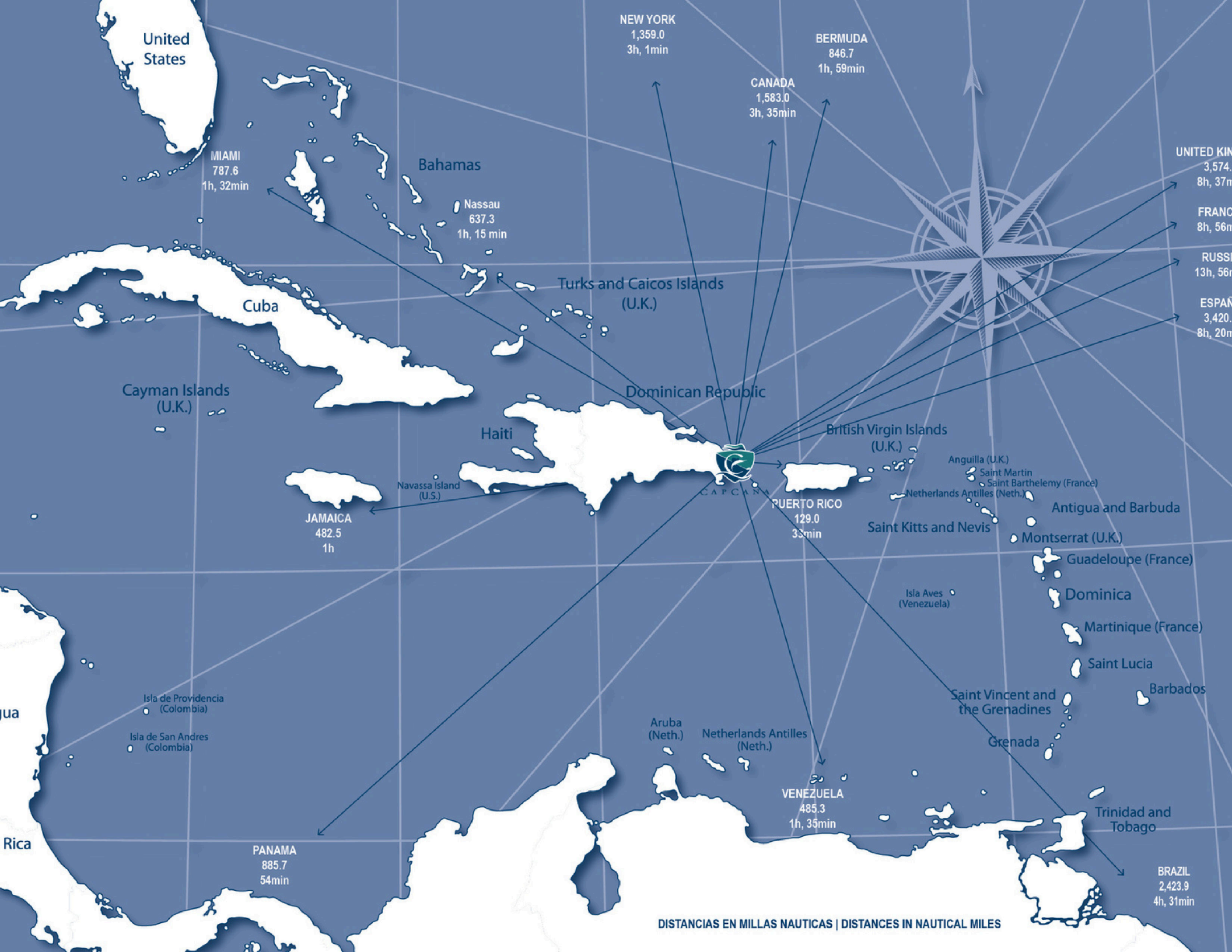
CIUDAD LAS CANAS 4 BEDROOM VILLA

CAP CANA
DOMINICAN REPUBLIC



CARIBE HAUS

DESIGN | BUILD



DISTANCIAS EN MILLAS NAUTICAS | DISTANCES IN NAUTICAL MILES



10

**REASONS
WE THINK
THIS COULD
BE YOUR
PERFECT
HOME**

MODERN & HOMEY

Welcome to your new home, where luxury meets comfort!

This thoughtfully designed home will be built with your comfort in mind. From the moment you step inside, you'll be enveloped in natural light, thanks to the large windows that let the outdoors in. The open floor plan seamlessly blends the living spaces, creating a warm and inviting atmosphere that is perfect for entertaining or simply relaxing with your family.

The interior design of this home is both elegant and sophisticated, with a neutral color scheme that creates a sense of calm and tranquility. You'll love the spaciousness of each room, while still feeling cozy and comfortable. And if you want to add your own personal touch, our expert interior designer is at your service to help you create the home of your dreams.

01









02

NATURAL LIGHT

Sleek design meets natural beauty!

The clean-lined exterior of this house is as inviting as it is stylish. Tall windows let in plenty of light, offering a glimpse of the bright and airy interior. As you approach the front door, the porch and surrounding landscaping create a sense of privacy, inviting you to step inside and relax in the tranquil atmosphere.

Once inside, you'll be greeted by an abundance of natural light that pours into every room, creating a warm and inviting atmosphere. Large windows provide stunning views of the lush garden and natural green area just beyond your backyard, bringing the beauty of nature indoors.

This house is the perfect combination of style and serenity, with a design that seamlessly blends the indoors with the outdoors.





03

PRIVACY

This personal oasis boasts a unique feature that sets it apart from the rest: a natural buffer of trees and lush landscaping that creates a serene and private environment. With ample space to entertain and spend time with loved ones, this is the perfect place to create memories that will last a lifetime.

The backyard is surrounded by mature trees and greenery, providing a stunning natural extension of the home. This creates a secluded and tranquil atmosphere while still being part of a vibrant and lively community. You'll never feel isolated in this private retreat, as the beautiful landscaping brings the beauty of nature right to your doorstep.

This is the perfect place to experience the luxury living, with plenty of space to relax and unwind. We invite you to learn more about this breathtaking property for yourself and discover the true meaning of comfortable and sophisticated living.







Investing in this property can provide not only a comfortable and luxurious living space, but also a great opportunity for financial gain. Cap Cana is a rapidly developing area and is becoming a hot spot for tourism in the Caribbean. With the growth of tourism comes an increase in demand for rental properties, making this property an attractive investment opportunity.

Additionally, the real estate market in the Dominican Republic has been consistently growing over the past few years, offering potential for long-term appreciation in value. With the possibility of renting out the property for short-term vacation stays, this investment has the potential to generate strong rental income and appreciate in value over time.

Whether you are looking for a permanent residence or an investment property, this home is sure to exceed your expectations.

04

INVESTMENT POTENTIAL



05



LOCATION

This stunning home is situated in the highly sought-after Ciudad Las Canas neighbourhood of Cap Cana, nestled amongst beautiful trees that provide ample privacy. With its prime location, you'll be just a short 6-minute drive away from the breathtaking Juanillo Beach - one of the most beautiful beaches in the Caribbean. Additionally, you'll have quick and easy access to some of the best golfing in the country, as well as the largest marina in the Caribbean - all within a 5-minute drive.

If you're in the mood for shopping, dining out, or exploring, you'll be delighted to know that the Blue Mall, boutiques, major supermarkets, and restaurants are all within a 10-15 minute drive from your doorstep. And if you're looking to venture further out, you'll be pleased to find that the main road is located just a stone's throw away, providing convenient access to other parts of the island.

Families with children will appreciate the short walking distance to the highly regarded Cap Cana Heritage School and a nearby mini-market, making daily errands and school runs a breeze. With everything at your fingertips, this home offers the perfect blend of relaxation and convenience.

CIUDAD LAS CANAS

This brand new real estate project offers modern style villas in a rapidly developing area. Nestled in a lush forest and surrounded by excellent amenities such as schools, shopping centers, and biking pathways, this is the perfect place to call home whether for vacation or permanent residence.

Ciudad Las Canas is an exclusive gated community with access to the luxurious city of Cap Cana, situated in the popular tourist area of Punta Cana/Bávaro in the southeast of the Dominican Republic.

This region is one of the fastest growing tourist destinations in the Caribbean, offering a wide range of attractions and activities for all ages. Come and experience the best of what Cap Cana has to offer!

DRONE VIEW DIRECTLY
ABOVE THE PROPERTY SITE



CAP CANA

Cap Cana is not only a luxurious and safe place to live, but it also offers some of the most exquisite amenities in the Caribbean.

This 30,000-acre gated community boasts private white-sand beaches with crystal-clear waters, making it a true ecological paradise. The Marina, designed as a safe harbor, offers a full range of services for yacht owners and is considered one of the finest in the region.

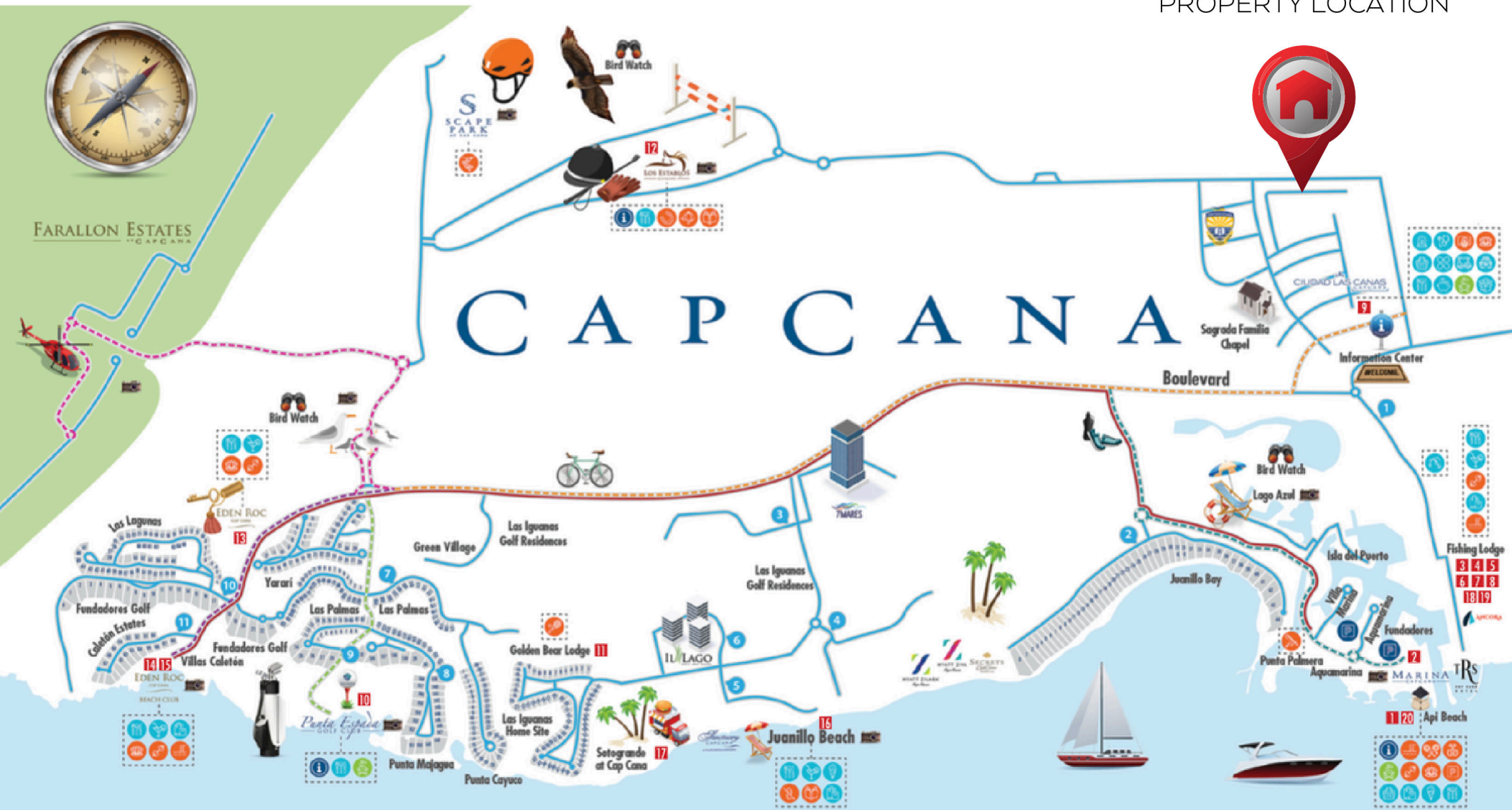
Golf enthusiasts will be thrilled to discover the world-class golf courses, such as the signature golf course designed by Jack Nicklaus, Punta Espada. The Equestrian City features polo fields for those who enjoy the sport, while Scape Park, the most complete park in Punta Cana, offers a range of activities for the whole family.

For those who enjoy shopping, Cap Cana has everything you need. Just an eight-minute drive away is the largest and most modern supermarket in Punta Cana, Supermercado Nacional. The Blue Mall, the largest and most complete shopping mall in the area, is also located nearby.

Whether you're looking for a permanent residence or a vacation home, Cap Cana is the perfect destination for those who want to enjoy the best of what the Caribbean has to offer.



PROPERTY LOCATION



STREET NAMES:

1. MARINA NORTE 2. JUANILLO BAY 3. ALTA VISTA 4. PASEO JUANILLO 5. PASEO DE PLAYA 6. PASEO DEL LAGO 7. PALMAS 8. MAJAGUA 9. FUNDADORES 10. DOLINAS 11. PASEO CALETÓN

SERVICES

- Attractions
- Information
- Security & Firefighters
- Golf Cart rental
- Minimarket
- Restaurant
- Beach Club
- Basketball Court
- Golf
- Eco Adventure Park
- Watersport
- 8.2 km Running Pathways
- 3.5 km Cycle Pathways
- Restaurants
- EY Charging Station
- Medical Center
- Gas Station
- Pharmacy
- Bar
- Gym
- Paddle Court
- Shore Fishing Deck
- Horse Back Riding
- Little Free Libraries
- 6.1 km Cycle Pathways
- 2.2 km Cycle Pathways
- Shops
- Bank
- Taxis
- Courier
- Ice Cream Shop
- Spa
- Tennis Court
- Deep Sea Fishing
- Polo & Horse Riding
- 1.5 km Cycle Pathways
- 800 m Cycle Pathways

ATTRACTIONS







ENTERTAINMENT

This home has been designed with entertaining in mind, featuring numerous conversation areas both indoors and out. You'll love the open and covered patio areas, perfect for hosting guests or just relaxing with family. The outdoor kitchen with BBQ area is a great place to cook up a delicious meal, while the large pool with bench seating is perfect for a refreshing swim. Two terraces, one at the front and one at the back, offer plenty of space to lounge in the sun.

The yard offers lush greenery and mature trees, providing a sense of privacy and tranquility. And with a side shower and entry, you'll have all the amenities you need to fully enjoy the outdoor space.

Whether you're looking to entertain or simply relax in your own private oasis, this backyard paradise has it all.





07

CUSTOM UPGRADES

The design is sleek and modern, with a neutral color palette that highlights the home's standout features. The attention to detail is evident in the high-end finishing quality, in line with North American standards.

Gorgeous wood-grain floor tiles add a touch of warmth and emulate the look of luxurious hardwood floors. A dedicated home office on the main floor provides the perfect solution for those working and living remotely. This space can easily be converted into a 4th bedroom or guest suite to accommodate your changing needs.

The kitchen is equipped with standard North American appliances and functional cabinets, with options for further customization from our interior designer.

With everything you need already included, from appliances to cabinets, all you need to bring is your furniture and personal belongings. Our designer can even help you furnish your new home before you arrive, making the transition into luxury living even smoother.







HOME OFFICE

A versatile and luxurious home office, where productivity meets comfort in perfect harmony!

No longer just a space to work from home, this room has quickly become one of the most popular rooms in the house. With your choice of the fiberoptic internet and satellite Starlink available, you'll be connected to the world in the most efficient way possible.

The built-in closet adds to the convenience, making it easy to store all your important documents, files, and supplies.

But that's not all. This room is designed with versatility in mind, and can be quickly and easily converted into a guest bedroom, playroom, library, or any other purpose you may need. It's perfect for accommodating guests, or for simply adding extra living space to your home. Plus, it's a space you'll love spending time in, whether you're working, relaxing, or just enjoying some quiet time.

09

OUTDOOR SPACE

The great outdoors is just as luxurious as the indoors!

Home features a beautiful outdoor space that is the envy of the neighborhood. The pool area is the perfect place to relax, swim, and soak up the sun, while also being ideal for hosting summer parties with family and friends.

The backyard is a massive oasis, with plenty of room for a kids playhouse, a trampoline, or even a lush tropical garden. This space is perfect for creating your own personal haven and enjoying all that nature has to offer. Plus, you'll love the added privacy of having no neighbor on the other side of the rear fence, making this a true retreat from the hustle and bustle of everyday life.

This outdoor space is truly the jewel in the crown of this magnificent property, offering a place to unwind, entertain, and make memories that will last a lifetime.



LAYOUT

This stunning home features a spacious layout with an open floor plan, perfect for entertaining guests or simply enjoying quality time with your loved ones.

The kitchen is a chef's dream, with stainless steel appliances and plenty of cabinet space, making it easy to prepare delicious meals while spending time with your family and friends.

The outdoor kitchen and covered patio provides an extension of the indoor spaces. Simply pass the delicious meals through the panoramic window to your outdoor dining area, or cook something on your BBQ!

10



Upstairs, you'll find three spacious bedrooms, two with their own private bathrooms, providing a sense of luxury and privacy.

The primary bedroom is a true sanctuary, featuring an en suite bathroom complete with a soaking tub, oversized walk-in shower, and his and her sinks.

Family room on the upper floor is a great escape from the busy family life, or a place for kids to enjoy their time playing together.

The main floor office is a versatile space that can easily double as a fourth bedroom, as it comes complete with a closet and a full bathroom. Whether you work from home or need an extra bedroom for guests, this space is perfect for all your needs.





The home offers ample storage solutions throughout the house. Each bedroom includes closets, with the primary bedroom featuring a walk-in closet for added convenience. In addition, the kitchen and bathroom cabinets offer plenty of space for storage, and there is extra storage available in the maid's room, laundry room, and by the side entrance. The home also provides built-in shelving and lots of space under the stairs for additional storage.

In the front of the house, there is a 2-car carport, providing a safe and covered space for vehicles. In addition, the carport features a dedicated storage area for tools and equipment. With this setup, you'll have plenty of room to park and store all of your vehicles and outdoor gear.

This home is the ultimate in modern living, with all the features and amenities you could want in a luxurious home!

MAKE IT YOURS TODAY!



HOME FEATURES

- 4 BEDROOMS
- 4.5 BATHROOMS
- MAID'S QUARTERS
- CHEF'S KITCHEN W/TALL WALL CABINETS, TALL PANTRY CABINETS
- CAR PORT + TOOL STORAGE
- OUTDOOR SHOWER
- POOL/PATIO
- ALL KITCHEN/BATHROOM CABINETS
- KITCHEN APPLIANCES (STOVE/W OVEN, FRIDGE, DISHWASHER, HOODFAN VENTED TO OUTSIDE)
- LIGHT FIXTURES AND FANS
- A/C ROUGH-INS
- TILED FLOORS
- WHITE/GRAY STUCCO, WOOD GRAIN TILE, AND ROUGH CORALINA STONE ON ELEVATION

CUSTOMIZABLE/UPGRADEABLE OPTIONS:

- TILE PATTERN/COLOR
- WALL PAINT COLOR
- KITCHEN/BATHROOM CABINETS COLOR
- FAUCETS BLACK OR CHROME
- LIGHT FIXTURES UPGRADE
- APPLIANCES UPGRADE
- A/C INSTALLATION UPGRADE
- FURNITURE NOT INCLUDED, CAN BE PROVIDED AT AN EXTRA COST





MAIN FLOOR PLAN



UPPER FLOOR PLAN



LANDSCAPE PLAN & AREAS

AREAS:

- Main Floor: 125m²
- Upper Floor: 105m²
- Total Building area: 230m²
(2475sqft)
- Total construction area:
450m²
- Site area: 622m²



BACK YARD



ENTRANCE

FRONT YARD

CARPORT



UVERO ALTO

MACAO

BAVARO

VERON

PUNTA CANA
AIRPORT

PUNTA CANA
VILLAGE & RESORT

PROPERTY
LOCATION

CAP CANA

DOMINICAN
REPUBLIC

PUNTA CANA AREA



Las Canas

PUNTA CANA
VILLAGE & RESORT

PROPERTY
LOCATION



CAP CANA



CAP CANA AREA



CARIBE HAUS

— DESIGN | BUILD —