

# OLESYA.

REAL ESTATE ADVISOR



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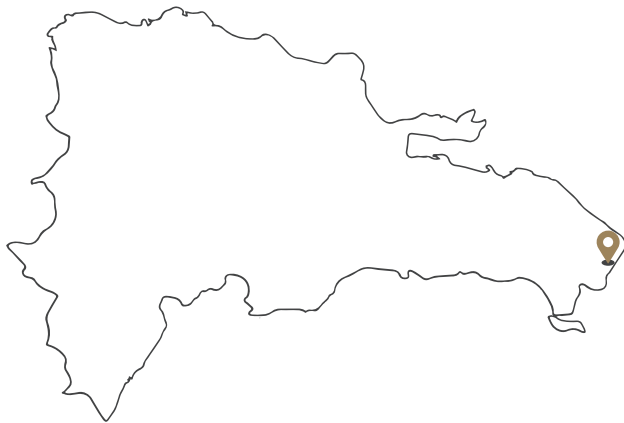
# Wave Garden

Wave Garden is a composition of waves of different size, direction, intensity, volume... that compose a harmonic, almost musical.

The harmonious and avant-garde design of Wave Garden is the work of the famous Spanish architecture studio MORPH, which has numerous international architecture awards such as the OPAL2021 (architectural Design) Wave Garden is a unique and exclusive project, both for its design, its location and its numerous amenities. It is developed on a plot of 45,000 m<sup>2</sup> and will have 296 units of 1, 2 and 3 rooms, all with spectacular views of the Golf Course

Located in the Marina of Cap Cana, a few steps from the beach, 5 min Punta Cana Airport, Restaurants and shops nearby.

From USD\$237,500 to USD\$540,000.



## Marina Garden 2

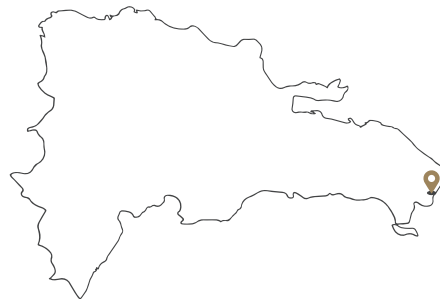
Marina Garden comes with an innovative concept, designed for those who seek tranquility and rest to the rhythm of the waves of the sea. With an innovative style, this residential oasis has 63 apartments and 21 penthouse. It is located in a paradisiacal environment, the prestigious area of the Cap Cana Marina in the Dominican Republic. A privileged place, surrounded by the most beautiful beaches of the Caribbean. Renowned for being a world class golf destination, with two golf courses at "Punta Espada Golf Course", whose spectacular holes along the coast and turquoise water lakes make it an ideal place for golfers

Located in the Marina of Cap Cana, a few steps from the beach, 5 min Punta Cana Airport, Restaurants and shops nearby, has amenities such as:

### Amenities :

- Access lobby
- Chill Out area
- Gym
- Private pool on each terrace
- Area of BBQ
- Common pool area
- From USD\$465,000 to USD\$543,000
- Access to the beaches of the Marina
- Facilities of Condo-Hotel
- Elevator
- Parking
- Complete furniture package (optional)

From USD\$465,000 to USD\$543,000



# Liv At Cap Cana

It is a luxury tourist project located in Green Village Condo, right in the heart of the tourist complex Cap Cana, one of the most exclusive in the entire Dominican Republic. It has 50 apartments distributed of 1, 2 and 3 bedrooms, as well as apartments type Penthouse of 2 levels where from the Rooftop of these Penthouse obtain extraordinary views of the sea as well as the golf course of Las Iguanas. The project is surrounded by a wonderful ecological forest, where you can breathe fresh air and enjoy nature.

We have designed a warm and family project, combined with luxury and exclusivity, this allows owners to obtain greater profitability in case of short rents, via airbnb as well as greater surplus value and revaluation of their property over time.

## Amenities :

- Lobby of Cuatro Alturas
- Bar in the pool
- Restaurant & Lounge
- Play Area for Children
- Conference hall (Cinema, coworking space)
- Underground parking
- Views from the Rooftop
- Wellness Center (Sauna, Massage Room.)
- Storage Room (per apartment)

From USD\$240,000 to USD\$450,000



# Navio at Cap Cana

Navío Puerto Sereno at Cap Cana proposes to import the luxury of a boutique hotel to the privacy of a private residence.

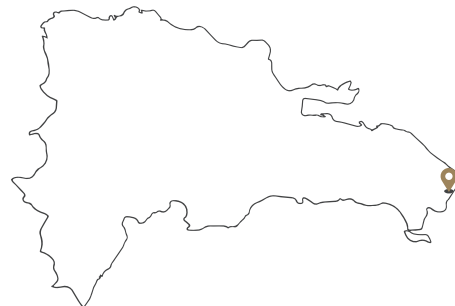
70 apartments of 1, 2 and 3 rooms distinguished by the construction with the highest quality standards and using materials of excellence, guarantee the experience of a comfortable and safe stay

within the largest and most exclusive Navy in the Caribbean. Puerto Sereno at Cap Cana is located in the spectacular Cap Cana Marina in Punta Cana. The ideal destination for those who want to enjoy a quiet and safe lifestyle. Only 10 minutes from Juanillo beach and Punta Cana International Airport, as well as the main shopping and service centers in the area. Puerto Sereno at Cap Cana offers the opportunity of an investment guaranteed by the demand for rental throughout the year.

## Amenities :

- 4 lifts (capacity 12 persons)
- Lobby with double height
- Infinity pool and children's pool
- Gazebo equipped
- Children's area
- Barbecue area
- Gym
- Parking for visitors

From USD\$265,000 to USD\$745,000



# Cana Alta

Cana alta is an exclusive community of modern residences located on large individual plots, with all the comforts to satisfy the most demanding tastes and adjusted to the modernity of the new times, has ample green areas and a lush park that has wide walks and a pedestrian circuit that will allow you a leisure and make sport an integral part of your life, located in the Marina de cap cana

Cana alta offers 5 different residence designs that buyers can choose according to their needs and preferences

Amenities :

- Gym area
- Paddle board court
- Adult pool
- Children's pool
- Multipurpose room
- Playground

From USD\$300,000 to USD\$490,000



# St Regis

At the time of arriving at The Residences at The St. Regis Cap Cana, a ceremonious hand carries in a modern world that merges with a lush setting in a sanctuary free of intrusion. A sense of place takes hold of you as you enter the large entrance hall. Immediately you become aware that the architectural drama flows like the water of life. Infinitely fascinating touches and textures are in balance with the fresh jade of the jungle and the sea of sapphire.

An exclusive collection of 47 Beach Collection Residences are planned to be the most sought after treasures in the region. Unobstructed sea views and glass walls extend the living room to a shady terrace. It is impossible to deny the charm of design so artfully expressed through meticulously selected materials, including sustainable wooden cabinets, quartz Professional grade European countertops, appliances and travertine stone floors everywhere.

The Beach Collection of fully furnished homes are designed for those whose demand highest quality.

## Amenities:

- First floor residences with private pool.
- Contemporary Italian kitchens, cabinets and bathrooms
- Quartz and marble countertops.
- Travertine stone floors throughout.
- Five accessory bathrooms.

From USD\$1,010,000 to USD\$7,690,000





# Villas at Cap cana

Discover the spectacular collection of luxury villas of Noval Properties with impressive spaces to enjoy and invest at the highest level, located in one of the most exclusive and coveted destinations in the Caribbean: Cap Cana, Dominican Republic

Palma 107

Discover the new dimensions of luxury in a design that reinterprets minimalism in this piece of our collection. Its finishes' light, water, and texture reinvent the environment and make it a unique, warm and elegant experience in Cap Cana

The relaxation spaces of the villa are characterized by open, connected spaces that emit a feeling of maximum fullness and openness. These spaces blend the two floors of the villa with the surroundings and offer a spectacular and private view of the golf course. A structure distinguished by an exceptional geometry floods every square meter of the house with light and heat.

## Amenities

- 6 bedrooms
- 6 bathrooms
- Service areas
- BBQ
- Swimming pool
- Jacuzzi
- Terrace

From USD\$2,900,000 to USD\$5,200,000



# Cayuco II

It is the most exclusive villa proposal in Cap Cana, where beauty transforms spaces, creating a personal work of art for you, who enjoys the excellence of living the experiences of the most luxurious destination city in the entire Caribbean every day. Whether you think of a supreme lifestyle or a great Luxury investment, Villa Cayuco II is the best reinterpretation of beauty in all its form

The plan includes a covered parking area without front fence and direct access to the interior house, which allows an effective connection that covers all possible needs upon arrival at home. The villa's main entrance serves as a beautiful threshold leading guests to a double height ceiling room flooded with natural light from which they can enjoy views of the front garden, infinity pool, and golf course. The second floor rear terrace allows for fun without losing sight of the surrounding landscape, allowing a more intimate experience with all lifestyle assets

## Amenities:

- 10 bedrooms
- 10 Bathrooms
- Areas of service
- Swimming pool
- Jacuzzi
- Terrace
- BBQ

From USD\$2,900,000 to USD\$5,200,000



# Lagoons

Volare at Cap Cana is a project of 112 apartments designed for the comfort of all its residents and visitors, next to a park that allows you to enjoy nature.

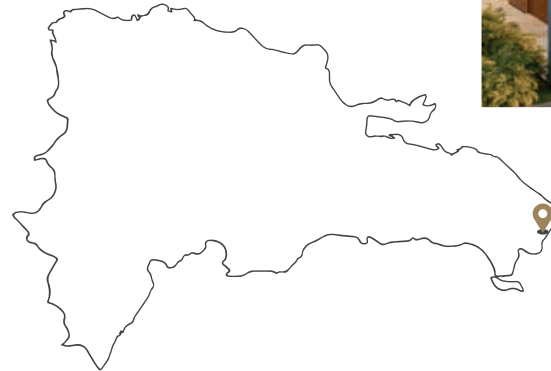
The project has apartments with private patios on the first level and the option to purchase private terraces in the rooop, allowing the owner to make a profit and enjoy their investment better.

## Amenities:

- Lobby at double height
- Concierge service
- Porte Cochere
- Clubhouse
- Business Center
- Gym
- Billiard Area
- Green Village Condos Park Access
- Picnic Area
- Swimming pool
- Charging stations for electric vehicles
- Charging stations for golf carts
- Hot tub area



From USD\$2,900,000 to USD\$5,200,000



# Volare

A modern structure that adapts effortlessly to the surroundings, each space integrates perfectly with its natural environment.

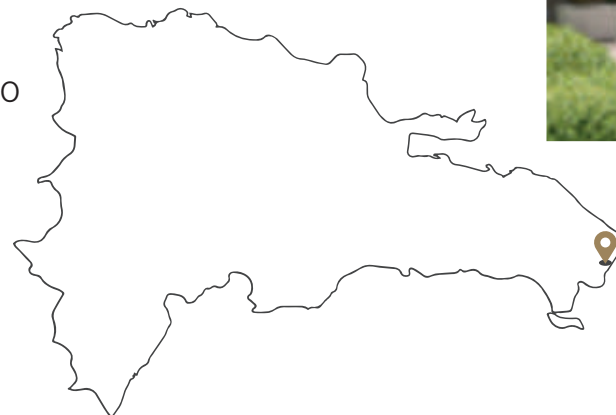
The design encourages visual communication between all areas of the villa entering the lobby. With spacious and functional spaces that cater to all your needs, you will immerse yourself in an atmosphere that effortlessly combines glamour and exoticism.

Recreation areas are strategically located to provide stunning views of the natural environment. The outdoor light reflecting the expansive pool creates an intimate and refreshing atmosphere, enveloping you in the sense of tranquility. The pool and jacuzzi blend seamlessly with the grey, non-slip and ceramic tiles, with the Balinese style of this exquisite design, while providing lasting durability.

Amenities:

- 6 bedrooms
- 6 Bathrooms
- Areas of service
- Swimming pool

From USD\$175,500 to USD\$306,000



# Har Bor Bay

Harbor Bay integrates a rich maritime aesthetic of curved surfaces and silhouettes that simulate a boat design. It has one, two and three bedroom apartments up to 320 square meters.

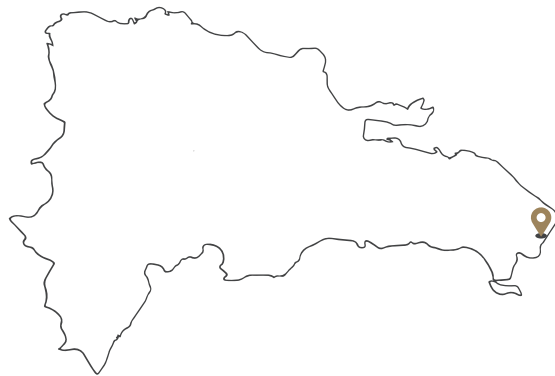
The stunning design concept perfectly combines spacious interior spaces with outdoor terraces that include incomparable living experience

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.

## Amenities

- 186 Apartments Sea view
- A large swimming pool of 1.421,20 m<sup>2</sup>
- Rooftop lounge with panoramic views
- Apartments 1, 2 and 3 bedrooms
- Gym
- 24 hour security

From USD\$495,000 to USD\$1,100,000



# Icon Bay

The project combines modernity with finishes that evoke nature. A mix between luminous spaces and undeniable European style. Horizontal lines are an essential part of the project, focusing on balance, innovation and a close relationship with the surrounding environment. The project integrates a level of underground parking plus six levels in height, a common area with pool inside the building and reception area. It has "U" shape to improve the views generated in each apartment and for a better use of the land, central area that is where the pool is housed and common areas of the residential.

With a privileged location overlooking the sea, Icon Bay Residences is close to its white sand beaches and transparent waters of Cap Cana. Known for its natural beauty and wide variety of amenities and first class services. The beauty of Cap Cana is characterized by its dream beaches, with crystal clear waters and white sand, its golf courses world class and its stunning natural landscape.

## Amenities:

- Semi Olympic Pool
- Playground
- Lobby
- Bar
- Tv Room
- Visitor park
- Co-Working
- Game Zone
- Gym

From USD222,000 to USD\$513,000



# Botannia

Casa de Campo offers a wide variety of unprecedented activities for you to enjoy your stay. Whether you want to practice sports, spend time on the water, enjoy a vibrant nightlife, take a culinary trip, go shopping, learn about Dominican culture or just relax and escape, the best in the Caribbean is here.

In the heart of Casa de Campo is Playa Minitas, a private sanctuary that is perfect for sunbathing or enjoying sports such as snorkeling, kayaking or pedal boats, and much more. And just behind our shores, the lonely islands of Catalina and Saona await us with even more hidden beaches and lush environments to explore.

The Villas are unique within the Casa de Campo complex, their contemporary design is effectively integrated with the surrounding tropical paradise.

## Amenities:

- Golf course
- Air conditioning
- Utility room
- Family room
- Closed studio
- Blinds
- Beach access
- Parallel parking
- Roofed parking
- Garden
- Grill
- Yard
- Private terrace
- Common gas
- Power plant
- Doorman
- Electric gate

From USD2,495,000



# Atlantida

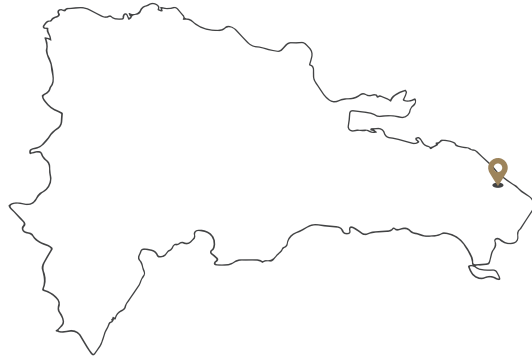
An innovative concept ideal for investment, integrating your life experience with the best of nature. Its spectacular design consists of buildings that are interconnected by a series of swimming pools, canals and recreational trails within its magical tropical garden.

There is a space where your investment acquires the best form and the best benefits. River Island, enjoy the universe offered by "Big Atlantis"

Located in a privileged area in Bávaro - Punta Cana, a few minutes from the beach of Bávaro, right next to the new theme park of Kathmandu.

## Amenities:

- Lobby
- 16 pools
- Tropical garden
- Area of BBQ
- Gym
- Shopping area
- Tennis club
- Race track
- Restaurants
- Clubhouse



From USD239,000 to USD\$520,000





# Aquarella

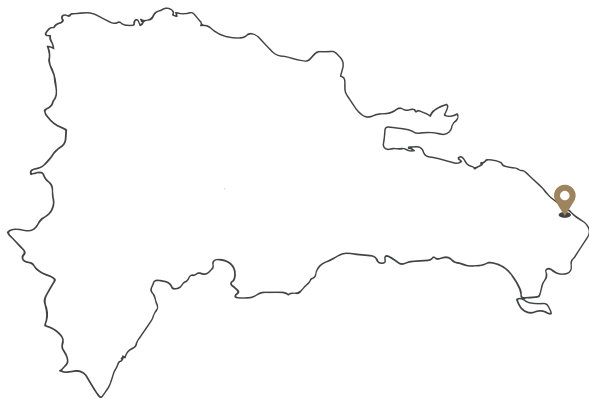
Vistacana is a modern city that will house exclusive sets of residential communities, educational centers, green areas for recreation and sports areas including golf course, ecological trails for running or cycling, lakes for sport fishing and water activities

This large urban complex is located 10 minutes from the international airport of Punta Cana in the Dominican Republic and 5 minutes from the most beautiful beaches of turquoise waters of the Caribbean.

## Amenities:

- Golf course
- Artificial beach
- World class hotel
- Green areas
- Football and tennis court
- Sport fishing
- Area for yoga practice
- Art gallery
- Bussines center

From USD330,000 to USD\$350,000



# Sabana

With a unique architectural design in the Dominican Republic, inspired by an equestrian life, pleasant spaces to enjoy with the family, guaranteeing the comfort and safety of each of its owners also raises us an unmatched connection with nature and its smells, real estate complex that falls in love with equestrian life and its benefits.

¡Definitely the place to be and live great moments! SABANA EQUESTRIAN AND RESIDENCES located in Bávaro, just 15 minutes from Punta Cana International Airport, and its lush and paradisiacal beaches. SABANA within VISTACANA, which has an endless number of amenities for the enjoyment of all owners of SABANA EQUESTRIAN AND RESIDENCES.

## Amenities:

- Equestrian Club
- Walking trails
- Swimming pool
- Playground
- Coffee Shop
- Mini market
- Bar
- Meeting room
- Restaurant
- Gym

From USD196,000 to USD\$883,000



# Good View

San Juan Lakes is part of the Master Plan San Juan Development, designed to raise the quality of life of its owners.

This great project was initiated more than 15 years ago and has been carried out at different stages. At present, it has the first stage of 52 homes and a set of amenities already implemented, which make our project a unique place in Punta Cana.

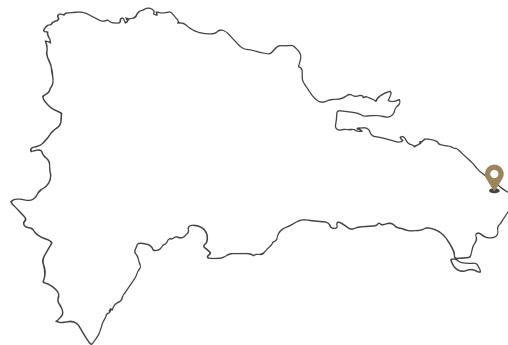
Buena Vista at San Juan Lakes, is ideally located in Punta Cana, the largest tourist development area in the Dominican Republic, close to the best beaches and the best golf courses in the world.

San Juan Development, which in addition to the largest shopping Punta Cana, has a wide range of entertainment options, shopping, restaurants, excursions, and of course the most wonderful caribbean beaches. Buena Vista at San Juan Lakes is the ideal place to live.

## Amenities:

- Reception
- Infinity pool
- Roofed terrace
- Outdoor gym
- Event room
- Area of BBQ
- Security 24/7
- Children's Playground
- Footpath

From USD498,000 to USD\$562,000



# Palmas at Vista Cana

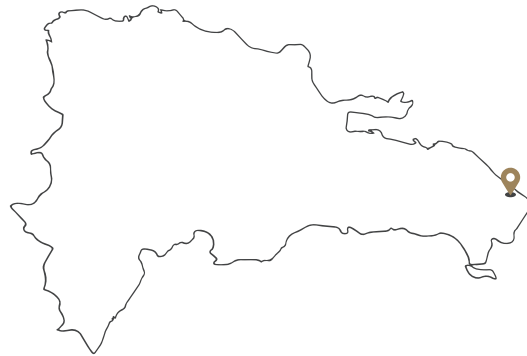
Palmas III at vistacana was designed in the ideal place for you and your family. With magnificent common areas, unifying a contemporary lifestyle with an ecological mentality

Vistacana is a gated community in the Dominican Republic, located just ten minutes from Punta Cana International Airport and five (5) minutes from the most beautiful turquoise beaches in the Caribbean. Residents and visitors of all ages will enjoy a unique living experience in an environment that combines modernism and vibrant Caribbean culture.

Semi-detached villas with a modern design, integrating nature to your ideal home. areas with large space for him to share from the whole family.

## Amenities:

- Entrance hall
- Guest room
- Full bathroom
- Washing area
- Dining area
- Living room
- Island with breakfast
- Washing area
- Terrace
- Pool or jacuzzi area



From USD207,000 to USD\$250,000

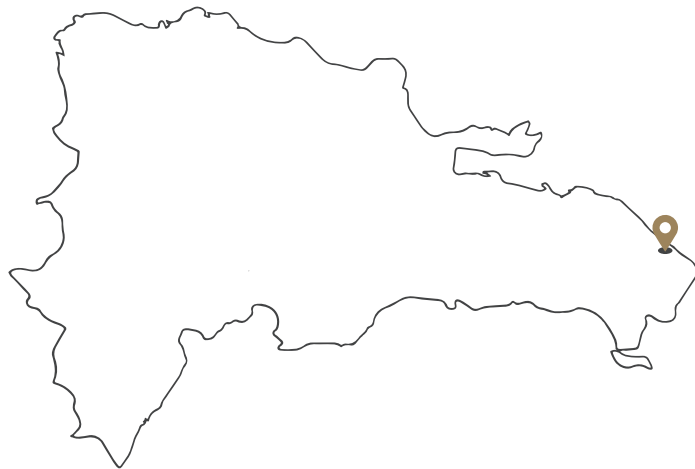


# Secret Garden

Located in the heart of Bavaria and a few steps from the beach, this exuberant and exclusive project is located. Secret Garden is a closed project, which will have a commercial area, an area of single-family homes, duplex type and villas, as well as an area of condos. 327 units in total, of which 19 are duplex type, 64 studio apartments and 278 condos of 1, 2 and 3 rooms

The project is developed on a plot of 50,000 m<sup>2</sup>, and will be equipped with a variety of amenities such as gym, coworking, volleyball court-beach, restaurant, pool bar, mini-golf, swimming pool (1,800m<sup>2</sup>), children's pool and playground for children, as well as large garden areas. Ideal for both residence and holiday rental investment Gesproin group will be the company in charge of holiday management offering its extensive experience and applying the highest standards, to maximize its profitability.

From USD157,000 to USD\$325,000



# River Island

There is a space where your investment acquires the best form and the best benefits. River Island, enjoy the universe that offers you "the great Atlántida".

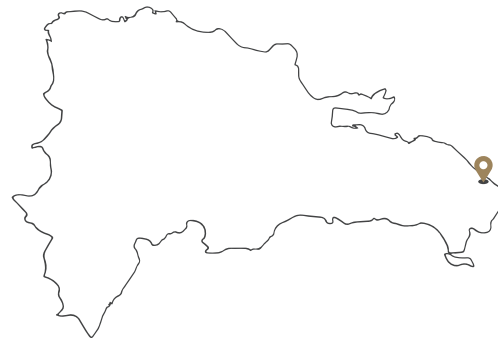
An innovative concept ideal for investment, which integrates your life experience with the best of nature. Its spectacular design is composed by buildings that are interconnected by a series of pools, channels and recreational paths inside its magical tropical garden.

As is characteristic of all our projects, River Island has the best European finishes, with materials and furniture of the highest quality that imprint supreme elegance to its exquisite design. Buy your apartment with interior design and furniture included. Enjoy from its balconies, the beauties and secrets of a hidden paradise in the best area of Bávaro, Punta Cana.

## Amenities:

- 16 pools
- Tropical garden
- Gym
- Tennis club
- Running circuit
- Restaurants
- Museum
- Biking route
- Club House
- Shopping area

From USD215,000 to USD\$550,000



# Silver Beach

Silver Beach is a new tourist resort of exclusive elegance, designed to be the ultimate expression of the Art of Living. A combination of luxury and ecology, Silver Beach puts the treasures of the local environment at the feet of its residents. An unmistakable invitation to let oneself be carried away by the flow of a relaxed life in deep connection and full harmony with nature

Away from the crowd, in a small beach town, but where adventure always has an unexpected invitation, in Las Terrenas, nature gives you all the possibilities. Delight in its mountains and experience the zipline in Samana, Horseback riding to the famous waterfall of El Limón, kitesurfing or diving in crystal clear waters. Or just walking along charming paths, Las Terrenas has it all.

Amenities:

- Ecological Trail
- Jacuzzi
- Beach Club
- Minimarket
- Playground
- Gym



From USD399,000 to USD\$695,000



# Macao Village

Enclosed on a plot of 24,000.00 meters with 25 villas, boutique hotel, and commercial area ideally located in the emblematic and colorful community of Macao, where the Caribbean Sea and the Atlantic Ocean meet, the distinctive collection of residences in A&B typologies and holiday hotel preserving its so peaceful seal of a magical place.

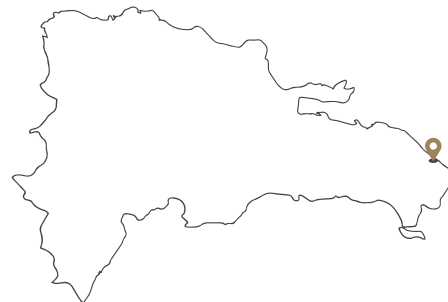
Playa Macao is a beach located in the northern part of Punta Cana in the eastern region of the Dominican Republic. Macao Beach contains white sand with palm trees in its surroundings is very popular with locals and is also a tourist spot for surfers and those who make tours in buggies and four wheels

The villas are described as ideal spaces for the enjoyment of a comfortable and cozy atmosphere within one of the most exquisite regions of the entire Caribbean. Architecture and design praise and take inspiration from regional materials and shapes while providing a contemporary vision.

## Amenities:

- Access to the beach Macao
- Bicycle rental
- Eco-friendly
- Mini-market
- Wellness
- Private pool
- Pre-installation of solar panels
- High surplus value
- Boutique

From USD405,000 to USD\$420,000





OLESYA.

REAL ESTATE ADVISOR