




BONITA
BEACH
LUXURY RESIDENCES

 www.bonitaresidences.luxury

 Golf Course Las Iguanas, Cap Cana



BONITA GOLF
RESIDENCES

BONITA
BEACH
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✿ **1.**
Introduction
A Unique Project

✿ **2.**
**Dominican
Republic**

✿ **3.**
**Prime
Location**

Playa Juanillo
Village Cap Cana
Golf Las Iguanas

✿ **4.**
Cap Cana

15 min to Inter-
national Airport

✿ **5.**
Project

Ocean views
Private Beach
World-Class Golf
360 Rooftop
...

✿ **6.**
**Low-risk, high-re-
turn investment**



WELCOME TO BONITA BEACH RESIDENCES...

An exclusive project designed by the prestigious architectural firm GVA, an industry leader and standard-setter in LATAM, featuring 380 apartments 20 villas and an aparthotel set within the Las Iguanas Golf Club, boasting ocean views and a private beach where comfort and luxury come together in perfect harmony to create a unique timeless design all focused on delivering a magnificent investment opportunity

The project is being executed under the direction of TLDI, an international project management firm renowned for the recently opened St. Regis Hotel in Cap Cana, among numerous other projects.



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BONITA
BEACH



A UNIQUE PROJECT IN CAP CANA



PRIME LOCATION

In the heart of Las Iguanas Golf Course within walking distance of Juanillo Beach.



OCEAN VIEWS



ARTIFICIAL PRIVATE BEACH

15,000 m2 developed by a world-renowned company.



ROOFTOP 360

With stunning ocean views.



PANORAMIC GYM

With ocean and golf views.



WELLNESS SPA



BEACH CLUB & RESTAUNT



FULL SERVICE RENTAL MANAGEMENT

Handled by a prestigious international operator.

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ROOFTOP & LOUNGE

9th-floor Rooftop and Lounge with 360-degree panoramic views—the only one of its kind in Cap Cana.

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360 GYM & WELLNESS SPA

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BEACH CLUB & RESTAURANT

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VIEWS OF BONITA BEACH GOLF AND THE OCEAN



CAP CANA
REPÚBLICA DOMINICANA

Ciudad Destino

PLAN MAESTRO MASTER PLAN

AMENIDADES | AMENITIES

- A. INFORMATION AND SALES CENTER
- B. HERITAGE SCHOOL
- C. SPORTS ILLUSTRATED RESORTS
MARINA & VILLAS
- D. MARINA CAP CANA
- E. SECRET CAP CANA
- F. HYATT ZIVA & HYATT ZILARA
- G. DREAMS CAP CANA
- H. SANCTUARY CAP CANA
- I. ST. REGIS CAP CANA
- J. PUNTA ESPADA GOLF COURSE
- K. HOTEL EDEN ROC CAP CANA
- L. EDEN ROC BEACH CLUB
- M. SCAPE PARK
- N. LOS ESTABLOS
- O. RACQUET CLUB
- P. DORADO WATER PARK



WHY INVEST IN DR?



Excellent geographic and strategic location:
Near the US and LATAM.
Daily connections to Europe.



One of Latin America's fastest-growing countries



Booming tourism driving real estate demand



Tropical climate 365 days a year



Stable government:
Economic, judicial and political stability.



Advantages, benefits and tax exemptions for foreigners
0% Transfer taxes.
0% Property taxes



**CAP CANA IS THE COUNTRY'S
FASTEST-GROWING LUXURY
DEVELOPMENT.**



PUNTA ESPADA AND LAS IGUANAS GOLF



Two spectacular golf courses designed by Jack Nicklaus.

Recognized as one of the world's top golf courses, Punta Espada hosted the Cap Cana Championship, an official PGA Tour Champions event, in 2008, 2009, and 2010. Las Iguanas Golf is currently in its final stages of development.

EXCLUSIVE WHITE SAND BEACHES



Wide variety of water activities at the country's most famous beach, Juanillo Beach, Carleton Beach and the exclusive Marina Beach Club

This wonderful beach is just five minutes from Bonita Beach.



CAP CANA MARINA



An international destination for yachting and deep-sea fishing.

Recognized by Billfish Report as the world's No. 1, the Cap Cana Marina features over 150 slips and accommodates yachts up to 150 feet. Strategically located near the Mona Passage, it holds a prime position within the Caribbean.



CAP CANA VILLAGE



Juanillo Village COMMERCIAL destination.
Only 3 minutes from Bonita Beach Residences.

A vibrant village that will offer a unique experience with restaurants, art galleries, boutiques, and entertainment areas. Juanillo Village will be the ideal place to live or vacation offering a fun beachfront lifestyle.



LOS ESTABLOS CAP CANA

The Caribbean's premier equestrian center.

Opened in 2015, Los Establos is an equestrian community that blends nature and luxury, offering a wide range of equestrian disciplines, such as Show Jumping, Polo, Paso Fino, Racing, Dressage, Reining, Enduro, and Cross Country. It hosted the 22nd Confepaso World Championship in 2015 and the Polo Challenge, the Dominican Republic's first 22-goal event. It is emerging as the largest and most comprehensive equestrian center in Latin America and the Caribbean.

CAP CANA FOOTBALL CENTER

Cap Cana Football Center

CONCACAF, the Confederation of North, Central America and Caribbean Association Football, will inaugurate the Cap Cana Football Center, featuring state-of-the-art football facilities.



EL DORADO WATER PARK AND AMPHITHEATER

Discover a world of excitement and entertainment at the water park, where you can also enjoy top concerts at The Legend Arena, the impressive amphitheater inaugurated by the world-famous star Elton John.



SCAPE PARK ECO-ADVENTURE THEME PARK

With 17.2 km² of natural reserve, Scape Park promotes and strengthens the preservation of endemic and endangered species. Enjoy a world of sports and entertainment activities at Scape Park.



INTERNATIONAL HOSPITALS

Medical excellence is a fundamental pillar of these international hospitals.

They are staffed by multidisciplinary teams of highly qualified professionals who work together to provide comprehensive and personalized care. Equipped with cutting-edge technology, they offer the latest advances in diagnosis and treatment.



FIRST-CLASS INTERNATIONAL EDUCATION

Cap Cana's educational community includes the bilingual educational center CAP CANA HERITAGE SCHOOL and the UNIBE CAP CANA UNIVERSITY, which offers undergraduate and graduate degrees on its premises.



FACILITIES



Private
Beach



Panoramic
Rooftop Views



360 GYM



Wellness Spa



Kids' area



Padel court



Golf cart
charging
station



BBQ Area



Beach club
Restaurant

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LOBBY



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VILLAS

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MASTERPLAN BONITABEACH

- | | | | |
|---|----------------------------------|----|---------------------------|
| 1 | Motor Lobby | 10 | Beachside Social Areas |
| 2 | Villas | 11 | Padel Court |
| 3 | Parking | 12 | GYM |
| 4 | Main Lobby | 13 | Beach club and restaurant |
| 5 | Access to Villas | 14 | Beach Area |
| 6 | Private Artificial Beach | 15 | Golf Course |
| 7 | Pool with golf view | 16 | Wellness Spa |
| 8 | Underground Parking | 17 | Rooftop Access |
| 9 | Aparthotel
future development | | |



PHASE 1 SUNRISE

- 1 Lobby
- 2 Wellness Spa
- 3 Gym
- 4 Golf cart path
- 5 Lounge
- 6 Private Artificial Beach



Lobby



RoofTop

Masterplan **1ST FLOOR**

- 1** 1B + Service Room
- 2** 2B Master Suite
- 3** 2B + Service Room
- 4** 2B + Family Room + Service Room A
- 5** 2B + Family Room + Service Room B



Masterplan 2ND FLOOR

- 1 1B + Service Room
- 2 2B Master Suite
- 3 2B + Service Room
- 4 2B + Family Room + Service Room A
- 5 2B + Family Room + Service Room B



Masterplan **3RD FLOOR**

- 1 1B + Service Room
- 2 2B Master Suite
- 3 2B + Service Room
- 4 2B + Family Room + Service Room A
- 5 2B + Family Room + Service Room B



Masterplan 4TH FLOOR

- 1 1B + Service Room
- 2 2B Master Suite
- 3 2B + Service Room
- 4 2B + Family Room + Service Room A
- 5 2B + Family Room + Service Room B



Masterplan **5TH FLOOR**

- 1 1B + Service Room
- 2 2B Master Suite
- 3 2B + Service Room
- 4 2B + Family Room + Service Room A
- 5 2B + Family Room + Service Room B



Masterplan 6TH FLOOR

- 1 1B + Service Room
- 2 2B Master Suite
- 3 2B + Service Room
- 4 2B + Family Room + Service Room A
- 5 2B + Family Room + Service Room B



Masterplan 7TH FLOOR

- 1 1B + Service Room
- 2 2B Master Suite
- 3 2B + Service Room
- 4 2B + Family Room + Service Room A
- 5 2B + Family Room + Service Room B



Masterplan 8TH FLOOR

- 1 1B + Service Room
- 2 2B Master Suite
- 3 2B + Service Room
- 4 2B + Family Room + Service Room A
- 5 2B + Family Room + Service Room B
- 6 4B + Service Room



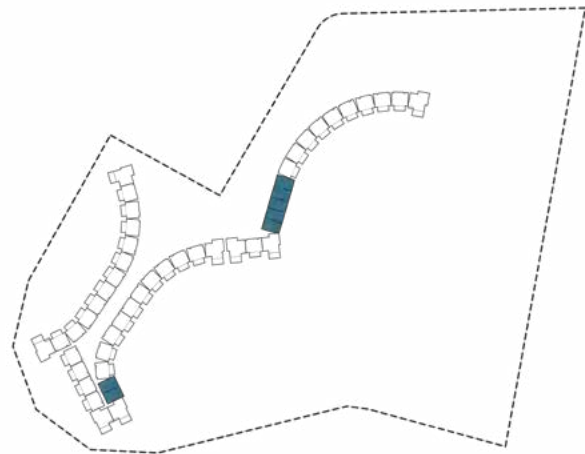


1B + SR

1 B + SR



Beach / Golf / Ocean



- 1 Entrance
- 2 Bathroom
- 3 Closet
- 4 Bedroom
- 5 Kitchen
- 6 Dining Room
- 7 Living Room
- 8 Terrace
- 9 Service Room
- 10 Laundry Room
- 11 1/2 Bathroom

Interior 67m²

Terrace 17 m²

Total 84m²

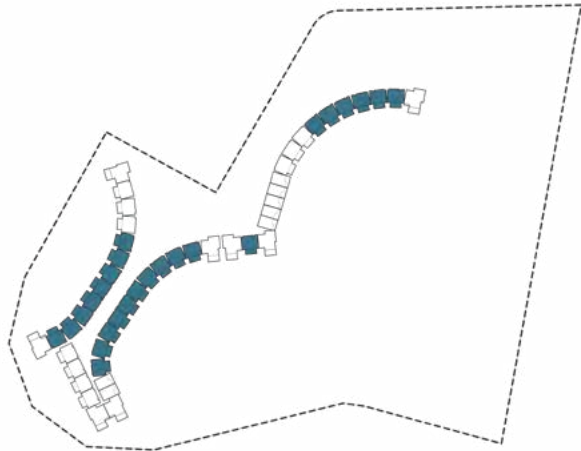




2B



Beach / Golf / Ocean



- 1 Entrance
- 2 Bathroom
- 3 Walk-in closet
- 4 Bedroom
- 5 Kitchen
- 6 Dining Room
- 7 Living Room
- 8 Terrace
- 9 Bedroom 2
- 10 Laundry Room
- 11 1/2 Bathroom

Interior 91m²
Terrace 22 m²
Total 113m²

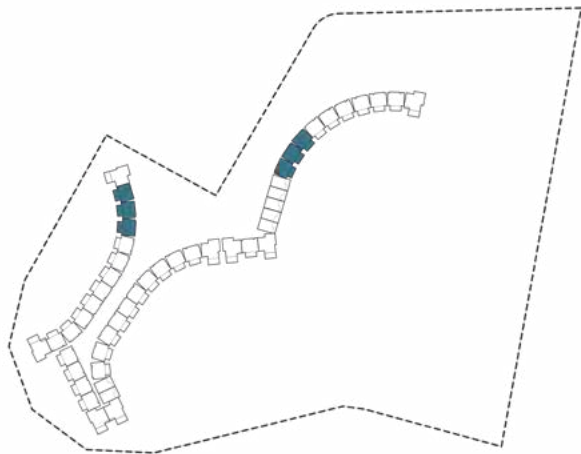


2B + SR

2B + SR



Beach / Golf / Ocean



- 1 Entrance
- 2 Bathroom
- 3 Walk-in closet
- 4 Bedroom
- 5 Kitchen
- 6 Dining Room
- 7 Living Room
- 8 Terrace
- 9 Bedroom 2
- 10 Service Room
- 11 Laundry Room
- 12 1/2 Bathroom

Interior 91m²
Terrace 22 m²
Total 113m²



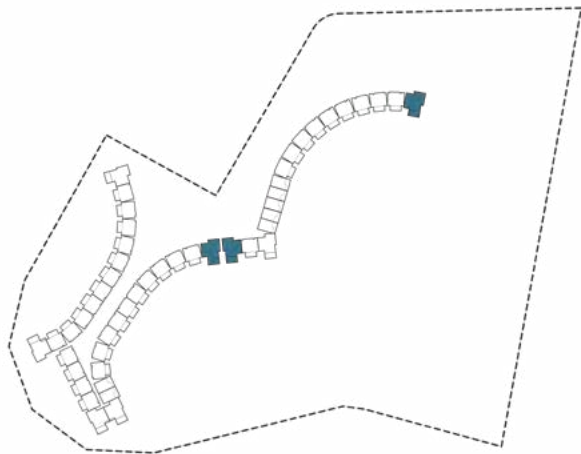
2B + Family + SR

2B + Family + SR

Tipe A



Beach / Golf / Ocean



- 1 Entrance
- 2 Bathroom
- 3 Closet
- 4 Bedroom
- 5 Kitchen
- 6 Dining Room
- 7 Living Room
- 8 Terrace
- 9 Bedroom 2
- 10 Service Room
- 11 Laundry Room
- 12 1/2 Bathroom
- 13 Family Room

Interior 125m²
Terrace 33 m²
Total 158m²



2B + Family + SR



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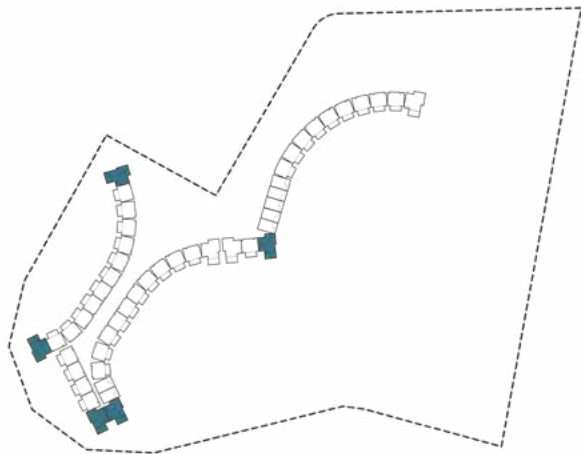
2B + Family + SR

2B + Family + SR

Tipo B



Beach / Golf / Ocean



- 1 Entrance
- 2 Bathroom
- 3 Closet
- 4 Bedroom
- 5 Kitchen
- 6 Dining Room
- 7 Living Room
- 8 Terrace
- 9 Bedroom 2
- 10 Service Room
- 11 Laundry Room
- 12 1/2 Bathroom
- 13 Family Room

Interior 120m²
Terrace 31 m²
Total 151m²



Penthouse + 4B + SR



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Penthouse + 4B + SR

- 1

Entrance Hall
- 2

Guest bathroom
- 3

Family room
- 4

Kitchen
- 5

Dining room
- 6

Main Living Room
- 7

Panoramic Terrace
- 8

Outdoor Kitchen
- 9

Laundry room
- 10

Service Room
- 11

Master Bedroom 01
- 12

Walk-in Closet
- 13

En-suite Bathroom 01
- 14

Master Bedroom 02
- 15

Walk-in Closet
- 16

En-suite Bathroom 02
- 17

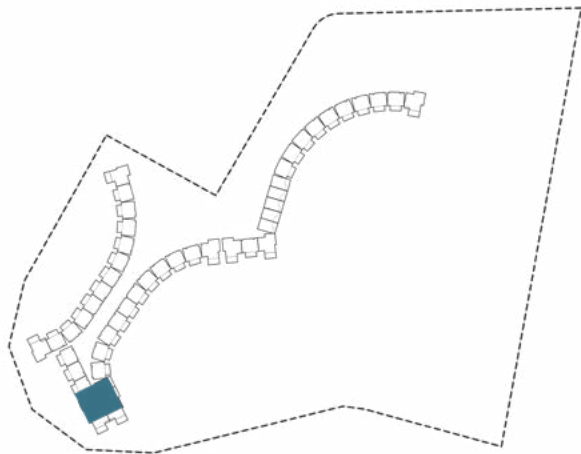
Bedroom 01 & 02
- 18

Bathroom
- 19

Closet



Beach / Golf / Ocean



Interior 271m²
Terrace 176 m²
Total 447m²



