
BONITA
BEACH
LUXURY RESIDENCES
www.bonitaresidences.luxury
Campo de Golf Las Iguanas, Cap Cana


BONITA GOLF
RESIDENCES
BONITA
BEACH
LUXURY RESIDENCES



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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

10 min to International Airport

5.

Project

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

6.

Low-risk, high-return 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 apartments, villas and the first Crystal Lagoon set within the Las Iguanas Golf Course, offering 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.

BONITA BEACH LUXURY RESIDENCES

GVA

TLDI TOURISM & LEISURE DEVELOPMENT INTERNATIONAL

Crystal Lagoons

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BONITA BEACH

LUXURY RESIDENCES



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A UNIQUE PROJECT IN CAP CANA



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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 with Crystal Lagoons technology.

ROOFTOP 360
With stunning ocean views.

PANORAMIC GYM
With ocean and golf views.

WELLNESS SPA

BEACH CLUB & RESTAURANT

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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CRYSTAL LAGOON

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CAP CANA
REPÚBLICA DOMINICANA
Ciudad Destino

PLAN MAESTRO
MASTER PLAN

AMENIDADES | *AMENITIES*

A. *INFORMATION AND SALES CENTER*
B. HERITAGE SCHOOL
C. SPORTS ILUSTRATED 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 THE DOMINICAN REPUBLIC?



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.



AMENITIES



- 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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BEACH CLUB & RESTAURANT

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VILLAS

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MASTERPLAN BONITA BEACH

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

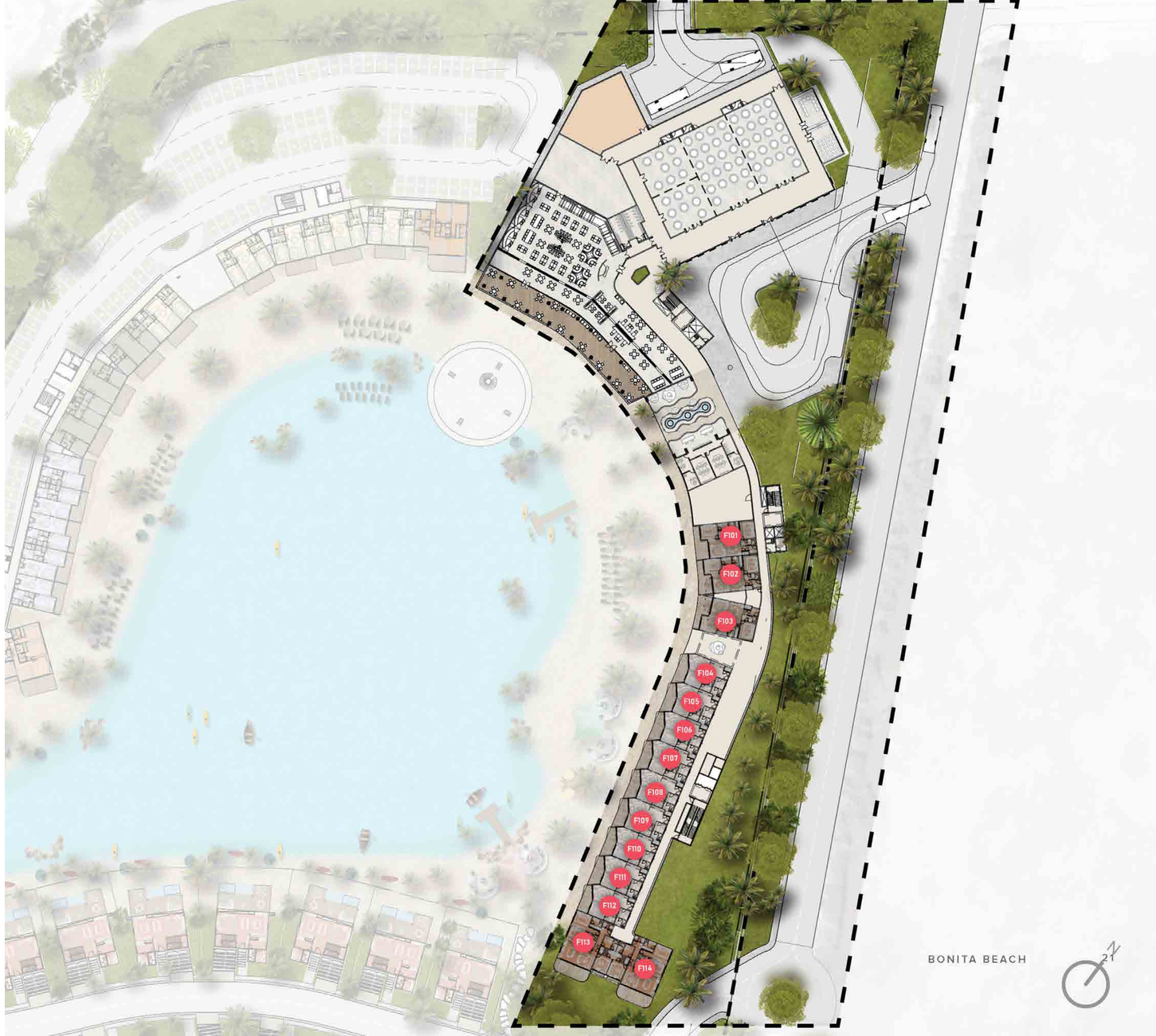


Masterplan **1ST FLOOR**

1 2B

2 2B Master Suite

3 2B + Family Room + Service Room A

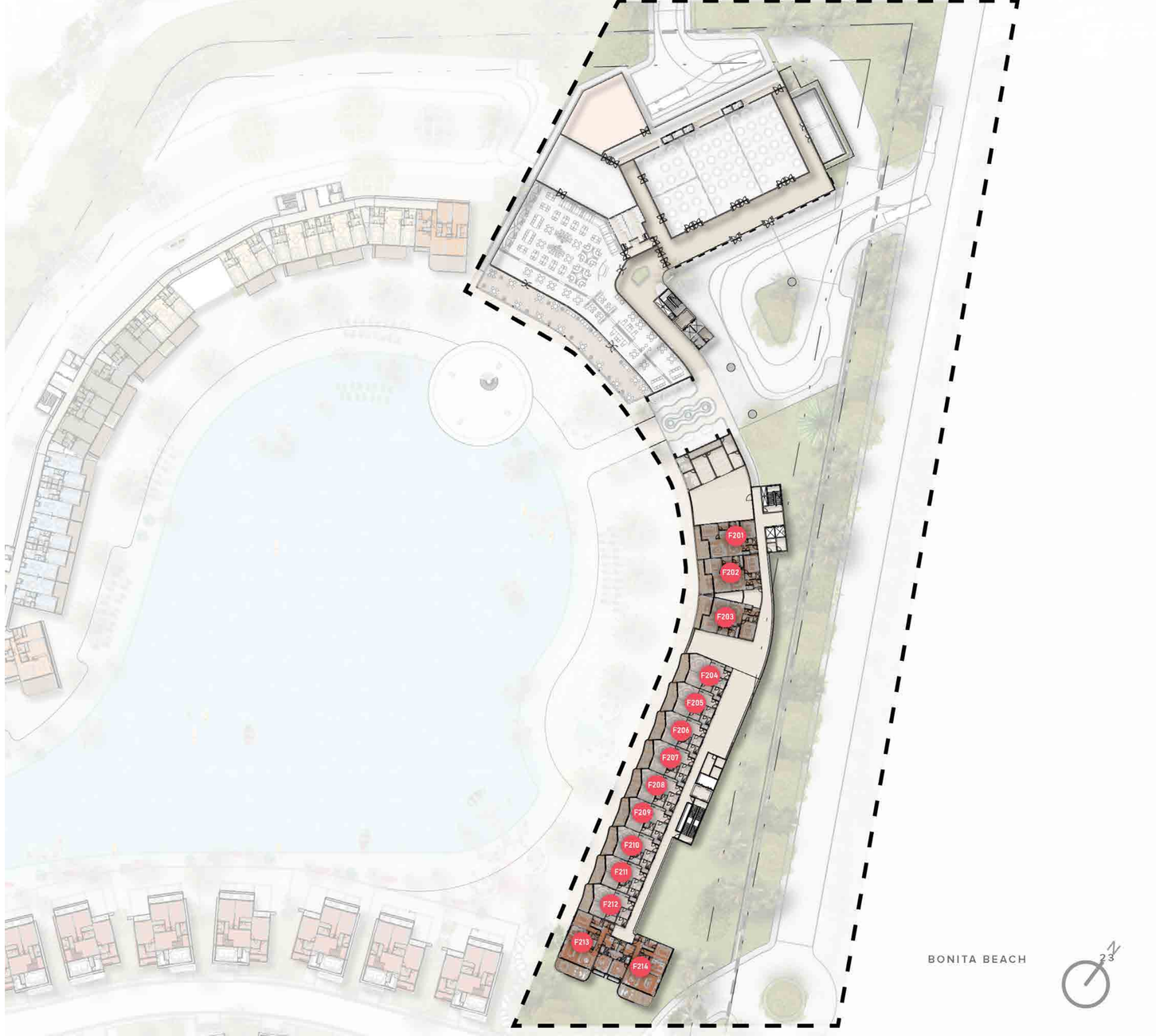


Masterplan **2ND FLOOR**

1 2B

2 2B Master Suite

3 2B + Family Room + Service Room A

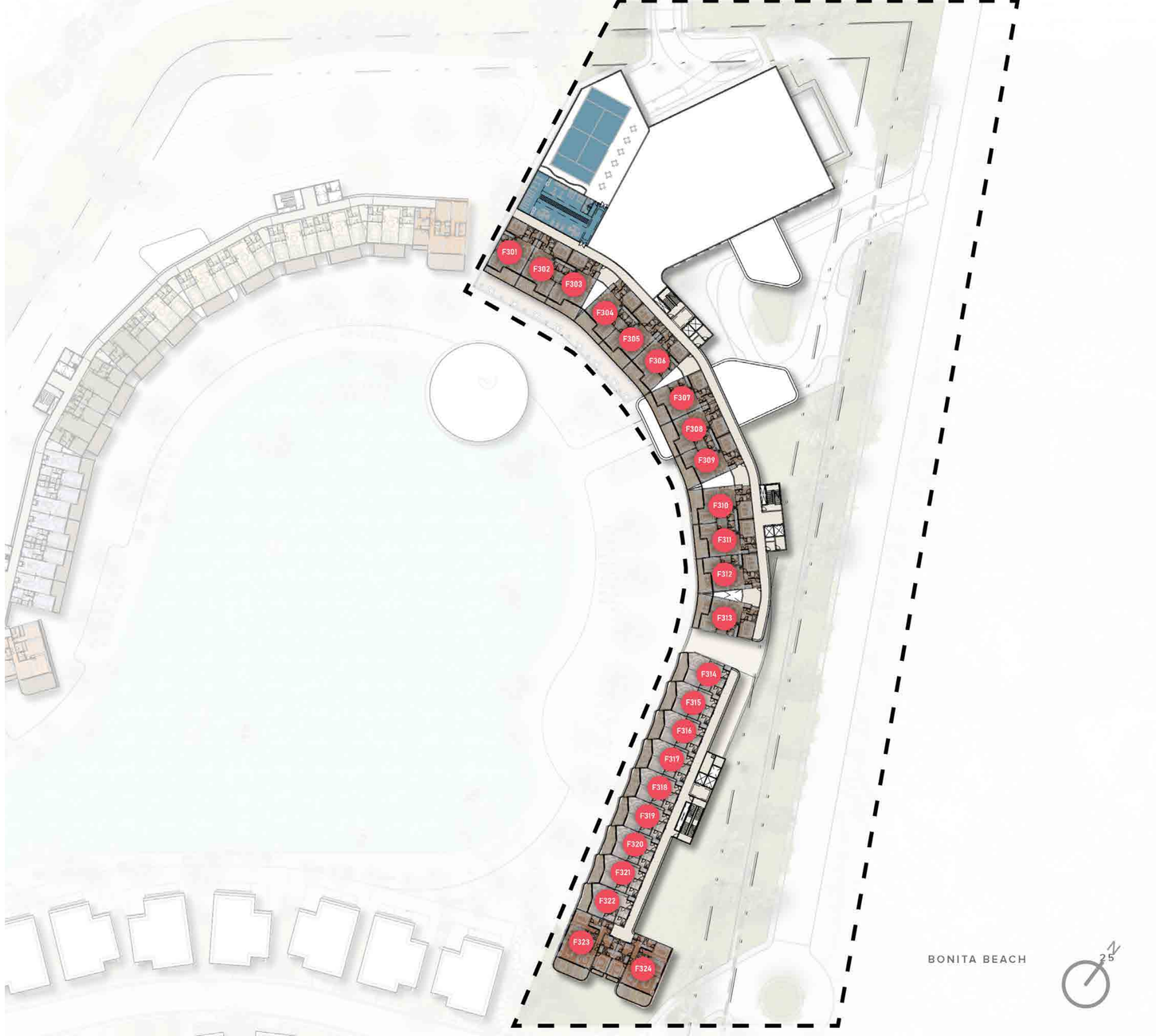


Masterplan **3RD FLOOR**

1 2B

2 2B Master Suite

3 2B + Family Room + Service Room A

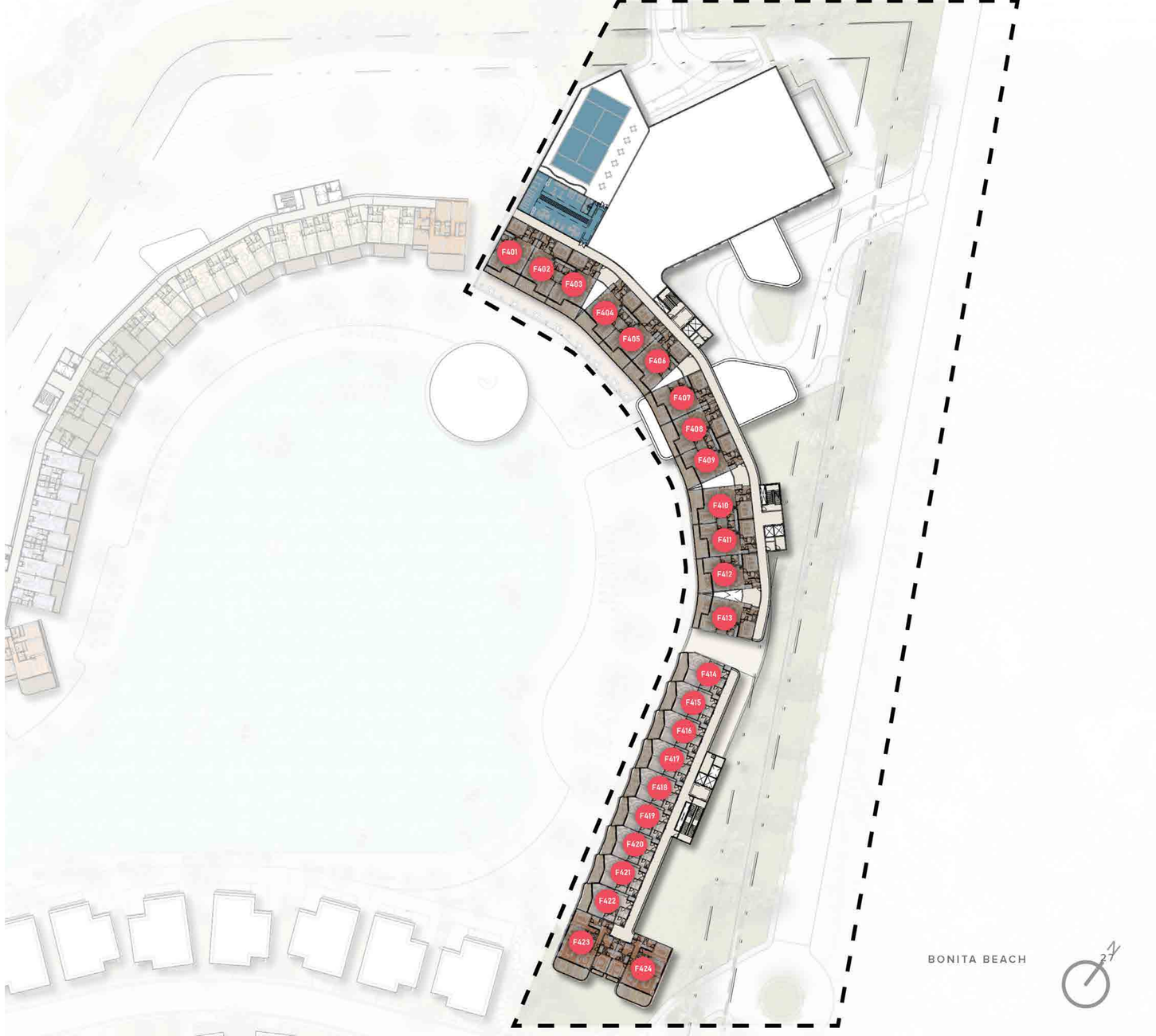


Masterplan **4TH FLOOR**

1 2B

2 2B Master Suite

3 2B + Family Room + Service Room A

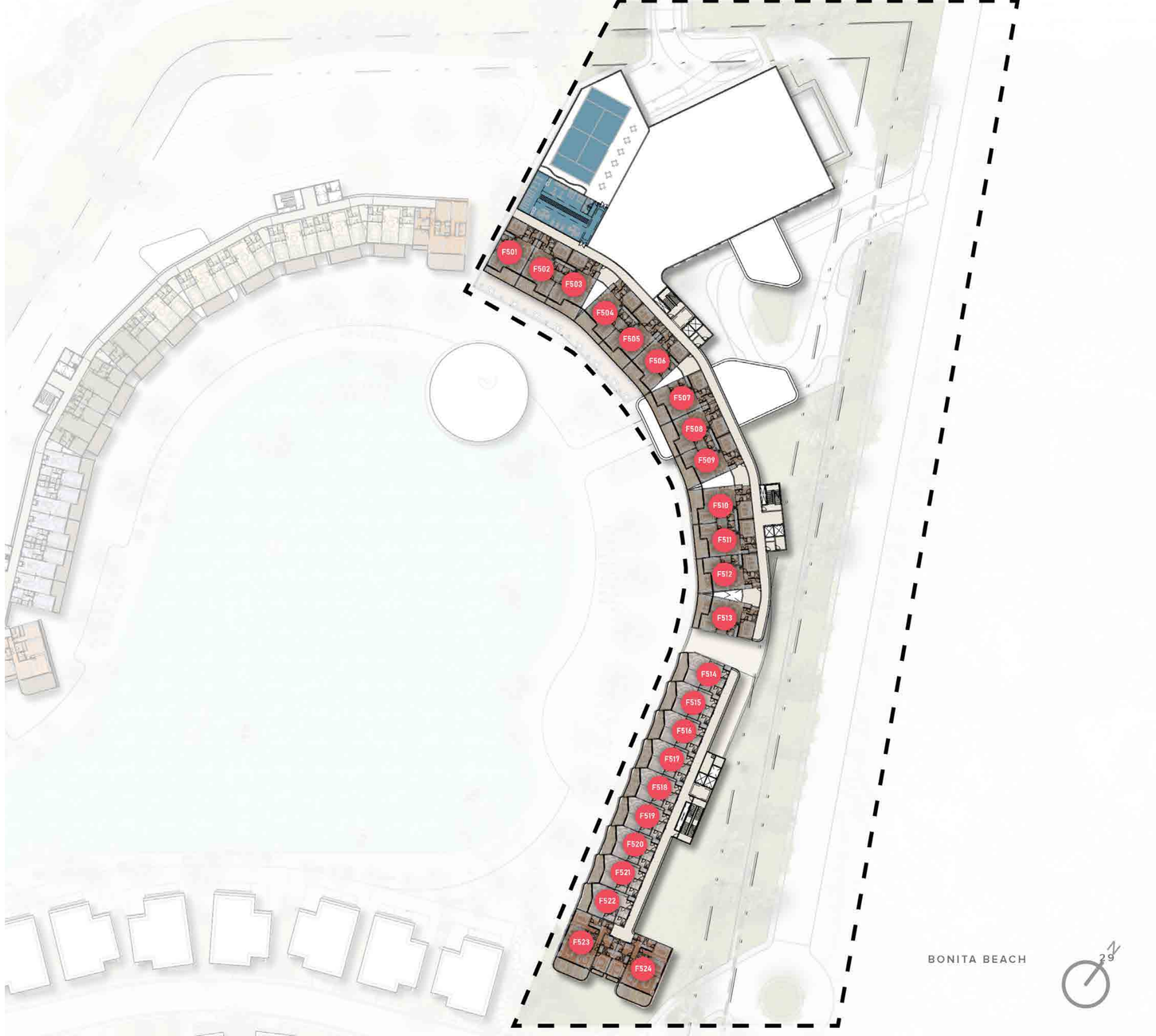


Masterplan **5TH FLOOR**

1 2B

2 2B Master Suite

3 2B + Family Room + Service Room A

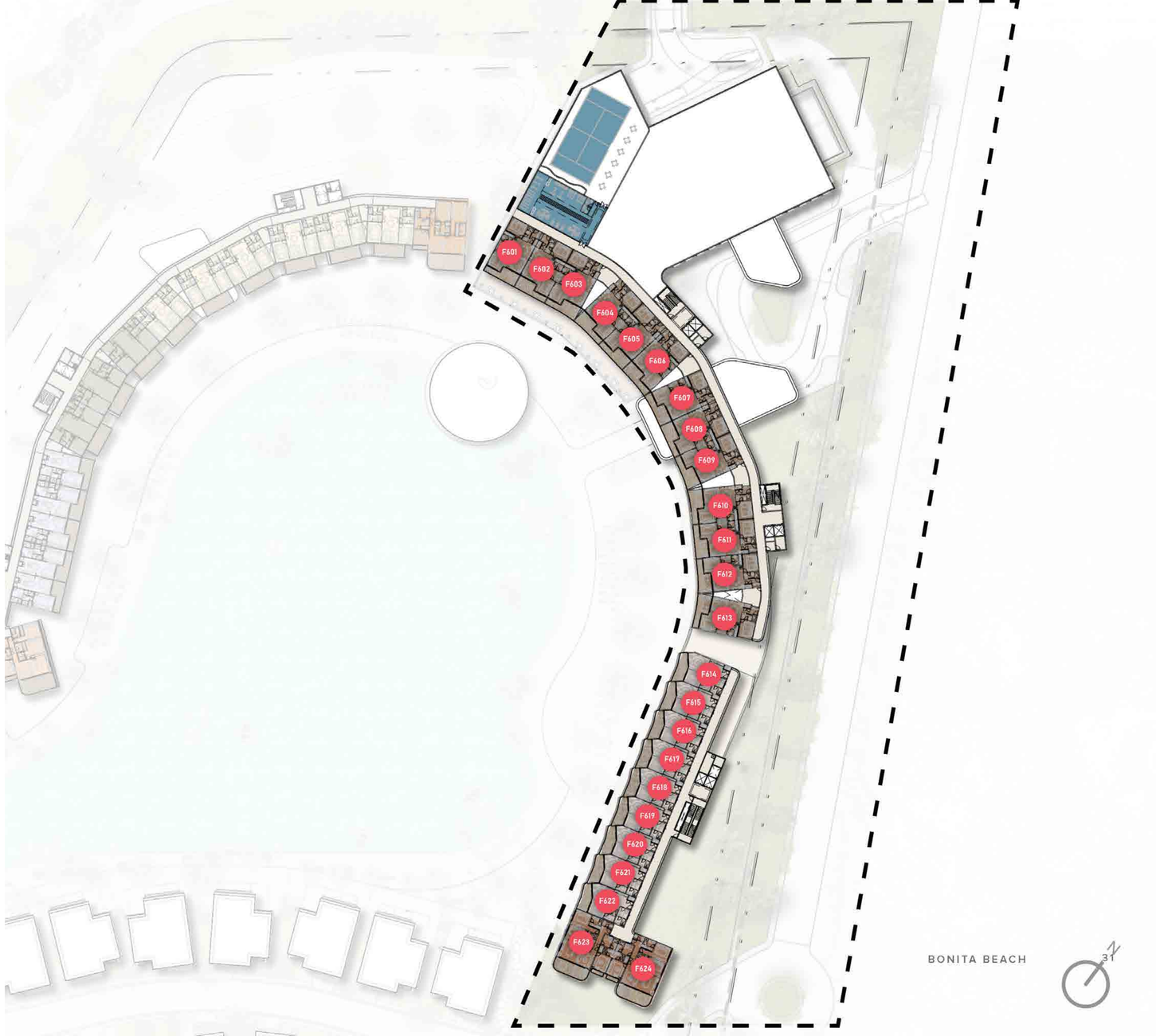


Masterplan **6TH FLOOR**

1 2B

2 2B Master Suite

3 2B + Family Room + Service Room A

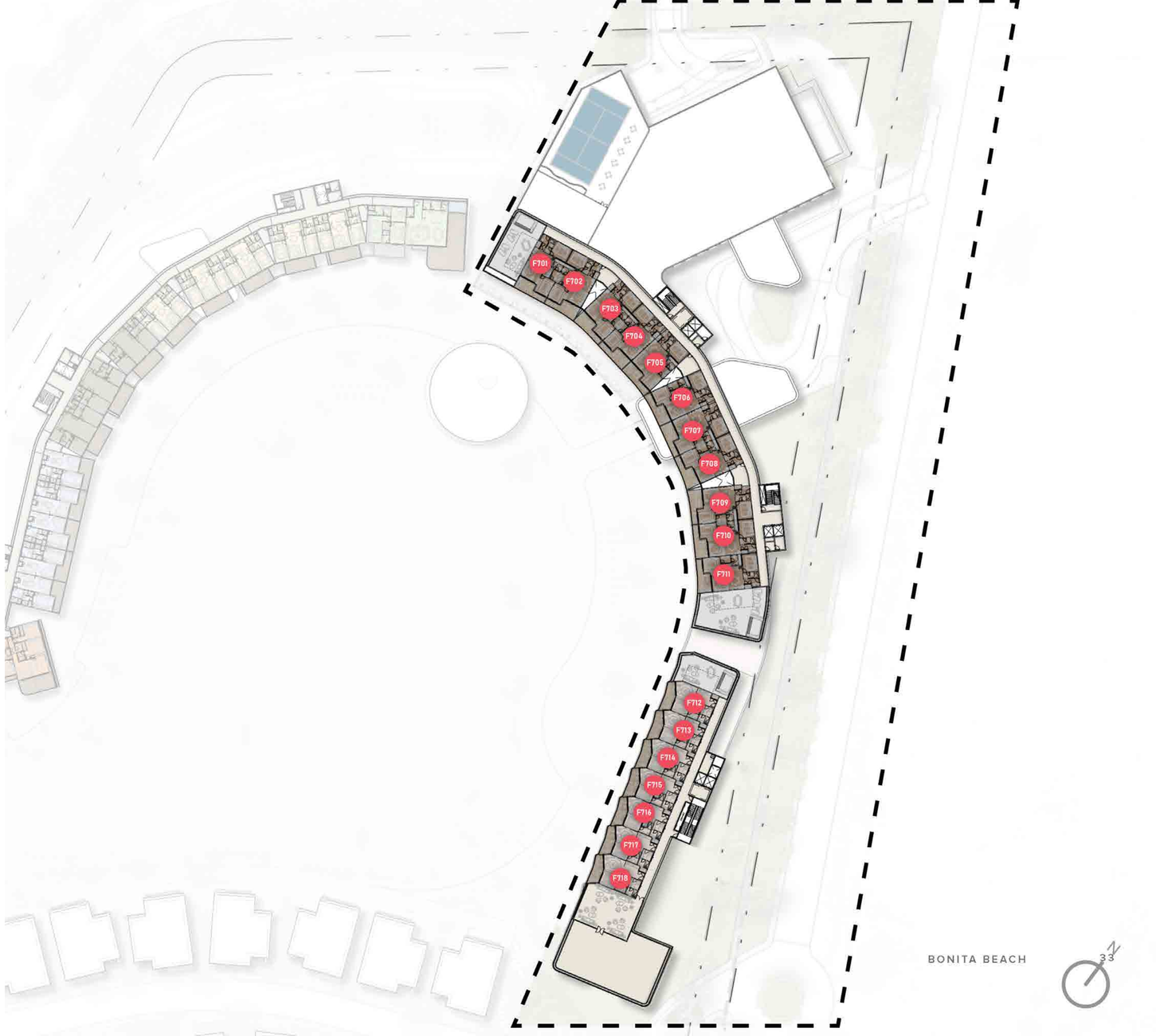


Masterplan **7TH FLOOR**

1 2B

2 2B Master Suite

3 2B + Family Room + Service Room A



Masterplan **8TH FLOOR**

1 2B

2 2B Master Suite

3 2B + Family Room + Service Room A





2B

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2B

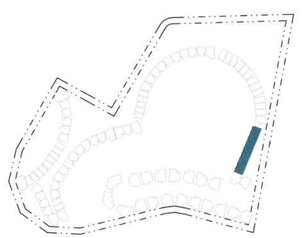
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2B

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



Beach / Golf / Sea



Interior 67 m²
Terrace 17 m²
Total **84 m²**

2B Master Suite



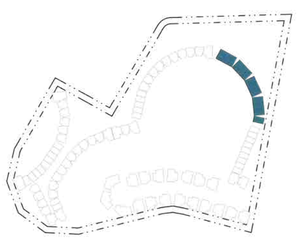
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2B Master Suite

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



Beach / Golf / Sea



Interior 91 m²
Terrace 19 m²
Total **110 m²**

2B + Family + SR



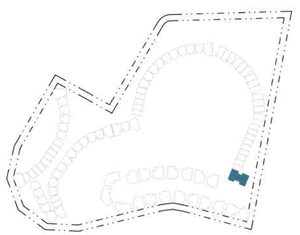
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2B + Family + SR

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



Beach / Golf / Sea



Interior 129 m²
Terrace 28 m²
Total **157 m²**

BONITA
BEACH
LUXURY RESIDENCES

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Golf Course Las Iguanas, Cap Cana


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BONITA GOLF
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A Unique Project

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Dominican Republic

3.

Prime Location

Playa Juanillo
Village Cap Cana
Golf Las Iguanas

4.

Cap Cana

10 min to International Airport

5.

Project

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

6.

Low-risk, high-return investment









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GVA

TLDI TOURISM & LEISURE DEVELOPMENT INTERNATIONAL

Crystal Lagoons

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BONITA BEACH

LUXURY RESIDENCES



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A UNIQUE PROJECT IN CAP CANA



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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 & RESTRAUNT

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 ILUSTRATED 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 THE DOMINICAN REPUBLIC?



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



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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.

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CAP CANA VILLAGE

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CAP CANA FOOTBALL CENTER

Cap Cana Football Center

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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.

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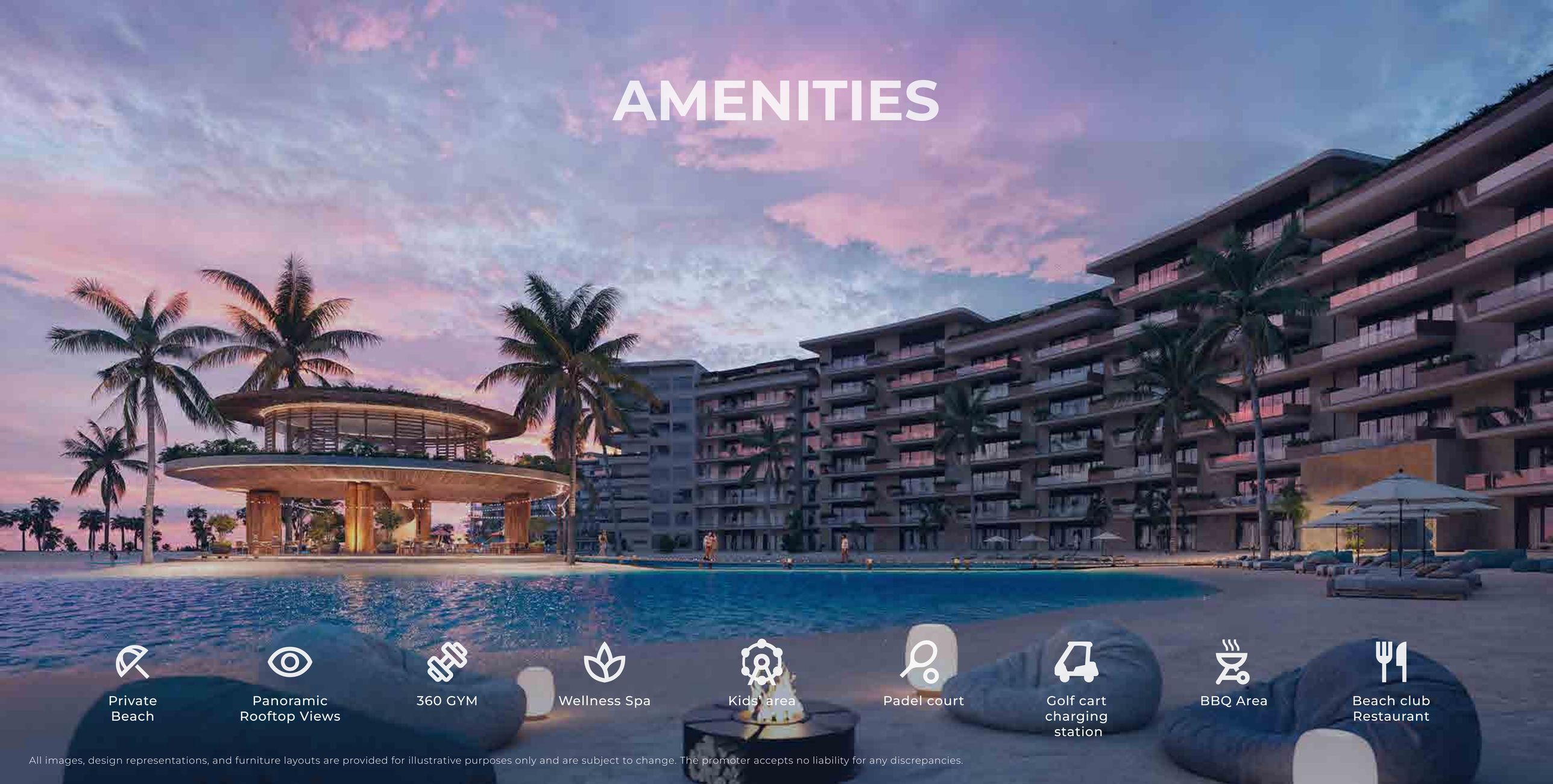


FIRST-CLASS INTERNATIONAL EDUCATION

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AMENITIES



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



Masterplan **1ST FLOOR**

1 2B

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. 2B
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. 2B
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. 2B
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 2B

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 2B

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. 2B
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. 2B
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



2 B



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2 B

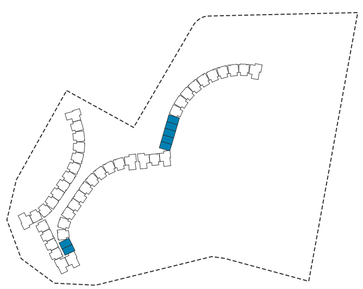
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2 B

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



Beach / Golf / Ocean



Interior	67 m²
Terrace	17 m²
Total	**84 m²**

2B Master Suite



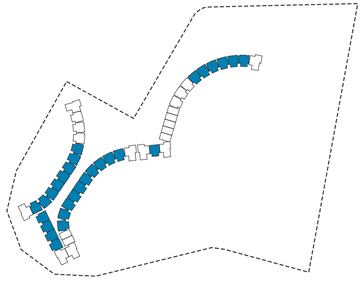
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2B Master Suite

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



Beach / Golf / Ocean



Interior	91 m²
Terrace	22 m²
Total	**113 m²**

2B + SR



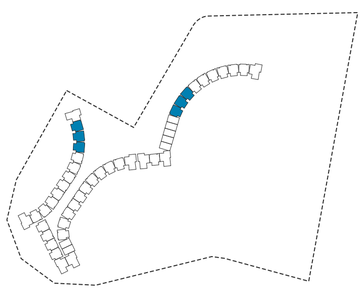
All images, design representations, and furniture layouts are provided for illustrative purposes only and are subject to change. The promoter accepts no liability for any discrepancies.

2B + SR

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



Beach / Golf / Ocean



Interior	91 m²
Terrace	22 m²
Total	**113 m²**

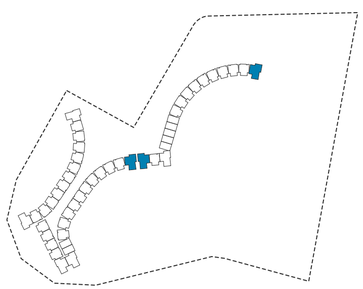
2B + Family + SR



All images, designs and [illegible] provided for illustrative purposes only and are subject to change. The promoter accepts no liability for any discrepancies.

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	130 m²
Terrace	35 m²
Total	**165 m2**

2B + Family + SR



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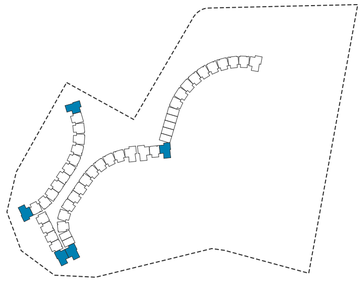
2B + Family + SR



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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	124 m²
Terrace	33 m²
Total	**157 m²**

Penthouse + 4B + SR

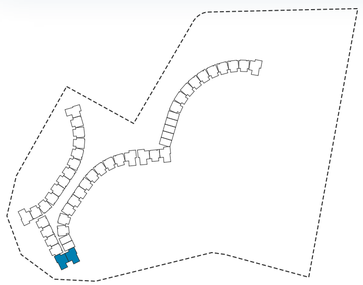


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Penthouse + 4B + SR

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 271 m²
Terrace 176 m²
Total **447 m²**



BONITA
BEACH
LUXURY RESIDENCES

www.bonitaresidences.luxury

Golf Course Las Iguanas, Cap Cana


BONITA
BEACH
LUXURY RESIDENCES
www.bonitaresidences.luxury
Campo de Golf Las Iguanas, Cap Cana


BONITA GOLF
RESIDENCES
BONITA
BEACH
LUXURY RESIDENCES



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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

10 min to International Airport

5.

Project

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

6.

Low-risk, high-return 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 apartments, villas and the first Crystal Lagoon set within the Las Iguanas Golf Course, offering 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.

BONITA BEACH LUXURY RESIDENCES

GVA

TLDI TOURISM & LEISURE DEVELOPMENT INTERNATIONAL

Crystal Lagoons

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BONITA BEACH

LUXURY RESIDENCES



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A UNIQUE PROJECT IN CAP CANA



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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 with Crystal Lagoons technology.

ROOFTOP 360
With stunning ocean views.

PANORAMIC GYM
With ocean and golf views.

WELLNESS SPA

BEACH CLUB & RESTAURANT

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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CRYSTAL LAGOON

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CAP CANA
REPÚBLICA DOMINICANA
Ciudad Destino

PLAN MAESTRO
MASTER PLAN

AMENIDADES | *AMENITIES*

A. *INFORMATION AND SALES CENTER*
B. HERITAGE SCHOOL
C. SPORTS ILUSTRATED 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 THE DOMINICAN REPUBLIC?



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.



AMENITIES



- 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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BEACH CLUB & RESTAURANT

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VILLAS

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MASTERPLAN BONITA BEACH

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

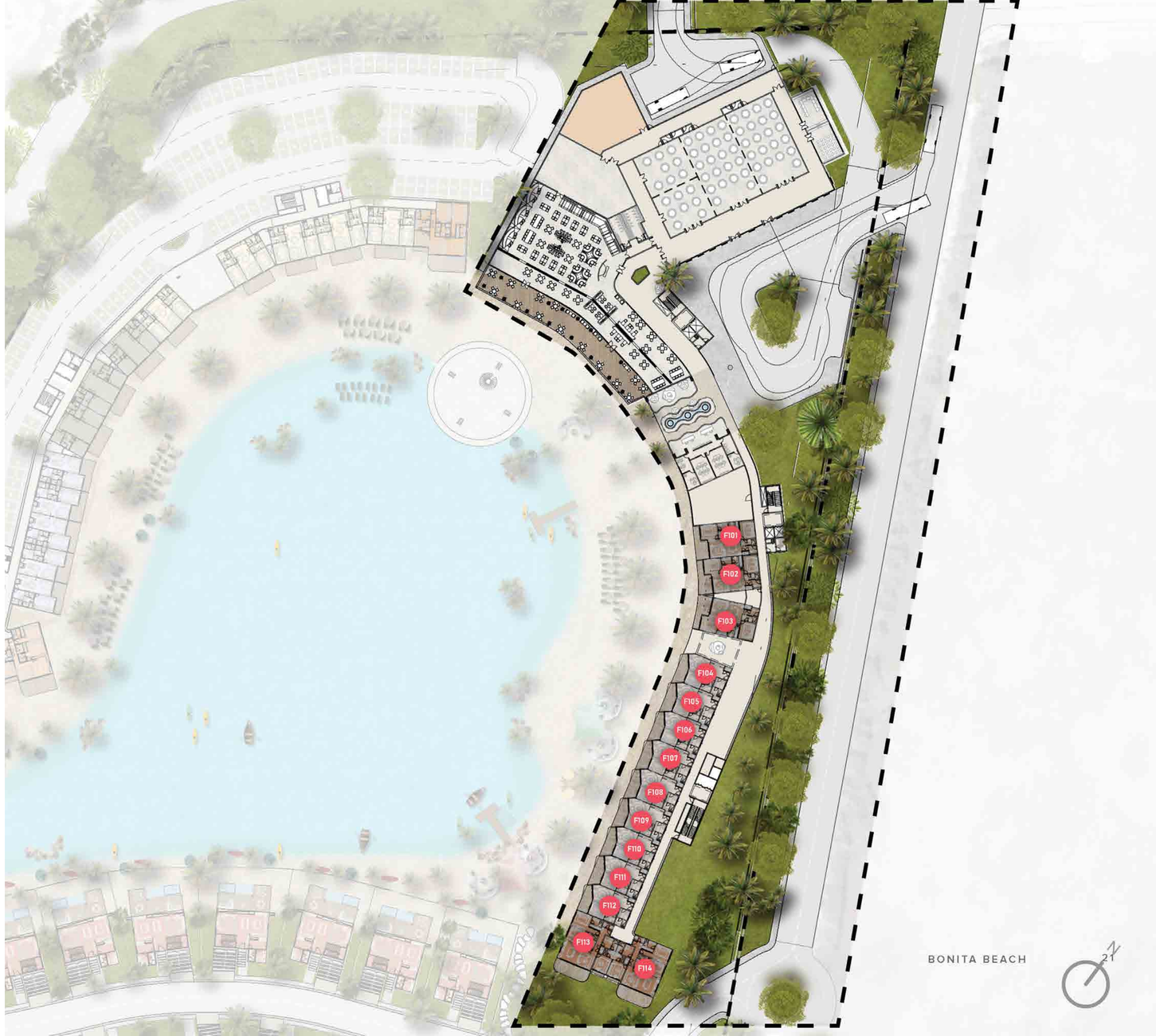


Masterplan **1ST FLOOR**

1 2B

2 2B Master Suite

3 2B + Family Room + Service Room A

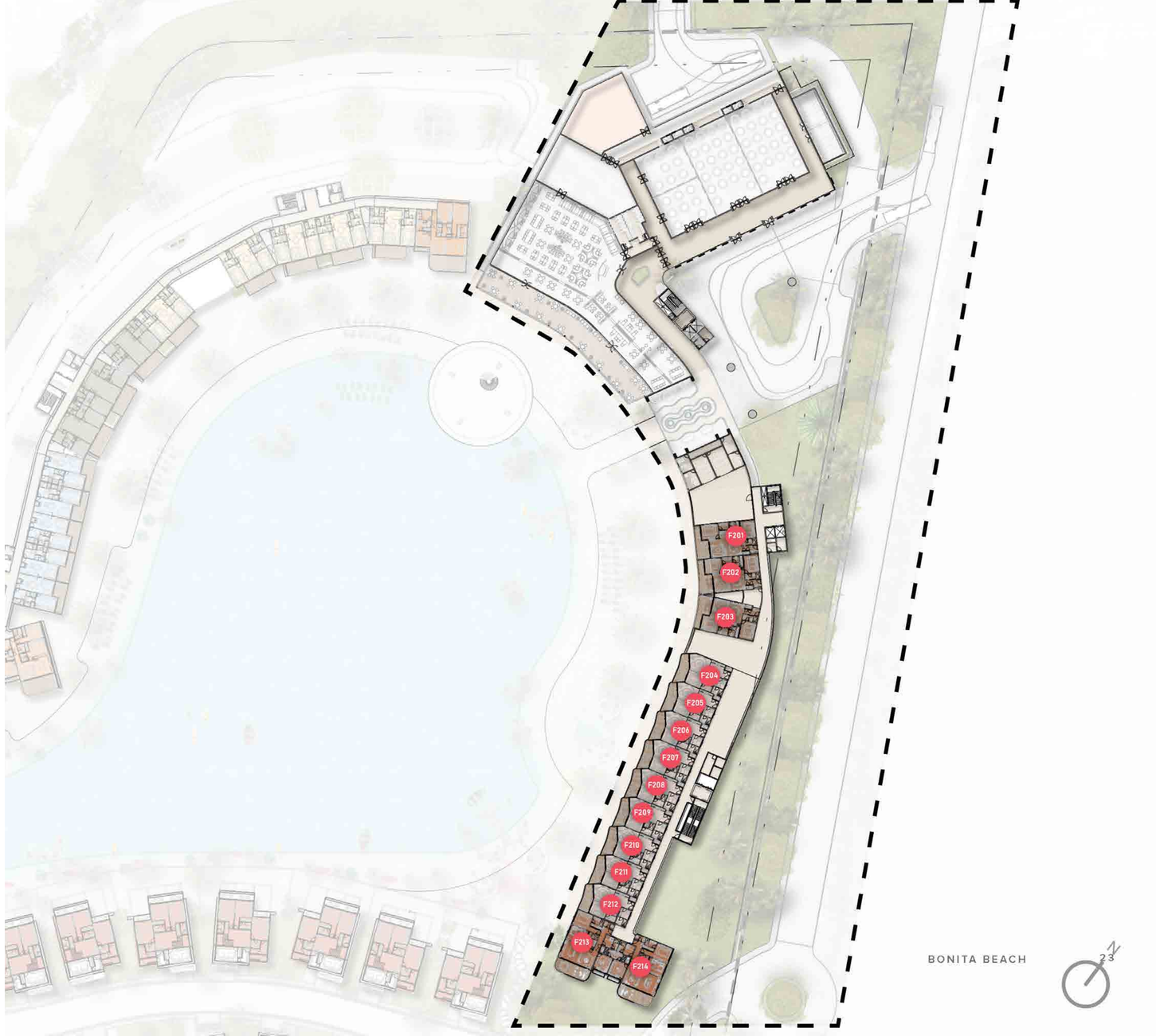


Masterplan **2ND FLOOR**

1 2B

2 2B Master Suite

3 2B + Family Room + Service Room A

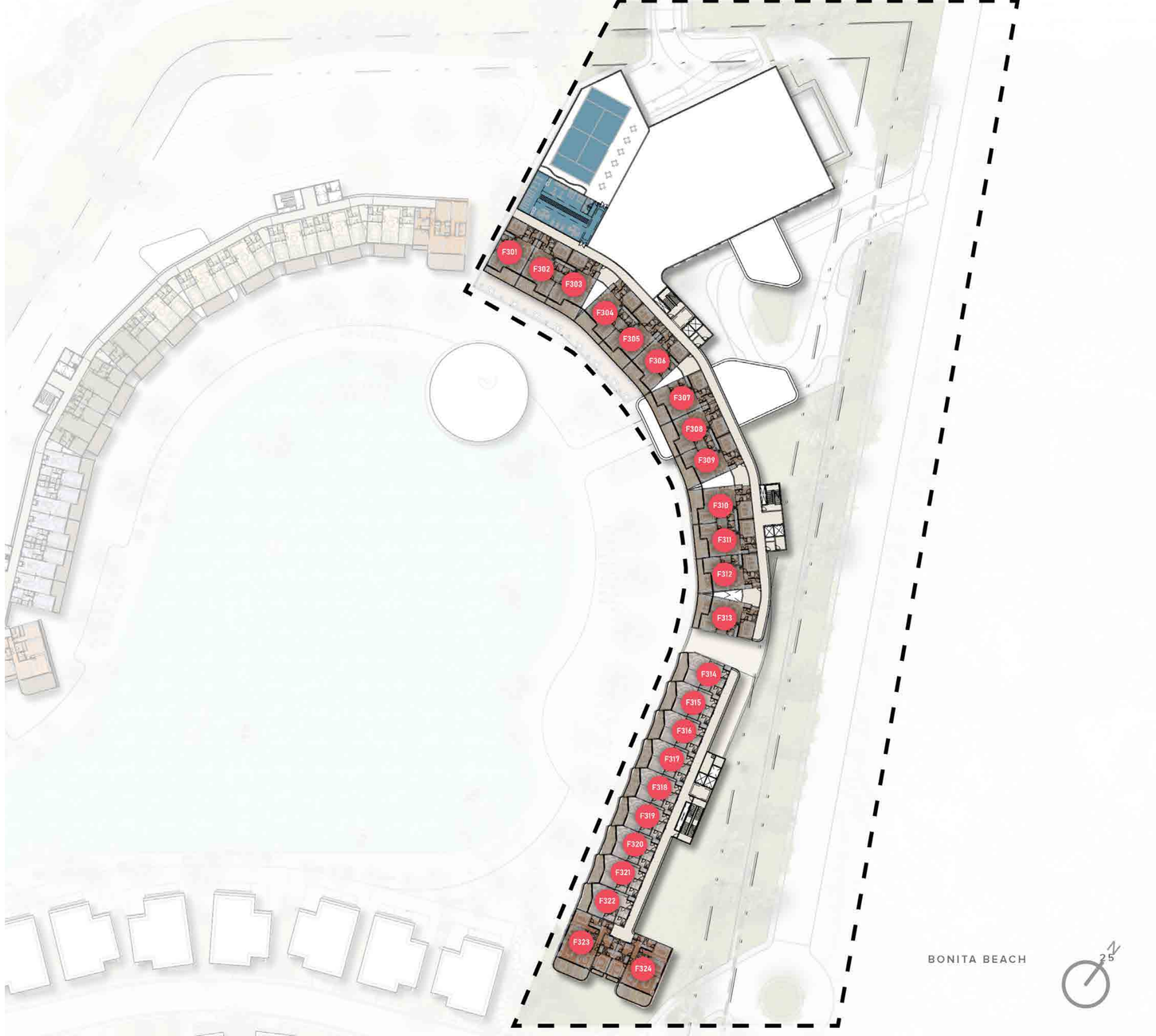


Masterplan **3RD FLOOR**

1 2B

2 2B Master Suite

3 2B + Family Room + Service Room A

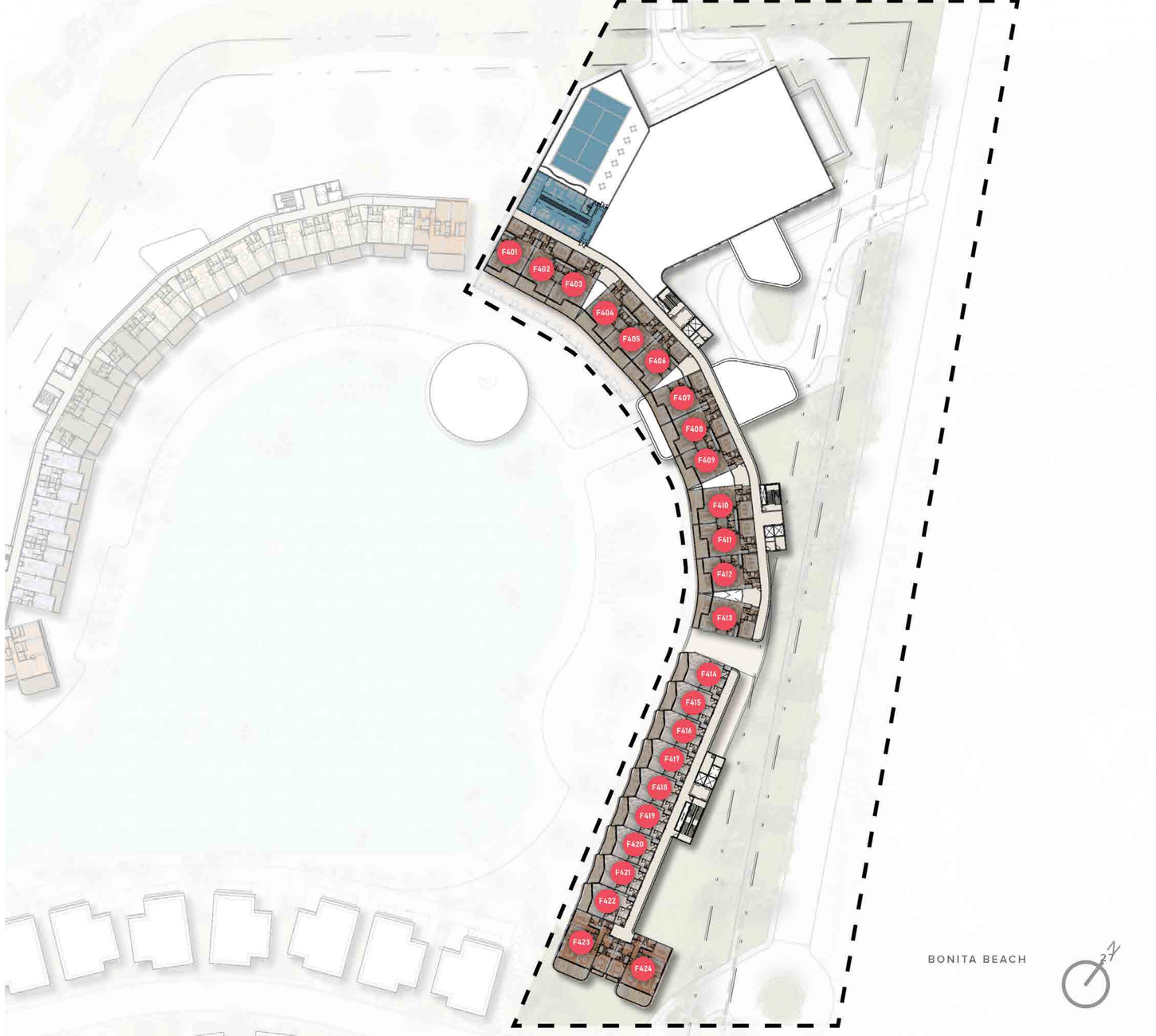


Masterplan **4TH FLOOR**

1 2B

2 2B Master Suite

3 2B + Family Room + Service Room A

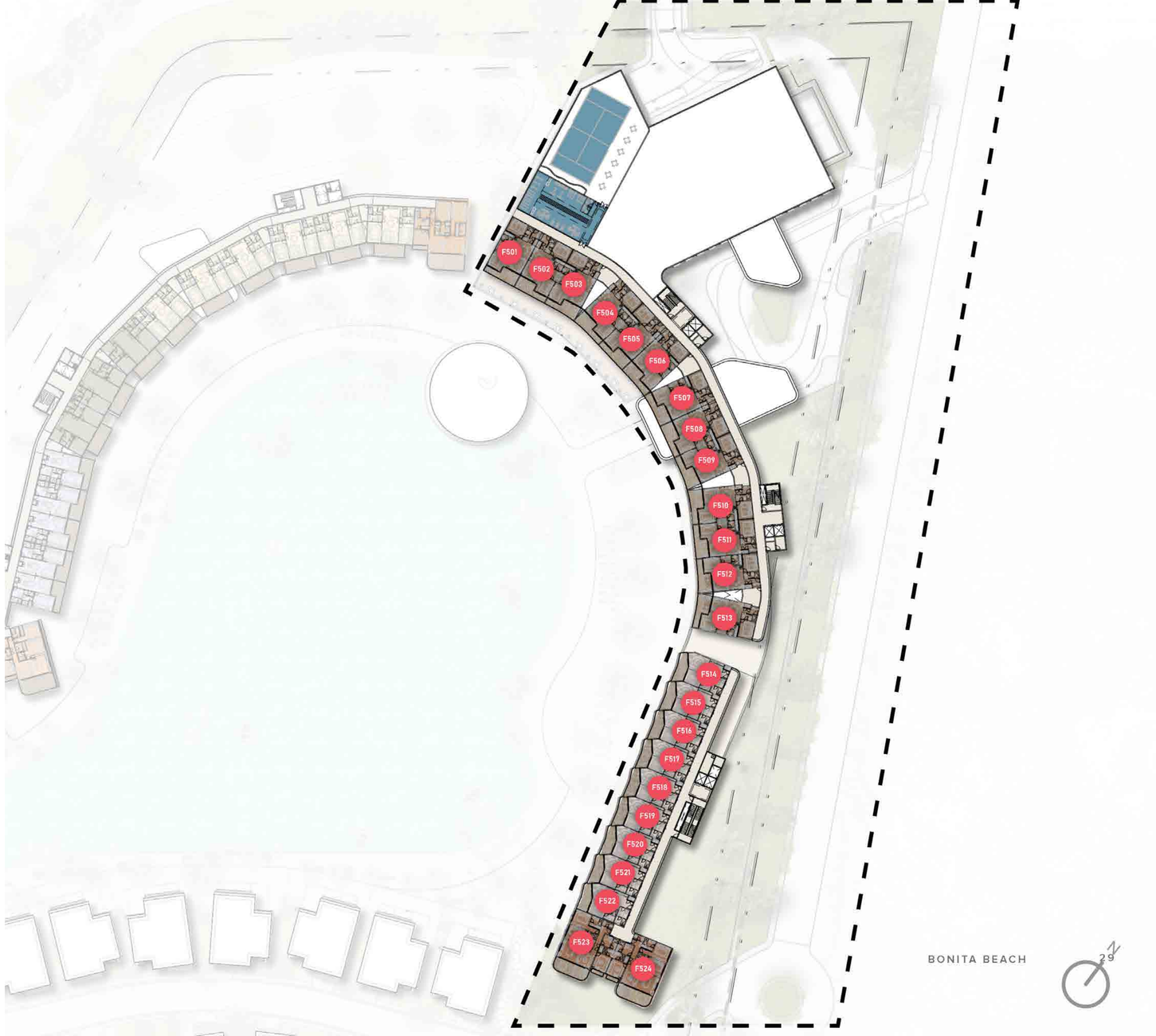


Masterplan **5TH FLOOR**

1 2B

2 2B Master Suite

3 2B + Family Room + Service Room A

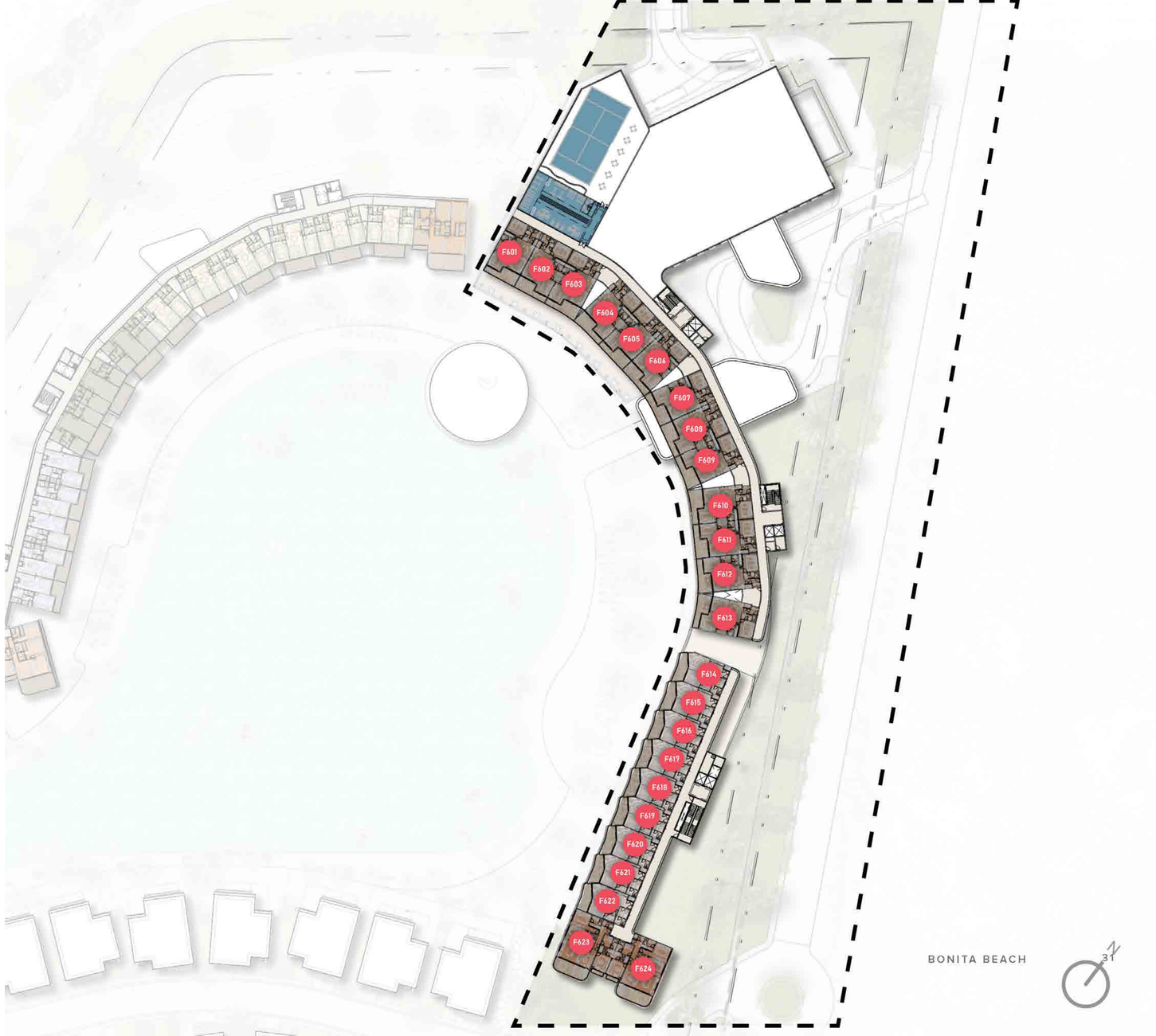


Masterplan **6TH FLOOR**

1 2B

2 2B Master Suite

3 2B + Family Room + Service Room A

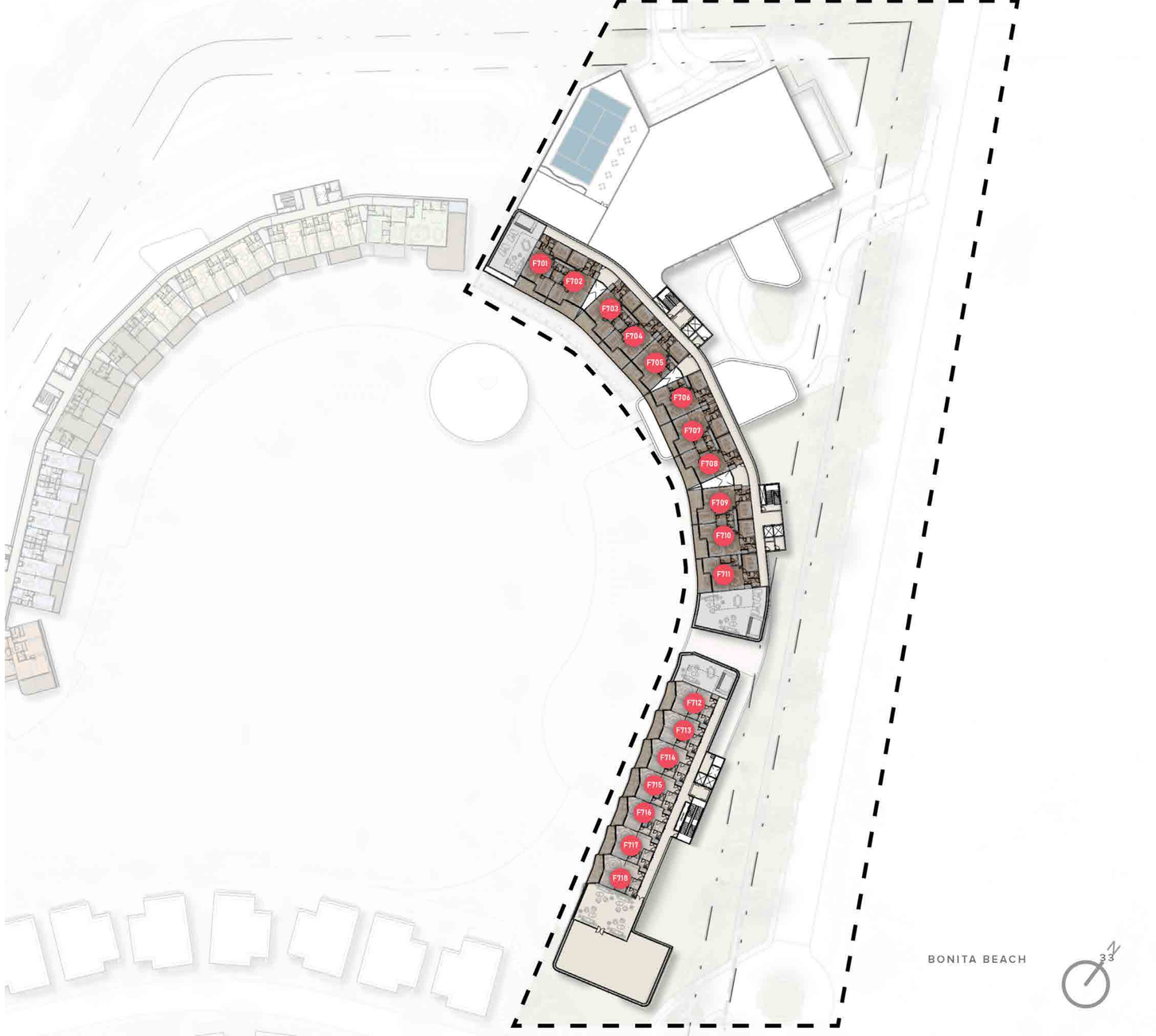


Masterplan **7TH FLOOR**

1 2B

2 2B Master Suite

3 2B + Family Room + Service Room A



Masterplan **8TH FLOOR**

1 2B

2 2B Master Suite

3 2B + Family Room + Service Room A





2B

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2B

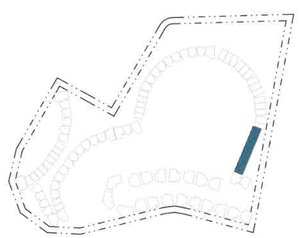
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2B

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



Beach / Golf / Sea



Interior 67 m²
Terrace 17 m²
Total **84 m²**

2B Master Suite



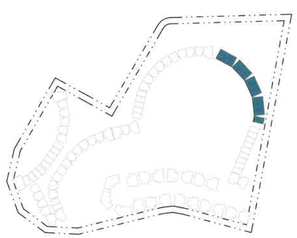
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2B Master Suite

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



Beach / Golf / Sea



Interior 91 m²
Terrace 19 m²
Total **110 m²**

2B + Family + SR



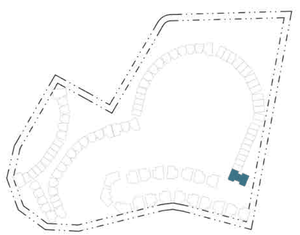
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2B + Family + SR

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



Beach / Golf / Sea



Interior 129 m²
Terrace 28 m²
Total **157 m²**

BONITA
BEACH
LUXURY RESIDENCES

www.bonitaresidences.luxury

Golf Course Las Iguanas, Cap Cana


BONITA GOLF
RESIDENCES
www.bonita.golf
Campo de Golf Las Iguanas, Cap Cana



1.
Intro.

2.
¿Why Invest in the Dominican Republic?

Map
Owner Benefits

3.
Location

4.
Get to know Cap Cana

Punta Espada Golf and Las Iguanas Golf
Exclusive Beaches
Heritage School
International Hospitals
Marina
The Stables Equestrian Center
Natural Paradise
Scape Park

5.
Project

Lot Location
Amenities
Apartments

6.
Profitable Investment

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WELCOME TO BONITA GOLF RESIDENCES

Exclusive project designed by the prestigious architectural firm GVA, a leader and reference in LATAM, this project will feature 160 luxury apartments built on Las Iguanas golf course with Ocean View, where comfort and luxury blend perfectly creating a timeless and unique design.

GVA

BONITA GOLF RESIDENCES

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- **160 luxury residential apartments with 1 and 2 bedrooms, including a family room, service bedroom, and spacious terraces.**

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¿WHY INVEST IN THE DOMINICAN REPUBLIC?



Excellent geographic and strategic location:
Proximity to USA and Latin America with daily connections to Europe.

One of the countries with the highest growth in Latin America.

Tropical climate 365 days a year.

Stable government:
Economic, legal, and political stability.

Advantages, benefits, and tax exemptions for foreigners.


CAP CANA IS THE
LUXURY PROJECT
WITH THE LARGEST DEVELOPMENT
IN THE COUNTRY.

BONITA GOLF
OWNER BENEFITS



CAP CANA
REPÚBLICA DOMINICANA

- Exclusive access card for Cap Cana owners
- Special rate at Heritage Cap Cana School
- 50% on Las Iguanas Golf Club Membership (valid for the first 12 months after opening)
- Access to more than 20 restaurants
- Exclusive access to Cap Cana beaches
- Preferential access to mooring at the Cap Cana Marina
- Confotur benefits (exempt from 3% transfer tax and 15 years free of IPI)

Project in approval process subject to possible modifications in case of tax reform.

THE PLEASURE OF HAVING THE SEA AND GOLF JUST A FEW STEPS AWAY

Just a few steps from Juanillo beach



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CAP CANA
REPÚBLICA DOMINICANA

Ciudad Destino

1. Oficina de información y ventas.
   Information and sales center.
2. Ciudad Las Canas
3. Heritage School.
4. Sports Illustrated Resorts Marina and Villas
5. TRS Palladium Hotel
6. Marina Cap Cana
7. El Dorado Park
8. Secrets Cap Cana
9. Hyatt Ziva & Hyatt Zilara
10. Margaritaville Island Reserve
11. Sanctuary by Playa Resorts
12. Sotogrande at Cap Cana
13. St. Regis Resort & Residences Cap Cana
14. Punta Espada Golf Course
15. Hotel Eden Roc Cap Cana
16. Eden Roc Cap Cana Beach Club
17. Los Establos
18. Scape Park



CAP CANA RENTALS
BY HOMEBELIKE

CAP CANA REAL ESTATE


Eden Roc Cap Cana Beach Club
Sotogrande
at Cap Cana
St. Regis Resort
& Residences Cap Cana
Margaritaville
Island Reserve
Sanctuary
by Playa Resorts
JUANILLO
VILLAGE
BONITA GOLF
RESIDENCES
Hyatt Ziva
& Hyatt Zilara
Los Establos
Scape Park
Secrets Cap Cana



THE DREAM DESTINATION FOR SPORTSMEN AND WOMEN

Cap Cana has been known for the quality of its facilities and the diversity of sports that can be practiced.

- Sport fishing
- Golf
- Tennis and Padel
- Mountain biking
- Swimming
- Basketball
- Volleyball
- Soccer
- Polo
- Horseback riding
- Sailing
- Kite Surfing
- Cycling



PUNTA ESPADA Y LAS IGUANAS GOLF

Two spectacular golf courses designed and signed by Jack Nicklaus.

Recognized as one of the best golf courses in the world, Punta Espada hosted the Cap Cana Championship, official tournament of the PGA Champions Tour held in 2008, 2009 and 2010. Las Iguanas Golf is under development.

EXCLUSIVE BEACHES OF WHITE SAND

With eight kilometers of coastline and five kilometers of white sandy beaches, Cap Cana allows you to enjoy a multitude of water activities in the most famous beaches in the country, such as Juanillo Beach, Caleton Beach or the exclusive Marina Beach.

This wonderful beach (Juanillo beach) is Only 400m from Bonita golf





MARINA CAP CANA

International yachting and deep sea fishing destination.

Recognized by BIIlfish Report as the No. 1 in the world, the Cap Cana Marina has more than 150 docks, with capacity for yachts of up to 150 feet. Its privileged location close to the Mona Canal, places it in an enviable position in relation to the rest of the Caribbean.



LOS ESTABLOS

The most complete equestrian center in the Caribbean.

Opened in 2015, Los Establos is an equestrian community that combines nature with luxury, offering in one place the most varied equestrian disciplines such as Jumping, Polo, Paso Fino, Racing, Dressage, Reining, Enduro, Cross Country. It hosted the XXII World Confepaso 2015 and the Polo Challenge, the first 22-goal event held in the Dominican Republic. It is emerging as the largest and most complete Equestrian Center in the Caribbean and Latin America.

COMING SOON...

01. UNA Concacaf Soccer House

CONCACAF, Confederation of National Soccer Associations of North America, Central America and the Caribbean Islands, will inaugurate its UNA SOCCER HOUSE, in Cap Cana with modern state-of-the-art soccer facilities.





EL DORADO WATER PARK AND AMPHITHEATER

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

SCAPE PARK PARK ECO-ADVENTURE

With 17,2km2 of natural reserve, Scape Park promotes and reinforces the preservation of endemic and endangered species. Enjoy all the sports and entertainment activities you can imagine in Scape Park.





INTERNATIONAL HOSPITALS

Medical excellence is the fundamental pillar of these international hospitals.

Count on a multidisciplinary team of highly qualified professionals who work together to offer comprehensive and personalized care. State-of-the-art technology is a distinctive feature of these hospitals, which are equipped with the latest advances in diagnosis and treatment.

FIRST CLASS INTERNATIONAL EDUCATION

Cap Cana has an educational community that includes the bilingual educational center CAP CANA HERITAGE SCHOOL and the UNIBE CAP CANA UNIVERSITY that offers in its facilities undergraduate and graduate degrees.





COMING SOON

02. Juanillo Village COMMERCIAL Area.

A vibrant village that will offer a unique experience with restaurants, art galleries, stores, boutiques and entertainment areas. Juanillo Village will be the ideal place to live or vacation, offering a fun way of life by the beach.

Only 200m from Bonita Golf Residences.

AMENIDADES



Private Security

2 Adult Swimming Pools

Children's Pool

Paddle Court

Playground

Lounge

BBQ Area

GYM

CO working

Underground parking

Golf Cart Loading Station

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PADEL

The paddle courts at Cap Cana are designed to international standards, providing impeccable playing surfaces and first-class amenities. Whether you are an enthusiastic beginner or an experienced player, you will find the perfect setting to challenge your skills and enjoy the game.

GAZEBO

This versatile space is perfect for outdoor gatherings, romantic dinners or simply to enjoy the tranquility of nature without sacrificing comfort. The dome provides comforting shade, protecting you from the sun while you enjoy the fresh air.



LOBBY



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GYM



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GAZEBO



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PISCINAS



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Master plan **LEVEL 1**



LEGENDA

01.LOBBY
02.CHILDREN'S AREA
03.GAZEBO
04.SWIMMING POOL
05.CHILDREN'S POOL
06.PADDLE COURT
07.VERTICAL CIRCULATION
08.PRIVATE PATIOS

TYPOLOGY

- LOBBY
- 1 BEDROOM
- 1 BEDROOM +FAMILY
- 2 BEDROOM
- 2 BEDROOM + FAMILY (A)
- 2 BEDROOM+ FAMILY (B)

The images and design as well as the ambience of the furniture are for illustrative purposes and artistic appreciation they do not bind the promoter and are subject to change.

Master plan **LEVEL 2**



TYPOLOGY

- LOBBY
- 1 BEDROOM
- 1 BEDROOM +FAMILY
- 2 BEDROOM
- 2 BEDROOM + FAMILY (A)
- 2 BEDROOM+ FAMILY (B)

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Master plan **LEVEL 3**



TYPOLOGY

- GYM
- 1 BEDROOM+ FAMILY
- 2 BEDROOM
- 2 BEDROOM + FAMILY (A)
- 2 BEDROOM +FAMILY (B)

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Master plan **LEVEL 4**



TYPOLOGY

- 1 BEDROOM
- 1 BEDROOM +FAMILY
- 2 BEDROOM
- 2 BEDROOM + FAMILY (A)
- 2 BEDROOM+ FAMILY (B)

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Master plan **LEVEL 5**



TYPOLOGY

- 1 BEDROOM +FAMILY
- 2 BEDROOM
- 2 BEDROOM + FAMILY (A)
- 2 BEDROOM+ FAMILY (B)

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Master plan **LEVEL 6**



TYPOLOGY

- PENTHOUSE A
- PENTHOUSE B
- PENTHOUSE C

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RESIDENCES

Development of 160 luxury residential apartments 1 and 2 bedroom apartments plus family room with service room. Each apartment is unique! You will be able to choose between different typologies, whether you want your own garden, or if you prefer the heights, we have an exclusive apartment designed for you. The main feature is the spaciousness of its terraces where you can enjoy the incredible views of the swimming pools, garden, the sea and the golf course Las Iguanas.



TYPE 1H



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TYPE 1H + FAMILY



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APARTMENT **TYPE 1H + HS**

TYPOLOGY 1H + HS

20 UNITS

- Kitchen
- Living Room
- Dining Room
- Master Bedroom
- Closet
- Master Bathroom
- Service room
- Bathroom
- Laundry Area
- Terrace

Internal area:
71 m2
Covered terrace area:
21 m2
Total unit area:
92 m2



Available in floors 1 to 5

APARTMENT **TYPE 1H + FAMILY + HS**

TYPOLOGY 1H + FAMILY + HS

59 UNITS

- Kitchen
- Living room
- Dining room
- Master bedroom
- Walk in closet
- Master bathroom
- Family room
- Guest bathroom
- Service room
- Service bathroom
- Laundry area
- Terrace

Internal area:
101 m2
Covered terrace area:
37 m2
Total unit area:
138 m2



Available on floors 1 to 5

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TYPE 2H MASTER



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TYPE 2H MASTER



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Apartment **TYPE 2H MASTER**

TYPOLOGY 2H MASTER (A)

10 Units

- Kitchen
- Living room
- Dining room
- Master bedroom 1
- Walk in closet 1
- Master bathroom 1
- Master bedroom 2
- Walk in closet 2
- Master bathroom 2
- Guest bathroom
- Laundry area
- Terrace

Internal area:
103 m2
Covered terrace area:
30 m2
Total unit area:
133 m2



Available on floors 1 to 5

TYPOLOGY 2H MASTER (B)

35 Units

- Kitchen
- Living room
- Dining room
- Master bedroom 1
- Walk in closet 1
- Master bathroom 1
- Master bedroom 2
- Walk in closet 2
- Master bathroom 2
- Guest bathroom
- Laundry area
- Terrace

Internal area:
99 m2
Covered terrace area:
39 m2
Total unit area:
138 m2

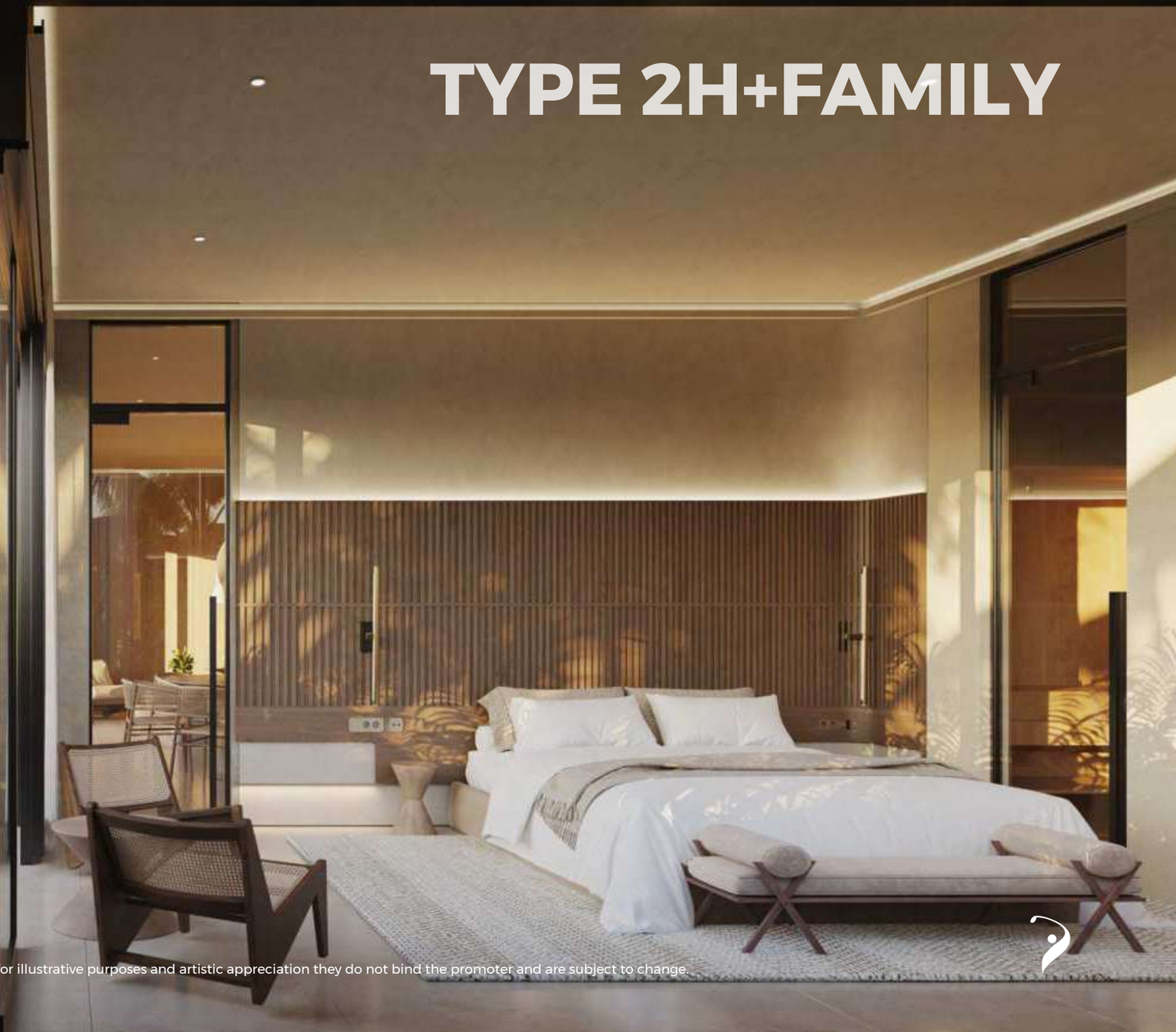


Available on floors 1 to 5

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TYPE 2H+FAMILY





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Apartment **TYPE 2H + FAMILY + HS (A)**

TYPOLOGY 2H + FAMILY + HS (A) Level 1-2

4 Units

- Kitchen
- Living room
- Dining room
- Master bedroom
- Walk in closet
- Master bathroom
- Bedroom 2
- Walk in closet 2
- Bedroom Bathroom 2
- Family room
- Guest bathroom
- Service room
- Service bathroom
- Laundry area
- Terrace
- Jacuzzi



Available in floors 1 to 2

Internal area:
150 m2
Covered terrace area:
62 m2
Total unit area:
212 m2

TYPOLOGY 2H + FAMILY + HS (A) Level 3-4

4 Units

- Kitchen
- Living room
- Dining room
- Master bedroom
- Walk in closet
- Master bathroom
- Bedroom 2
- Walk in closet 2
- Bedroom Bathroom 2
- Family room
- Guest bathroom
- Service room
- Service bathroom
- Laundry area
- Terrace
- Jacuzzi



Available in floors 3 to 4

Internal area:
153 m2
Covered terrace area:
73 m2
Total unit area:
226 m2

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Apartment **TYPE 2H+FAMILY + HS (B)**

TYPOLOGY 2H + FAMILY + HS (B) Level 1-2

4 Units

- Foyer
- Kitchen
- Living room
- Dining room
- Master bedroom
- Walk in closet
- Master bathroom
- Bedroom 2
- Walk in closet 2
- Bedroom Bathroom 2
- Family room
- Guest bathroom
- Service room
- Service bathroom
- Laundry area
- Terrace
- Jacuzzi



Available in floors 1 to 2

Internal area:
140 m2
Covered terrace area:
63 m2
Total unit area:
203 m2

TYPOLOGY 2H + FAMILY + HS (B) Level 3-4

4 Units

- Foyer
- Kitchen
- Living room
- Dining room
- Master bedroom
- Walk in closet
- Master bathroom
- Bedroom 2
- Walk in closet 2
- Bedroom Bathroom 2
- Family room
- Guest bathroom
- Service room
- Service bathroom
- Laundry area
- Terrace
- Jacuzzi



Available in floors 3 to 4

Internal area:
140 m2
Covered terrace area:
38 m2
Unroofed terrace area:
44 m2
Total unit area:
222 m2

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Apartment **TYPE 2H + FAMILY + HS (A) Level 5**

TYPOLOGY 2H + FAMILY + HS (A) Level 5

2 Units

- Kitchen
- Living room
- Dining room
- Master bedroom
- Walk in closet
- Master bathroom
- Bedroom 2
- Walk in closet 2
- Bedroom Bathroom 2
- Family room
- Guest bathroom
- Service room
- Service bathroom
- Laundry area
- Terrace
- Jacuzzi

Internal area:
150 m2
Terrace area:
136 m2
Total unit area:
286 m2



Available in floor 5

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Apartment **TYPE 2H + FAMILY + HS (B) Level 5**

TYPOLOGY 2H + FAMILY + HS (B) Level 5

2 Units

- Foyer
- Kitchen
- Living room
- Dining room
- Master bedroom
- Walk in closet
- Master bathroom
- Bedroom 2
- Walk in closet 2
- Bathroom bedroom 2
- Family room
- Guest bathroom
- Service room
- Service bathroom
- Laundry area
- Terrace
- Jacuzzi

Internal area:
140 m2
Covered terrace area:
66 m2
Total unroofed area:
96 m2
Total unit area:
302 m2



Available in floor 5

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Apartment **TYPE PH 2H + FAMILY + HS (A)**

TYPOLOGY PH 2H + FAMILY + HS (A)

2 Units

- Kitchen
- Living room
- Dining room
- Master bedroom
- Walk in closet
- Master bathroom
- Bedroom 2
- Walk in closet 2
- Bedroom Bathroom 2
- Family room
- Guest bathroom
- Service room
- Service bathroom
- Laundry area
- Terrace
- Jacuzzi

Internal area:
185 m2
Covered terrace area:
60 m2
Total unroofed area:
127 m2
Total unit area:
372 m2



Available in floor 6

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Apartment **TYPE PH 2H + FAMILY + HS (B)**

TYPOLOGY PH 2H + FAMILY + HS (B)

2 Units

- Kitchen
- Living room
- Dining room
- Master bedroom
- Walk in closet
- Master bathroom
- Bedroom 2
- Walk in closet 2
- Bedroom Bathroom 2
- Family room
- Guest bathroom
- Service room
- Service bathroom
- Laundry area
- Terrace
- Jacuzzi

Internal area:
189 m2
Covered terrace area:
74 m2
Total unroofed area:
63 m2
Total unit area:
326 m2



Available in floor 6

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Apartment **TYPE PH 2H + HS (C)**

TYPOLOGY PH 2H + HS (C)

12 Units

- Kitchen
- Living room
- Dining room
- Master bedroom
- Walk in closet
- Master bathroom
- Bedroom 2
- Walk in closet
- Bedroom Bathroom 2
- Guest bathroom
- Service room
- Service bathroom
- Laundry area
- Jacuzzi

Internal area:
101 m2
Covered terrace area:
37 m2
Total unit area:
138 m2



Available in floors 6

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