



URBAN

GROUP



The images and design, as well as the furniture setting, are illustrative and for artistic appreciation, do not bind the developer and are subject to change.



1.

Introduction
Unique project



2.

**Dominican
Republic**



3.

**Privileged
Location**

Juanillo Beach
Village Cap Cana
Golf Las Iguanas



4.

Cap Cana

15' International
Airport



5.

Project

Sea views Private
Beach Surrounded
by Golf
Rooftop 360
...



6.

**Secure and
Profitable**



WELCOME TO BONITA BEACH RESIDENCES

Exclusive project designed by the prestigious architectural firm GVA, a leader and reference in LATAM, will feature apartments, villas, and a luxury aparthotel built on the Las Iguanas golf course with sea views and a private beach, where comfort and luxury blend perfectly, creating a unique timeless design, all focused on becoming a magnificent investment.

Project executed under the direction of TLDI, international project manager who, among many other projects, has just inaugurated the St Regis hotel in Cap Cana.





UNIQUE PROJECT IN CAP CANA



PRIVILEGED LOCATION

In the heart of Las Iguanas golf course and very close to Juanillo Beach.



SEA VIEWS



ARTIFICIAL PRIVATE BEACH

15,000 m2 developed by a company of worldwide renowned prestige.



360 ROOFTOP

With stunning sea views.



PANORAMIC GYM

With golf and sea views.



WELLNESS SPA



BEACH CLUB & RESTAURANT



COMPREHENSIVE RENTAL MANAGEMENT

Through a prestigious operator international



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ROOFTOP & LOUNGE

Rooftop and Lounge on the 9th floor with unique 360-degree panoramic views in Cap Cana.

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GYM 360 & WELLNESS SPA

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BEACH CLUB & RESTAURANT

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VIEWS



GAF CANA DOMINICAN REPUBLIC

City *Destino*

MASTER PLAN MASTER PLAN

AMENITIES | AMENITIES

A. INFORMATION AND SALES CENTER

B. HERITAGE SCHOOL.

C. SPORTS ILLUSTRATED RESORTS

MARINA 6: VILLAS D.
MARINA CAP CANA

E. SECRET CAP CANA

E. HYATT ZIVA € HYATT ZILARA

G. DREAMS CAP CANA

H. SANCTUARY CAP CANA

L. 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 DOMINICAN REPUBLIC?



Excellent geographic and strategic location: Proximity to USA and LATAM.
Daily connections with Europe.



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



Expanding tourism generating demand for real estate.



Tropical climate 365 days a year.



Stable government: Economic, legal and political stability.



Advantages, benefits and exemptions tax benefits for foreigners. 0% taxes on purchase 0% IPI for 15 years.

A wide-angle photograph of a tropical beach. The foreground is filled with numerous palm trees of varying heights, their fronds casting shadows on the white sand. The ocean is a vibrant turquoise color, meeting a clear, bright blue sky at the horizon. The overall atmosphere is serene and luxurious.

**CAP CANA IS THE LUXURY
PROJECT WITH THE
GREATEST DEVELOPMENT IN
THE COUNTRY.**



PUNTA ESPADA AND 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 in the final stage of its development.

EXCLUSIVE BEACHES OF WHITE SAND



With eight kilometers of coastline and five kilometers of white sand beaches, Cap Cana allows you to enjoy a multitude of water activities on the country's most famous beach, such as Juanillo Beach, Caletón Beach or the exclusive Beach of the Marina.

This wonderful beach is just 5 minutes from Bonita Beach.



CAP CANA MARINA



International destination for yachts and deep-sea fishing.

Recognized by Billfish Report as the world's No. 1, Cap Cana Marina has more than 150 docks, with capacity for yachts up to 150 feet. Its privileged location near the Mona Channel places it in an enviable position compared to the rest of the Caribbean.



CAP CANA VILLAGE



**COMMERCIAL AREA Juanillo Village.
Just 3 minutes from Bonita Beach Residences**

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



LOS ESTABLOS

The most complete equestrian center in the Caribbean.

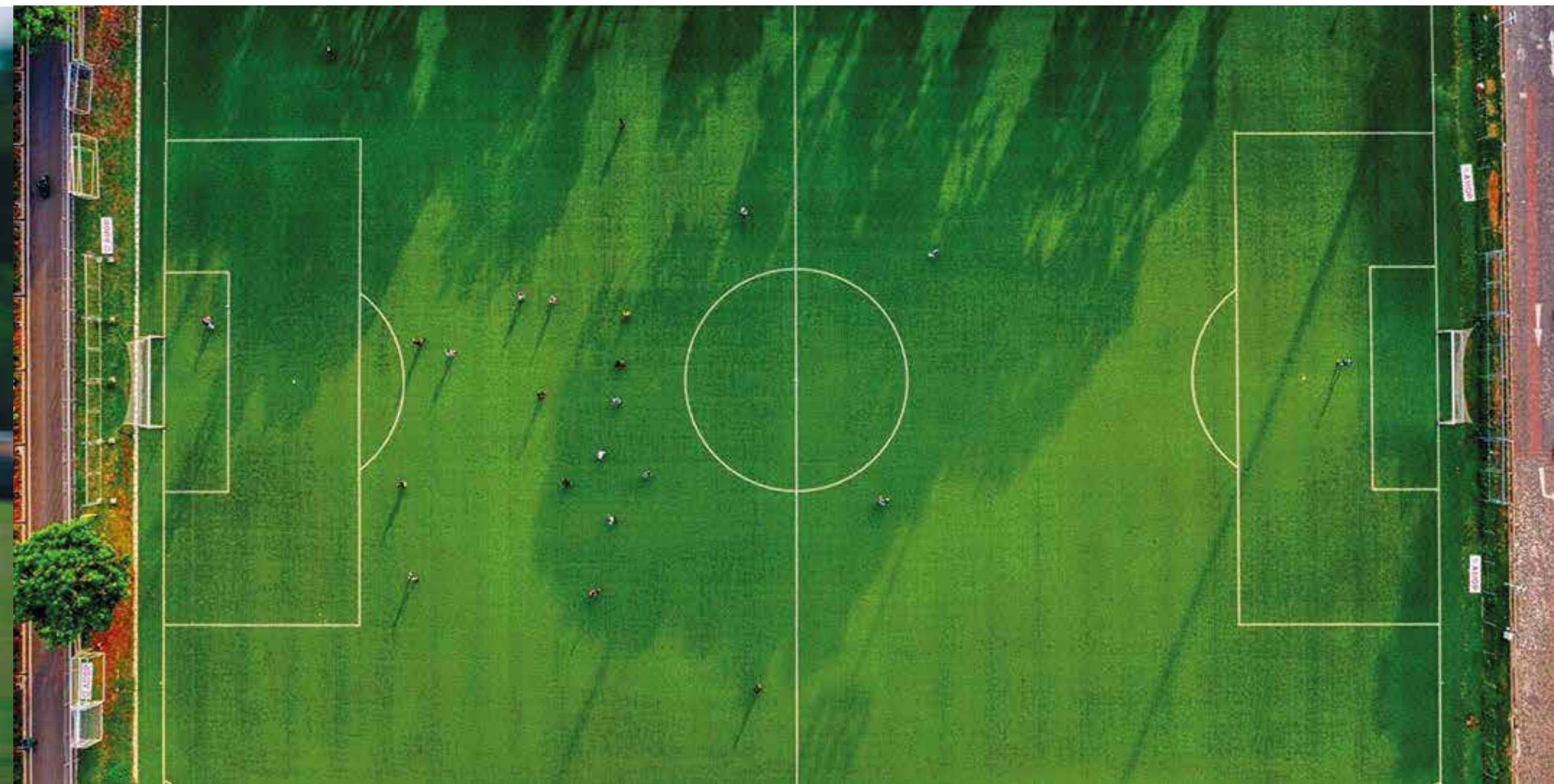
Inaugurated in 2015, Los Establos is an equestrian community that combines nature with luxury, offering in one place the most varied equestrian disciplines such as Show Jumping, Polo, Paso Fino, Racing, Dressage, Reining, Enduro, and Cross Country. It was the venue for the XXII Confepaso World Championship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



CAP CANA FOOTBALL CENTER

Cap Cana Football Center

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



SCAPE PARK PARK ECO-ADVENTURE

With 17.2km² of nature reserve, Scape Park promotes and reinforces the preservation of endemic and endangered species. Enjoy all the sports and entertainment activities you can imagine at Scape Park.



INTERNATIONAL HOSPITALS

Medical excellence is the fundamental pillar of these hospitals international.

They have a multidisciplinary team of highly qualified professionals who work together to provide comprehensive and personalized care. Cutting-edge technology is a distinctive feature of these hospitals, which are equipped with the latest advances in diagnosis and treatment.



INTERNATIONAL EDUCATION TOP LEVEL

Cap Cana has an educational community that includes the bilingual educational center CAP CANA HERITAGE SCHOOL and the UNIBE CAP CANA UNIVERSITY, which offers undergraduate and postgraduate programs on its premises.



AMENITIES



Beach
Private



Rooftop Views
Panoramic



Gym 360



Wellness Spa



Park
Children's



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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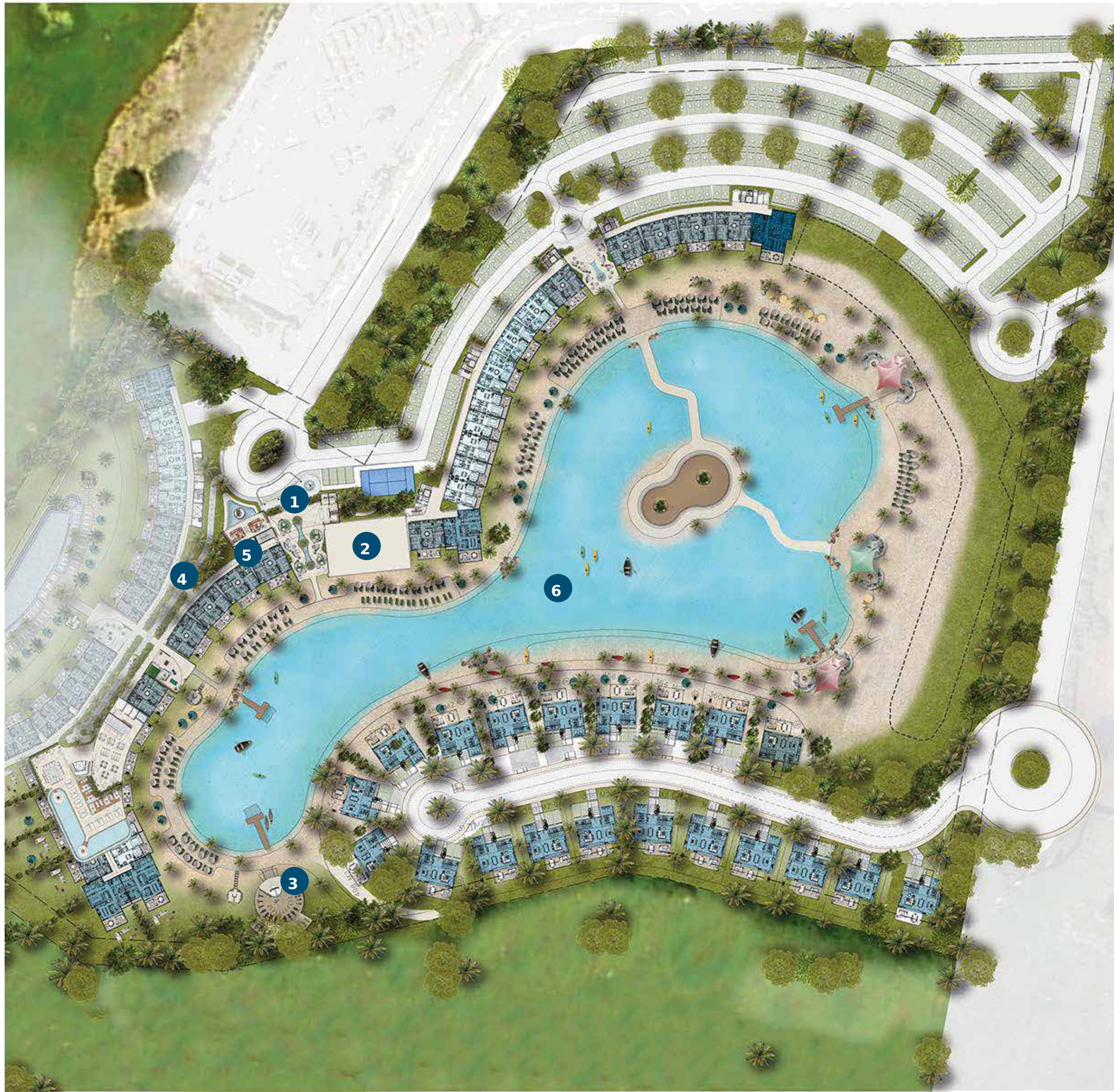
MASTERPLAN BONITABEACH

- 1 Motor Lobby
- 2 Villas
- 3 Parking
- 4 Main Lobby
- 5 Villas Access
- 6 Pr Beach ivada Artificial
- 7 Pool with golf view
- 8 Underground parking
- 9 Apart-hotel future development
- 10 Beach social areas
- 11 Padel court
- 12 GYM
- 13 Beach club and restaurant
- 14 Beach area
- 15 Golf Course
- 16 Wellness Spa
- 17 Rooftop Access



PHASE 1 SUNRISE

- 1 Lobby
- 2 Wellness Spa
- 3 Gym
- 4 Ramp to Basement
- 5 Lounge
- 6 Artificial Private Beach



Lobby



Rooftop

Masterplan Level 1

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



Masterplan Level 2

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



Masterplan Level 3

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



Masterplan Level 4

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



Masterplan Level 5

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



Masterplan Level 6

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



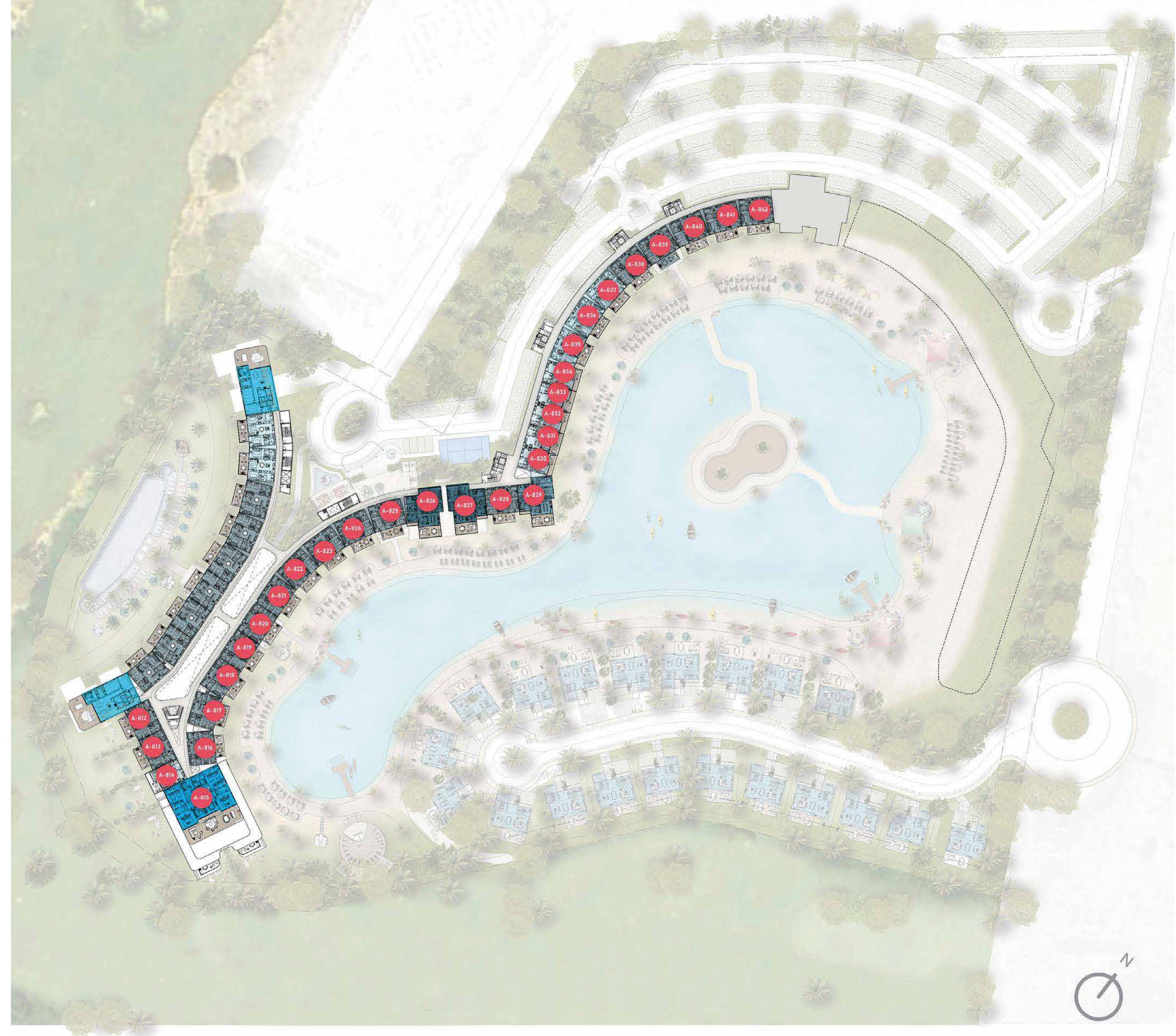
Masterplan Level 7

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



Masterplan Level 8

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





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1 H + HS

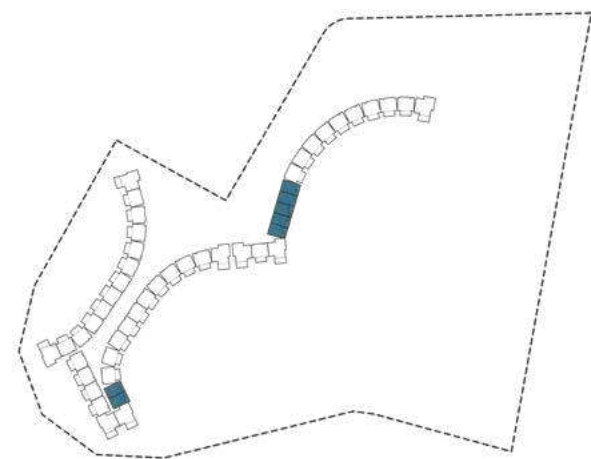


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1 BR + HS



Beach / Golf / Sea



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

Interior 9:0g

Total ;70g



2B + HS

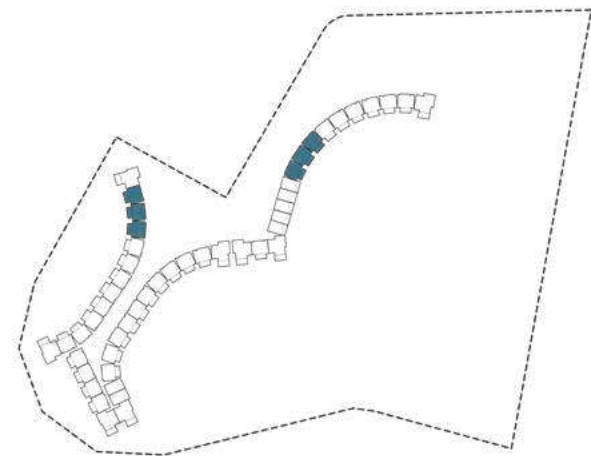


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2 BR + HS



Beach / Golf / Sea



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

Interior <40g

Total 446g



2H

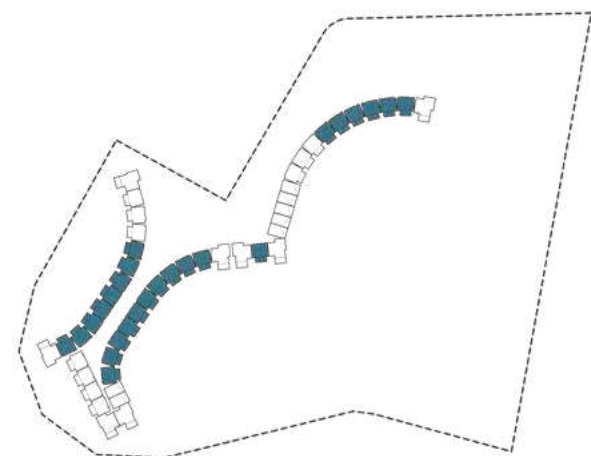


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2B



Beach / Golf / Sea



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

Interior <40g

Total 4460g



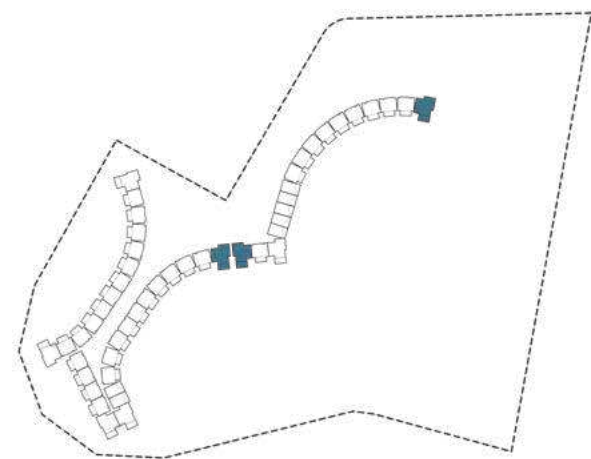
2B + Family + HS



2B + Family + HS Type A



Beach / Golf / Sea



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

Interior 458□g

Total 48;□g



2H + Family + HS



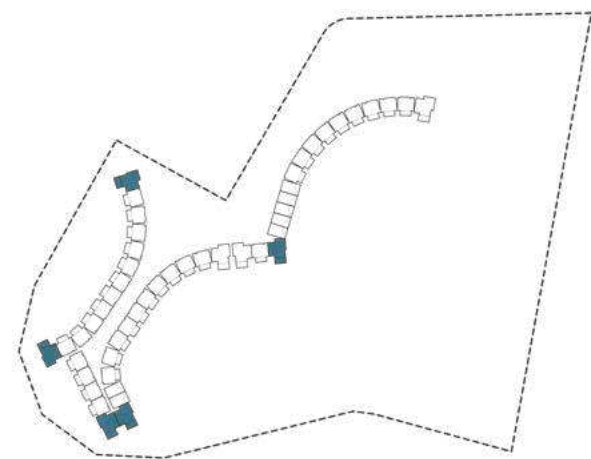
2H + Family + HS



2B + Family + HS Type B



Beach / Golf / Sea



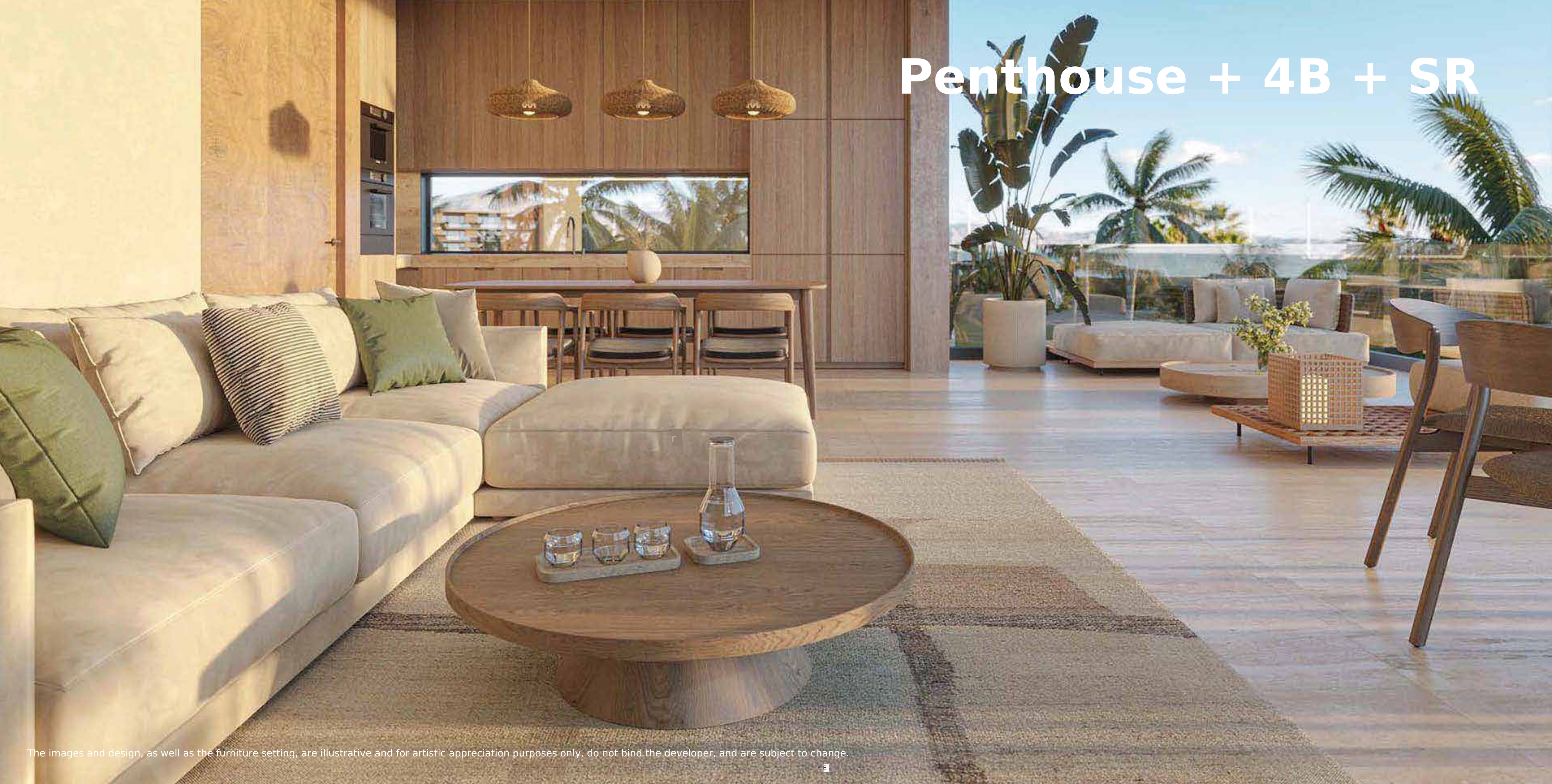
- 1 Entrance
- 2 Bathroom
- 3 Closet
- 4 Bedroom
- 5 Kitchen
- 6 Dining Room
- 7 Living
- 8 Terrace
- 9 Bedroom 2
- 10 Service Area
- 11 Laundry
- 12 1/2 Bathroom
- 13 Family

Interior 453□g

Total 484□g



Penthouse + 4B + SR



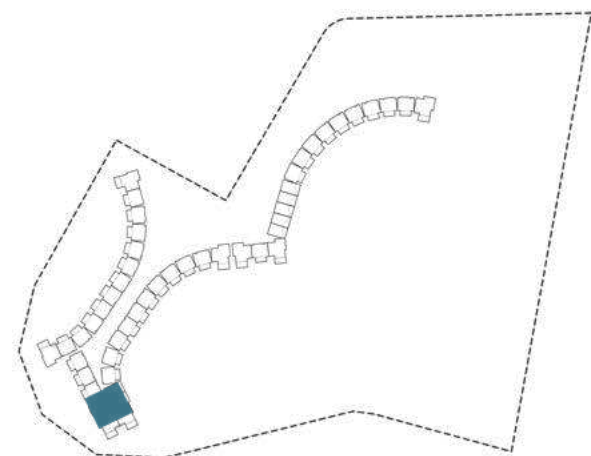
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Penthouse + 4B + MS

- 1 Lobby
- 2 Guest Bathroom
- 3 Family
- 4 Kitchen
- 5 Dining Room
- 6 Grand Living
- 7 Grand Terrace
- 8 Outdoor Kitchen
- 9 Laundry
- 10 Service Room
- 11 Master Bedroom 1
- 12 Walk-in Closet
- 13 Main Bathroom 1
- 14 Master Bedroom 2
- 15 Walk-in Closet
- 16 Main Bathroom 2
- 17 Secondary Bedroom 01 & 02
- 18 Bathroom
- 19 Closet



Beach / Golf / Sea



Interior 5:40g

Total 77:00g





PAYMENT PLAN

RESERVE WITH
US\$ 5,000

30%

DOWN PAYMENT

40%

DURING CONSTRUCTION

30%

UPON DELIVERY

DELIVERY

MARCH 2029

"PENALTIES APPLY"

- NON-REFUNDABLE RESERVATION.

- TRANSFER COSTS ARE THE CLIENT'S RESPONSIBILITY, THE RECEIPT WILL BE ISSUED FOR THE AMOUNT REFLECTED IN THE DEVELOPER'S ACCOUNTS.





PUNTA CANA

Boulevard November 1st, Punta Cana
Professional Center, Local 316, Punta Cana
Village

Tel: 829-420-5203 IG:
urbangroup.do
info@urbangroup.do
www.urbangroup.do

SANTO DOMINGO

C/Rafael A. Sánchez No. 46 Ana
Judith Building, Local 203-A
Ens. Naco

Tel: 809-566-3672 IG:
urbangroup.do
Info@urbangroup.do
www.urbangroup.do

SANTIAGO

Plaza Zona Rosa, Av. Juan
Pablo Duarte Local No.
C-1-7-A

Tel: 829-961-2986 IG:
urbangroup.do
Info@urbangroup.do
www.urbangroup.do