



**URBAN**

REALTY GROUP



DECORATIVE CONCEPTUAL REPRESENTATIONS, WHICH MAY BE SUBJECT TO CHANGE WITHOUT PRIOR NOTICE. SOME ARCHITECTURAL AND FURNITURE ELEMENTS NOT INCLUDED.



PUERTO MARINA

RESIDENCES — CAP CANA

EUTOPIA



PUERTO  
MARINA

PLAYA  
PRIVADA

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REPRESENTACIONES CON DECORATIVOS CONCEPTUALES, QUE PUEDEN PRESENTAR MODIFICACIONES SIN AVISO ANTERIOR: ALGUNOS ELEMENTOS ARCHITECTONICOS Y DE MOBILIARIO NO ESTAN INCLUIDOS.

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TRUE LUXURY DOES NOT NEED TO RAISE ITS VOICE.

IT REVEALS ITSELF IN THE CALM OF THE WATER AT DAWN, IN THE PRECISION OF AN ARCHITECTURAL LINE,  
IN THE HONEST TEXTURE OF THE MATERIALS AND IN THE LIGHT THAT FILLS EACH SPACE.

BETWEEN THE CAP CANA MARINA, THE BLUE LAKE, AND JUANILLO BEACH, A RESIDENCE ARISES  
FOR THOSE WHO UNDERSTAND THAT EXCLUSIVITY IS NOT SHOWN

**IT IS LIVED IN SILENCE.**

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REPRESENTACIONES CONCEPTUALES DECORATIVAS, QUE PUEDEN PRESENTAR MODIFICACIONES SIN PREAVISO. ALGUNOS ELEMENTOS ARQUITECTONICOS Y DE MOBILIARIO NO INCLUIDOS.



REPRESENTACIONES CONCEPTUALES DECORATIVAS, QUE PUEDEN PRESENTAR MODIFICACIONES SIN PREVIO NOTICE. SOME ARCHITECTURAL ELEMENTS AND DE MOBILIARIO NO INCLUIDOS.

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A limited collection of 2, 3, and 4-bedroom apartments, designed to maximize spaciousness, privacy, and water views, forms a residential complex destined to become a benchmark in the high-end market in Cap Cana.

Each space has been conceived as a sensory experience where interior and exterior blend naturally, creating homes designed to be lived in with serenity and elegance.

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“LOCATED IN THE EXCLUSIVE CAP CANA MARINA, THE PROJECT ENJOYS ONE OF THE  
RAREST AND MOST VALUABLE LOCATIONS IN THE CARIBBEAN□

**OCEANFRONT, NEXT TO A SALINE LAKE AND SURROUNDED BY PROTECTED NATURE.”**

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REPRESENTACIONES CONCEPTUALES DECORATIVAS, QUE PUEDEN PRESENTAR MODIFICACIONES WITHOUT PRIOR NOTICE. SOME ARCHITECTURAL ELEMENTS: 3E MOBILIARIO INCLUDED!

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### SCULPTURAL LOBBY

An entrance with iconic architectural character welcomes residents into an atmosphere of sobriety, art, and noble materials, where warm lighting and organic shapes anticipate the serene experience that defines the entire project.

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### INTERIOR COURTYARD WITH REFLECTING POOL

The heart of the building opens onto a contemplative garden surrounded by water, creating a microclimate of silence, shade, and freshness that connects nature and architecture in perfect balance.

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### INFINITY POOL FACING THE BEACH

A sheet of water that visually extends toward the horizon, creating the sensation of floating between the building and the Caribbean Sea.

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### PRIVATE MEETING ROOM

A discreet and sophisticated space that allows for executive or personal meetings in an environment of absolute residential privacy.

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## ROOFTOP

The rooftop brings together a collection of spaces designed for well-being, social life, and contemplation, all open to endless views of the sea and the lake.

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## PRIVATE BEACH ON SALUBRIOUS LAKE

The most extraordinary feature of Puerto Marina. A white sand beach next to a crystal-clear lake, designed to recreate the experience of an intimate Caribbean beach within the residential complex itself.

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## SOCIAL LOUNGE WITH PRIVATE KITCHEN

An elegant setting for intimate celebrations, private dinners, and memorable gatherings, accompanied by a fully equipped kitchen that allows for exclusive gastronomic experiences.

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## PANORAMIC INFINITY POOL

Raised above the landscape, this pool creates the sensation of swimming suspended over the Caribbean, in absolute visual calm.

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#### OUTDOOR LOUNGE AND BBQ AREA

Spaces designed for sharing, where the sea breeze, architecture, and natural light create moments of connection.

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#### PADDLE COURT WITH WATER VIEW

A unique sports experience, where the game takes place in front of the landscape, elevating everyday sports.

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#### CHILDREN'S AREA

A safe environment, integrated into the architectural language of the project, designed for the natural enjoyment of the little ones.

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#### PRIVATE CINEMA

An intimate room that transforms entertainment into a residential experience, immersive and quietly exclusive.

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#### PANORAMIC GYM

Training here is different: it happens accompanied by the visual energy of the horizon, integrating physical health and emotional balance.

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REPRESENTATIONS CONCEPTUALES DECORATIVAS, QUE PUEDEN PRESENTAR MODIFICACIONES SIN PREAVISOS. SOME ARCHITECTURAL AND FURNITURE ELEMENTS NOT INCLUDED.



REPRESENTATIONS CONCEPTUALES DECORATIVE, WHICH MAY PRESENTAR MODIFICACIONES WITHOUT PRIOR NOTICE. SOME ELEMENTOS ARQUITECTONIC AND FURNITURE ITEMS NOT INCLUDED.

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True exclusivity is born from the unrepeatable. Puerto Marina combines three factors that define the highest value real estate assets:

Unique location within Cap Cana, Distinctive architecture and limited product, High international demand for beachfront residences. This positions the project as a solid wealth investment opportunity, with a strong emotional ROI component and capital gain projection.

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REPRESENTACIÓN CONCEPTUAL DECORATIVA, QUE PUEDE PRESENTAR MODIFICACIONES SIN PREVIO AVISO. LOS PRECIOS Y LOS ELEMENTOS AMBIENTACIONALES Y MOBILIARIO NO INCLUIDOS.



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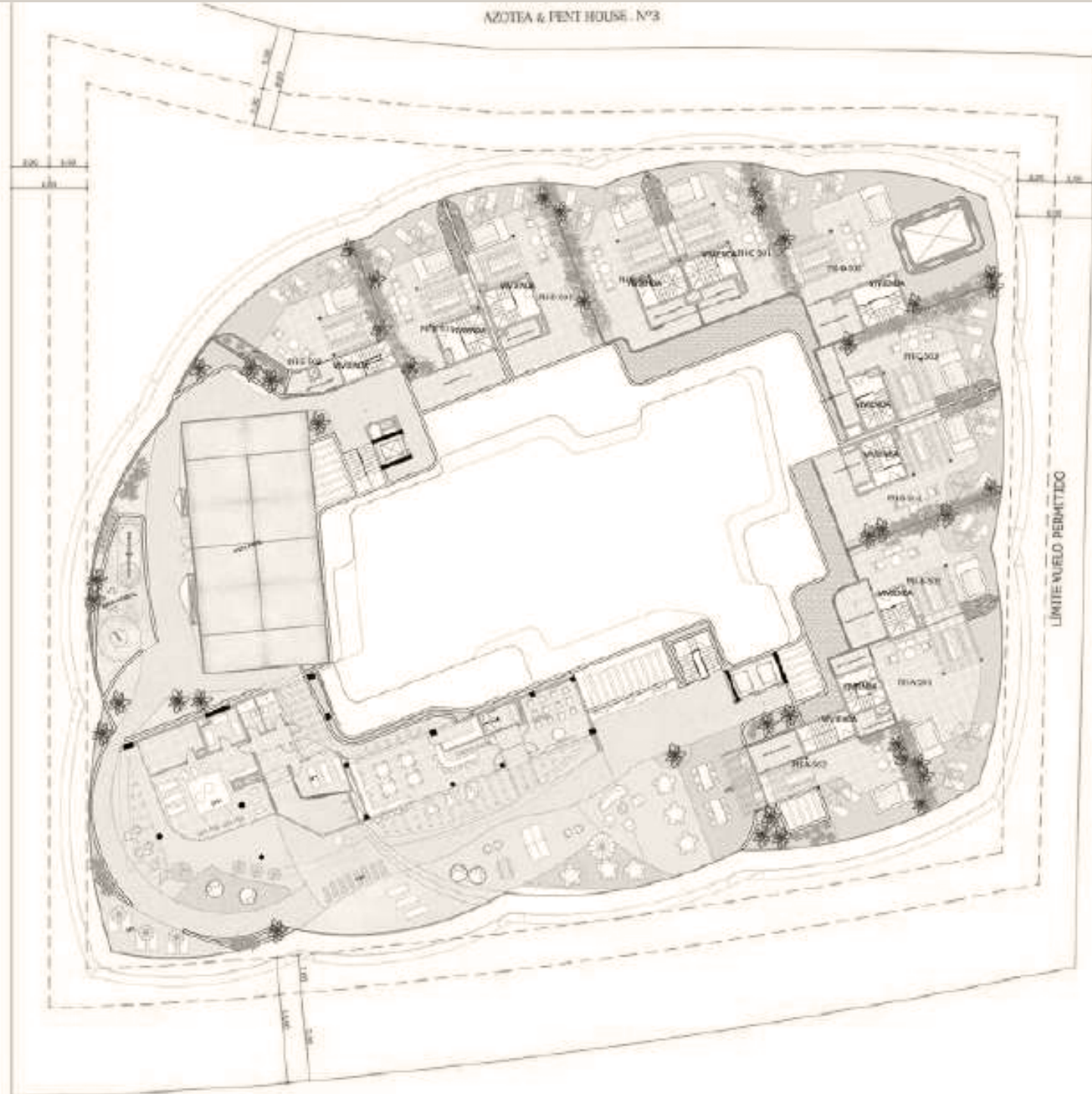


PENT HOUSE. Nº1





AZOTEA & PENT HOUSE. N°3



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RENTAL ONLY. ALL IMAGES CONCEPTUAL AND DECORATIVE. THEY CAN BE MADE MODIFICATIONS WITHOUT PREVIOUS NOTICE. SOME ELEMENTS OF ARCHITECTURE AND FURNITURE NOT INCLUDED.



REPRESENTACIONES CONCEPTUALES DECORATIVAS, QUE PUEDEN PRESENTAR MODIFICACIONES SIN PREVIO AVISO. ALGUNOS ELEMENTOS ARQUITECTÓNICOS Y MOBILIARIO NO INCLUIDOS. TAXES AND FURNITURE NOT INCLUDED.



REPRESENTACIONES CONCEPTUALES DECORATIVAS, QUE PUEDEN PRESENTAR MODIFICACIONES SIN PREVIO AVISO. ALGUNOS ELEMENTOS DE ILUMINACION Y DE MOBILIARIO NO INCLUIDOS.



REPRESENTATIONS CONCEPTUALES DE CREATIVAS, QUE PUEDEN PRESENTAR MODIFICACIONES SIN PREVILO AVISO. ALGUNOS ELEMENTOS ARQUITECTONICOS Y DE MOBILIARIO NO INCLUIDOS.

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REPRESENTACIONES DECORATIVE CONCEPTUAL, WHICH MAY PRESENT MODIFICATIONS WITHOUT PREVI O AVISO. ALGÚOS ARCHITECTURAL ELEMENTS Y DE MOBILIARIO NO INCLUIDOS.



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REPRESENTACIONES CONCEPTUALES DECORATIVAS, QUE PUEDEN PRESENTAR UN CARÁCTER PURAMENTE PREVIAMENTE CONCEPTUAL, SIN GARANTÍAS DE PRECISIÓN, Y QUE PUEDEN INCLUIR ELEMENTOS DE DECORACIÓN, PLANTAS, MOBILIARIO Y DE MOBILIARIO NO INCLUIDOS.



## PAYMENT PLAN

RESERVE WITH  
US\$ 5,000

20%  
SIGN CONTRACT

40%  
DURING CONSTRUCTION

40%  
UPON DELIVERY

DELIVERY  
FIRST QUARTER 2030

"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.





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