

An architectural rendering of a modern multi-story residential building at dusk. The building features a mix of concrete, wood paneling, and large glass windows. Balconies are visible with some greenery. The sky is a deep blue. In the foreground, there are palm trees and lush plants. A person is riding a bicycle on a path in the lower right. The overall atmosphere is sophisticated and modern.

# ICON BAY

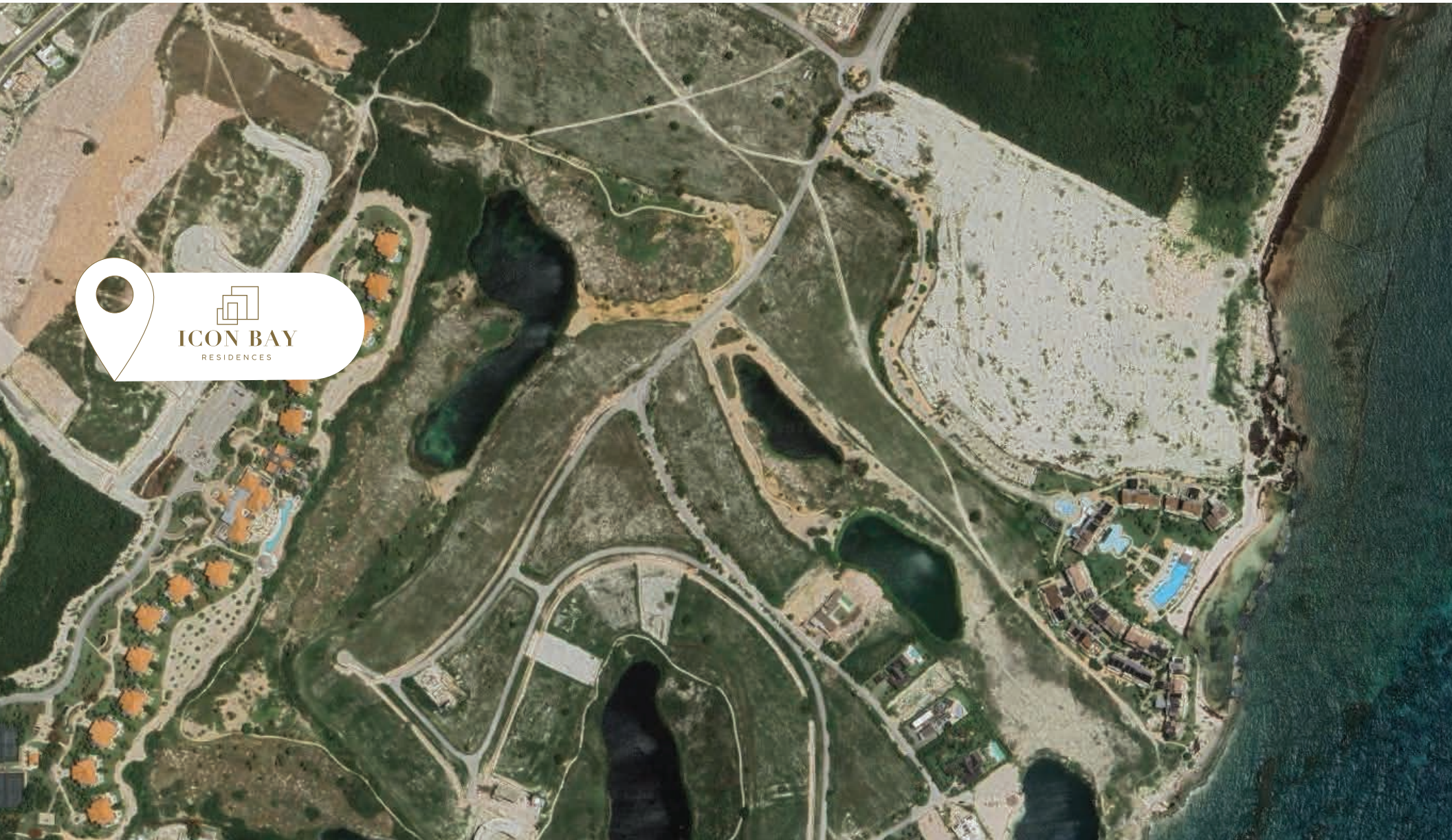
RESIDENCES



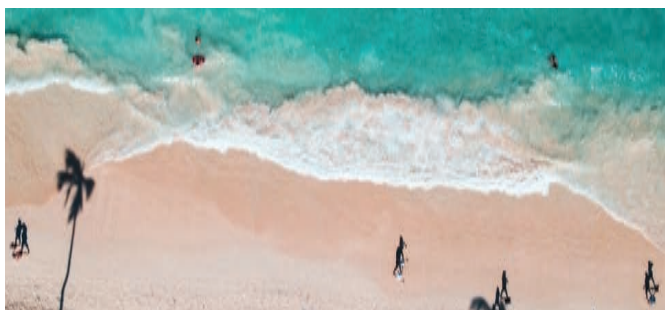
ICON BAY  
RESIDENCES



# *Location*







Situated in the heart of Cap Cana - City Destination, this impressive 6-story building showcases luxury condominium residences offering expansive ocean and skyline views, surrounded by lush gardens and private terraces. With over 37,117.94 ft<sup>2</sup> (3,448 m<sup>2</sup>) of total real estate area, residents can make the most of every minute in Punta Cana.



All renders/ images shown are for illustrative purposes only, and may be subject to change.





# THE PERFECT *Paradise Location*

With a privileged location overlooking the sea, Icon Bay Residences is situated near its white sandy beaches and crystal clear waters in Cap Cana.

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Las Iguanas  
Golf Residences



05  
MINS

Punta Espada Golf & Club



06  
MINS

Los Establos



06  
MINS

Juanillo Beach



14  
MINS

API Beach



11  
MINS

Marina  
Cap Cana



07  
MINS

Green Village Plaza



13  
MINS

Fishing Lodge



17  
MINS

Blue Mall Punta  
Cana



19  
MINS

Ojos Indígenas



20  
MINS

Punta Cana  
International  
Airport





Cap Cana - City Destination is an urban destination in the heart of the Caribbean, located on the eastern coast of the Dominican Republic. This exclusive tourist, real estate, and hotel enclave stands out as one of the most prominent in the Caribbean.

A top-tier destination boasting an abundance of amenities for your enjoyment.







Punta Cana stands as the second most sought-after tourist destination in Latin America, surpassing all other cities in the Caribbean region in terms of visitor arrivals.



# AMENITIES:

## *Golf*

## PUNTA ESPADA GOLF & CLUB

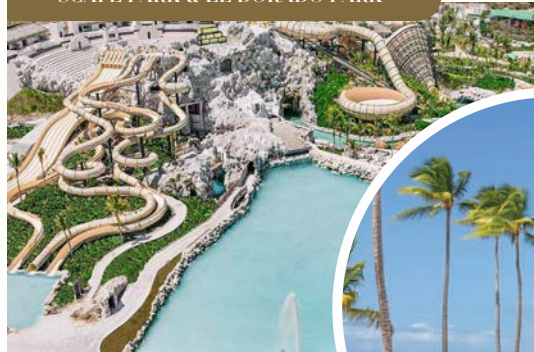
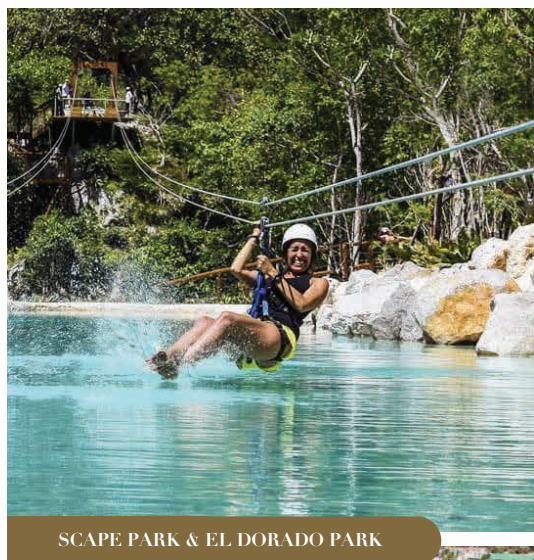
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Ranked as the top destination  
in the entire Caribbean and  
Mexico, featuring 18 holes with  
unrivalled ocean front views.

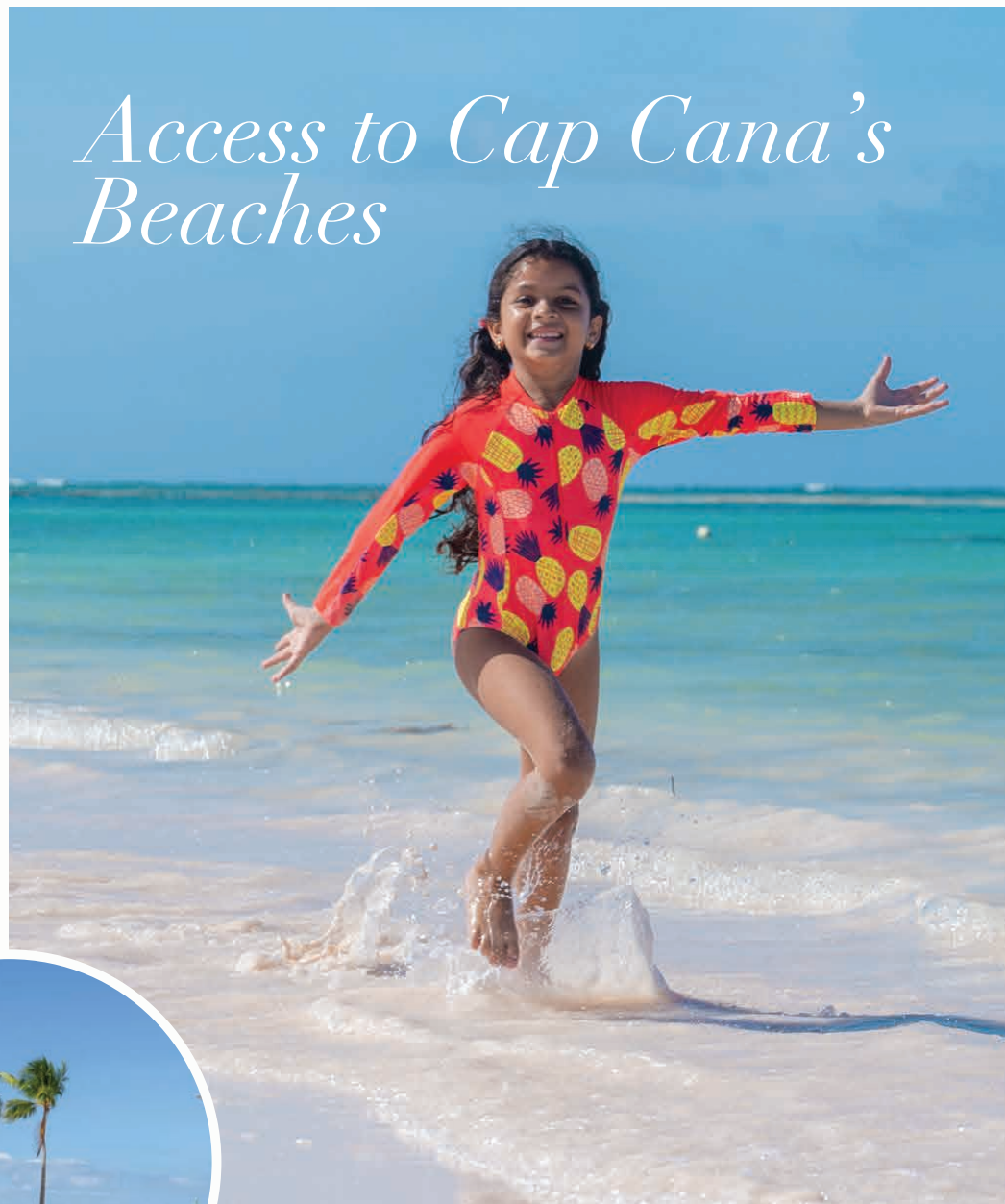




## AMENITIES: *Cap Cana*



## *Access to Cap Cana's Beaches*



Steps away from Cap Cana's most exclusive white sandy beaches with crystal-clear waters, these are the most exclusive ones in the area.

And countless amenities for the enjoyment of all property owners at Icon Bay Luxury Residences within Cap Cana, the Destination City.



The image is a high-quality architectural rendering of a modern building's entrance. The scene is set in a warm, golden-hour light. On the left, a large, lush green palm tree stands next to a wall with vertical wooden slats. In the foreground, there's a minimalist lounge area with two light-colored armchairs and a low, round wooden coffee table. A large, white, curved architectural element hangs from the ceiling. In the background, a glass-walled entrance leads into a landscaped area with a swimming pool and more greenery. On the right, a stone wall features the 'ICON BAY RESIDENCES' logo in large, raised letters, with another palm tree to its right.

# ONE STEP INSIDE

## *Your private oasis*

An impressive entrance leads into a landscaped semi-olympic pool. A concierge will welcome you into this extraordinary paradise.





Designed by Sacovex Developers, the iconic studio responsible for many luxury residential villas and buildings throughout Cap Cana and Spain. Sacovex Developers has over 12 years of experience in Cap Cana and over 30 years in Spain.

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# THE *Building*



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The project harmoniously merges contemporary elements with nature inspired aesthetics, resulting in a blend of well illuminated spaces and unmistakable European elegance. Its design is underpinned by horizontal lines, integral to fostering a sense of equilibrium, innovation, and a seamless connection with the natural environment.



The project includes an underground parking facility and comprises six floors in height, with a central area dedicated to a semi-olympic pool and a reception area. Additionally, it features amenities on the rooftop, including an infinity pool and a bar. Its 'U'-shaped design not only optimizes panoramic views from each apartment, but also maximizes land utility.



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# ICON BAY'S *Lifestyle*



The thoughtful progression of amenities and services begins at the lobby and encompasses different levels of indoor and outdoor experiences for wellness and entertainment.

SEMI-OLYMPIC SWIMMING POOL



ROOFTOP BAR WITH INFINITY SWIMMING POOL



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GYM



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SEMI-OLYMPIC POOL







CO-WORKING  
SPACE



GUEST PARKING  
SPACES



SEMI-OLYMPIC  
POOL



INFINITY POOL



GAME ZONE



LOBBY



BAR



MOVIE THEATER



GYM





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## RESIDENCES



Furniture and decor not included. All renders/ images shown are for illustrative purposes only.





All residences feature inviting and contemporary interiors that seamlessly blend functionality, quality, and style. It's the meticulous attention to detail that truly distinguishes these homes: luxurious imported stone, and custom finishes.

Furniture and decor not included. All renders/ images shown are for illustrative purposes only.





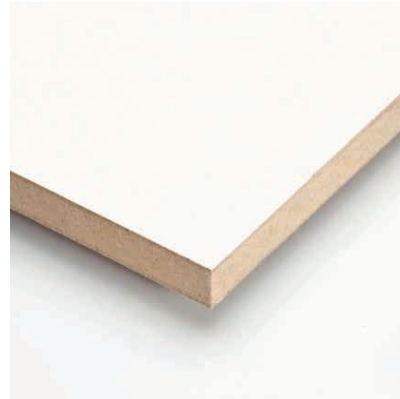
Furniture and decor not included. All renders/ images shown are for illustrative purposes only.

The open-concept layouts are complemented by floor-to-ceiling windows that frame breathtaking ocean and skyline views, creating a sensation of being on your private piece of paradise.



# INTERIORS

*that feel like home*





*Icon Bay's*  
TYPOLOGIES





# SITE PLAN







# 1 Bedroom

1 Bedroom	Interior: 65.36 m <sup>2</sup>	Interior: 703.27 ft <sup>2</sup>
1.5 Bathrooms	Up to 85m <sup>2</sup>	Up to 914.60 ft <sup>2</sup>
1 Parking space (12.5 m <sup>2</sup> )	Exterior: 5.82 m <sup>2</sup>	Exterior: 622.62 ft <sup>2</sup>
1 Locker (Available for Sale)	Up to 34.48 m <sup>2</sup>	Up to 371 ft <sup>2</sup>

\*It does not include a Family Room or Maid's room.

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# 1 Bedroom +Family Room

1 Habitación  
Family Room  
1.5 Bathrooms  
1 Parqueo (12.5 m<sup>2</sup>)  
1 Locker (Available for sale)

Interior: 97.18 m<sup>2</sup> Interior: 1,045.7 ft<sup>2</sup>  
Exterior: 13.89 m<sup>2</sup> Exterior: 149.5 ft<sup>2</sup>

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## 2 Bedrooms

2 Bedrooms  
2.5 Bathrooms  
2 Parking spaces (125 m<sup>2</sup>)  
1 Locker (Available for Sale)

Interior: 106.15 m<sup>2</sup> & 119.15m<sup>2</sup>  
Exterior: 13.59m<sup>2</sup>  
Up to 29.54m<sup>2</sup>

Interior: 1,142.2 ft<sup>2</sup> & 1,282.1 ft<sup>2</sup>  
Exterior: 146.2 ft<sup>2</sup>  
Up to 317.9ft<sup>2</sup>

\*It does not include a Family Room or Maid's room.

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## 2 Bedrooms + Maid's Room

2 Bedrooms  
 2.5 Bathrooms  
 1 Parking Space (12.5 m<sup>2</sup>)  
 1 Locker (Available for Sale)  
 1 Habitación de Servicio

Interior: 128.69m<sup>2</sup>  
 Exterior: 29.762 m<sup>2</sup>  
 up to 43.26 m<sup>2</sup>

Interior: 1,385.20 ft<sup>2</sup>  
 Exterior: 320.30 ft<sup>2</sup>  
 up to 465.70ft<sup>2</sup>

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# BENEFITS OF OWNING *a piece of paradise* at ICON BAY



TAX EXCEPTIONS  
(CONFOTUR)



PROPERTY MANAGEMENT  
VIA MARRIOTT'S PLATFORM



PROXIMITY TO  
THE OCEAN



EXCLUSIVE



STRATEGIC  
LOCATION



REAL ESTATE  
GROWTH



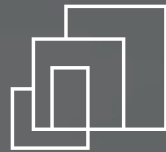




## The purchasing procedure for Icon Bay Luxury Residences involves several steps:

- 1 Reservation:** To reserve a property at Icon Bay Luxury Residences, the purchaser should submit \$5,000 along with an identification card and a signed "Reservation Request" document.
- 2 Sales Promise Agreement:** Within 30 days, the purchaser is required to sign a Sales Promise Agreement, which outlines the terms and conditions of the property purchase. The purchaser must also provide 20% of the purchase price as a down payment.
- 3 Sales Promise Agreement Details:** Prospective buyers and their legal or financial representatives should thoroughly review the Sales Promise Agreement before signing it.
- 4 Submission:** The buyer must sign three copies of the Sales Promise Agreement and submit them to the Sponsor. Additionally, the purchaser should provide a certified check or make a wire transfer for 20% of the purchase price as the down payment.
- 5 Payment Schedule:** During the construction period, the purchaser will be required to provide an additional 30% of the purchase price.
- 6 Final Payment:** Upon the property's delivery, the purchaser will provide the remaining 50% of the balance.





# ICON BAY

RESIDENCES

One step less from your best experience.