



  
REEF & GOLF  
RESIDENCES





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## REEF & GOLF Residences.

We present an exceptional development designed by the prestigious architecture studio BMA, recognized worldwide for its emblematic projects, including The Aston Martin Residences in Miami. This project will feature 80 luxury apartments located on the Iguanas Golf Course, offering panoramic views of the sea. The combination of comfort and luxury is manifested in a timeless design.

Located in Cap Cana, a private and exclusive community within Punta Cana, this enclave is just 11 kilometers from Punta Cana International Airport. Cap Cana is home to the largest marina in the Caribbean, intended for private vessels, consolidating itself as an elite destination. Residents and visitors will enjoy a wide range of premium beach amenities and activities, including non-motorized water sports, sailing, catamaran excursions, scuba diving, horseback riding, and eco-friendly activities. The Eco Adventure Park offers experiences such as ziplining and buggy tours. Additionally, Cap Cana is home to the Punta Espada Golf Club, considered one of the best golf courses in the Caribbean. This project represents a unique opportunity to experience a luxury lifestyle in an exclusive environment.



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## Reef & Golf Residences Cap Cana

A Symbol of Luxury and Sophistication.

This exclusive real estate development stands out for its elegant architecture as well as its functionality, creating a place where comfort meets nature. Every corner has been designed with a unique approach, harmoniously integrating with the surroundings while respecting the existing vegetation.

The lush gardens and green spaces invite residents to enjoy a peaceful and relaxing atmosphere, ideal for those seeking a lifestyle that celebrates nature.

Come and experience Reef & Golf Residences, where every day is a gift for the senses.



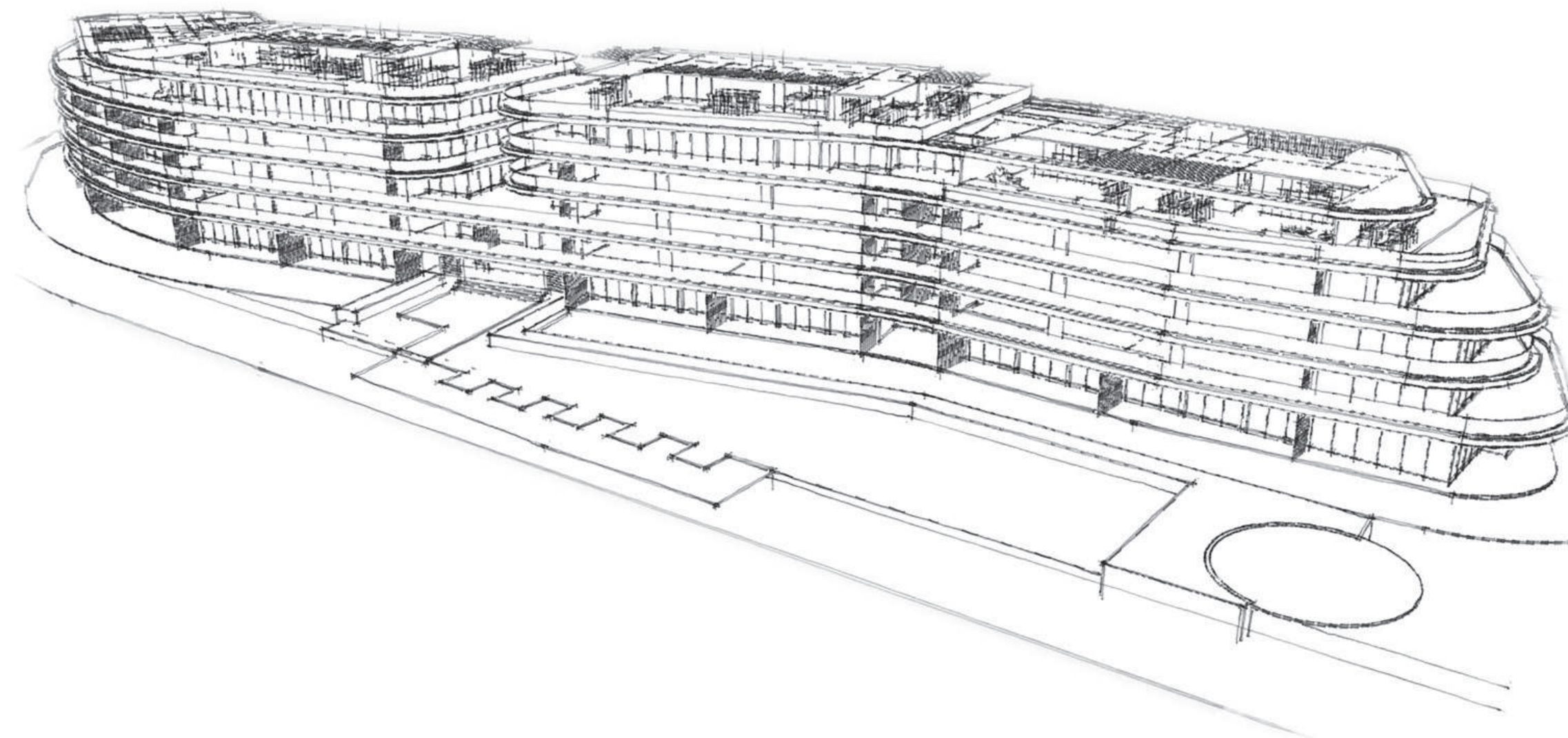


## BMA ARCHITECTURE STUDY

BMA is a global architecture and urban planning firm based in Buenos Aires, Santiago de Chile, and Miami.

Their architectural practice focuses on designing buildings and urbanization projects across various programs and scales in different geographies.

With over 30 years of international experience, BMA emphasizes strengthening urban environments, optimizing programs, transforming habitats towards sustainable models, and incorporating new technologies.





Cap Cana is the region with the most real estate growth in Latin America.



  
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## Why Invest in Punta Cana?

- Excellent geographical and strategic location.
- One of the fastest-growing countries in Latin America.
- Tropical climate 365 days a year.
- Stable government, economic, legal, and political stability.
- Advantageous benefits and tax exemptions for foreigners.
- Cap Cana is the luxury project with the greatest development in the country

## Owner Benefits at REEF & GOLF Residences

- Exclusive owner access card to Cap Cana.
  - Access to the beach club.
  - Access to over 20 restaurants.
  - Exclusive access to the beaches of Cap Cana.
  - Distinct service to acquire mooring in the Cap Cana marina.
  - Bilingual school.
  - Riding center.
  - Access to ecological parks.
  - Golf course.
  - 24-hour security.
  - Emergency center with a qualified medical team.
- CONFOTUR benefits (exempt from a 3% transfer tax and 15 years free of IPI).
- \*The project is in the approval process and is subject to possible modifications in case of tax reform.\*





## The Dream Destination for Athletes

Cap Cana has stood out for the quality of its facilities and the diversity of sports that can be practiced, including:

- Sports fishing
- Golf
- Tennis
- Mountain biking
- Swimming
- Basketball
- Volleyball
- Soccer
- Polo
- Riding
- Sailing
- Kitesurfing
- Cycling

## Punta Espada and Iguanas Golf

Two spectacular golf courses designed by Jack Nicklaus, Punta Espada is recognized as one of the best golf courses in the world and hosted the Cana Championship, the official tournament of the PGA Championship Tour held in 2008, 2009, and 2010.

Iguanas Golf is currently in development.





## Exclusive White Sand Beaches

With 8 km of coastline and 5 km of white sand beaches, Cap Cana allows you to enjoy a multitude of water activities on the most famous beach in the country, Juanillo Beach, located just 400 m from REEF & GOLF.





## Marina Cap Cana

An international yacht and deep-sea fishing destination, the Cap Cana marina is recognized as the number one in the world by Billfish Report.

It has over 100 docks with capacity for yachts up to 150 feet, and its privileged location near the Mona Canal places it in a favorable position within the Caribbean.





## Amenities

- Private security
- Swimming pools
- Playground
- Reception & Lobby
- BBQ Area
- Dog area
- Green area
- Walking area
- Sports bar
- Golf simulator
- Rooftop
- Gym
- Coworking
- Underground parking
- Sauna
- Lockers





## Homebelike

As an exclusive owner of REEF & GOLF Residences, you will enjoy the advantage of working with a reliable company that has a team of trained specialists with experience in Latin America and the Caribbean, who will manage your property for rentals.

Homebelike offers a wide range of services for owners who want to increase their income in a safe and simple way, managing the entire online booking process, automating rental payments, offering flexible pricing, cancellation options, and ensuring the availability of the apartments.





## Reef & Golf Residences

Reef & Golf Residences is a luxury residential development located in a privileged setting, surrounded by nature and with stunning views of the Las Iguanas golf course and just 600 meters from the sea. The project's goal is to create an exclusive and comfortable living space that blends harmoniously with the natural environment while maintaining elegance in its design.

The development consists of 5 levels plus terraces, with a total of 80 luxury residential apartments. The apartments feature 1 or 2 bedrooms, a family room, and a service room, offering a variety of layouts to meet the needs of the residents.

Each apartment is unique, with a personalized design and spacious terrace that provides impressive views of the pools, garden, and golf course.

Residents can choose from different typologies, including private gardens and apartments with panoramic views.

The materials and finishes used are of high quality, ensuring a luxury standard of comfort.





## Details of the Apartments

1, 2, and 3-bedroom apartments with very spacious areas, providing a comfortable and functional residence.

Living Room and Dining Room

Integrated Kitchen

Family Room with Bathroom

Bedrooms with Private Bathroom and Walk-in Closet

Views of Gardens, Pools, and Golf

Exclusive Gardens

Spacious Rooftop

Service Room

All apartments come with appliances

Parking Spaces







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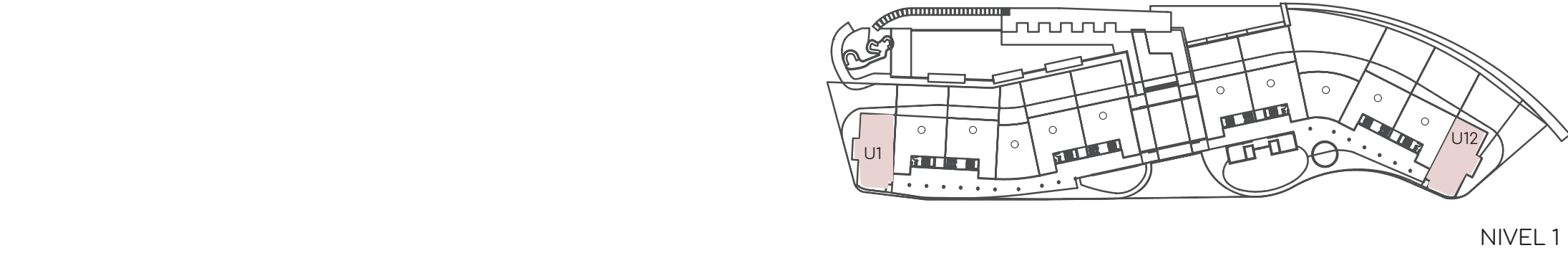
## Unit Typologies





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NIVEL 1



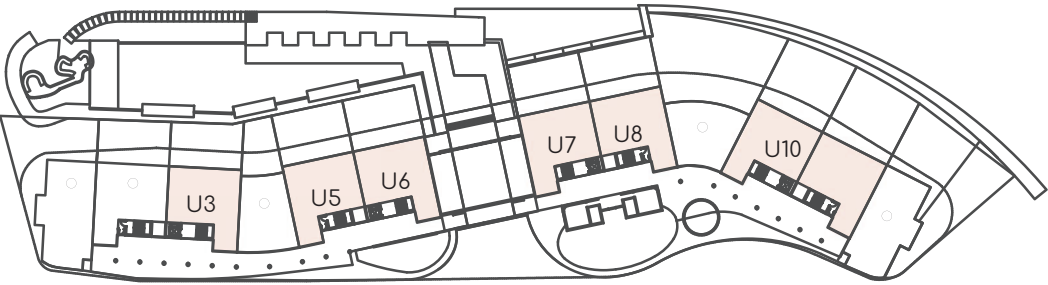
NIVEL 1 - TIPOLOGIA A

3H + HS

Superficie cubierta: 150 m2  
Superficie terraza: 62 m2







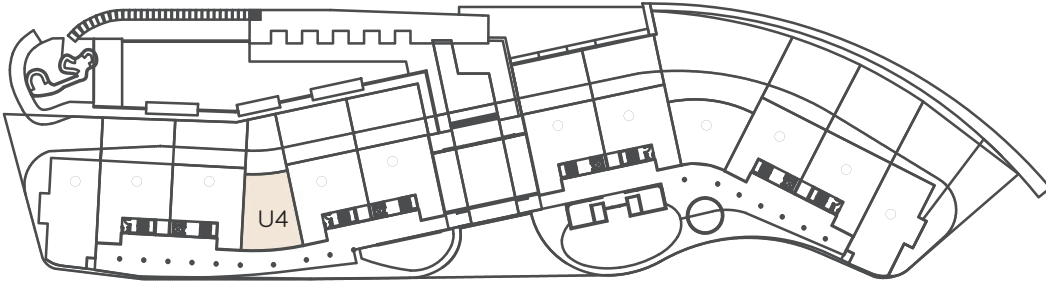
NIVEL 1



NIVEL 1 - TIPOLOGIA B

2H + HS

Superficie cubierta: 129 m2  
Superficie terraza: 35 m2



NIVEL 1



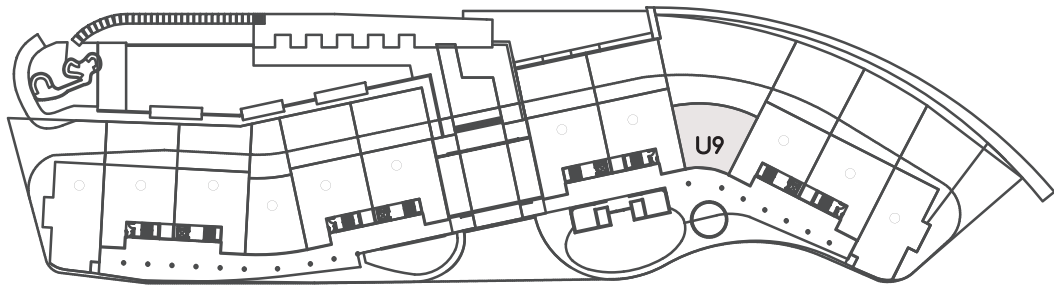
NIVEL 1 - TIPOLOGIA C

1H + FAM

Superficie cubierta: 110 m2  
Superficie terraza: 25 m2







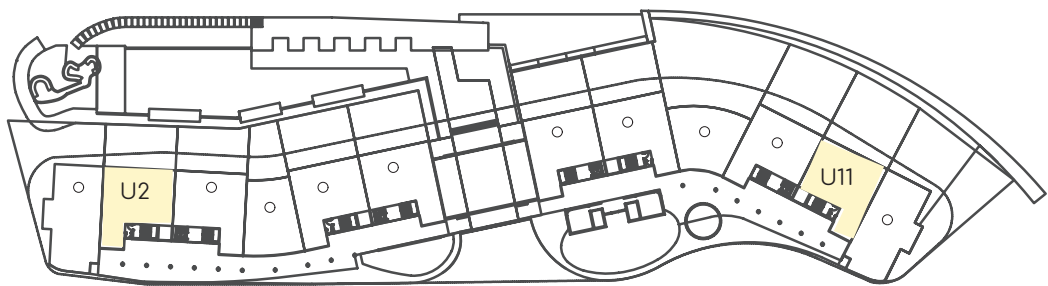
NIVEL 1



**NIVEL 1 - TIPOLOGIA D**

2H + HS

Superficie cubierta: 116 m2  
Superficie terraza: 96 m2



NIVEL 1



**NIVEL 1 - TIPOLOGIA E**

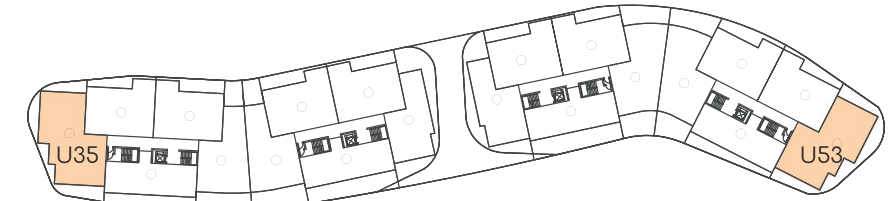
1H + FAM+ HS

Superficie cubierta: 110 m2  
Superficie terraza: 25 m2

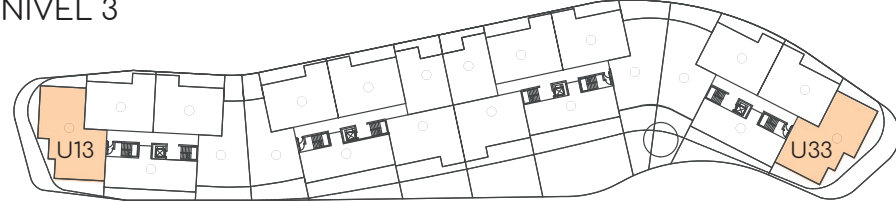




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NIVEL 3



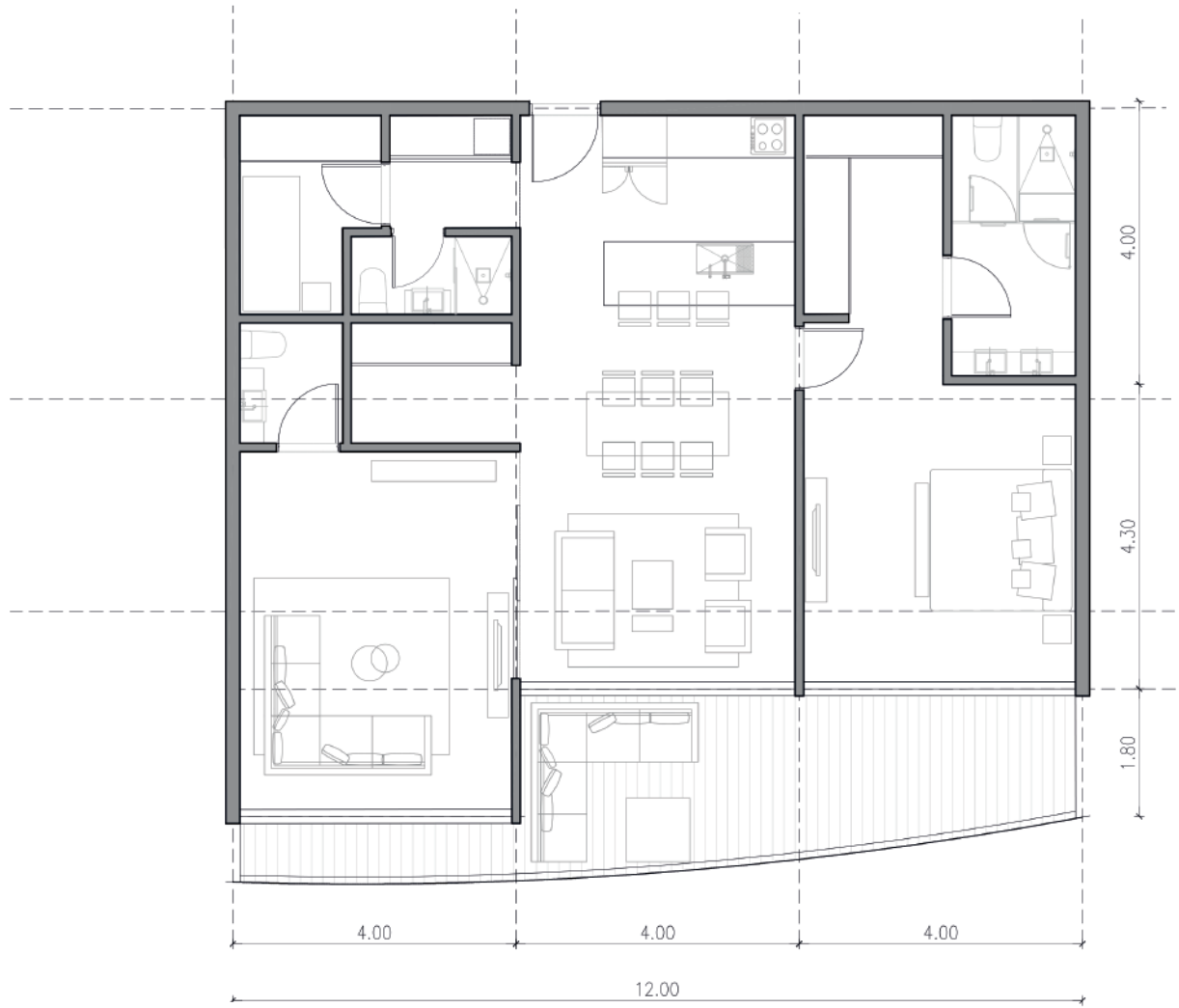
NIVEL 2



**NIVEL 2|3 - TIPOLOGIA 1**

2H + FAM + HS

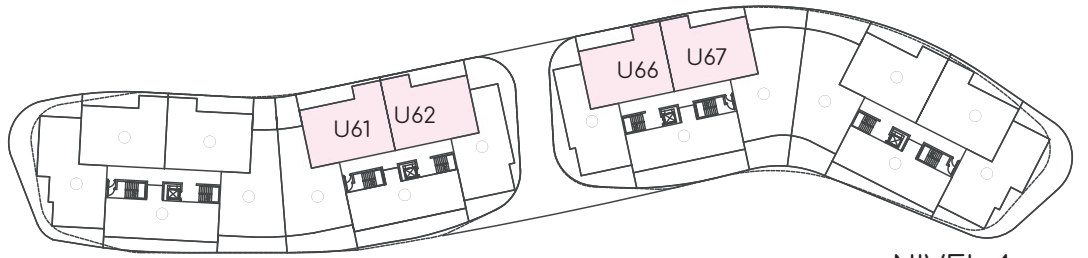
Superficie cubierta: 145 m2  
Superficie terraza: 132 m2



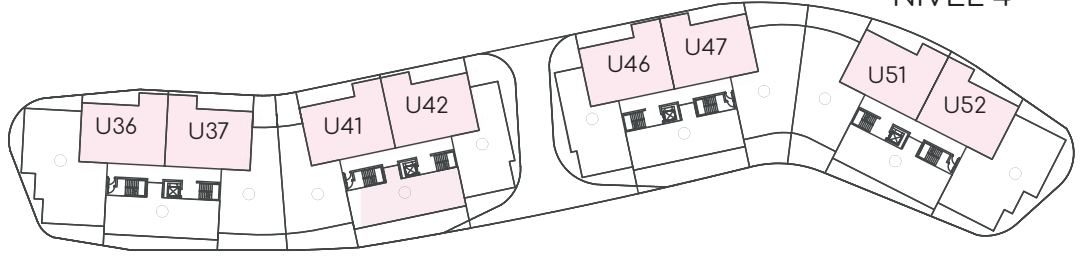
**NIVEL 2|3|4 - TIPOLOGIA 2**

1 H + FAM + HS

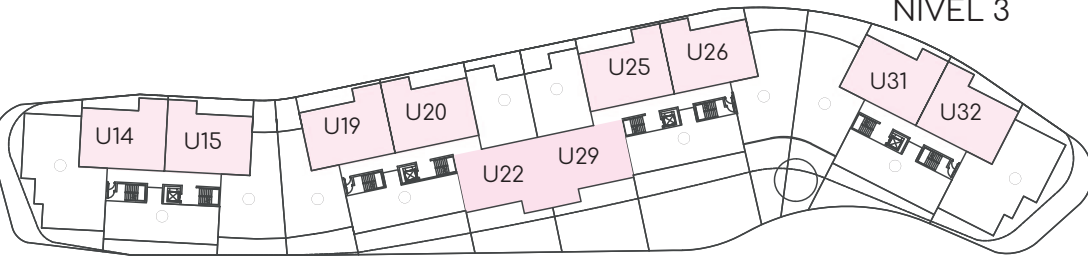
Superficie cubierta: 106 m2  
Superficie terraza: 21 m2



NIVEL 4



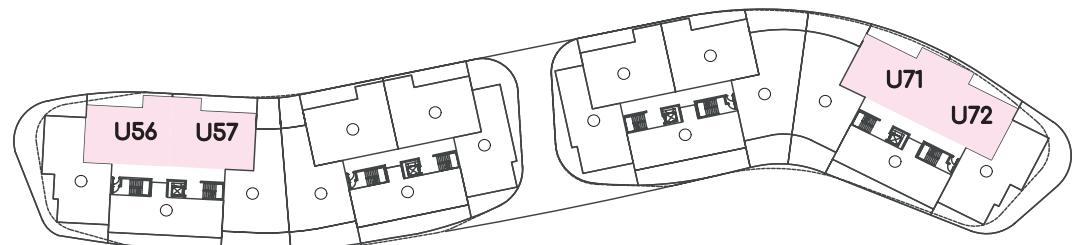
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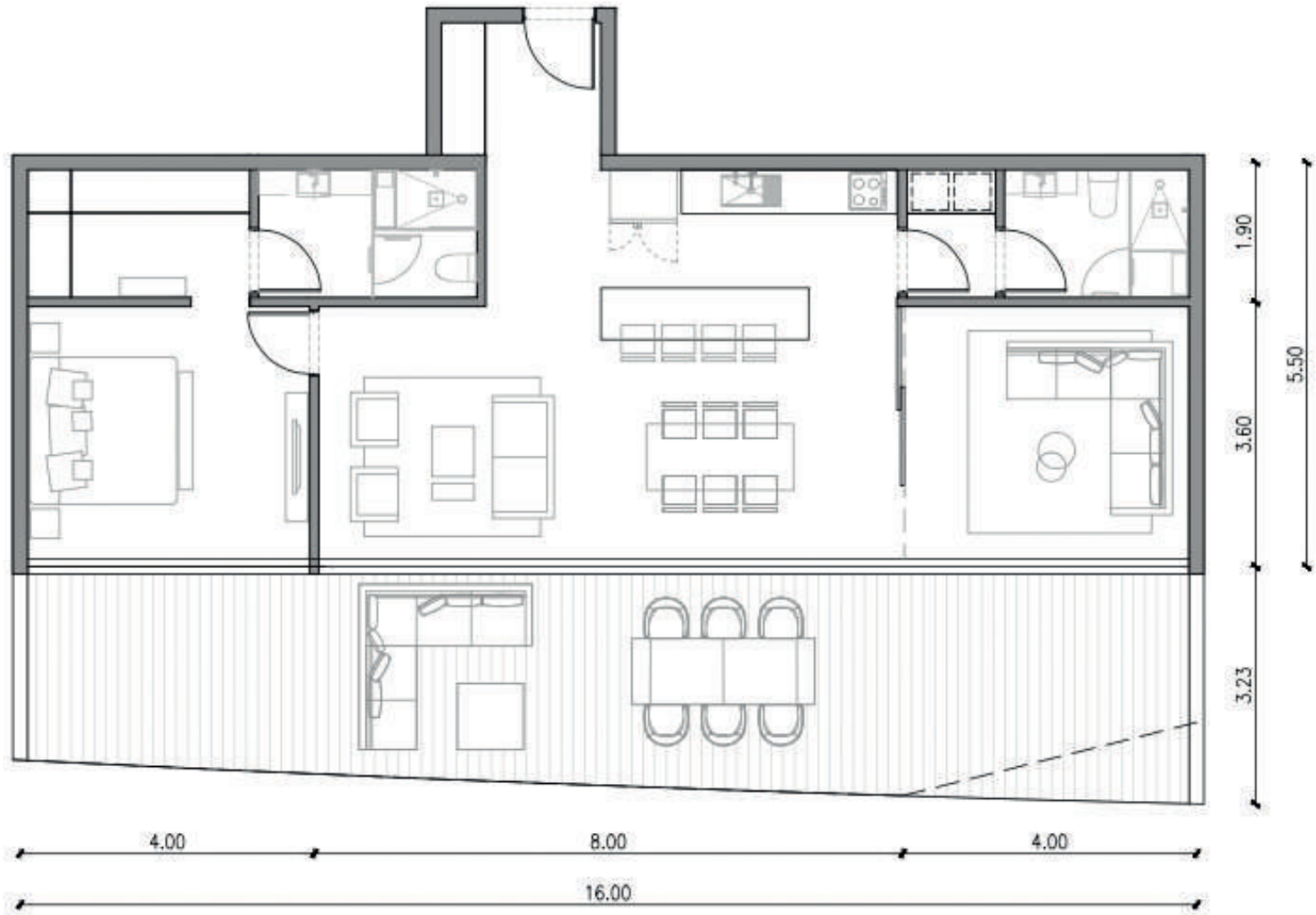
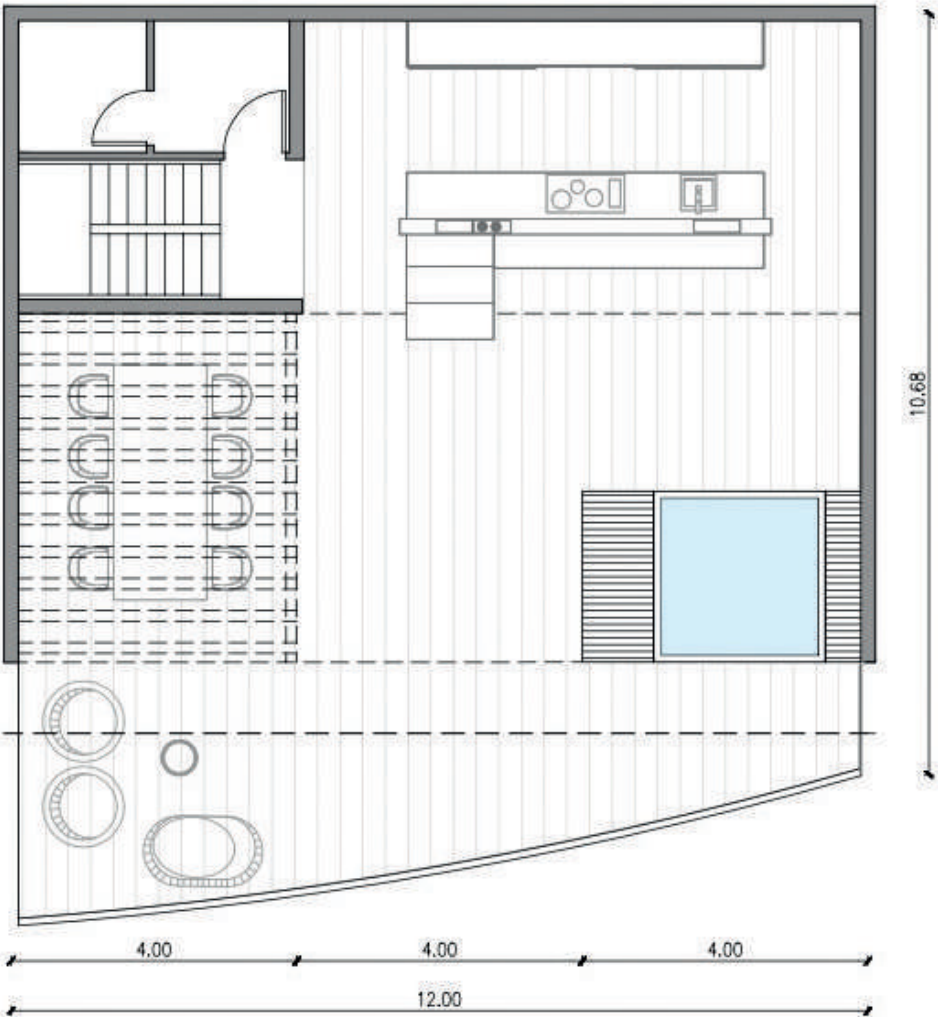
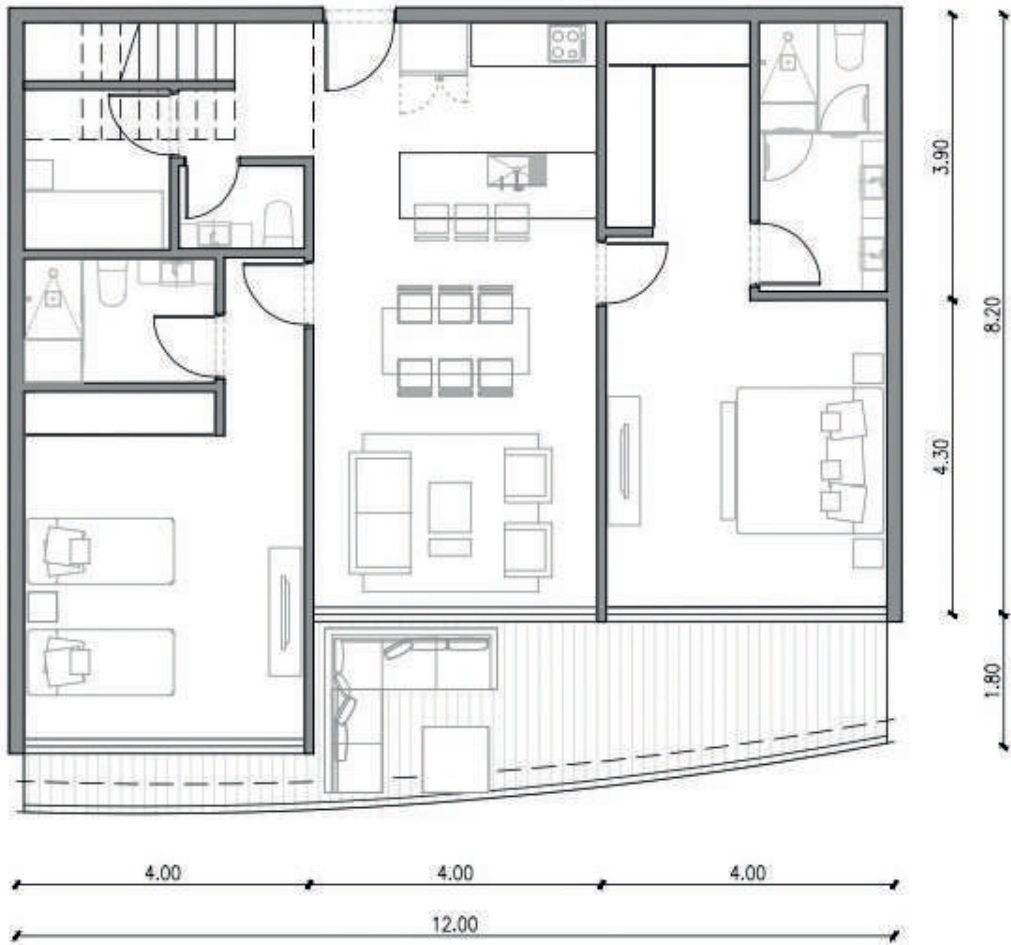
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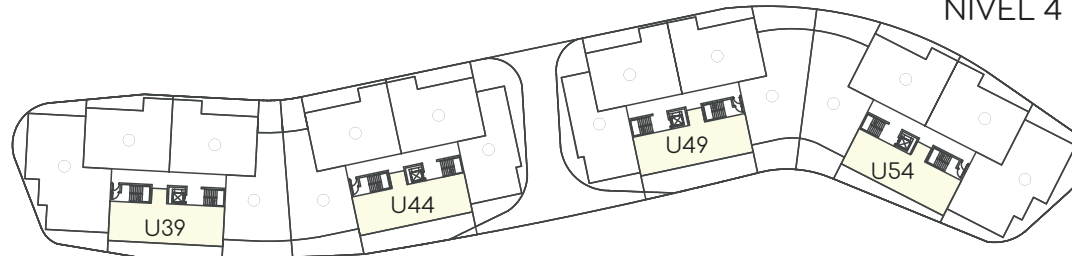
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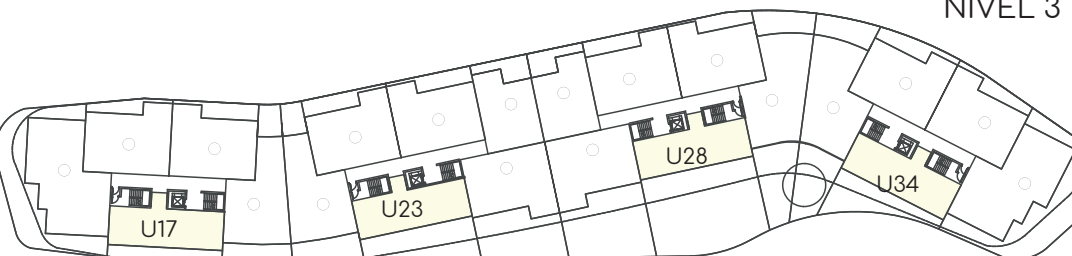
NIVEL 4



NIVEL 4



NIVEL 3



NIVEL 2

NIVEL 4 - TIPOLOGIA 2B

2H + HS +RT

Superficie cubierta: 106 m2  
Superficie terraza: 20 m2



NIVEL 4 - TIPOLOGIA 2B ROOFTOP

2H + HS + RT

Superficie roof top: 147 m2



NIVEL 2|3|4 - TIPOLOGIA 3

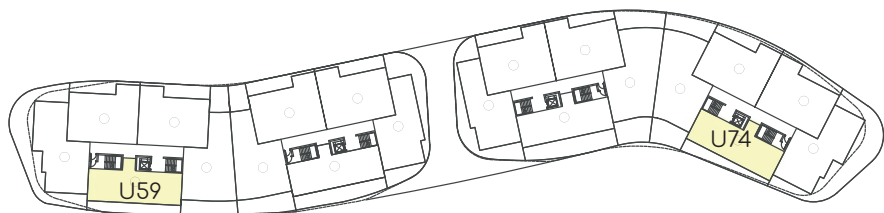
1H + FAM

Superficie cubierta: 93 m2  
Superficie terraza: 47 m2

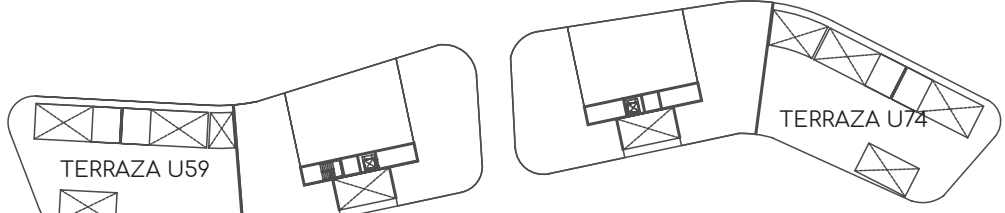




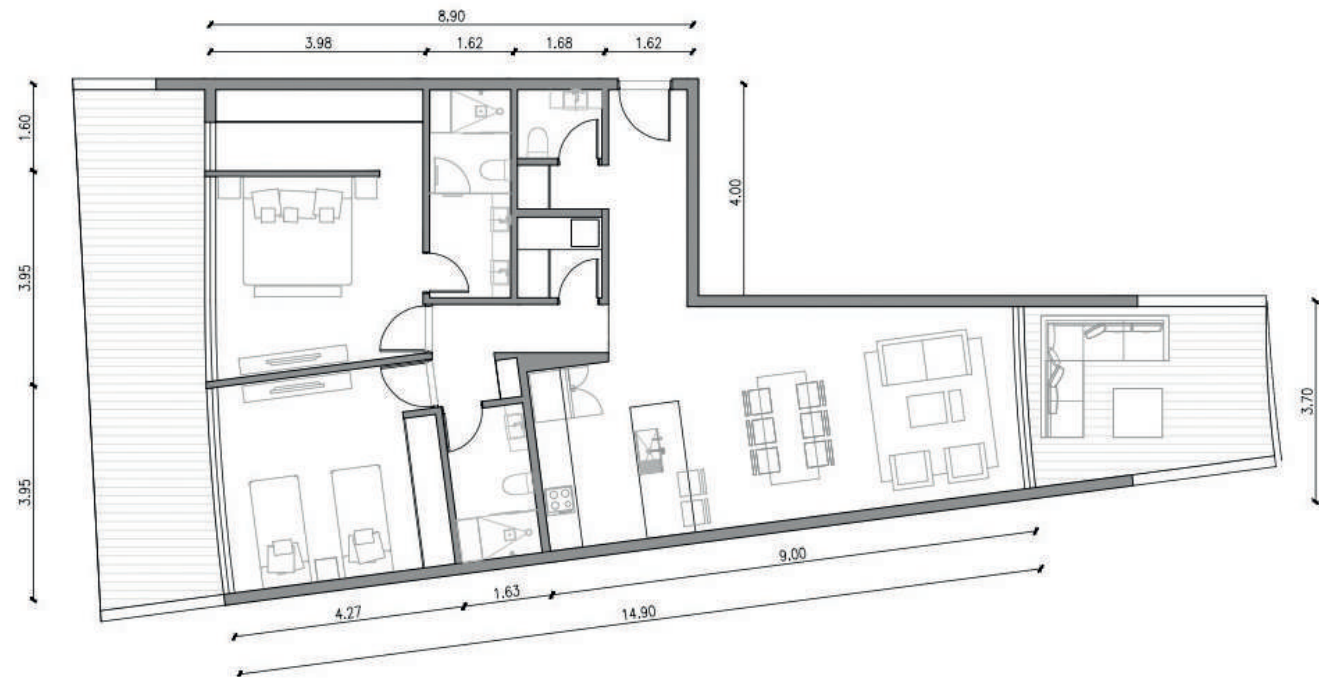
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NIVEL 4

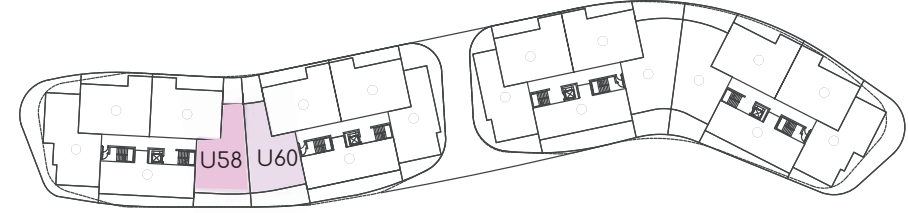


NIVEL 6

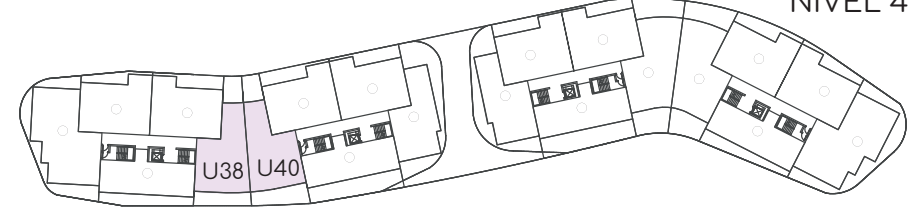


NIVEL 2|3|4 - TIPOLOGIA 4

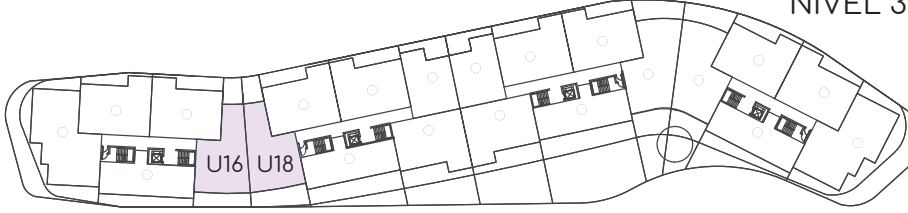
2H  
Superficie cubierta: 104 m2  
Superficie terraza: 36 m2



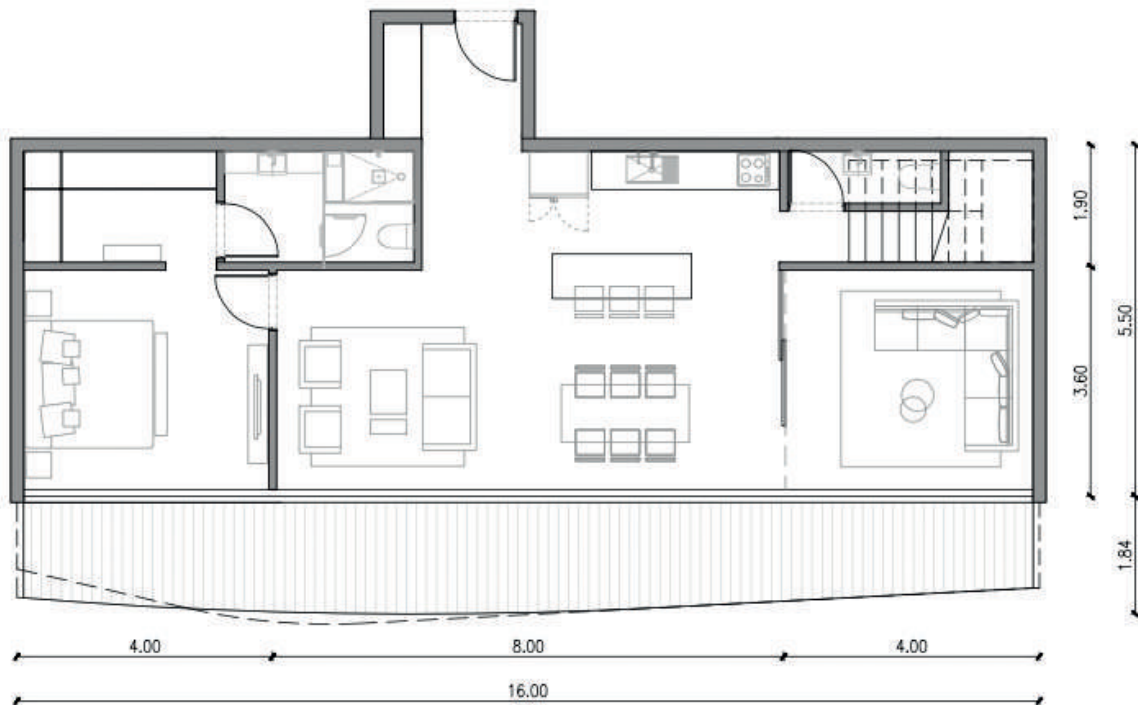
NIVEL 4



NIVEL 3

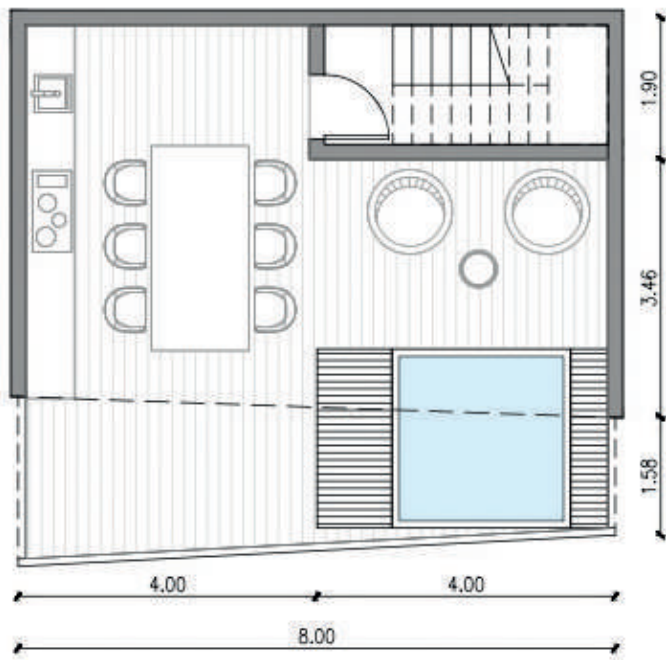


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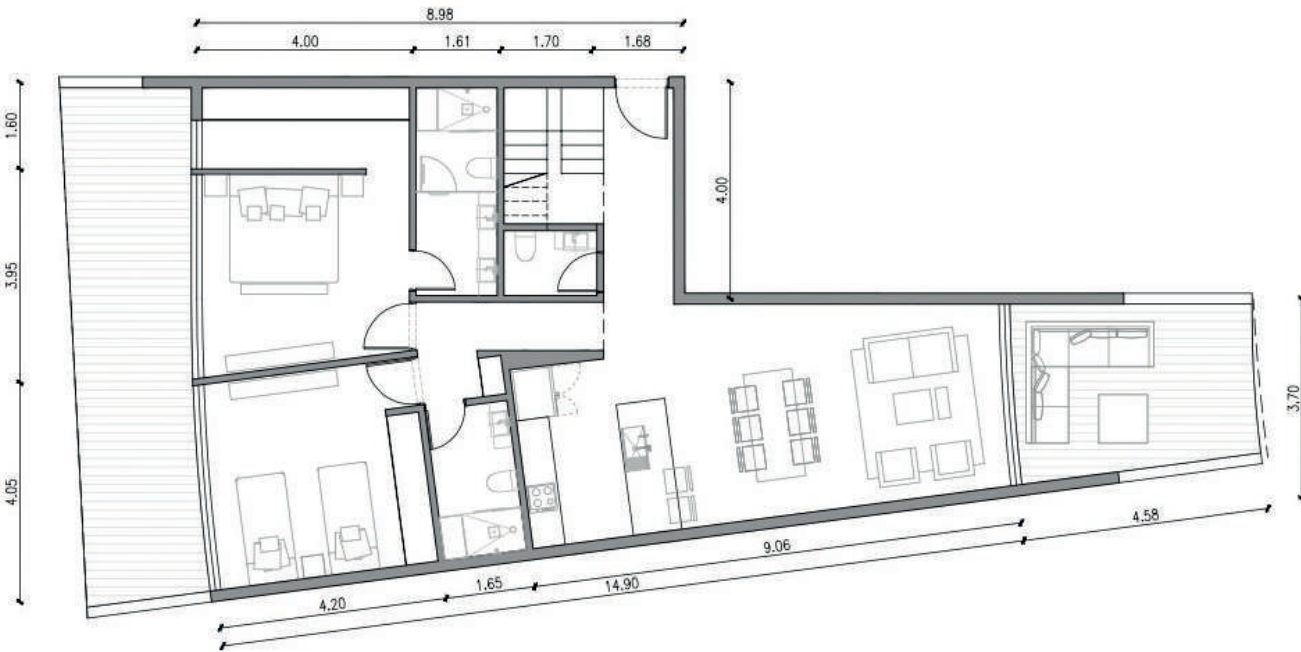
NIVEL 4 - TIPOLOGIA 3B

1H + FAM +RT  
Superficie cubierta: 93 m2  
Superficie terraza: 27 m2



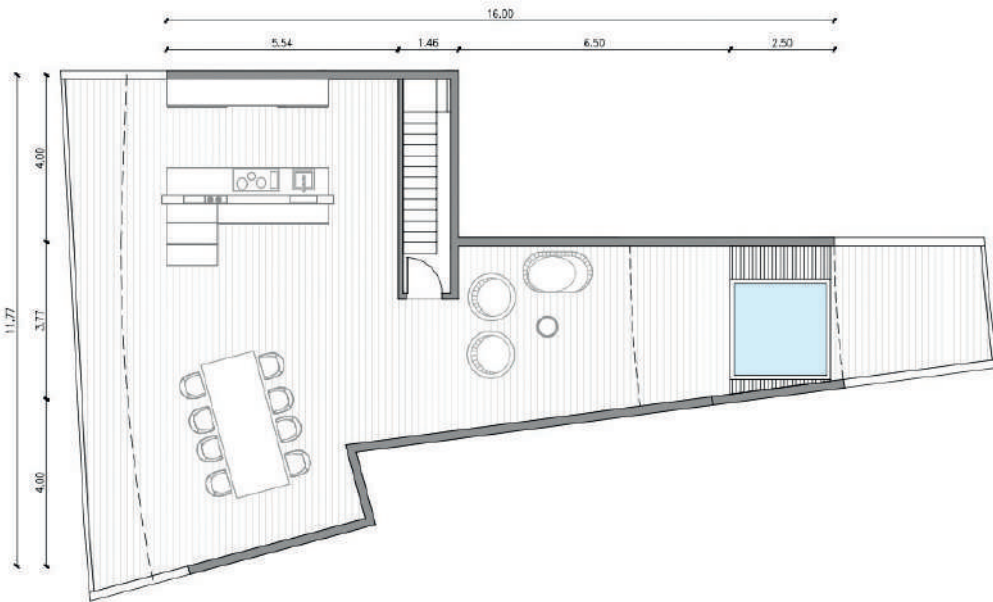
NIVEL 4 - TIPOLOGIA 3B ROOFTOP

1H + FAM +RT  
Superficie roof top: 57 m2



NIVEL 4 - TIPOLOGIA 4B

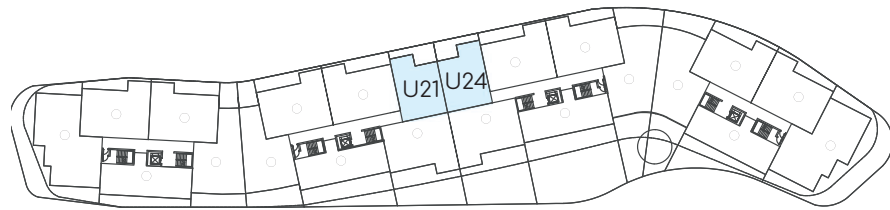
2H+RT  
Superficie cubierta: 104 m2  
Superficie terraza: 36 m2



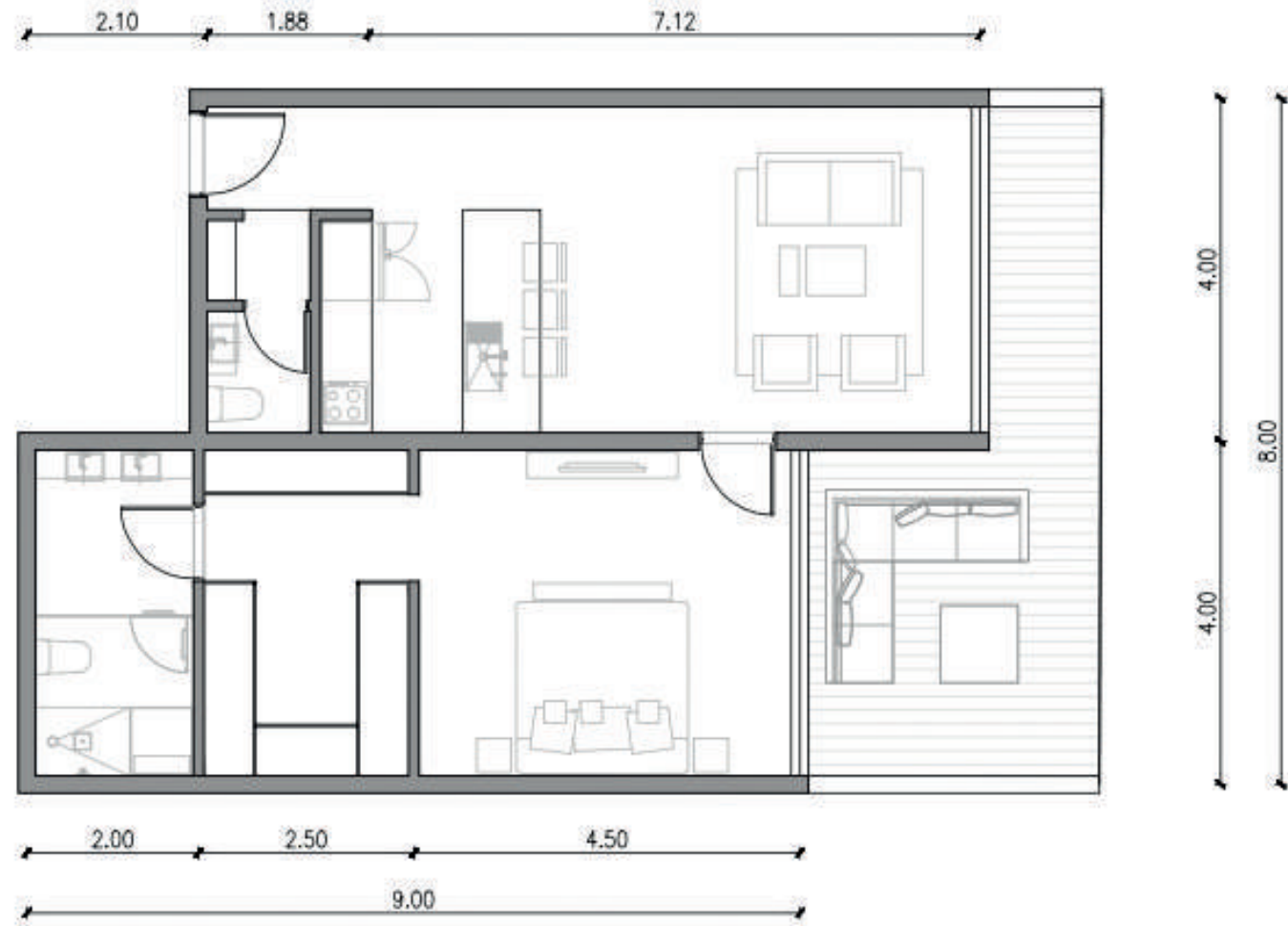
NIVEL 4 - TIPOLOGIA 4B ROOF TOP

2H  
Superficie roof top: 147 m2





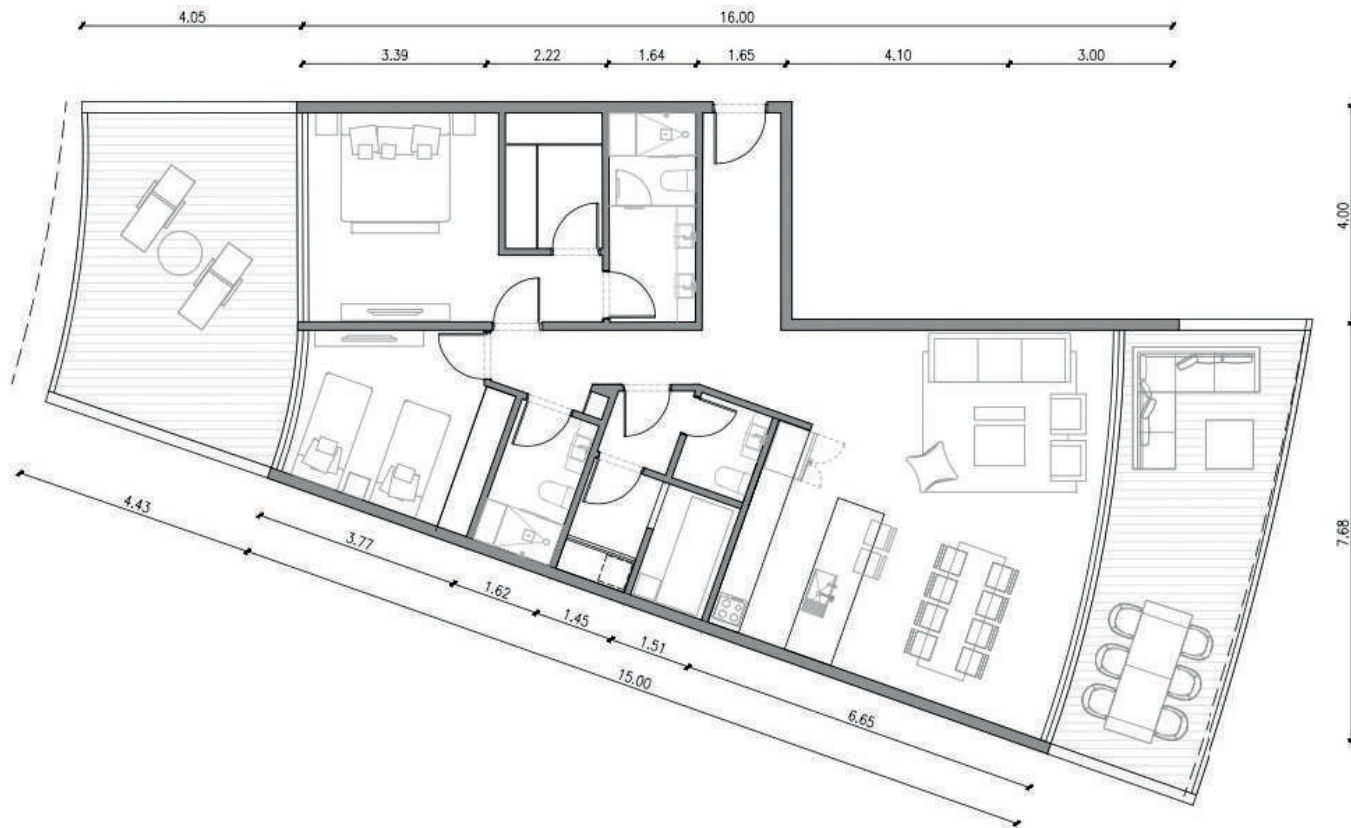
NIVEL 2



NIVEL 2 - TIPOLOGIA 5

1H

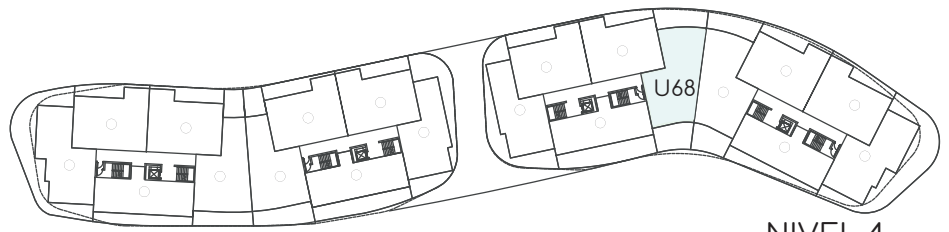
Superficie cubierta: 74 m2  
Superficie terraza: 18 m2



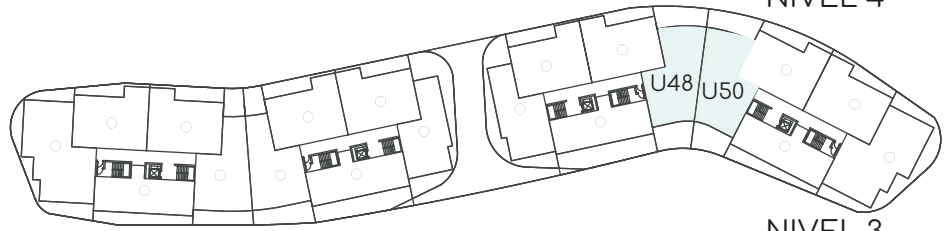
NIVEL 2|3|4 - TIPOLOGIA 6

2H + HS

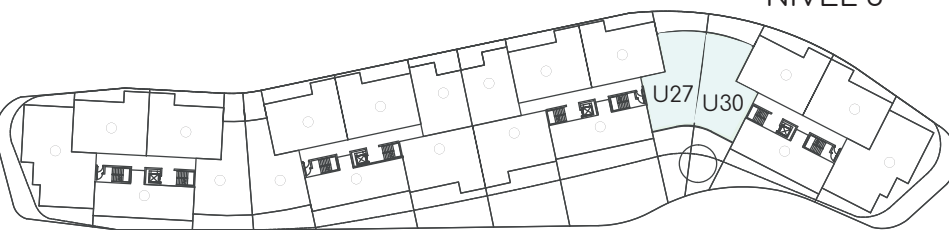
Superficie cubierta: 117 m2  
Superficie terraza: 50 m2



NIVEL 4



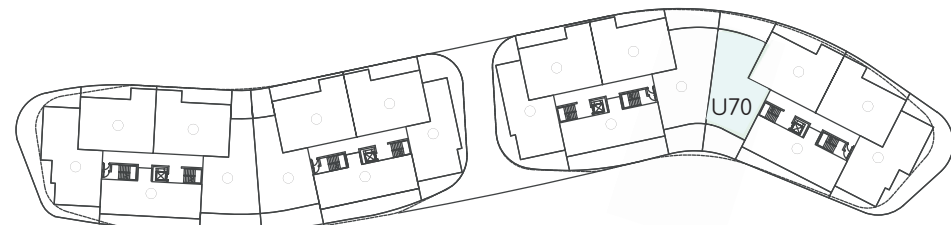
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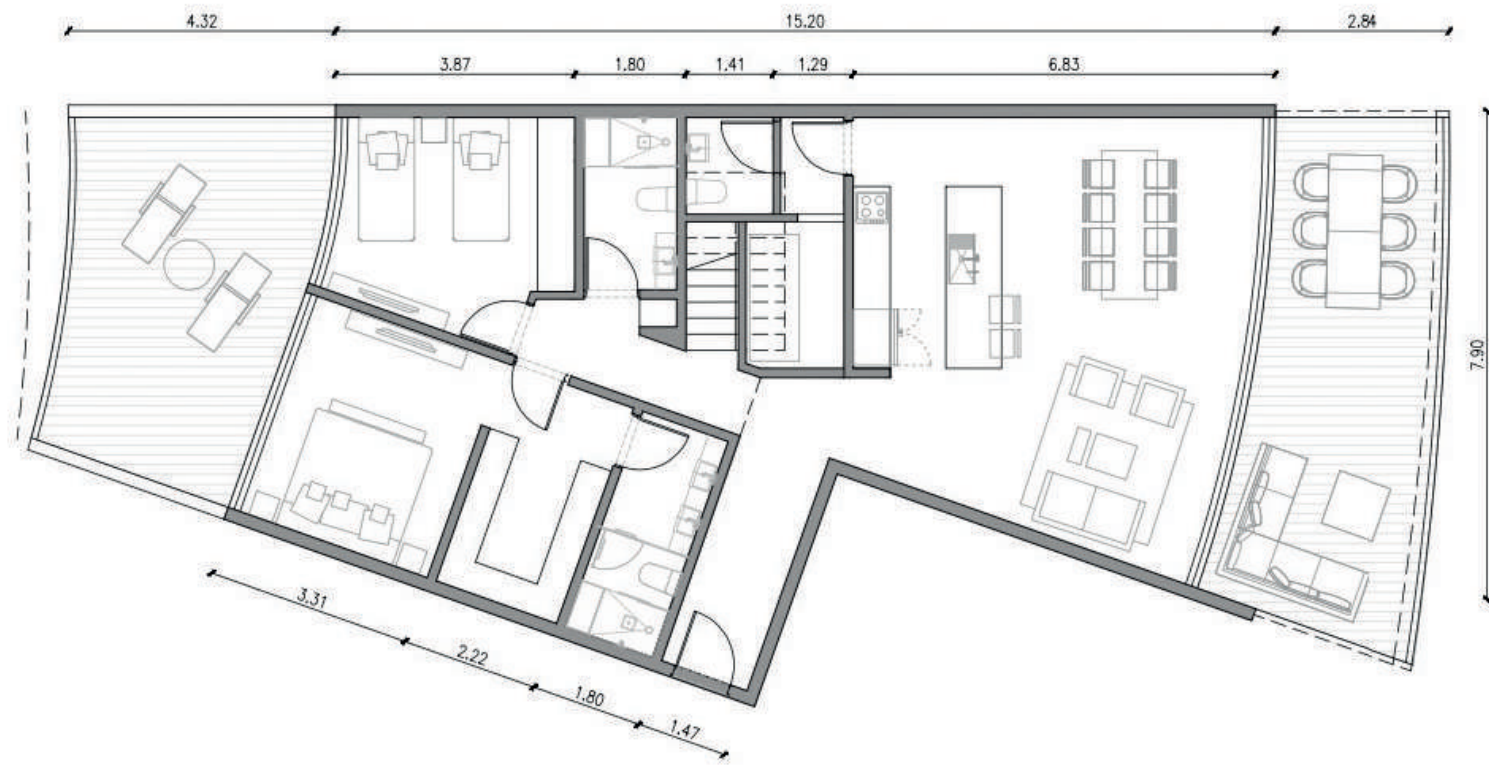
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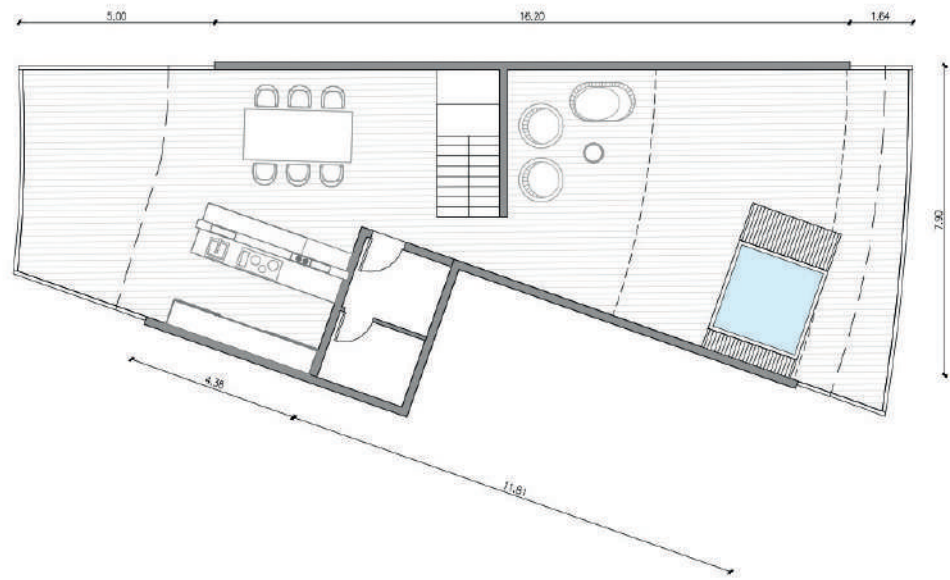


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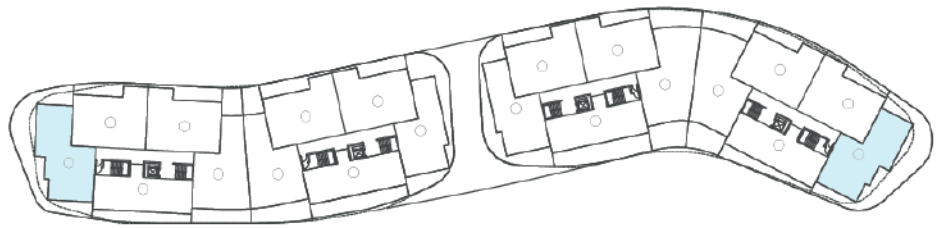
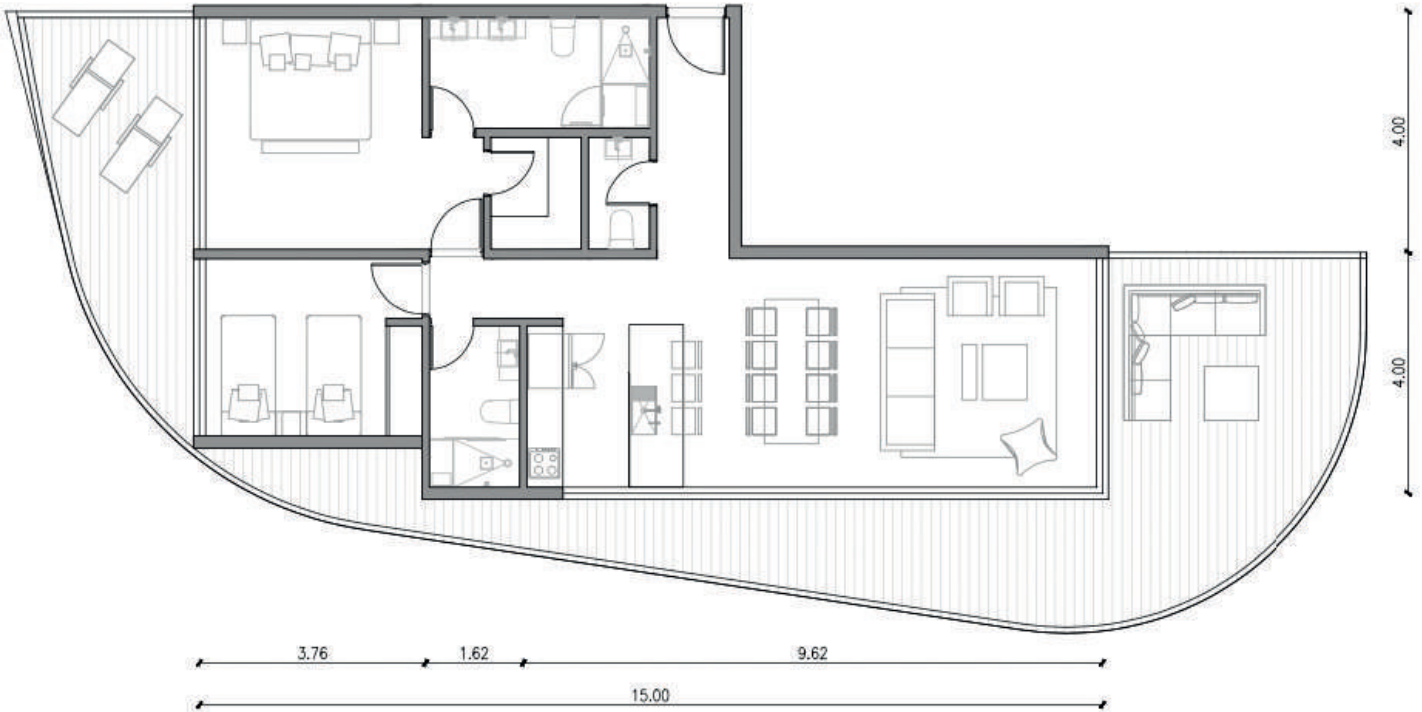
NIVEL 4 - TIPOLOGIA 6B

2H + HS + RT  
Superficie cubierta: 117 m2  
Superficie terraza: 50 m2

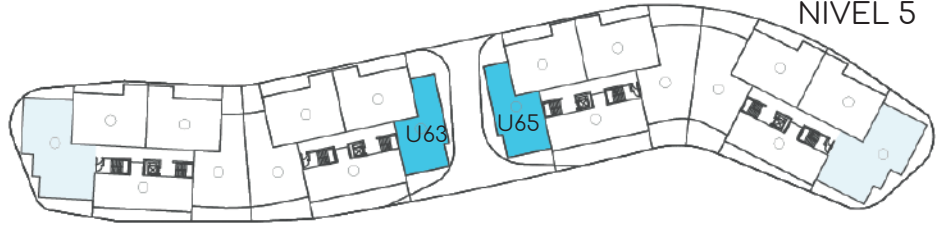


NIVEL 4 - TIPOLOGIA 6B ROOFTOP

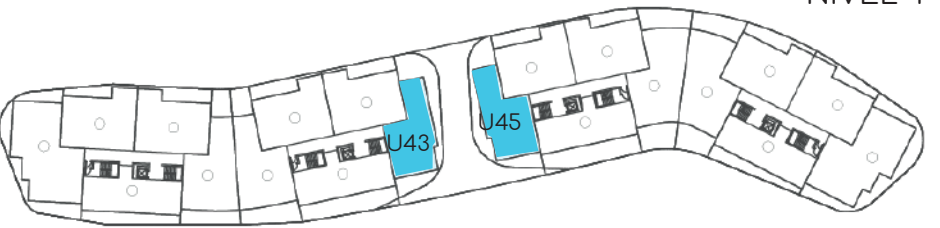
2H + HS  
Superficie roof top: 155 m2



NIVEL 5



NIVEL 4



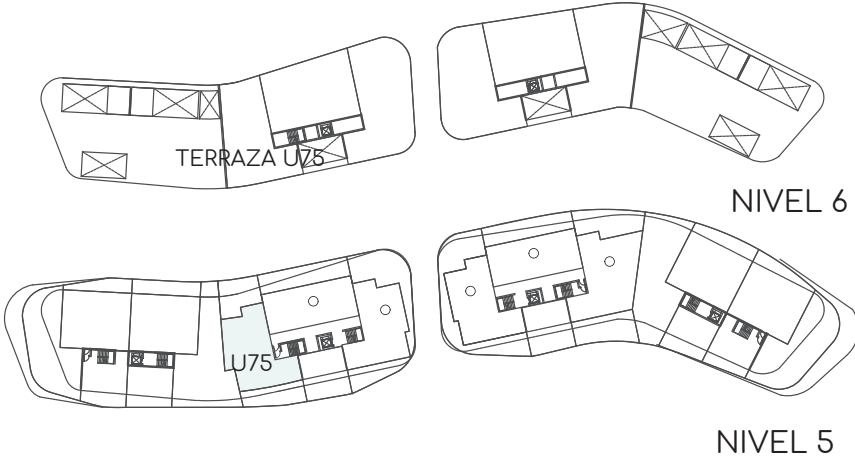
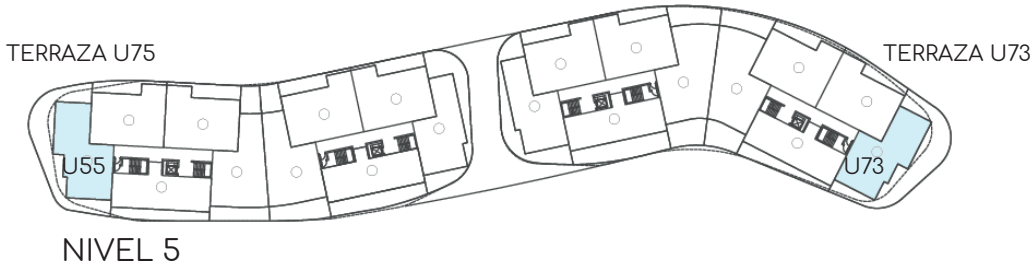
NIVEL 3

NIVEL 4 - TIPOLOGIA 7

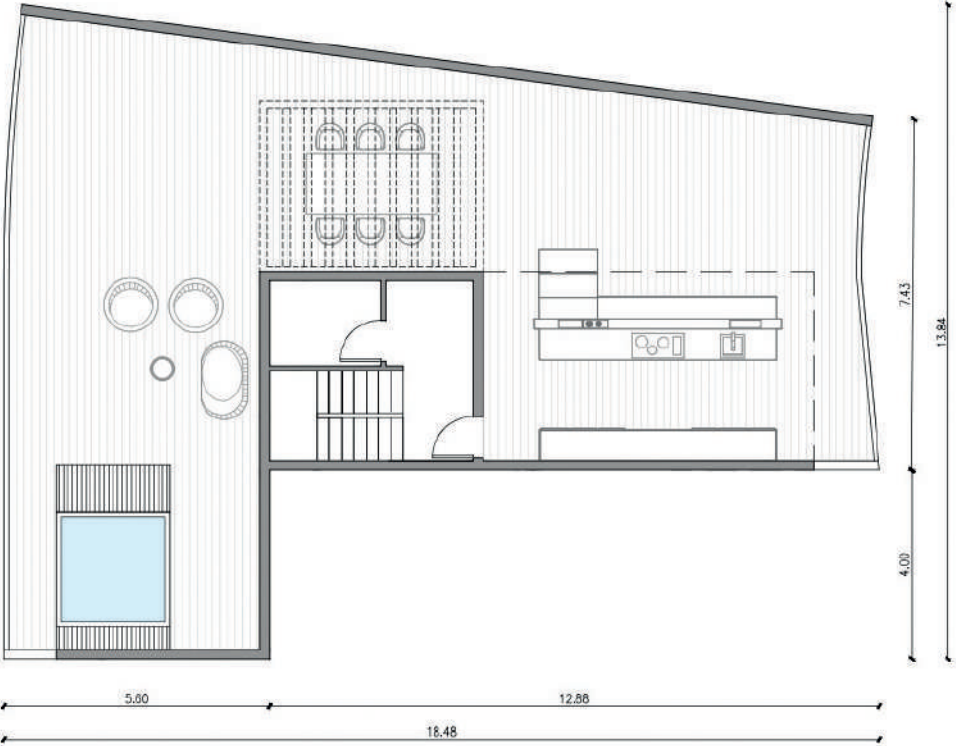
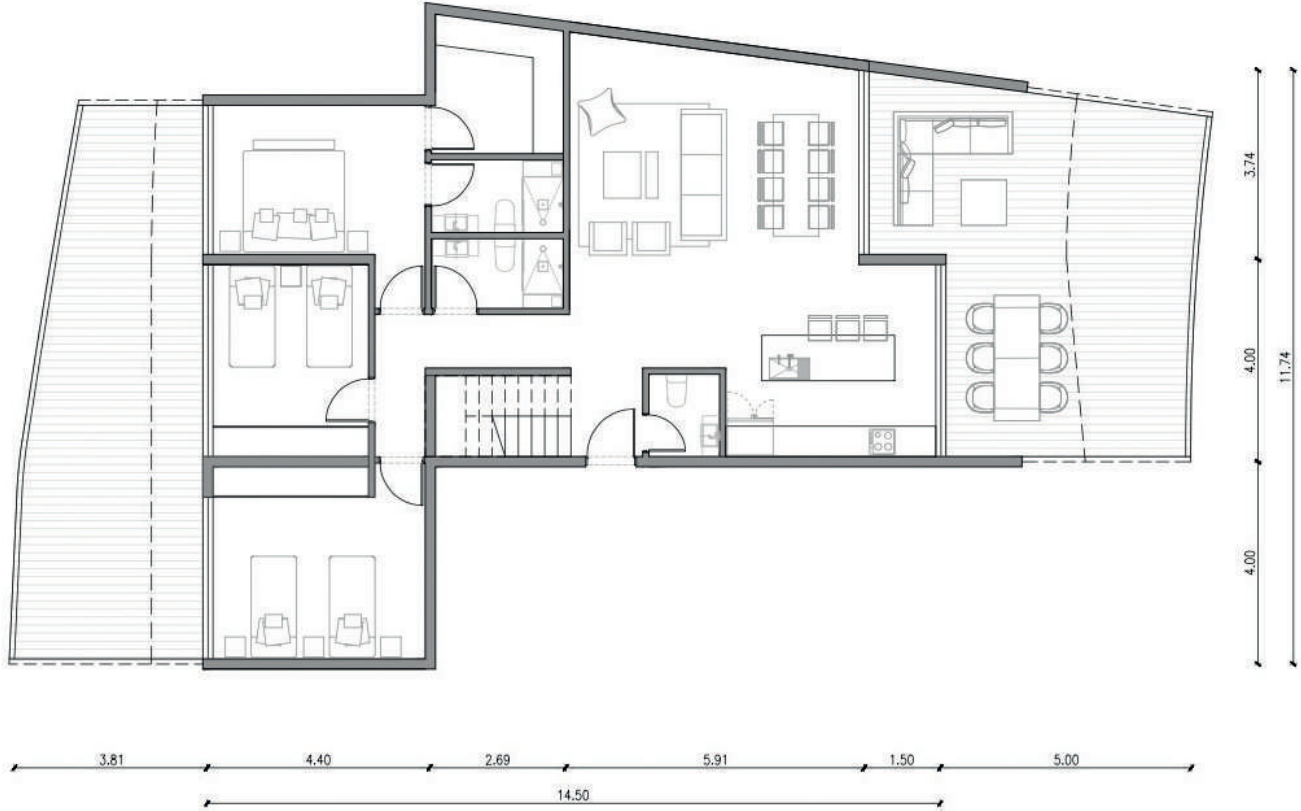
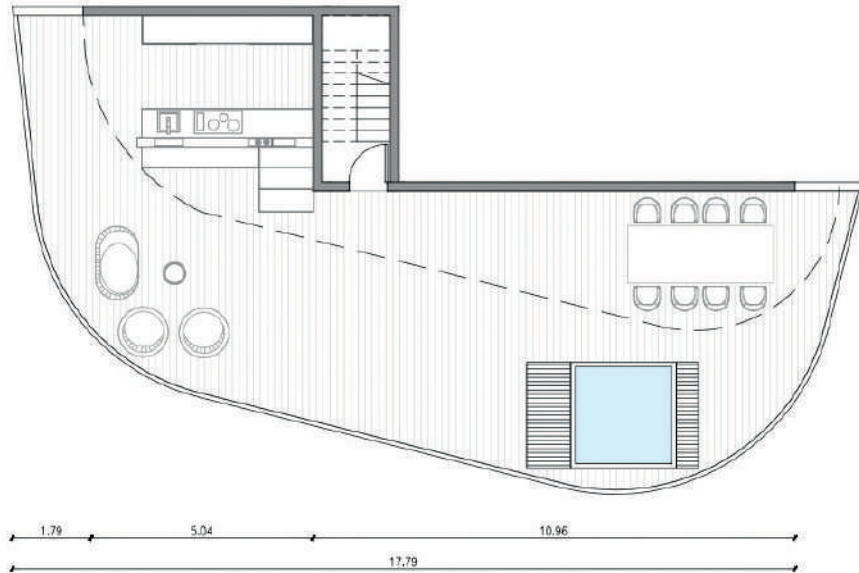
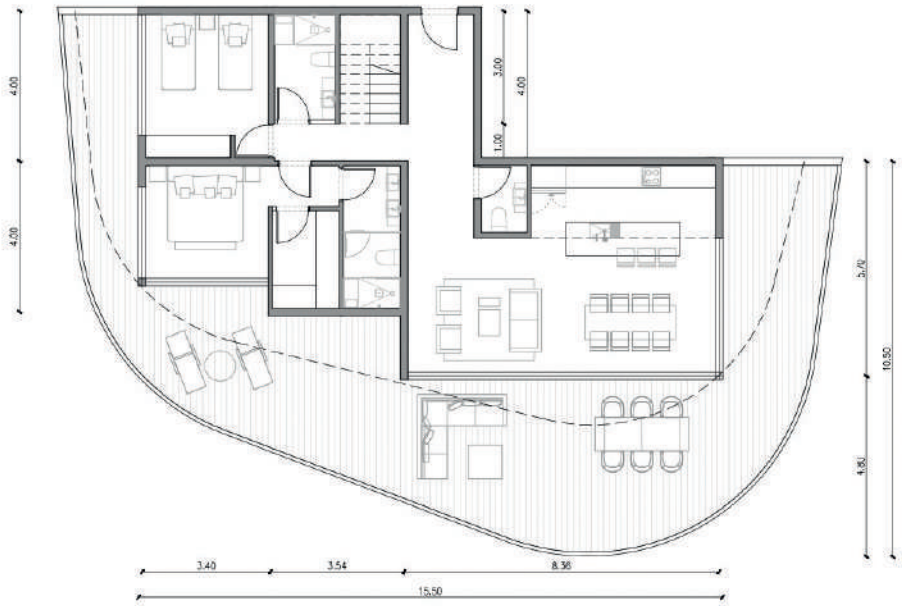
2H  
Superficie cubierta: 93 m2  
Superficie terraza: 57 m2



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52



53

**NIVEL 4 - TIPOLOGIA 7B**

2H +RT

Superficie cubierta: 110 m2  
Superficie terraza: 97 m2



**NIVEL 5 - TIPOLOGIA 7B ROOFTOP**

2H

Superficie roof top: 134 m2

**NIVEL 5 - TIPOLOGIA 8A**

3H +RT

Superficie cubierta: 128 m2  
Superficie terraza: 80 m2

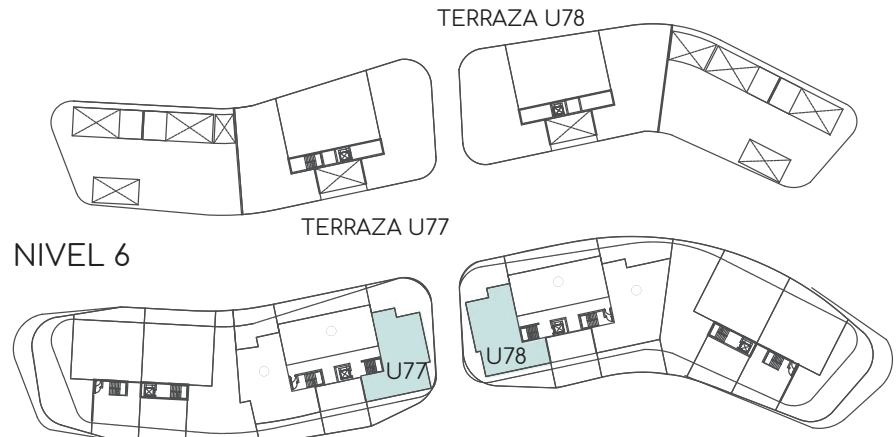


**NIVEL 6 - TIPOLOGIA 8A ROOF TOP**

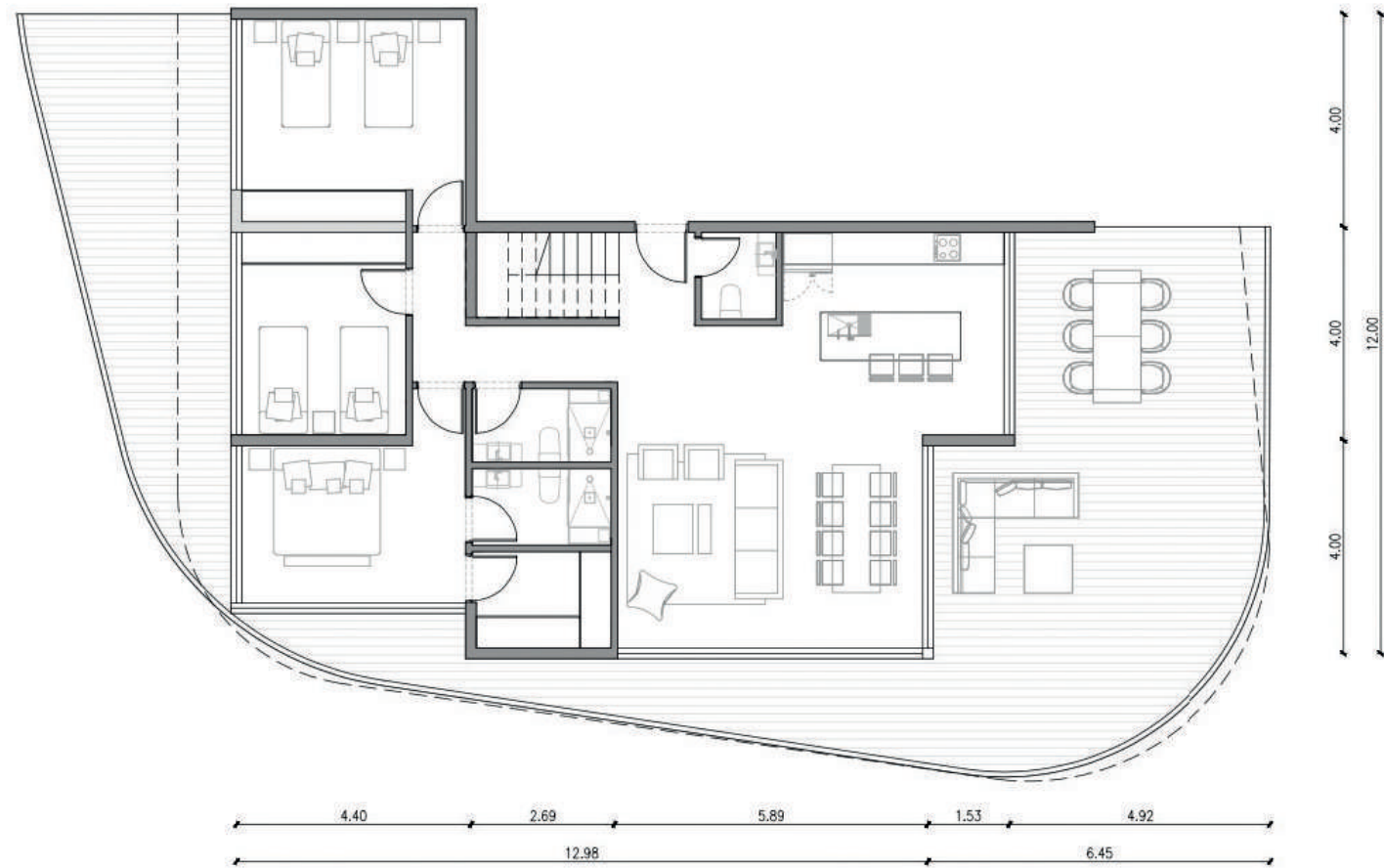
3H +RT

Superficie roof top: 173 m2





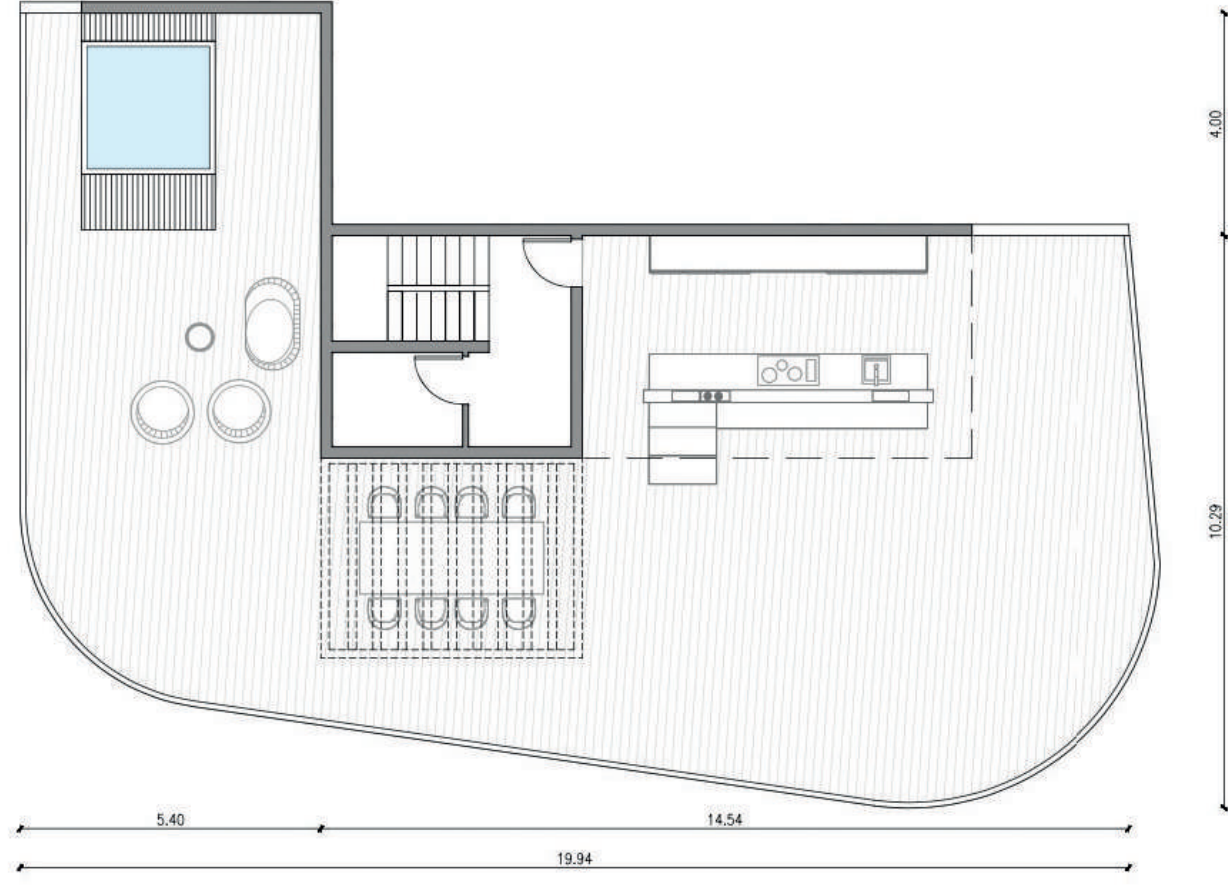
NIVEL 5



NIVEL 5 - TIPOLOGIA 8B

3H + RT

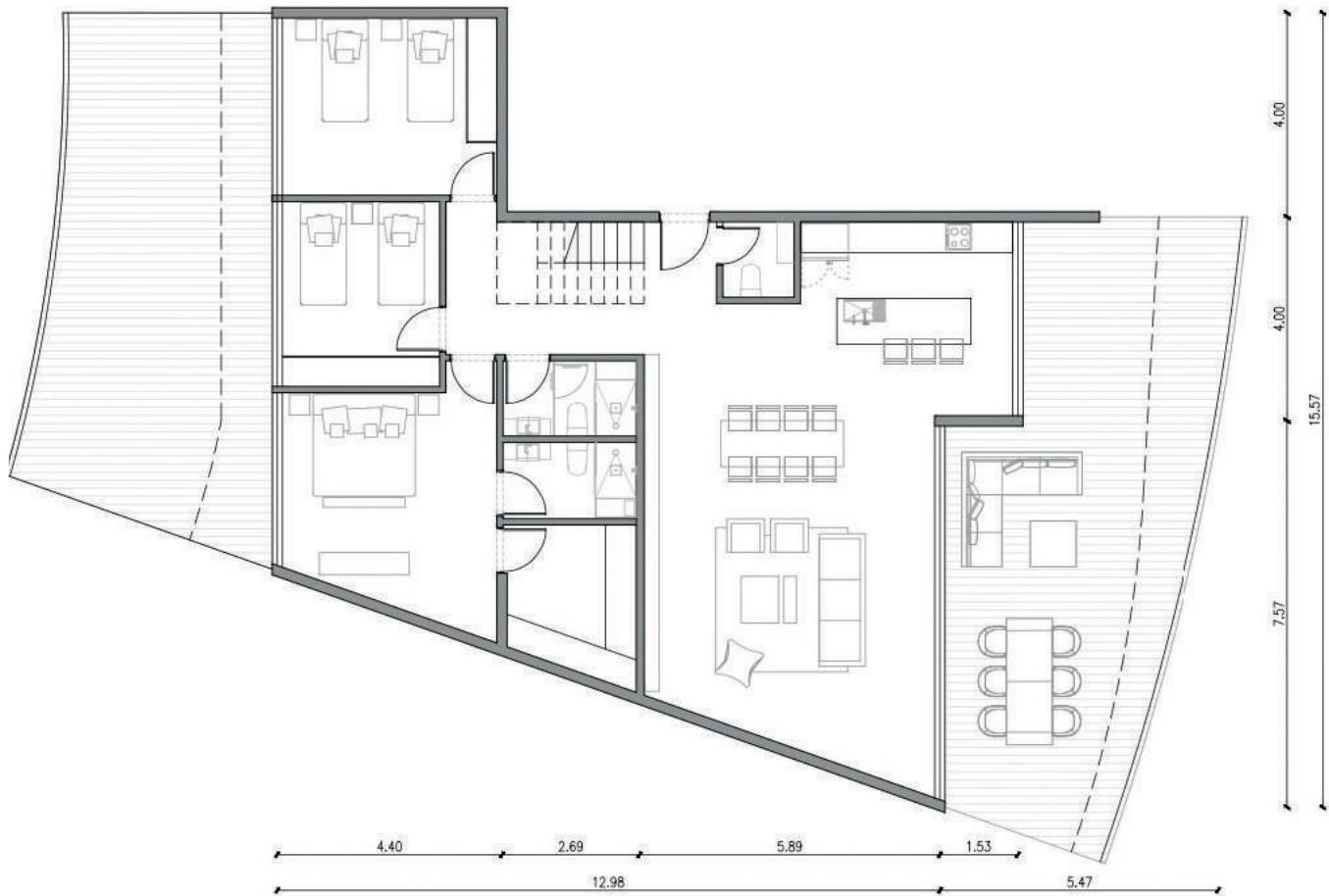
Superficie cubierta: 117 m2  
Superficie terraza: 50 m2



NIVEL 6 - TIPOLOGIA 8B ROOFTOP

3H

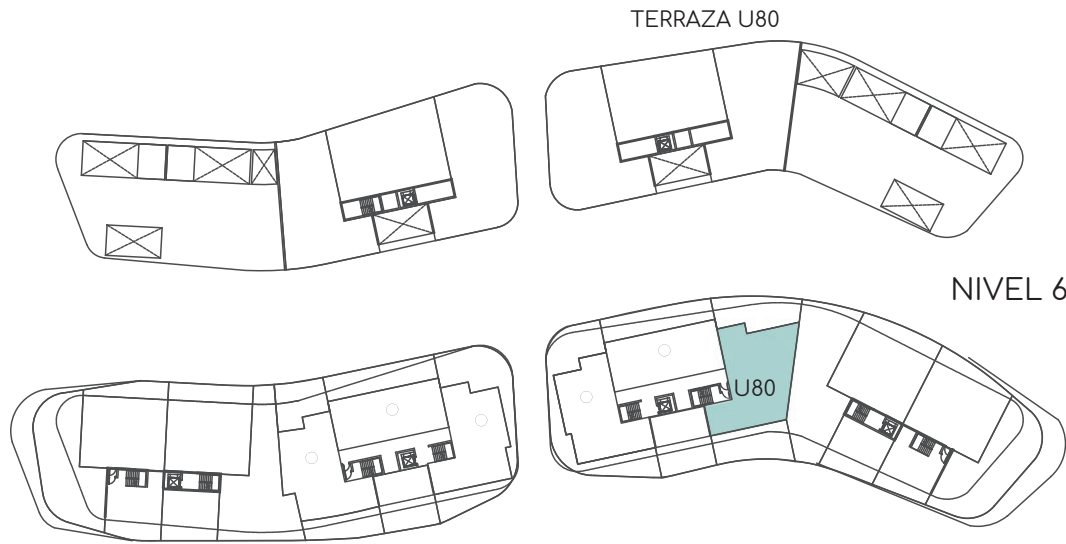
Superficie roof top: 208 m2



NIVEL 5 - TIPOLOGIA 8C

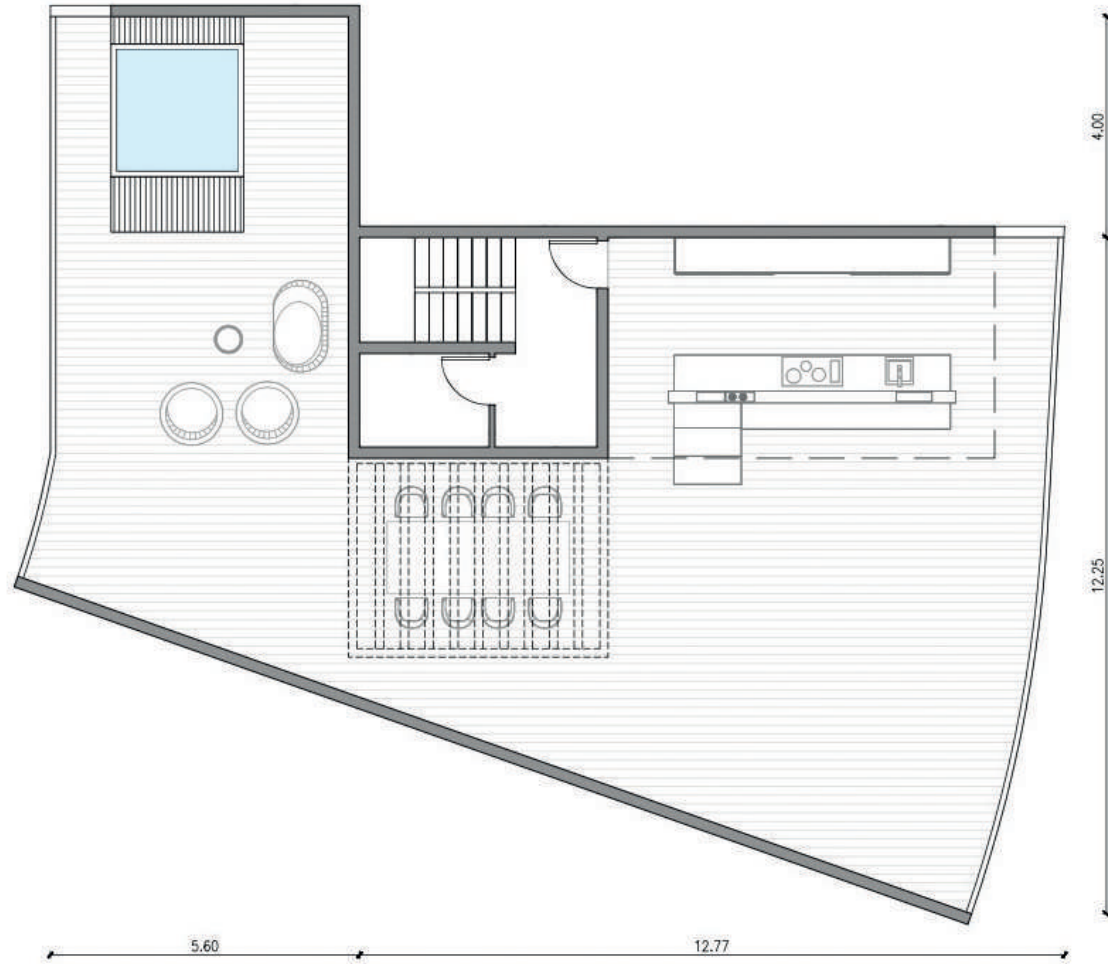
3H +RT

Superficie cubierta: 144 m2  
Superficie terraza: 104 m2



NIVEL 6

NIVEL 5



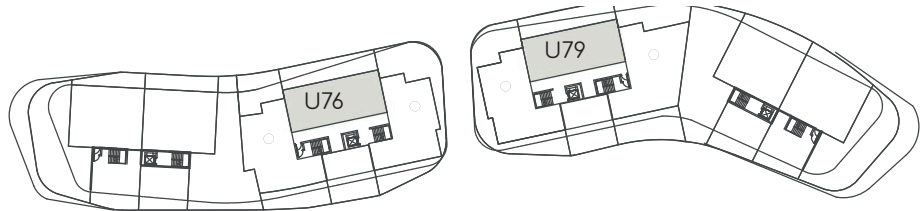
NIVEL 6 - TIPOLOGIA 8C ROOFTOP

3H +RT

Superficie roof top: 195 m2



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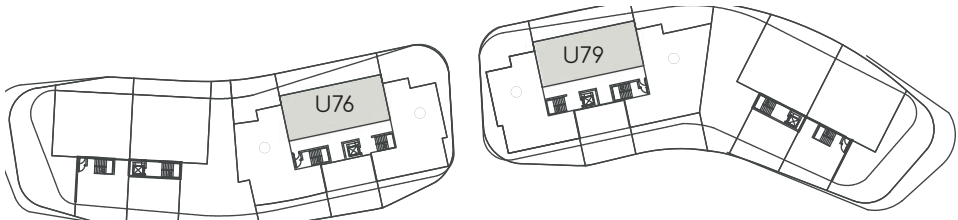
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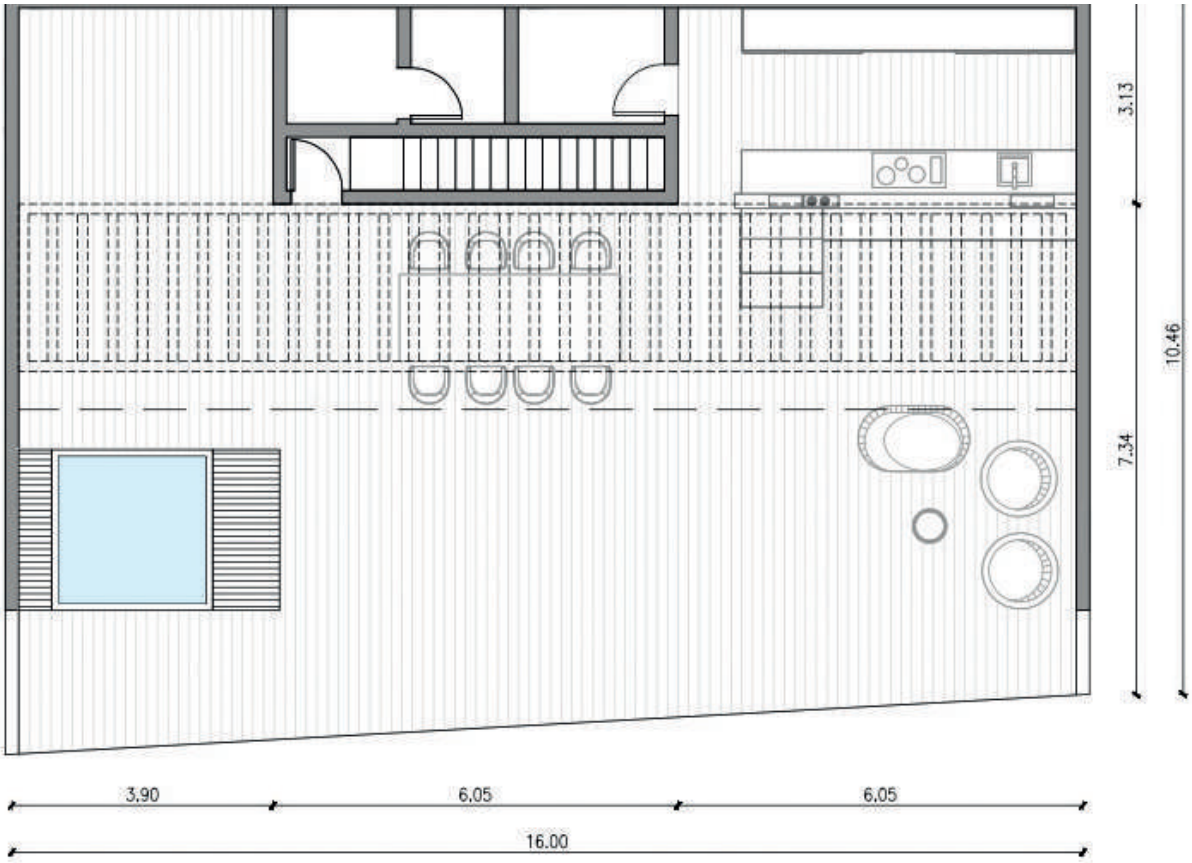
NIVEL 5 - TIPOLOGIA 9

1H + FAM + RT

Superficie cubierta: 113 m2  
Superficie terraza: 55 m2



NIVEL 6



NIVEL 6 - TIPOLOGIA 9 ROOFTOP

1H + FAM + RT

Superficie roof top: 179 m2







  
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