

An architectural rendering of a modern, two-story villa. The building is white with a flat roof and large glass windows. A balcony with a glass railing is on the upper floor. The ground floor features a large open space with a dining table and chairs, a lounge area with sofas and lounge chairs, and a swimming pool. The villa is surrounded by lush tropical landscaping, including palm trees and other greenery. The sky is blue with some clouds.

Open Villa Las Iguanas

At Cap Cana

OPEN VILLAS LAS IGUANAS

The current plight of the world demonstrates the importance of treasuring every moment

Take advantage of the opportunity to move your family to the place they deserve

Today the world entered a new phase and now we value the well-being and security of our families. searching out open spaces and distance ourselves from the chaos of cities.

Here we present to you and your family a better life option

Las Iguanas Golf Residences is your opportunity



CAP CANA

Today we offer you a safe place to take a stroll, to enjoy fresh air and nature

A place where you have the wide-open personal spaces that these new times require

- 6 meter tree-lined walk-ways
- 3 meter lighted sidewalks
- Underground utilities
- Emergency back-up generator system



CAP CANA

Enjoy open-air spaces with friends and family las iguanas golf residences is located in the center of Cap Cana, close to everything

- 11 minutes—Heritage School
- 8 minutes—minimarket/pharmacy
- 9 minutes—La Sagrada Familia Church
- 9 minutes—medical dispensary
- 2 minutes—Green Village commercial service center
- 6 minutes—Juanillo Beach
- 5 minutes—Eden Roc Beach Club
- 8 minutes—Api Beach
- 5 minutes—Punta Espada Golf Club
- 6 minutes—The stables
- 7 minutes—Scape Park
- 7 minutes—Cap Cana Marina
- 8 minutes—gas/petrol station
- 12 minutes—Nacional supermarket
- 12 minutes—Blue Mall
- 15 minutes—Punta Cana Airport



CAP CANA

- Green Village commercial service center
 - Air-conditioned café
 - Restaurant with terrace
 - Stores
 - Beauty salons
 - Deli
 - Pharmacy
 - Owner benefits in Las Iguanas Golf Residences:
1. Membership in the Las Iguanas Golf Club and The Green

Village Clubhouse, when the membership is activated within 12 months of the opening of the clubs

2. Cap Cana beach access
3. Option of a mooring at the Marina
4. Preferential tuition fees at the Heritage School
5. Possibility of membership in the Punta Espada Golf Club, Eden Roc Beach Club in Caletón and other clubs and recreation facilities (when meeting club requirements)



CAP CANA

Cap Cana offers you first-world infrastructure and services primary electric generation system (84 mw underground cables)

- Zoned emergency back-up generation system (9 mw)
- 100 km of asphalt roadways
- Drinkable water supply
- 112 km system of residual water management
- 110 km of underground telephone and data cables
- 24 hour security and fire department services
- Garbage pick-up
- Medical clinic and emergency

ambulance service

- Home owner's association for management of common areas

Live Cap Cana with friends and family

Take advantage of the opportunity be part of Cap Cana



OPEN VILLAS LAS IGUANAS

Open Villas Las Iguanas are designed to be open minimalist living spaces with a modern contemporary design, with an architectural language that mixes elegance with the latest technology, adapting to the natural surroundings and golf courses that surround them.

We create a practical, fresh, natural, and stylish living area through glass spaces that allow natural light to illuminate and give life for a greater sensation of well-being. We use only the finest materials for both the interior and the exterior.

The project will consist of 2 types of villas and all will be on individual parcels with a surface area of 741 m² to 781 m² with a private pool being optional in each.

Natural light permeating through the lattice façade inundates the interior, giving life, comfort, and elegance to every corner.



OPEN VILLAS LAS IGUANAS

Open villa 3 bedrooms

Characteristics:

First floor:

Entrance vestibule, living room, dining room, guest bathroom, staircase, service area, laundry room, terrace, pool (optional), parking for three vehicles.

Area first floor:

218.00 m² living area 37.50 m² parking

Second floor:

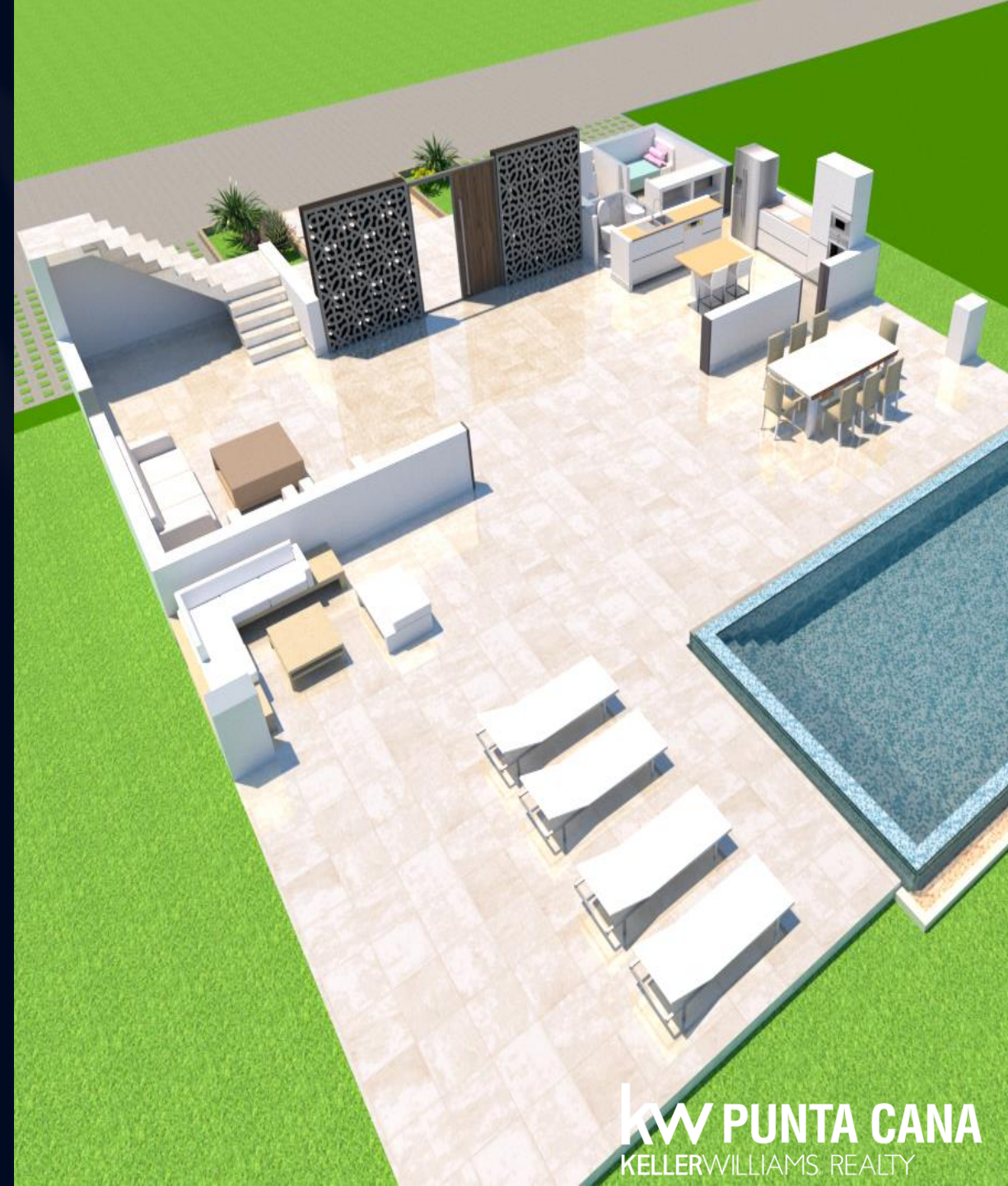
3 bedrooms, each with its own bathroom, dressing room, and terrace.

Area second floor:

171.00 m² living area

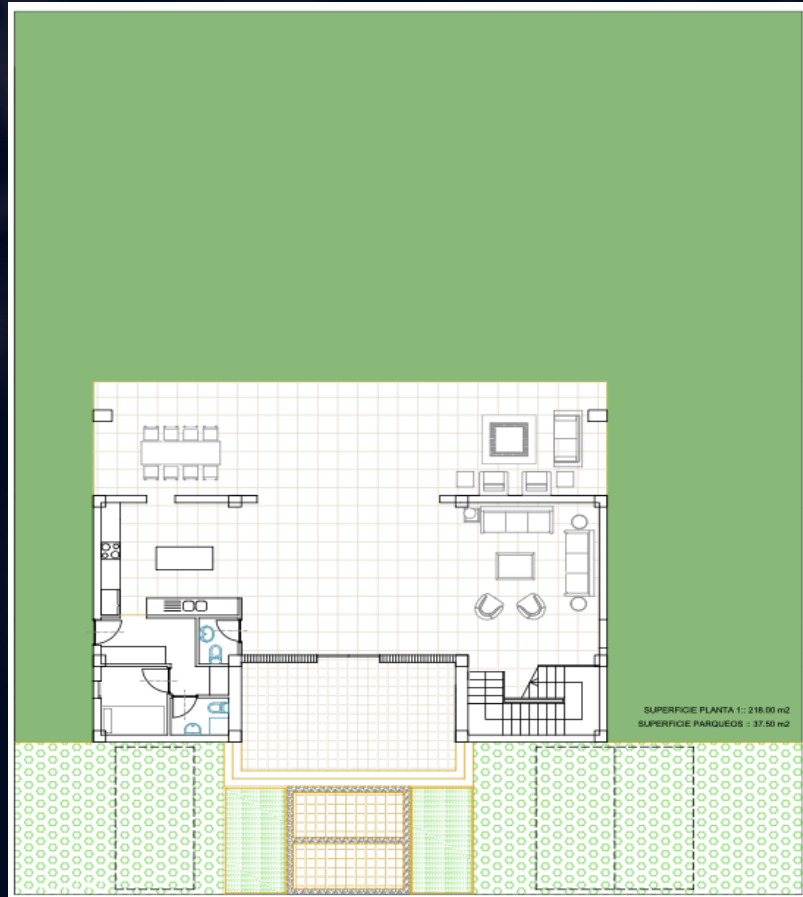
Total area:

389.00 m² construction 37.50 m² parking



OPEN VILLAS LAS IGUANAS PLANS

3 BEDROOMS



OPEN VILLAS LAS IGUANAS

Open villa 4 bedrooms

Characteristics:

First floor:

Entrance vestibule, living room, dining room, guest bathroom, staircase, service area, laundry area, terrace, pool (optional).
Parking for three vehicles.

Area first floor:

250.00 m² living area

37.50 m² parking

Second floor:

Four bedrooms, each with its own bathroom, dressing room and terrace.

Area second floor:

206.00 m² living area

Total area:

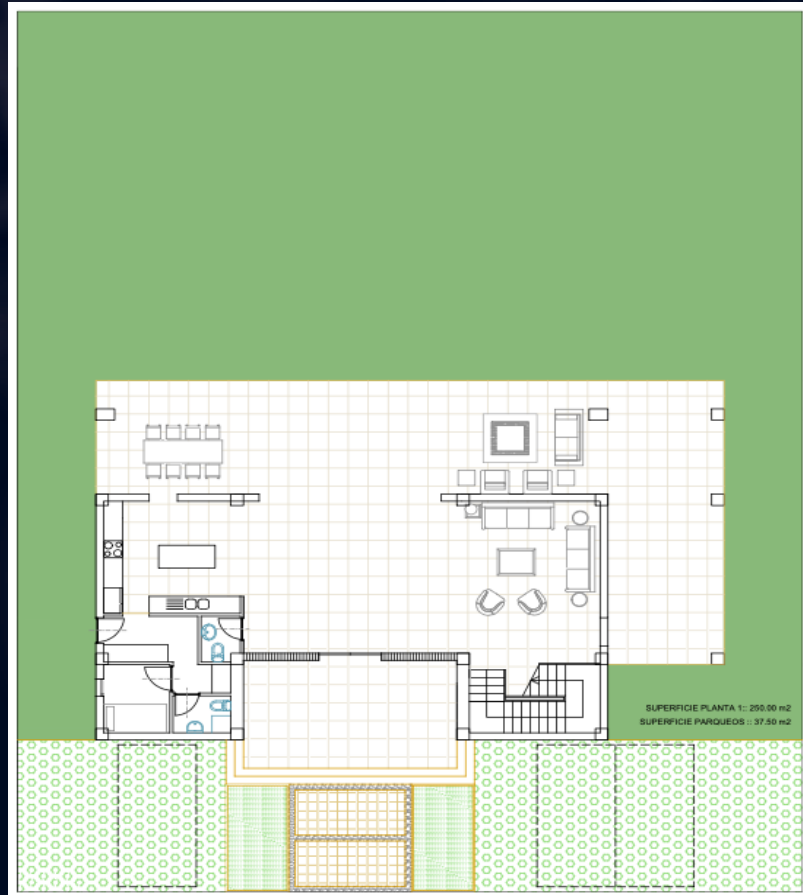
456.00 m² construction

37.50 m² parking



OPEN VILLAS LAS IGUANAS PLANS

4 BEDROOMS



OPEN VILLAS LAS IGUANAS PAYMENT PLANES

OPTION A:

20% AT THE SIGNING OF THE
CONTRACT

30% AT 90 DAYS (BEGINNING OF
CONSTRUCTION)

30% AT 180 DAYS (END OF
STRUCTURE)

20% AT 360 DAYS (DELIVERY OF
THE VILLA)



OPEN VILLAS LAS IGUANAS PAYMENT PLANES

OPTION B:

30% AT THE SIGNING OF THE
CONTRACT

40% AT 90 DAYS (BEGINNING OF
CONSTRUCTION)

20% AT 180 DAYS (END OF
STRUCTURE)

10% AT 360 DAYS (DELIVERY OF
THE VILLA)



OPEN VILLAS LAS IGUANAS PAYMENT PLANES

OPTION C:

100% AT THE SIGNING OF THE
CONTRACT



OPEN VILLAS LAS IGUANAS

PRICES AND AVAILABILITIES

Open Villas Las Iguanas at Cap Cana						
Price List / Precios de Ventas						
Sq. mts Per Lot	Villa No.	Sq. mts	Sq. ft.	Price / Precio		
				3BR	4BR	5BR
762	Open 4	389	4185.64	\$ 559,839.00	\$ 625,839.00	\$ 670,839.00
741	Open 6	389	4185.64	\$ 556,500.00	\$ 622,500.00	\$ 667,500.00
742	Open 8	389	4185.64	\$ 556,500.00	\$ 622,500.00	\$ 667,500.00
748	Open 10	389	4185.64	\$ 556,500.00	\$ 622,500.00	\$ 667,500.00
744	Open 12	389	4185.64	\$ 556,500.00	\$ 622,500.00	\$ 667,500.00
744	Open 14	389	4185.64	\$ 556,500.00	\$ 622,500.00	\$ 667,500.00
764	Open 16	389	4185.64	\$ 559,839.00	\$ 625,839.00	\$ 670,839.00
762	Open 18	389	4185.64	\$ 559,839.00	\$ 625,839.00	\$ 670,839.00
764	Open 20	389	4185.64	\$ 559,839.00	\$ 625,839.00	\$ 670,839.00

Muebles Cocina + Linea Blanca / Kitchen Furniture + Appliances

Additional cost / Costo adicional: US\$15,000

Piscina / Swimming Pool

Additional cost / Costo adicional: US\$35,000

Cocina + Piscina / Kitchen + Swimming Pool

Additional cost / Costo adicional: US\$50,000

OPEN VILLAS LAS IGUANAS DRONE VIEW

