

# L'ATELIER

{CAP CANA}





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*Caribbean Golf Residences*

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CAP  
CANA

*Caribbean Golf  
Residences*



# The project and its conception

The architectural design is based on the contemporary neoclassical style, blending harmoniously with its tropical surroundings thanks to the landscaping that envelops it. With the help of natural materials, the result is an elegant composition that is in harmony with its environment. The building has five levels, with spacious terraces, floor-to-ceiling windows, and finishes that reflect the serenity of the Caribbean landscape.

Every detail has been carefully thought out to offer livability, comfort, and exclusivity, maximizing natural light and fostering a direct relationship between the interior and exterior. The result is a residential complex that raises the standard of living within Cap Cana and integrates with its natural essence.





# Basic description of the project

The **L'Atelier** project consists of a five-story building that houses a total of 30 residential units, distributed as follows:

- 9 one-bedroom apartments
- 12 two-bedroom apartments
- 7 three-bedroom apartments
- 2 four-bedroom apartments.

Additionally, the project includes outdoor recreation areas (such as swimming pools and terraces) and indoor spaces for wellness and entertainment.



# Project location

The L'Atelier project is located in the Cap Cana Village sector, lot number 20 of The Falls complex, within the exclusive Cap Cana development in the eastern region of the Dominican Republic.

Thanks to its strategic location just 10 minutes from Punta Cana International Airport, L'Atelier offers exceptional connectivity to major destinations in the Americas and Europe, allowing its residents to enjoy the crystal-clear waters of the Caribbean beaches, surrounded by nature, exclusivity, and comfort.









# Services and amenities

The complex is complemented by a selection of exclusive amenities, designed to provide comfort, well-being, and recreation for its residents:

- Main lobby with reception and waiting area.
- Coworking area with meeting rooms and flexible spaces.
- Private cinema/auditorium.
- Spots Bar with social terrace.
- Private social kitchen and dining terrace.
- Kids' club.
- Fully equipped gym.
- Spa with wet areas and massage rooms.

Lobby



Meeting Rooms





Cinema/Auditorium



CoWork Area



Sport's Bar



Private Social Kitchen





Private Social Kitchen Terrace

# Kids Club





Gym



Spa

Hallway



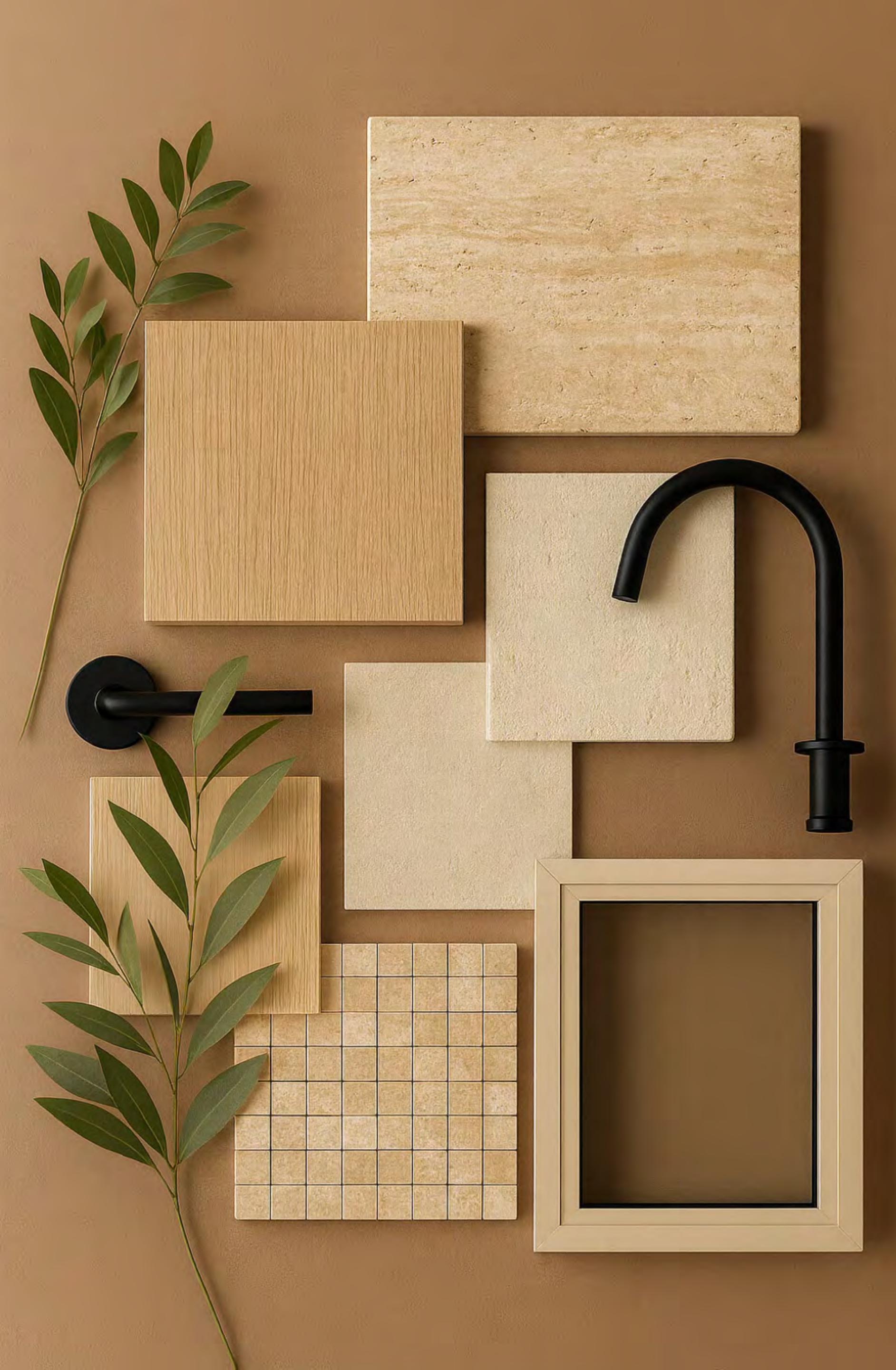
# Description of apartments

The apartments in this project are characterized by spacious, open social areas, where the living room, dining room, and kitchen are integrated to create bright, airy, and flexible spaces.

The bedrooms are arranged to ensure privacy, with clear layouts and efficient circulation. All types—from 1 to 4 bedrooms—maintain a consistent architectural language, with balanced proportions, good natural lighting, and cross ventilation. The terraces and balconies function as an extension of the interior, reinforcing tropical living and the relationship with the environment. Services and technical areas are located discreetly and functionally, maintaining spatial cleanliness in each unit.

Overall, the floor plans achieve a balance between comfort, order, elegance, and efficiency, regardless of the size of the apartment.





# Mood board

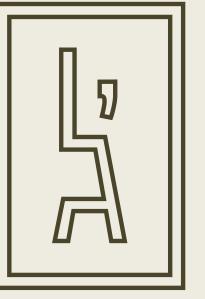
The combination of materials selected for the project reflects sophisticated, timeless architecture and authentic luxury, deeply linked to the tropical climate of Cap Cana. Each element has been chosen to convey solidity, calm, and natural elegance, but also to express a superior standard, which can be translated into the kind of luxury that does not seek to attract attention, but rather is felt in the quality, texture, and nobility of the materials.

## **Exterior:**

- Travertine marble and/or Coralina Palladium Stone
- Paint on plaster
- Off-white aluminum windows, hurricane resistant
- Carpentry and enclosures with hurricane protection

## **Interiors:**

- Travertine and or Coralina Paladium Stone
- Natural wood
- Paint on plaster
- Stainless steel faucets and handles with matte black finish



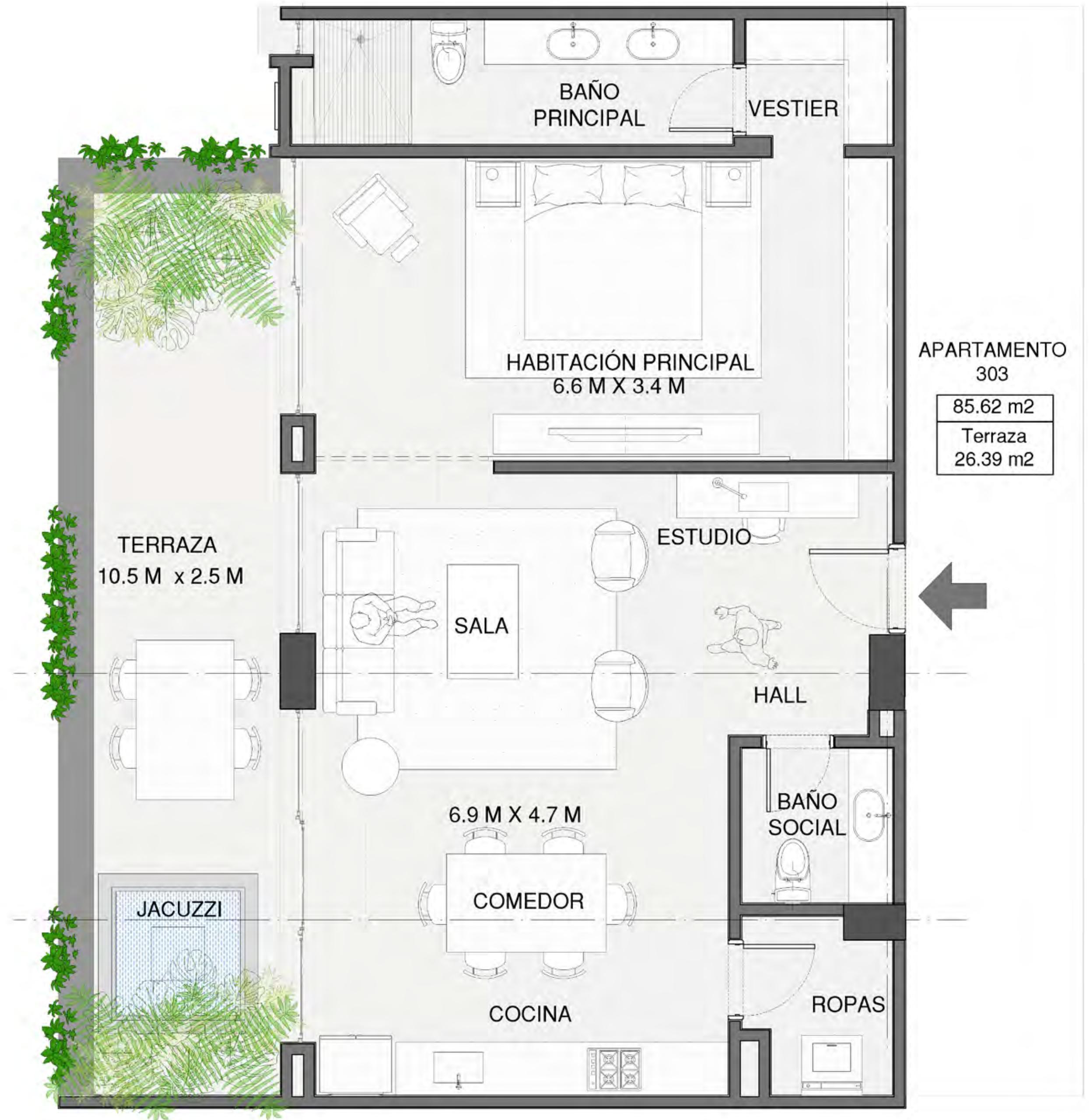
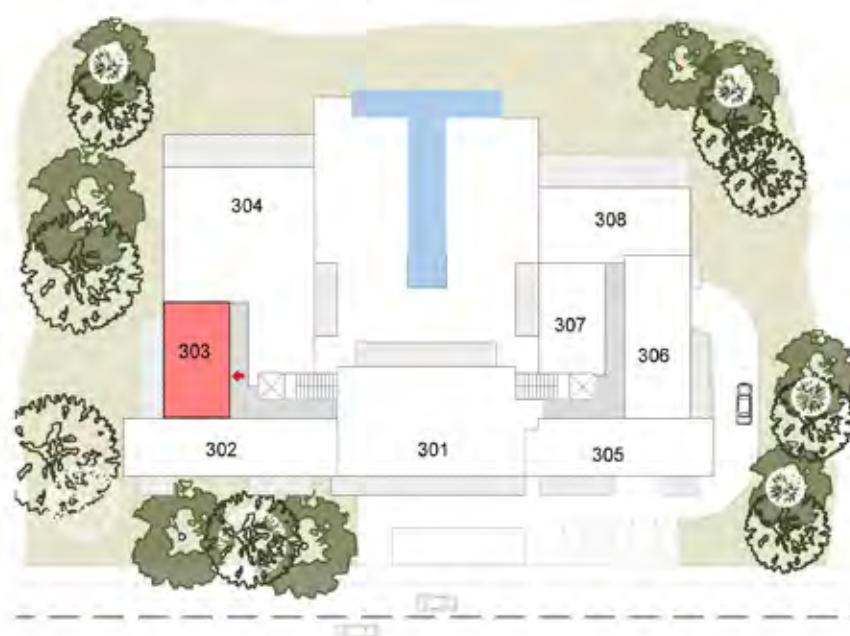
# I Bedroom Apartments

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# LEVEL 3 APARTMENT 303 SCALE 1:50

AREA : 85.62 m<sup>2</sup>  
BALCONY : 26.39 m<sup>2</sup>

LOCALIZACIÓN EN PISO 3





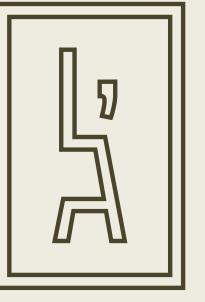












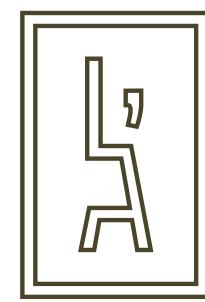
# 2 Bedroom Apartments

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# LEVEL 2 APARTMENT 209 SCALE 1:50

AREA : 129.56 m<sup>2</sup>  
BALCONY : 48.33 m<sup>2</sup>

LOCALIZACIÓN EN PISO 2









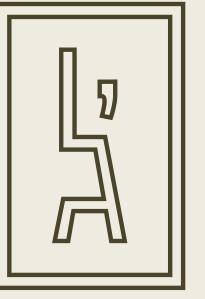












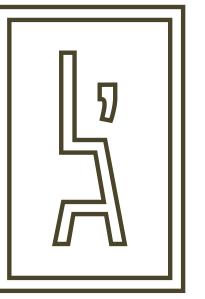
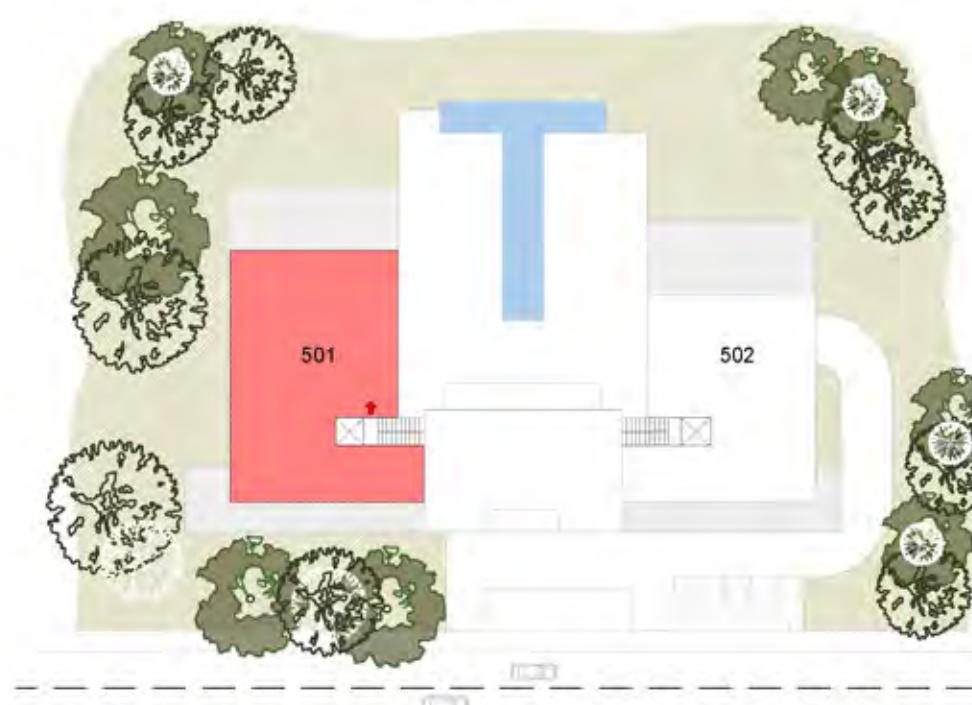
3 & 4

Bedroom  
Apartments

**LEVEL 5  
APARTMENT 501  
SCALE 1:100**

AREA : 387.6 m<sup>2</sup>  
BALCONY : 277.48 m<sup>2</sup>

LOCALIZACIÓN EN PISO 5





















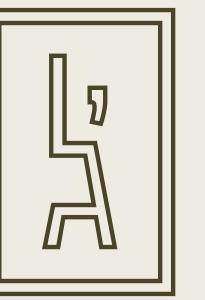


# CAP CANA

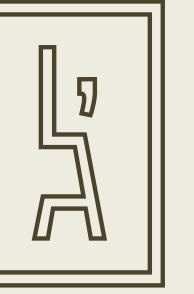
A tropical paradise located in the eastern region of the Dominican Republic. Cap Cana is considered one of the most important real estate tourist complexes in the Caribbean. A unique development in the region, "only comparable with the most select destinations in the world".



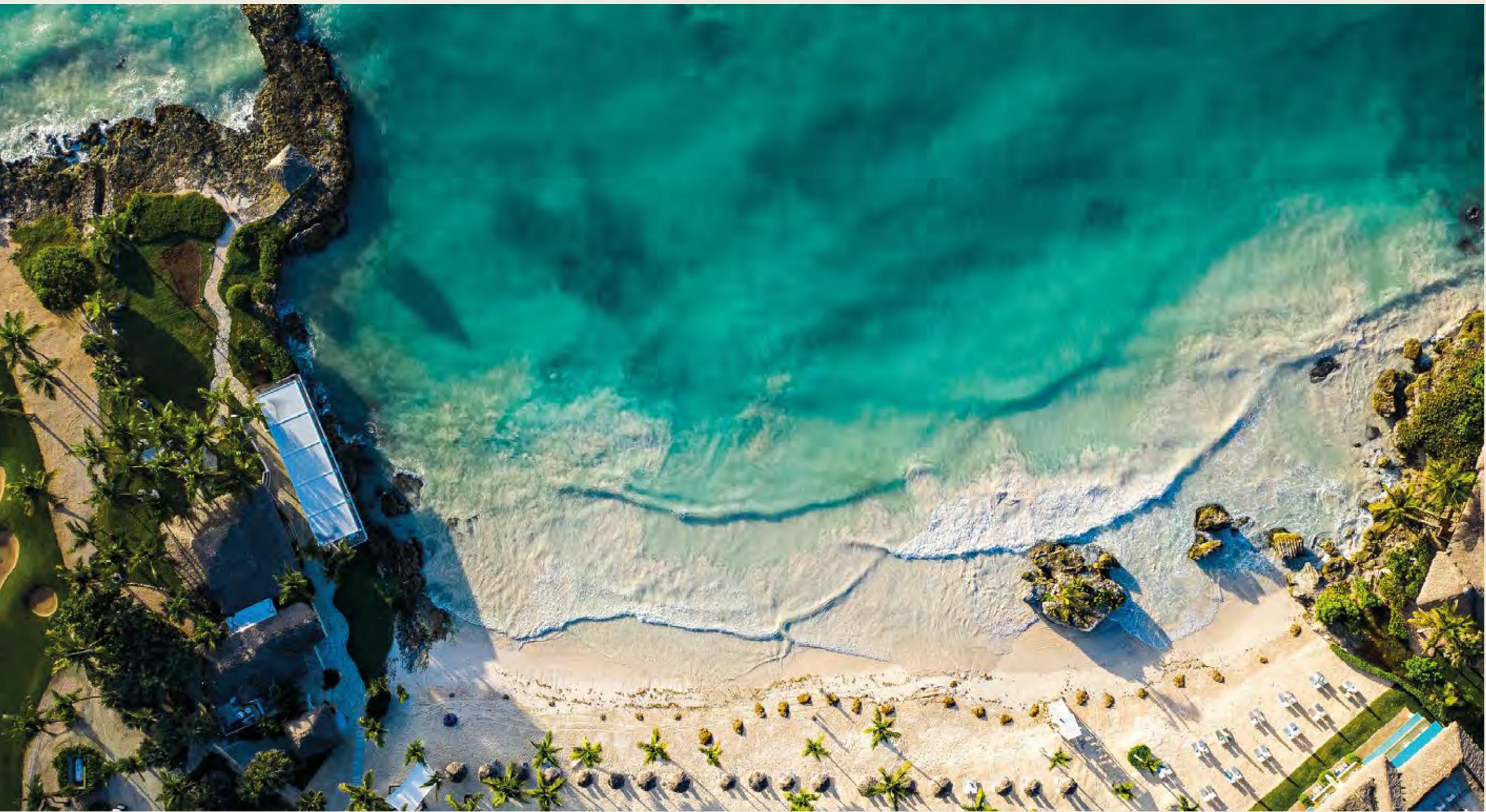
Strategically located just 10 minutes from the Punta Cana International Airport a direct destination from the United States, Latin America and Europe, Cap Cana is endowed with a privileged climate, surrounded by virgin nature and bathed by the beautiful warm and crystalline waters of the Caribbean Sea.

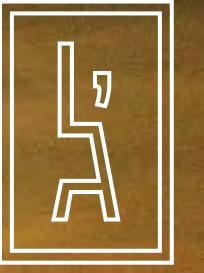






BY  
 SAPS  
Medical City





# Cap Cana Marina

Cap Cana state-of-the-art marina is the perfect place to start your day of adventures. Sail on your yacht, tour the beautiful coast of the Dominican Republic, go fishing and explore the treasures of our island. Charge your days with exciting experiences before returning to our safe harbor in Cap Cana at the end of the sunset.

The Cap Cana Marina has more than 150 docks, with capacity for yachts up to 150 feet, and with captain and crew services. The Billfish report ranks its nearby coastlines as the best in the world for deep-sea fishing and diving. The Marina has been the site of world-renowned fishing tournaments and has become a popular destination for those who enjoy breaking fishing records.







# Cap Cana Golf

Cap Cana offers 2 World Class  
Championship Golf Courses

**Punta Espada:** 18 holes

**Las Iguanas:** 18 holes

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Both courses are Jack Nicklaus Signature.  
The highest level of design of this prestigious firm.

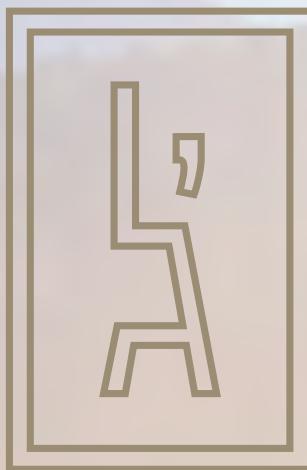
Voted the #1 Golf Course of the Caribbean and one of the best in the world.







# Los Establos



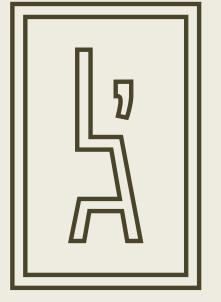
**Los Establos** is the most complete state-of-the-art equestrian center. Includes a covered track for Paso Fino competitions. Two world-class polo fields designed by the famous Alejandro Battro. Several warm-up tracks. Two jumping tracks. All in compliance with the highest international standards.

With first-class sports facilities and a highly trained staff, Los Establos hosts year-round sporting events for: soccer, beach soccer, lacrosse, flag football, American football, Ultimate Frisbee, volleyball, baseball and softball, athletics, paintball and field hockey.

An advanced veterinary clinic, an animal genetics laboratory, a racetrack and casinos are also in the works.



Equestrian  
City





# Cap Cana

Educational  
District  
Heritage International School

The development of infrastructure, carefully selected staff, cutting-edge equipment and its competitive and innovative academic programs make Cap Cana Heritage School an important eye-catching point for Cap Cana destination city.





# Hotel Zone

The most famous world Hotel  
Brands are inside Cap Cana.



ST REGIS  
CAP CANA

EDEN ROC  
CAP CANA

SANCTUARY  
CAP CANA  
A LUXURY COLLECTION  
ADULT ALL-INCLUSIVE RESORT



HYATT ZIVA™  
Cap Cana



HYATT ZILARA™  
Cap Cana

DREAMS®  
*Punta Cana*  
RESORT & SPA

Sports  
Illustrated  
RESORTS  
MARINA & VILLAS  
CAP CANA



# Adventure & Theme Parks

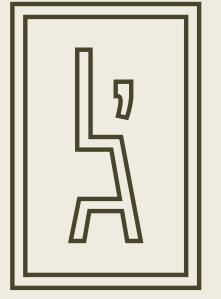
Enjoy 2 world class attraction parks.

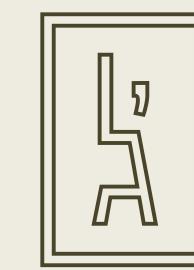




# Restaurants

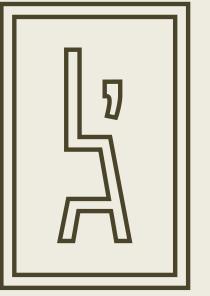
Cap Cana enjoys more than  
**40** restaurants  
with the widest variety  
of world cuisine.





L'ATELIER

C A P  
C A N A | Caribbean Golf  
Residences



# Benefits

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Special discount fee on the  
Cap Cana Heritage School

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Access to more than 40 restaurants  
within Cap Cana

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50% discount on the Las Iguanas Golf Club admission  
fees - (if client activates membership within the first 12  
months after opening of club)

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All parking spaces are covered

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Access to facilities within Cap Cana,  
including beaches

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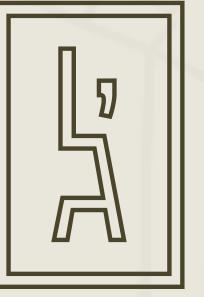
May opt for ownership of a slip  
in Marina Cap Cana

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Confotur benefits (exemption from 3% transfer  
tax, and 15 years of property tax)

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\*Project in the process of approval in government offices, subject  
to change if current Confotur legislation is modified by a Fiscal  
Reform, prior to final approvals.



Beach Juanillo  
03 Minutes

Punta Espada  
Golf Club  
08 Minutes

Beach Api Beach  
07 Minutes

Fishing Lodge  
10 Minutes

Marina Cap Cana  
07 Minutes

El Dorado Park  
07 Minutes

Los Establos  
10 Minutes

Scape Park  
12 Minutes

National  
Supermarket  
12 Minutes

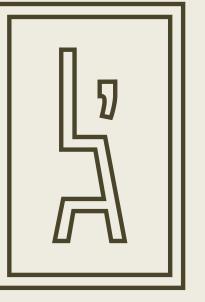
Blue Mall  
12 Minutes

Airport Intl.  
Punta Cana  
15 Minutes

Punta Cana  
15 Minutes

Bávaro  
22 Minutes

Santo Domingo  
2:20 hours



# Payment Plan

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Reservation: 5.000

20%

at signing

40%

During  
construction

40%

Upon Delivery  
of the unit



# Why Invest in the Dominican Republic?

Investing in the Dominican Republic is attractive due to its solid returns through rental tourism, its economic growth and infrastructure development, and the tax benefits it offers, such as exemptions through the CONFOTUR law. In addition, it offers legal certainty for foreign buyers.

## Profitability and tourist demand

- **High occupancy rates:** Millions of tourists in Punta Cana ensure constant demand for vacation rentals.
- **Attractive returns:** High short-term rental demand (Airbnb type) generates significant returns and passive income.

## Economic and Legal Stability

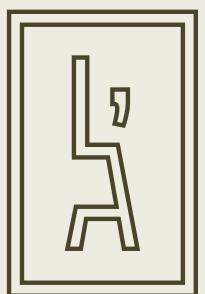
- **Consistent growth:** The country shows sustained economic growth, backed by policies promoting foreign investment.
- **Developing infrastructure:** Continuous investment in infrastructure (roads, services) improves quality of life and connectivity.
- **Legal security:** Foreigners have the same buying rights as locals; the title registration system is transparent.

## Tax Incentives

- **CONFOTUR Law:** Allows for tax exemptions (transfer, IPI) when investing in tourist properties (Law 158-01).
- **Fiscal benefits:** This law makes the investment more attractive from a financial perspective.

## Other Benefits

- **Strategic location:** Punta Cana has solid air connections with the U.S. and Europe, facilitating access for owners and tourists.
- **Natural appeal:** Its beauty, white-sand beaches, and warm climate constantly attract tourists.





# Why Invest in Cap Cana?

You should invest in Cap Cana because of its profitability, luxury infrastructure, and potential for real estate appreciation, driven by high tourism and the security of the area. High rental demand, tax incentives for foreign investors, and a safe and exclusive environment make it an attractive investment.

## Key Benefits for Investing in Cap Cana

### Attractive profitability

Offers an annual return between 8% and 12% and high returns from vacation rentals.

### First-rate infrastructure

Features world-class infrastructure (Marina, golf courses) and the development of global hotel brands.

### Capital gains and appreciation

Real estate prices are stable and have great revaluation potential (a safe long-term investment).

### Tourist demand

A popular destination with high demand for luxury accommodation, ensuring high occupancy.

### Fiscal and environmental incentives

The government offers tax incentives to foreigners; the area has protected natural reserves.

### Excellent location

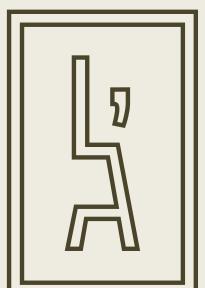
Just 10 minutes from Punta Cana International Airport, facilitating international access.

### Security

Area is considered safe to invest and vacation, with reinforced security measures.

### Favorable environment for foreign investment:

Laws allow foreigners to easily buy and maintain property rights.





# Building Interiors & Amenities

L'Atelier Cap Cana has been designed  
By multiple times awarded Colombian  
Firm **ALH Taller**.

| **Studio Modo**, the prestigious Colombian  
interior design firm, was in charge of  
all the meticulous details and interior design.



# Work team

At **ALH Taller**, we are part of a team specializing in luxury architecture, with more than a decade of experience designing exclusive residential projects where spatial quality, detail, and premium materials are the foundation of our work. We are characterized by a workshop methodology that allows us to control each stage of the process and guarantee impeccable finishes, consistency in design, and memorable architectural experiences.



Our track record is backed by national awards such as the National Architecture Award and the Lápiz de Acero Award, distinctions that reflect our solidity, technical rigor, and ability to take each project to a higher level.

As a team, we offer vision, precision, and contemporary architecture that interprets luxury not as excess, but as sophistication, timelessness, and construction excellence.

# Developers

Promoters:

ORIGIN  
THE STARTUP FACTORY

 SAPS  
Medical City

International Management:

 MC  
ARQUITECTOS

Architecture and Interior Design:

 ALH taller  
studio

MODO

Sales:

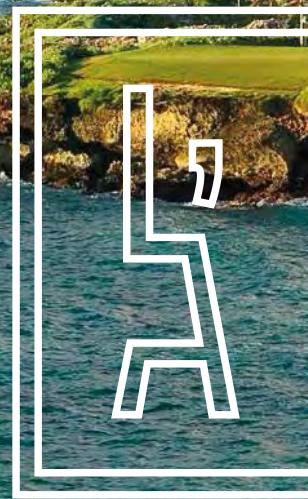
 GrupoActúa  
Properties

Builder:

 HECO

Bank:

 Banco  
LOPEZ DE HARO



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