

#### PRIVILEGED LOCATION





#### Master Plan

Solar 14 : 4.581 m<sup>2</sup>

Solar 15 : 4.021 m<sup>2</sup>

Total: 8.602 m<sup>2</sup>



- 1 PATH
- 2 SPREADING
- 3 LAKE
- 4 BEACH

#### SYMBOL OF LUXURY AND SOPHISTICATION



This exclusive real estate development stands out for its elegantarchitecture and functionality, creating a place where comfortmeets nature.

Each corner has been designed with a unique approach, harmoniously integrating with the surroundings and respectingeach space with the existing vegetation.

The lush gardens and green areas invite you to enjoy a peacefuland relaxing environment, ideal for those seeking a lifestyle that celebrates nature.

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



#### **DEVELOPERS**



Adrián Leiva

His primary activity is as a textile importer, with over 30 years of experience in the industry. Ten years ago, he joined the BAT construction group in Argentina. Together, they have completed more than 30 projects in various cities across Argentina:

In 2024, alongside María Marta Zarich, he embarked on their first development project in the Dominican Republic, Reef & Golf, forming the development company: LEIZAR SRL.



María Marta Zarich

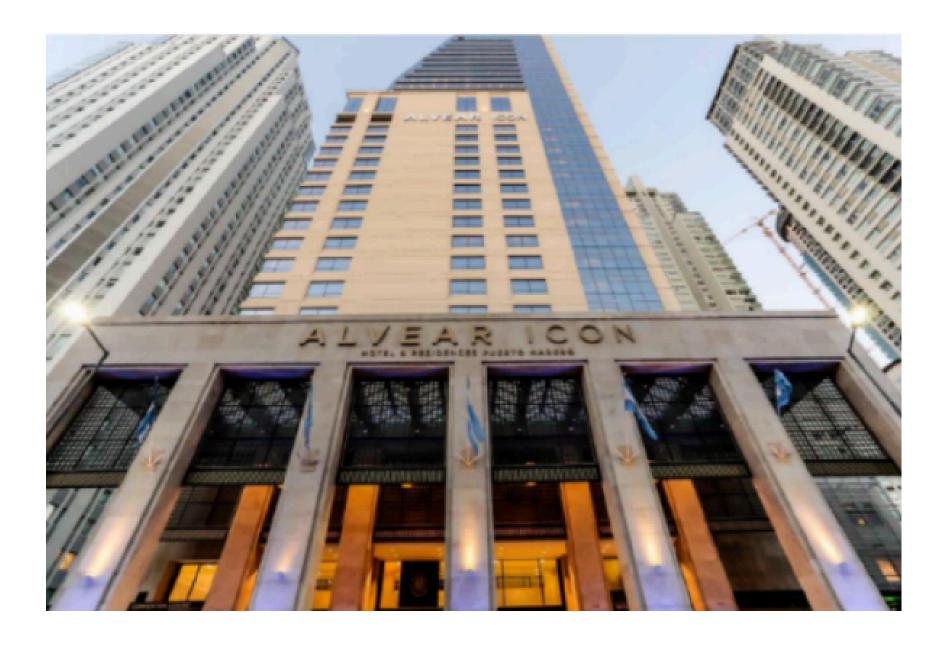
An Argentine entrepreneur specializing in the textile industry since 1993, has developed her own brands.

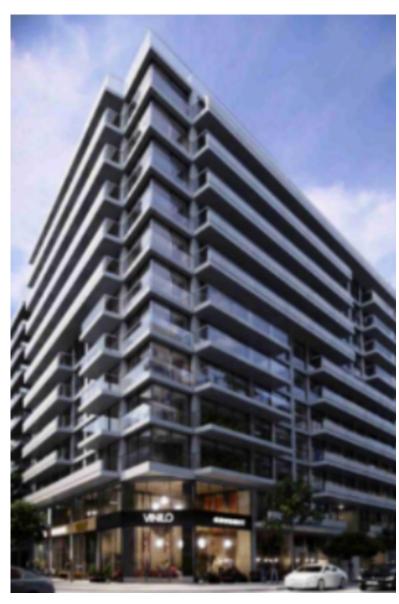
She is an importer and exporter of textile products, in 1997, her love to the Dominican Republic began. To this day, she continues various businessess in this country.

Five years ago, she joined the BAT Investors Group. Together with Adrián Leiva, she took on the responsibility of relocating to the Dominican Republic to carry out the extraordinary development project: Reef & Golf, marking the first of many projects in the country.



#### PROJECTS DEVELOPED





Esq OLAZABAL AND ALVAREZ THOMAS Caba-Buenos Aires Argentina



ALVEAR ICON Caba-Buenos Aires Argentina

Aston Martin Miami

#### **EXCLUSIVE DESIGN**

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

With over 30 years of international experience, they currently have more than 400 projects in different cities in Argentina, Chile, Uruguay, Paraguay, Bolivia, Peru, Panama, Colombia, Ecuador, the United States of America, Armenia, Saudi Arabia, and Bulgaria.



#### BUILDERS BEST IN PRO CLIENTS













































































#### MASTER PLAN





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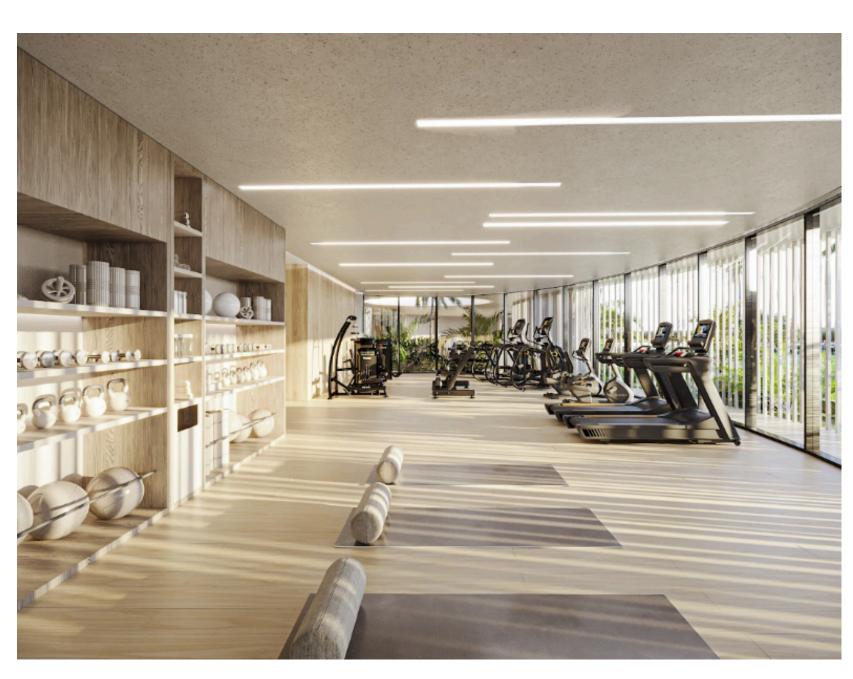


1 Vista desde acceso



3 Vista posterior





#### **AMENITIES**

- Private security
- Swimming pools
- Playground
- Reception and Lobby
- BBQ Area
- Green Area
- Walking Area
- Sports Bar
- Golf Simulator
- Rooftop
- Gym
- Sauna
- Coworking
- Underground parking



## BENEFITS BEING AN OWNER



- Exclusive Memberships
- Preferential service at Marina Cap Cana Riding Center
- International Bilingual School
- Access to Ecological Parks
- Golf course
- Hotels
- 24-hour security
- Access to the Beach Club
- CONFOTUR Law: 15 years of tax exemption
- Turnkey: decorated and equipped
- 25% increase in property value
- ROI: 10-year payback period





#### HOME BELIKE

- Return on investment
- Property management
- Safe and easy profitability increase
- Online reservation management
- Rent Payment Automation
- Cancellation options
- Availability insurance



#### INTERNATIONAL DESTINATION



- Sport fishing
- Polo Field
- Equestrian Center
- El Dorado Water Park
- Amphitheater
- Scape Park Eco Aventura
- International Bilingual School
- Paddle courts
- Concacaf Soccer Houses
- Shopping
- Shopping Malls

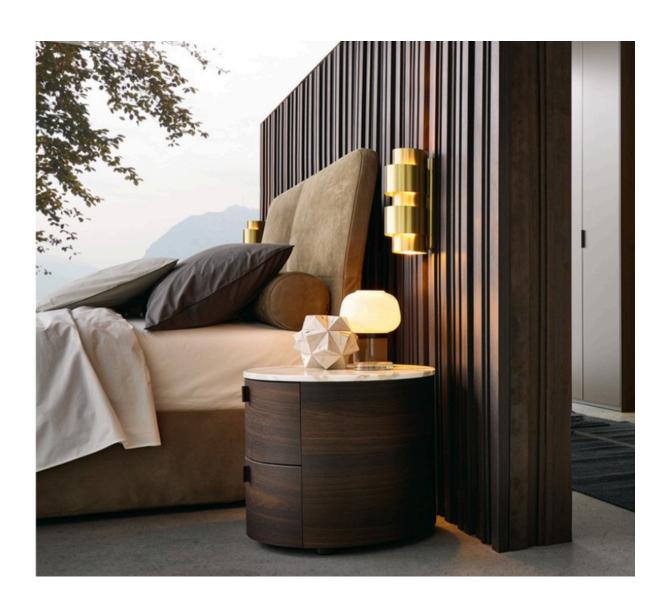


#### PAYMENT PLAN

### RESERVATION U\$S 5000

	PLAN 1	PLAN 2
CONTRACT or BILL	20%	40%
PAYMENTS	40%	20%
WRITING AND POSSESSION	40%	40%





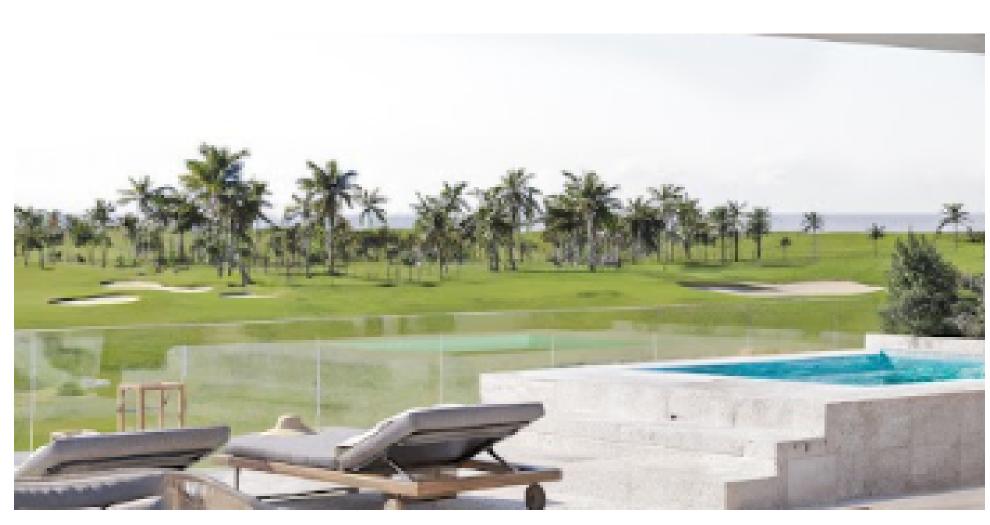
#### INTERIOR DESIGN

Italian design: Luxury, exclusivity, modernity, warmth, organic shapes, natural materials, and avant-garde trends.

Development of aesthetic solutions: Design, color, shapes, and textures, integrated to meet the needs of those who will enjoy well-being in their lives, both in their apartments and in the building's common areas.

Creativity and functionality: Visually appealing spaces with their own language and identity.





#### UNIQUE APARTMENTS

- Rooftop
- Family
- Service Room
- White Line
- Picuzzi
- Underground
- Parking





In this project, there is furniture that transcends the simple function of converting into

#### Gallery of Art and Design

Our furniture, authored by prestigious European studios with worldwide recognition, includes works of designers such as Emmanuel Gallina, Patrick Noguet, among others.

Here, they collaborate with renowned firms such as Poliform, Pedrali, Ethimo and Gervasoni, carefully selected to decorate and enhance the spaces.

Special attention is paid to Reef & Golf reflecting a compromise with quality, innovation and exclusivity,



Easy chair: Pedrali

DESIGNER: PATRICK JOUIN

Model: Ester Lounge









Enriched with even softer and more generous shapes combined with a high degree of comfort.

Large and cozy seat, on which rests a comfortable upholstered cushion, and a backrest with a curved and enveloping design.

# GERVASONI 1882

Suspension lamp: Brass of Gervasoni

DESIGNER: PAOLA NAVONE







Suspension lamp made of hammered matte metal.

Since 1882, an informal but at the same time elegant and contemporary style of living in the house.

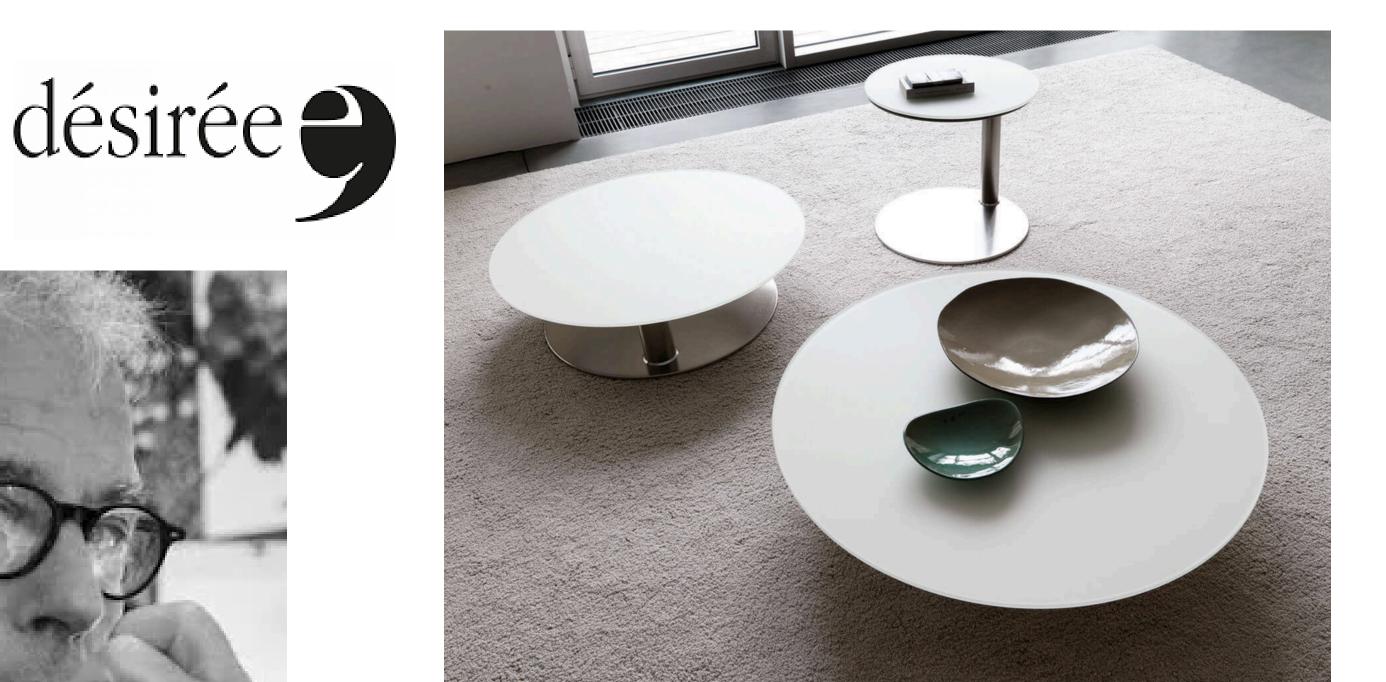
Gervasoni is a family business that reflects an informal, elegant and contemporary world at the same time. The continuous search for the creative potential given by exclusive combinations between industrial materials, natural materials and artisanal techniques, together with the passion of more than 140 years of activity, has given rise to a style recognizable throughout the world.

Coffee table: Desiree

DESIGNER MARC SADLER

Model: Kara





The result of a careful combination of thicknesses and proportions, this collection of coffee tables presents a pure and contemporary aesthetic enhanced by a base matte painted metal.



Chair : Pedrali

DESIGNER: PATRICK NORGUET

Model: Vic





A comfortable and cozy collection in which the curved backrest is raised from the seat creating an opening capable of giving a sensation of lightness.

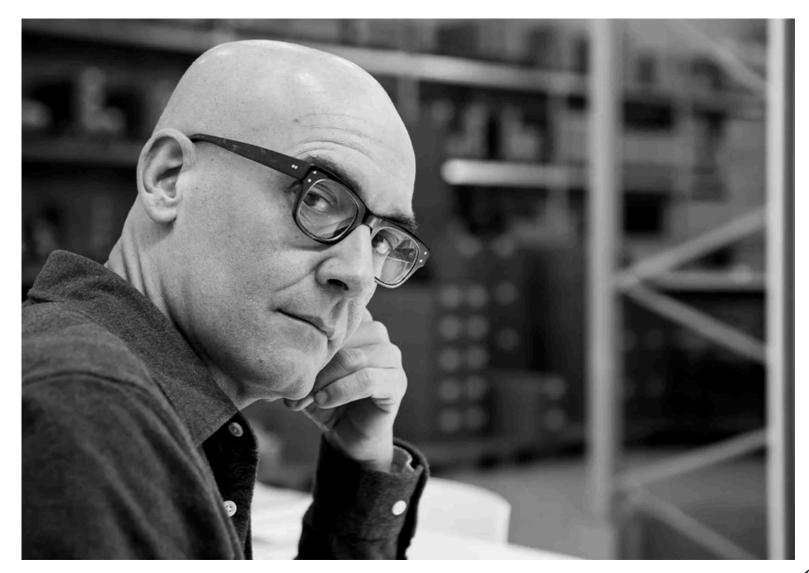




Suspension lamp Sottile

DESIGNER: DAVIDE GROPPI

Material: bronze





Davide Groppi is an influential Italian designer, known for his minimalist and innovative emphasis on lighting.

REEF& GOLF



Desk and Table: Poliform

DESIGNER: EMMANUEL GALLINA,

Model: CONCORDE



Elegance, sobriety and simplicity are the main lines that characterize the work of Emmanuel Gallina.



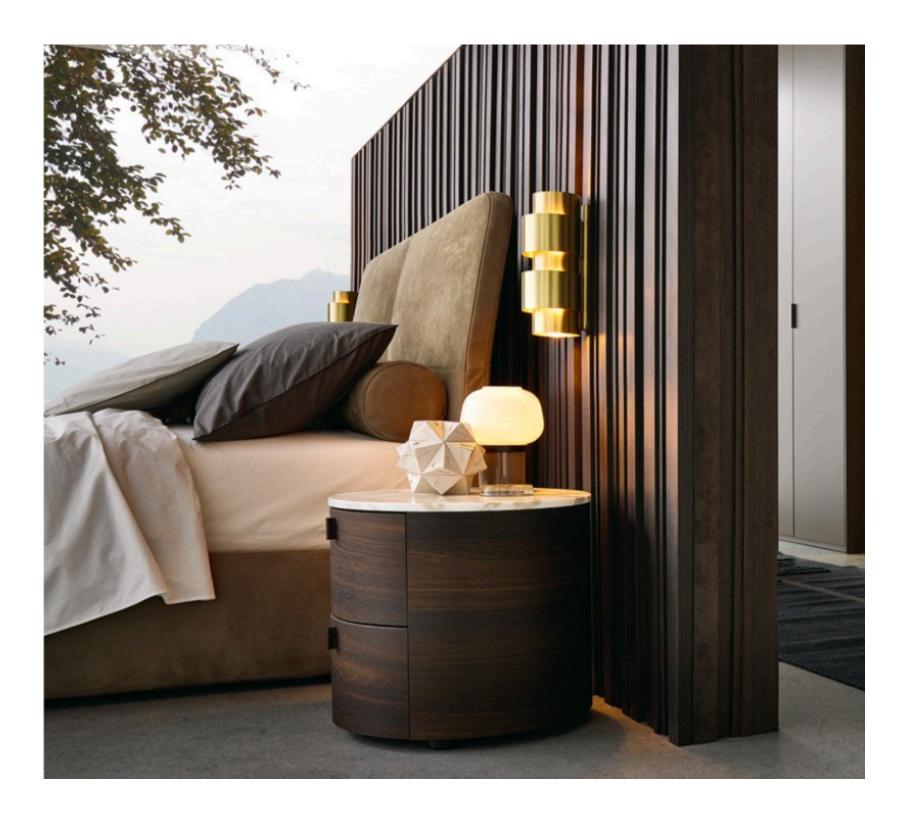


Night tables: Poliform

DESIGNER: I+D ESTUDIO

Model: Onda





REEF&GOLF





Lavabo toilette

DESIGNER: MANUEL DI GIACOBBE

Model: LAVABO de Pie IDILLA





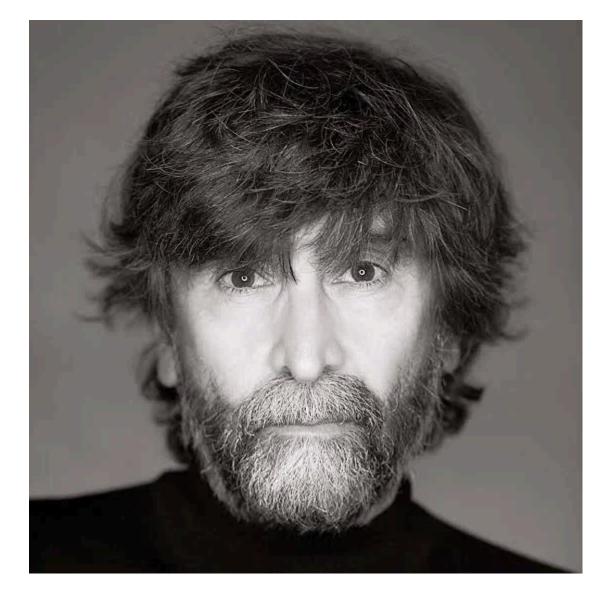


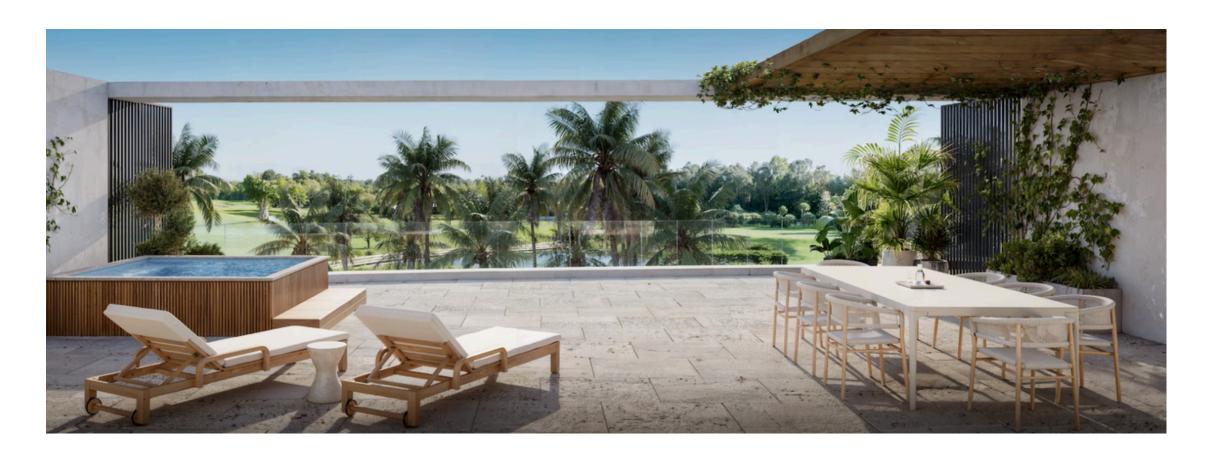
Impact and functionality, with a soft and enveloping profile, it presents itself as a monolith.

The softness of the shapes creates a unique play of lights and shadows.

Living Outdoor: ETHIMO Designer: Marcello Ziliani

Model: KILT





The warmth and purity of the natural teak, the soft and delicate tone of the string and the harmony of the design makes it the ideal solution to enhance the most different contexts, responding to any requirement in terms of style and furniture.



Living Outdoor: ETHIMO

Designer: Marcello Ziliani

Model: KILT







