

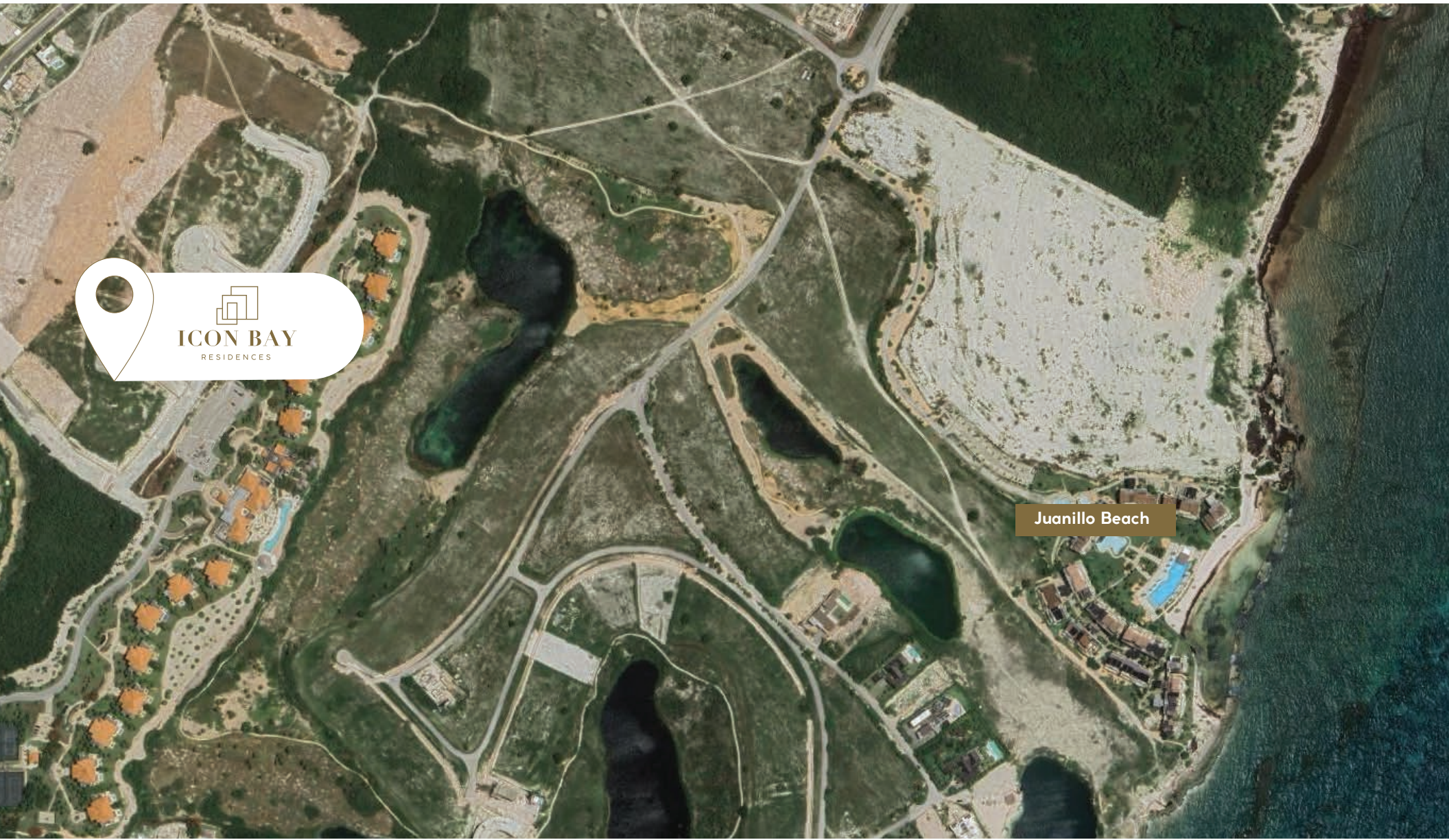
ICON BAY

RESIDENCES



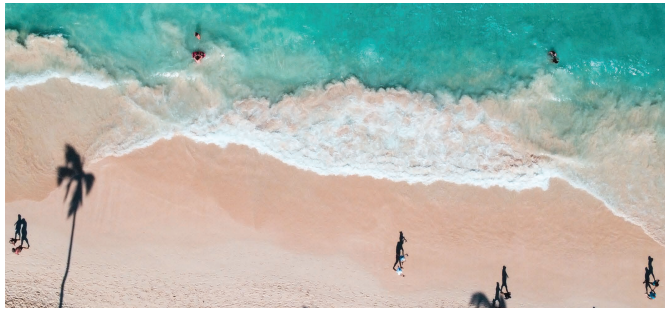
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Location



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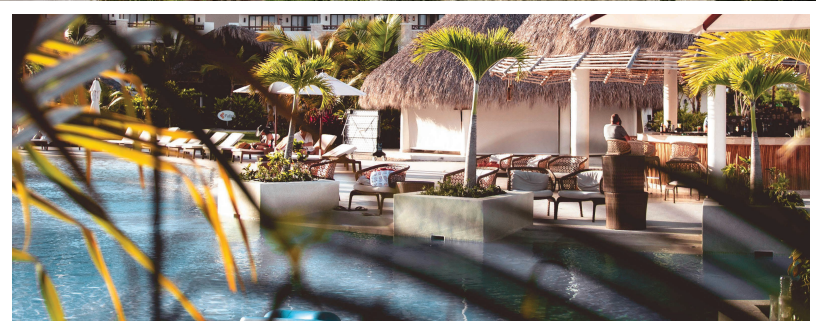
Juanillo Beach



Situated in the heart of Cap Cana, 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 ft² (3,448 m²) 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 Indigenas
-  20 MINS
Punta Cana International Airport

CAP CANA

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

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



AMENITIES: *Cap Cana*



LOS ESTABLOS



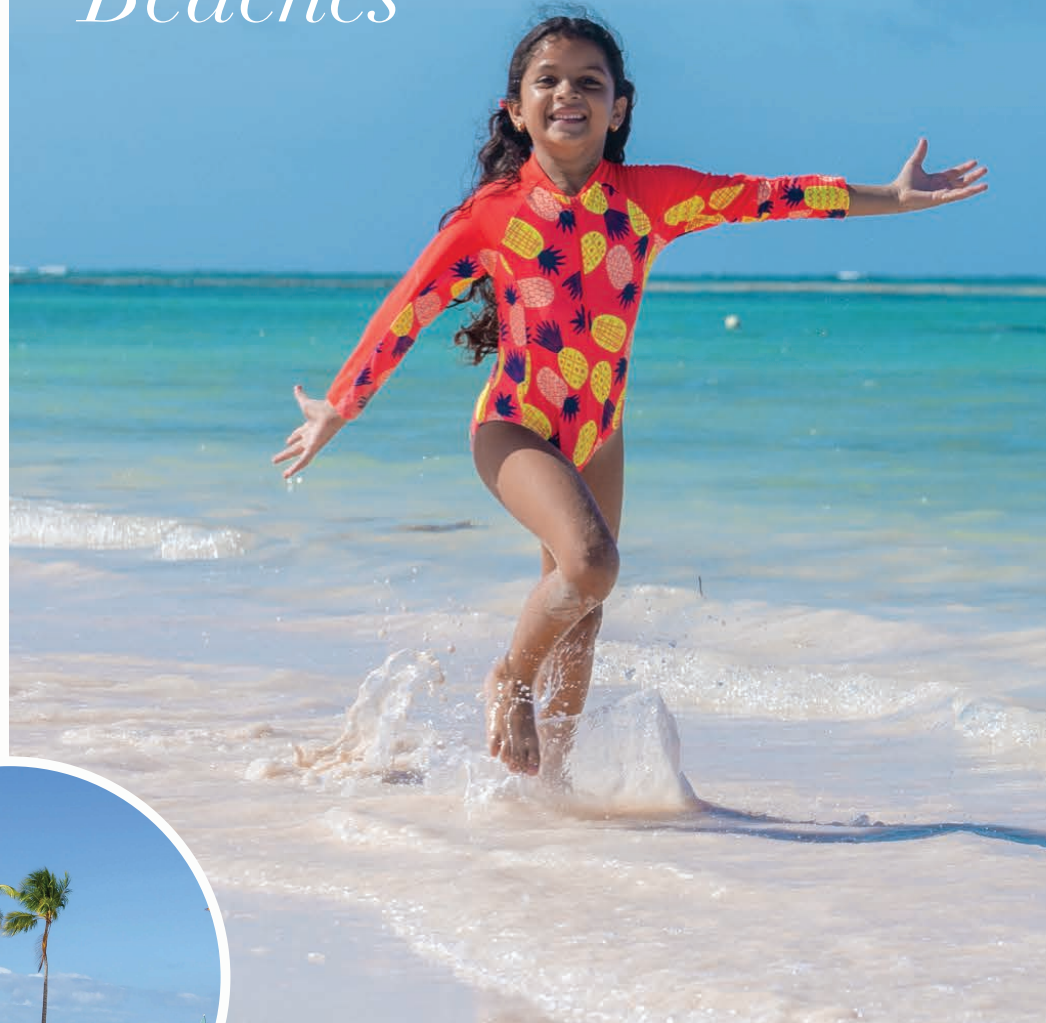
SCAPE PARK



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



Access to Cap Cana's Beaches



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



GUEST PARKING SPACES



SEMI-OLYMPIC POOL



INFINITY POOL



GAME ZONE



LOBBY



KID'S PLAYGROUND



BAR



MOVIE THEATER



GYM



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Furniture not include. All renders/ images shown are for illustrative purposes only.



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.

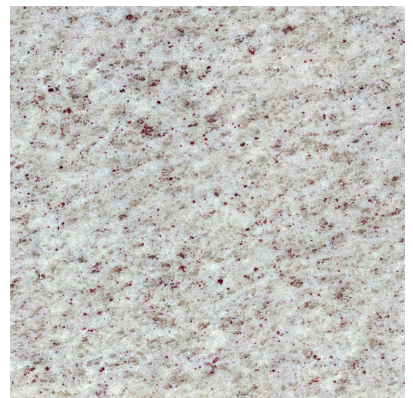
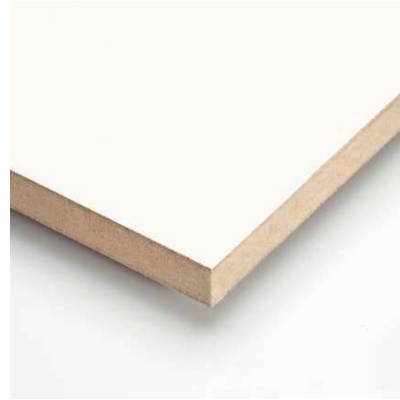


Furniture and decor not included. All renders/ images shown are for illustrative purposes only.

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





1 Bedroom

- 1 Bedroom
- 1.5 Bathrooms
- 1 Parking space (12.5 m²)
- 1 Locker (Available for Sale)

Interior: 73.90 m ²	Interior: 795 ft ²
Exterior: 13.26 m ²	Exterior: 142.72 ft ²
Up to 20.24 m ²	Up to 217.86 ft ²

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2 Bedrooms + Maid's Room

2 Bedrooms
 2.5 Bathrooms
 2 Parking spaces (25 m²)
 1 Locker (Available for Sale)
 1 Maid's Room

Interior: 128.69 m² Interior: 1,385.20 ft²
 Exterior: 29.76 m² Exterior: 320.33 ft²
 Up to 43.25 m² Up to 465.53 ft²



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2 Bedrooms + Family Room

2 Bedrooms + Family Room
 3.5 Bathrooms
 2 Parking Spaces (25 m²)
 1 Locker (Available for Sale)

Interior: 162.54 m²
 Exterior: 21.19 m²
 Total: 183.73 m²

Interior: 1,749.56 ft²
 Exterior: 228.08 ft²
 Total: 1,977.65 ft²

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. The specific terms and conditions are outlined in the following section.
- 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.

