







Introduction A Unique Project



2.

Dominican Republic



3.

Prime Location

Playa Juanillo Village Cap Cana Golf Las Iguanas



4.

Cap Cana

15 min to International Airport



5.

Project

Ocean views Private Beach Word-Class Golf 360 Rooftop



6.

Low-risk, high-return investment



WELCOME TO BENITA BEACH RESIDENCES...

An exclusive project designed by the prestigious architectural firm GVA, an industry leader and standard-setter in LATAM, featuring 380 apartments 20 villas and an aparthotel set within the Las Iguanas Golf Club, boasting ocean views and a private beach where comfort and luxury come together in perfect harmony to create a unique timeless design all focused on delivering a magnificent investment opportunity

The project is being executed under the direction of TLDI, an international project management firm renowned for the recently opened St. Regis Hotel in Cap Cana, among numerous other projects.









AUNIQUE PROJECTIN and are subject to change. The promoter accepts no liability for any discrepancie



PRIME LOCATION

In the heart of Las Iguanas Golf Course within walking distance of Juanillo Beach.



OCEAN VIEWS



ARTIFICIAL PRIVATE BEACH

15,000 m2 developed by a world-renowned company.



ROOFTOP 360

With stunning ocean views.



PANORAMIC GYM

With ocean and golf views.



WELLNESS SPA



BEACH CLUB & RESTRAUNT



FULL SERVICE RENTAL MANAGEMENT

Handled by a prestigious international operator.







ROOFTOP & LOUNGE

9th-floor Rooftop and Lounge with 360-degree panoramic views—the only one of its kind in Cap Cana.

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BEACH CLUB & RESTAURANT

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PLAN MAESTRO MASTER PLAN

AMENIDADES | AMENITIES

- A. INFORMATION AND SALES CENTER
- B. HERITAGE SCHOOL.
- C. SPORTS ILUSTRATED RESORTS
 MARINA & VILLAS
- D. MARINA CAP CANA
- E. SECRET CAP CANA
- F. HYATT ZIVA & HYATT ZILARA
- G. DREAMS CAP CANA
- H. SANCTUARY CAP CANA
- I. ST. REGIS CAP CANA
- J. PUNTA ESPADA GOLF COURSE
- K. HOTEL EDEN ROC CAP CANA
- L. EDEN ROC BEACH CLUB
- M. SCAPE PARK
- N. LOS ESTABLOS
- O. RACQUET CLUB
- P. DORADO WATER PARK







Excellent geographic and strategic location:
Near the US and LATAM.
Daily connections to Europe.



One of Latin America's fastest-growing countries



Booming tourism driving real estate demand



Tropical climate 365 days a year



Stable government: Economic, judicial and political stability.



Advantages, benefits and tax exemptions for foreigners

0% Transfer taces. 0% Property taxes





PUNTA ESPADA AND LAS IGUANAS

Two spectacular golf courses designed by Jack Nicklaus.

Recognized as one of the world's top golf courses, Punta Espada hosted the Cap Cana Championship, an official PGA Tour Champions event, in 2008, 2009, and 2010. Las Iguanas Golf is currently in its final stages of development.

EXCLUSIVE WHITE SAND BEACHES



Wide variety of water activities at the country's most famous beach, Juanillo Beach, Carleton Beach and the exclusive Marina Beach Club

This wonderful beach is just five minutes from Bonita Beach.



CAP CANA MARINA

<u>4</u><u>b</u>

An international destination for yachting and deep-sea fishing.

Recognized by Billfish Report as the world's No. 1, the Cap Cana Marina features over 150 slips and accommodates yachts up to 150 feet. Strategically located near the Mona Passage, it holds a prime position within the Caribbean.

CAP CANA VILLAGE



Juanillo Village COMMERCIAL destination.
Only 3 minutes from Bonita Beach Residences.

A vibrant village that will offer a unique experience with restaurants, art galleries, boutiques, and entertainment areas. Juanillo Village will be the ideal place to live or vacation offering a fun beachfront lifestyle.



LOS ESTABLOS CAP CANA

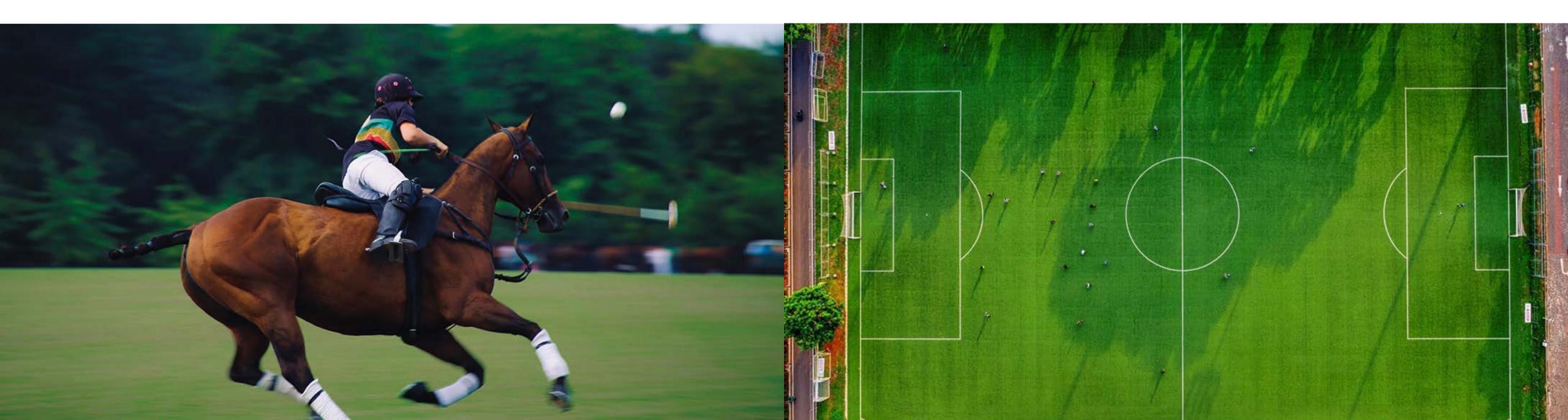
The Caribbean's premier equestrian center.

Opened in 2015, Los Establos is an equestrian community that blends nature and luxury, offering a wide range of equestrian disciplines, such as Show Jumping, Polo, Paso Fino, Racing, Dressage, Reining, Enduro, and Cross Country. It hosted the 22nd Confepaso World Championship in 2015 and the Polo Challenge, the Dominican Republic's first 22-goal event. It is emerging as the largest and most comprehensive equestrian center in Latin America and the Caribbean.

CAP CANA FOOTBALL CENTER

Cap Cana Football Center

CONCACAF, the Confederation of North, Central America and Caribbean Association Football, will inaugurate the Cap Cana Football Center, featuring state-of-the-art football facilities.



EL DORADO WATER PARK AND AMPHITHEATER

Discover a world of excitement and entertainment at the water park, where you can also enjoy top concerts at The Legend Arena, the impressive amphitheater inaugurated by the world-famous star Elton John.

SCAPE PARK ECO-ADVENTURE THEME PARK

With 17.2 km2 of natural reserve, Scape Park promotes and strengthens the preservation of endemic and endangered species. Enjoy a world of sports and entertainment activities at Scape Park.



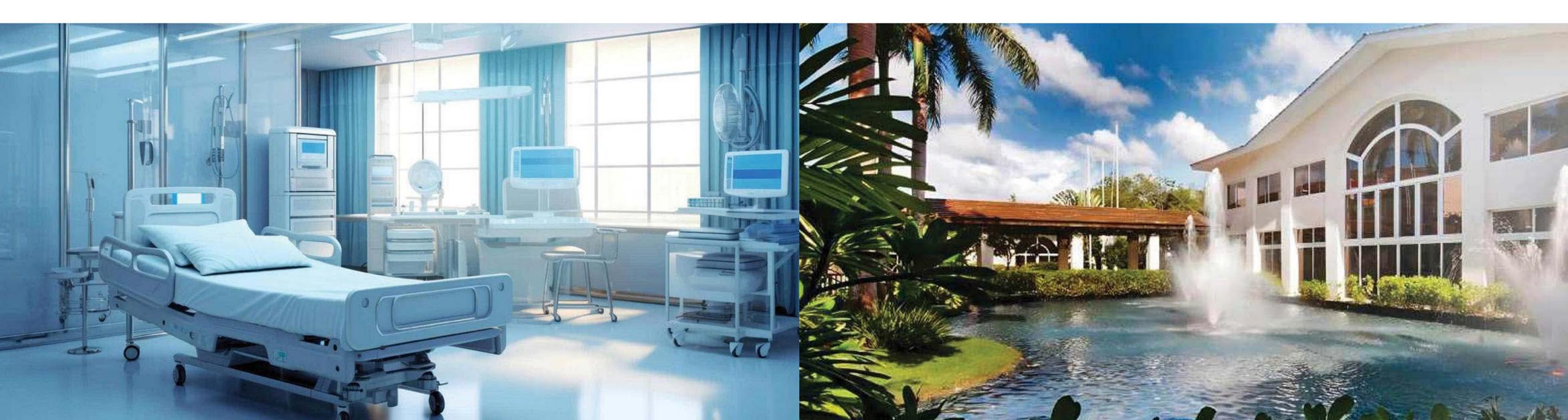
INTERNATIONAL HOSPITALS

Medical excellence is a fundamental pillar of these international hospitals.

They are staffed by multidisciplinary teams of highly qualified professionals who work together to provide comprehensive and personalized care. Equipped with cutting-edge technology, they offer the latest advances in diagnosis and treatment.

FIRST-CLASS INTERNATIONAL EDUCATION

Cap Cana's educational community includes the bilingual educational center CAP CANA HERITAGE SCHOOL and the UNIBE CAP CANA UNIVERSITY, which offers undergraduate and graduate degrees on its premises.



FACILITIES



Private Beach



Panoramic Rooftop Views



360 GYM



Wellness Spa



Padel court





Golf cart charging station



BBQ Area



Beach club Restaurant

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MASTERPLAN BONITABEACH

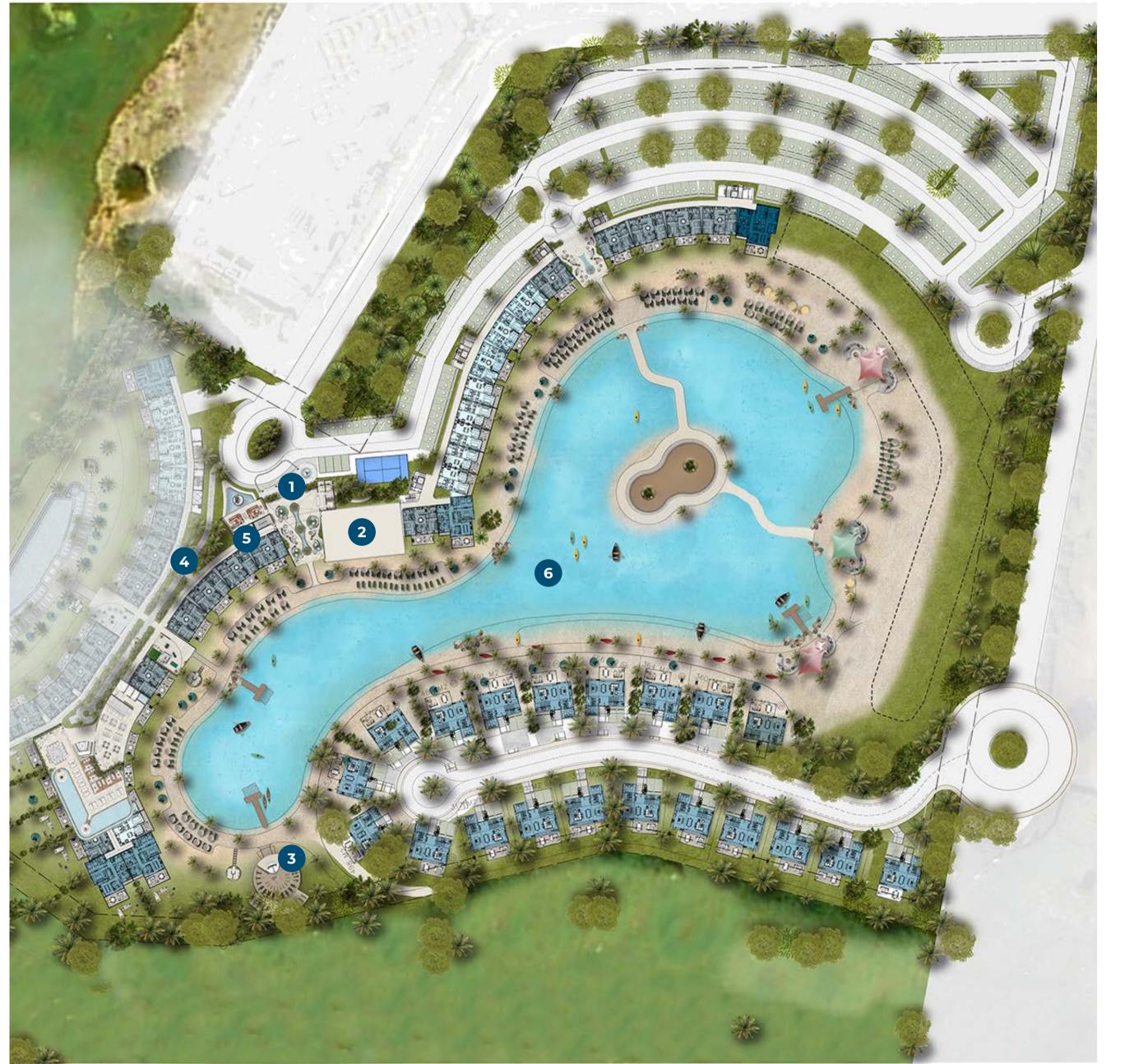
- 1 Motor Lobby
- Villas
- 3 Parking
- 4 Main Lobby
- **5** Access to Villas
- 6 Private Artificial Beach
- **7** Pool with golf view
- 8 Underground Parking
- Aparthotel future development

- 10 Beachside Social Areas
- 11 Padel Court
- **12** GYM
- 13 Beach club and restaurant
- 14 Beach Area
- 15 Golf Course
- 16 Wellness Spa
- 17 Rooftop Access



PHASE 1 SUNRISE

- 1 Lobby
- Wellness Spa
- **3** Gym
- 4 Golf cart path
- 5 Lounge
- 6 Private Artificial Beach





Lobby



RoofTop

Masterplan 1ST FLOOR

- 1 1B + Service Room
- 2 2B Master Suite
- 3 2B + Service Room
- 2B + Family Room + Service Room A
- 2B + Family Room + Service Room B



Masterplan 2ND FLOOR

- 1B + Service Room
- 2 2B Master Suite
- 3 2B + Service Room
- 2B + Family Room + Service Room A
- 2B + Family Room + Service Room B



Masterplan 3RD FLOOR

- 1B + Service Room
- 2 2B Master Suite
- 3 2B + Service Room
- 2B + Family Room + Service Room A
- 2B + Family Room + Service Room B



Masterplan 4TH FLOOR

- 1B + Service Room
- 2 2B Master Suite
- 3 2B + Service Room
- 2B + Family Room + Service Room A
- 2B + Family Room + Service Room B



Masterplan 5TH FLOOR

- 1B + Service Room
- 2 2B Master Suite
- 3 2B + Service Room
- 2B + Family Room + Service Room A
- 2B + Family Room + Service Room B



Masterplan 6TH FLOOR

- 1B + Service Room
- 2 2B Master Suite
- 3 2B + Service Room
- 2B + Family Room + Service Room A
- 2B + Family Room + Service Room B



Masterplan 7TH FLOOR

- 1B + Service Room
- 2 2B Master Suite
- 3 2B + Service Room
- 2B + Family Room + Service Room A
- 2B + Family Room + Service Room B



Masterplan 8TH FLOOR

- 1B + Service Room
- 2 2B Master Suite
- 3 2B + Service Room
- 2B + Family Room + Service Room A
- 2B + Family Room + Service Room B
- 6 4B + Service Room

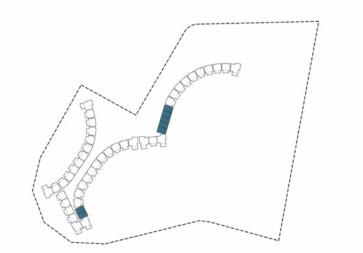






1 B + SR





- Entrance
- 2 Bathroom
- 3 Closet
- 4 Bedroom
- 5 Kitchen
- 6 Dining Room
- 7 Living Room
- 8 Terrace
- 9 Service Room
- 10 Laundry Room
- 1/2 Bathroom

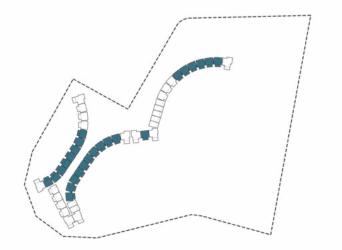
Interior 67m²
Terrace 17 m²
Total 84m²







Beach / Golf / Ocean



- Entrance
- 2 Bathroom
- 3 Walk-in closet
- 4 Bedroom
- 5 Kitchen
- 6 Dining Room
- 7 Living Room
- 8 Terrace
- 9 Bedroom 2
- Laundry Room
- 1/2 Bathroom

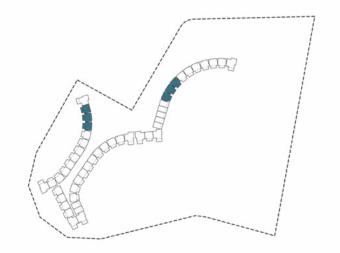
Interior 91m²Terrace 22 m²Total 113m²





2B + SR





- Entrance
- 2 Bathroom
- 3 Walk-in closet
- 4 Bedroom
- 5 Kitchen
- 6 Dining Room
- 7 Living Room
- 8 Terrace
- 9 Bedroom 2
- Service Room
- Laundry Room
- 1/2 Bathroom

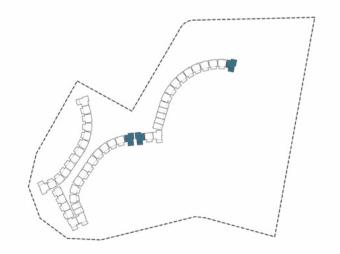
Interior 91m²Terrace 22 m²Total 113m²





2B + Family + SR Tipe A





- Entrance
- 2 Bathroom
- 3 Closet
- 4 Bedroom
- 5 Kitchen
- 6 Dining Room
- 7 Living Room
- 8 Terrace
- 9 Bedroom 2
- Service Room
- Laundry Room
- 1/2 Bathroom
- Family Room

Interior 125m²
Terrace 33 m²
Total 158m²



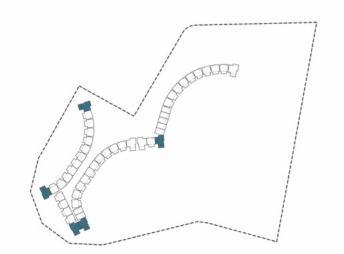


2B + Family + SR

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2B + Family + SR Tipo B





- Entrance
- 2 Bathroom
- 3 Closet
- 4 Bedroom
- 5 Kitchen
- 6 Dining Room
- 7 Living Room
- 8 Terrace
- 9 Bedroom 2
- Service Room
- Laundry Room
- 1/2 Bathroom
- Family Room

Interior 120m²
Terrace 31 m²
Total 151m²



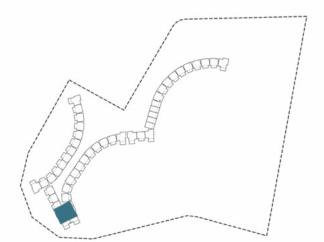


Penthouse + 4B + SR

- Entrance Hall
- 2 Guest bathroom
- Family room
- 4 Kitchen
- 5 Dining room
- 6 Main Living Room
- 7 Panoramic Terrace
- 8 Outdoor Kitchen
- 9 Laundry room
- Service Room

- Master Bedroom 01
- Walk-in Closet
- En-suite Bathroom 01
- Master Bedroom 02
- Walk-in Closet
- En-suite Bathroom 02
- 17 Bedroom 01 & 02
- 18 Bathroom
- 19 Closet





Interior 271m²

Terrace 176 m²

Total 447m²



