

Cáicu

A Place To Be

caicu
A place to be

A project at
CORAL
GOLF RESORT

c
CAYACOA
group



*The Dominican Republic
An Ideal Travel Destination*

The Dominican Republic, located in the heart of the Caribbean, is a prime travel destination known for its stunning landscapes, vibrant culture, and inviting climate. With well-connected international airports offering direct flights from major cities worldwide, getting to and from the country is a breeze. Efficient travel within the country, thanks to a modern network of highways and roads, ensures easy access to its pristine beaches, historic cities, and lush mountains. As a gateway to the Caribbean, the Dominican Republic offers an unforgettable experience with its rich heritage and world-class attractions.





Top Reasons to Invest in the Dominican Republic



FIRST

Political Stability & Safety

The Dominican Republic is recognized as one of the safest and most politically stable countries in the Americas. This stability provides a secure environment for investments, offering peace of mind for investors.



SECOND

Thriving Economy

With the fastest-growing economy in the Americas for over seven years, the Dominican Republic presents robust economic opportunities. The country's dollarized economy, despite having the Dominican peso as the official currency, further enhances its appeal for international investors.



THIRD

High Returns on Real Estate Investments

The Dominican Republic offers high returns on real estate investments, driven by a growing volume of tourists. The ease of buying, financing, and owning real estate, combined with tax-free incentives, makes it a lucrative market for property investors.



Location

Coral Golf Resort in Cabeza De Toro, Punta Cana

Coral Golf Resort is more than a real estate development, it is a complex where several projects will coexist, all integrated and offering amenities for the enjoyment of each one.

With an avant-garde design, where owners are expected to enjoy the combination of luxury and nature.

Golf lovers will be able to enjoy an 18-hole golf course designed by P.B. Dye, as well as various amenities for everyone's recreation.

Coral Golf Resort Amenities:

- Shopping Area
- Hotel
- Golf Course
- Club House
- Home Automation
- Sports Equipment
- Sea Coral
- Offices
- Boules
- Coral Beach Club
- Ecological Trail With Security Perimeter
- Ecological Park





LA CORALINA



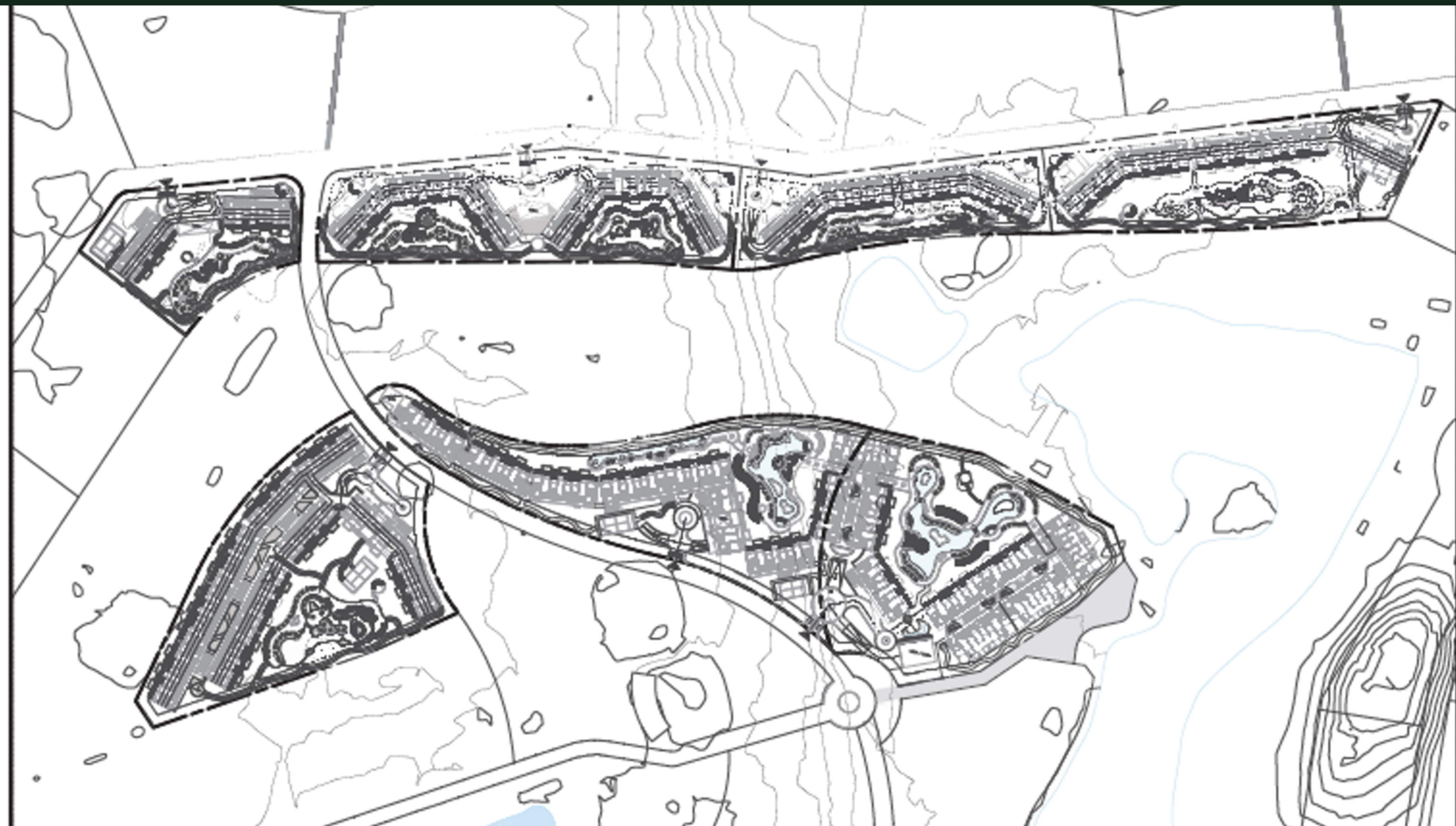
LA CORALINA

CASA CLUB
CORAL GOLF RESORT



CASA CLUB
CORAL GOLF RESORT





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LA CORALINA
LAKE RESTAURANT/
BEACH CLUB

GOLF
CLUB HOUSE

CURRENT
ENTRANCE

PEDESTRIAN
ZONE

GRAND ASTON
CORAL GOLF RESORT & SPA
by caicu

ASTON
CORAL GOLF RESIDENCES
by caicu

NEW
GATED ENTRANCE

TENNIS, PADEL,
PICKLEBALL COURTS





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About Cáicu Condos

The new Cáicu housing development is located on two central and exclusive lots that are part of the Coral Golf Resort. They have views of the golf course and the central lake of the Coral fields.

It's a residential complex located in the middle of the Punta Cana area. The homes, built with the highest construction quality, are surrounded by an authentic and charming natural setting. They are distributed between several buildings that all have direct views of the complex's more than 45,000 m² lagoon or the golf course, which is under development. The group forms a unique residential property where nature, leisure areas and relaxation are harmoniously intertwined.

The complex was designed to be almost car free to make the space available for the owner or residents to fully enjoy the setting.

The homes will have domotic systems that guarantee basic control of some services and let the owners optimize to their liking how much control they have either remotely or in situ.

The homes will be delivered fully furnished and full range of kitchen appliances and furniture. There is also private covered or base-mnt parking included in the price.



38 Units per building

19 Units per building

304 Total units | 5 Level buildings | 1, 2 & 3 Bedroom options | Private underground parking



Project Highlights

- 304 units- 5 level buildings
- Blocks of 19 & 38 apartments
- European design that continues the one designed in the master plan
- Private underground parking
- Locker for owners
- 38 thousand m² of land with only 850 m² of asphalt
- Walkways
- Internal electric transportation
- Three swimming pools with natural designs
- Furnishing package included in the price, 5-star hotel quality (decorative elements are not included)
- Co-Working center
- Owner service app
- Concierge service with access to the rest of Cáicu's amenities
- Basic home automation system





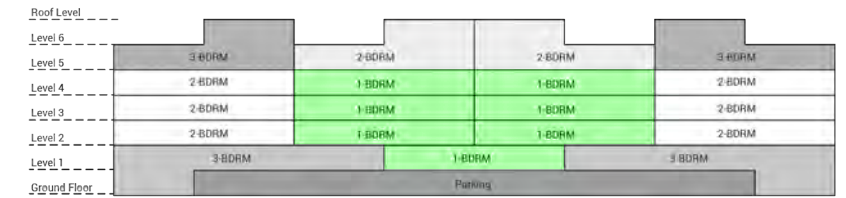
BEDROOM



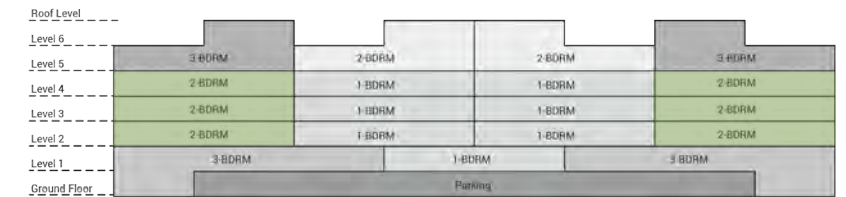
DUPLEX

Unit Types

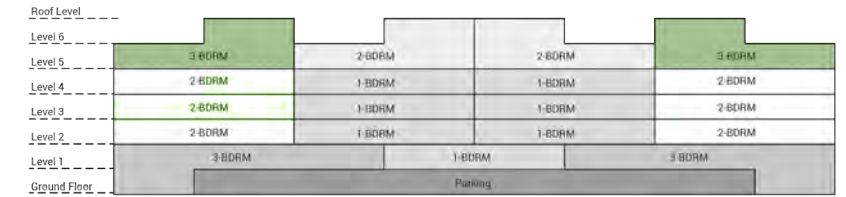
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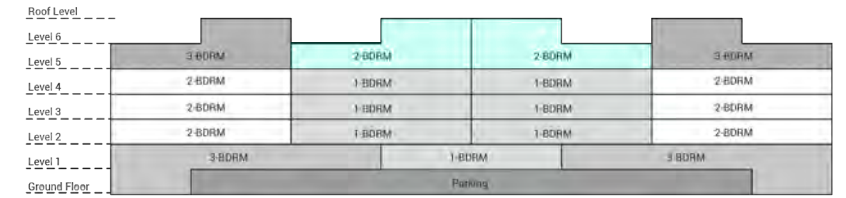
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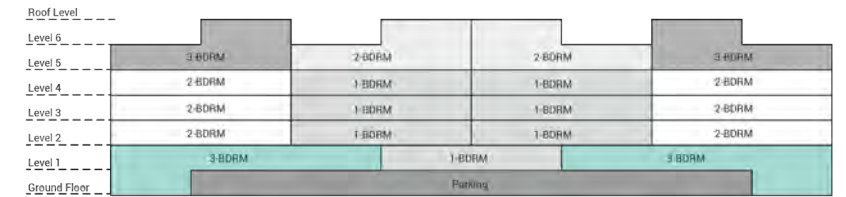
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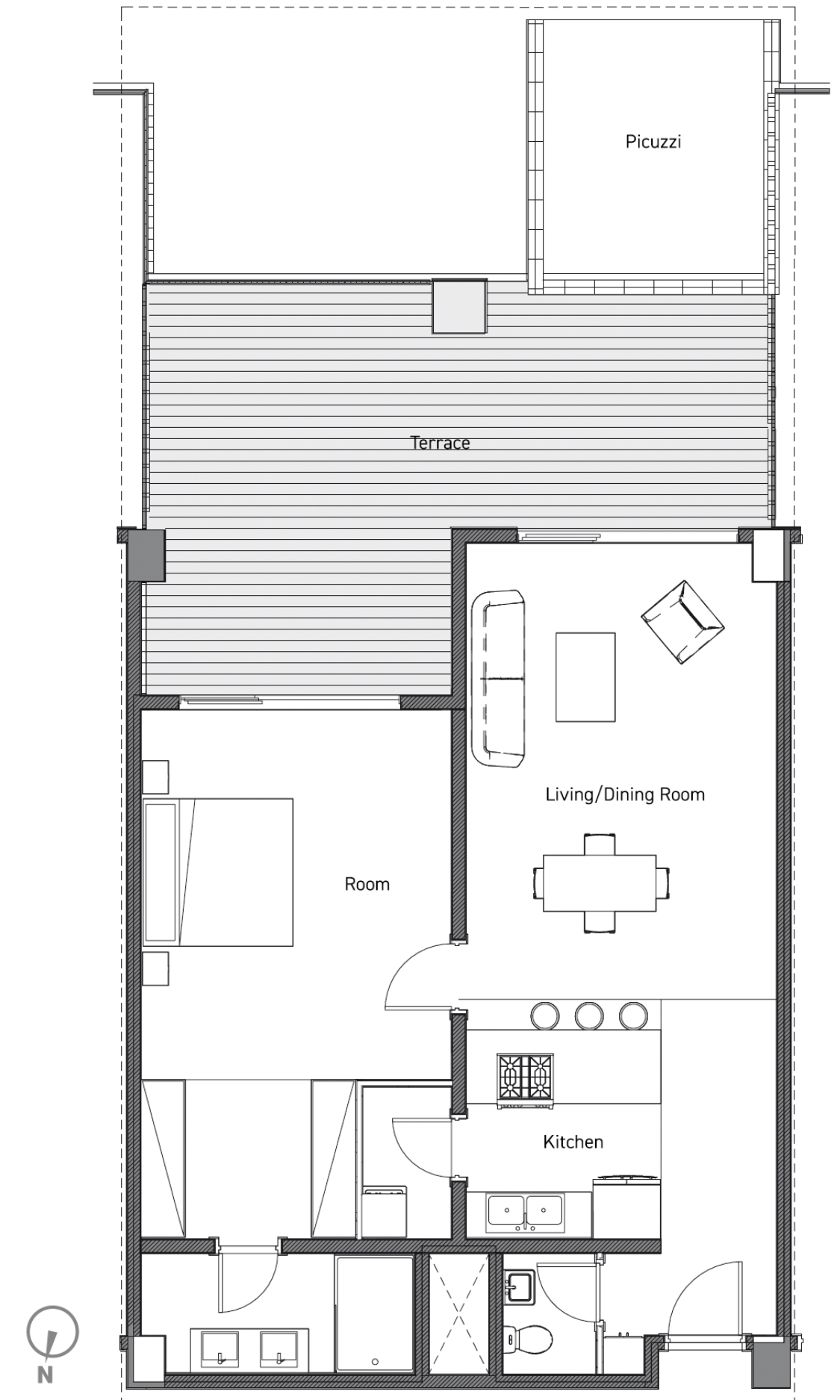
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Unit Type

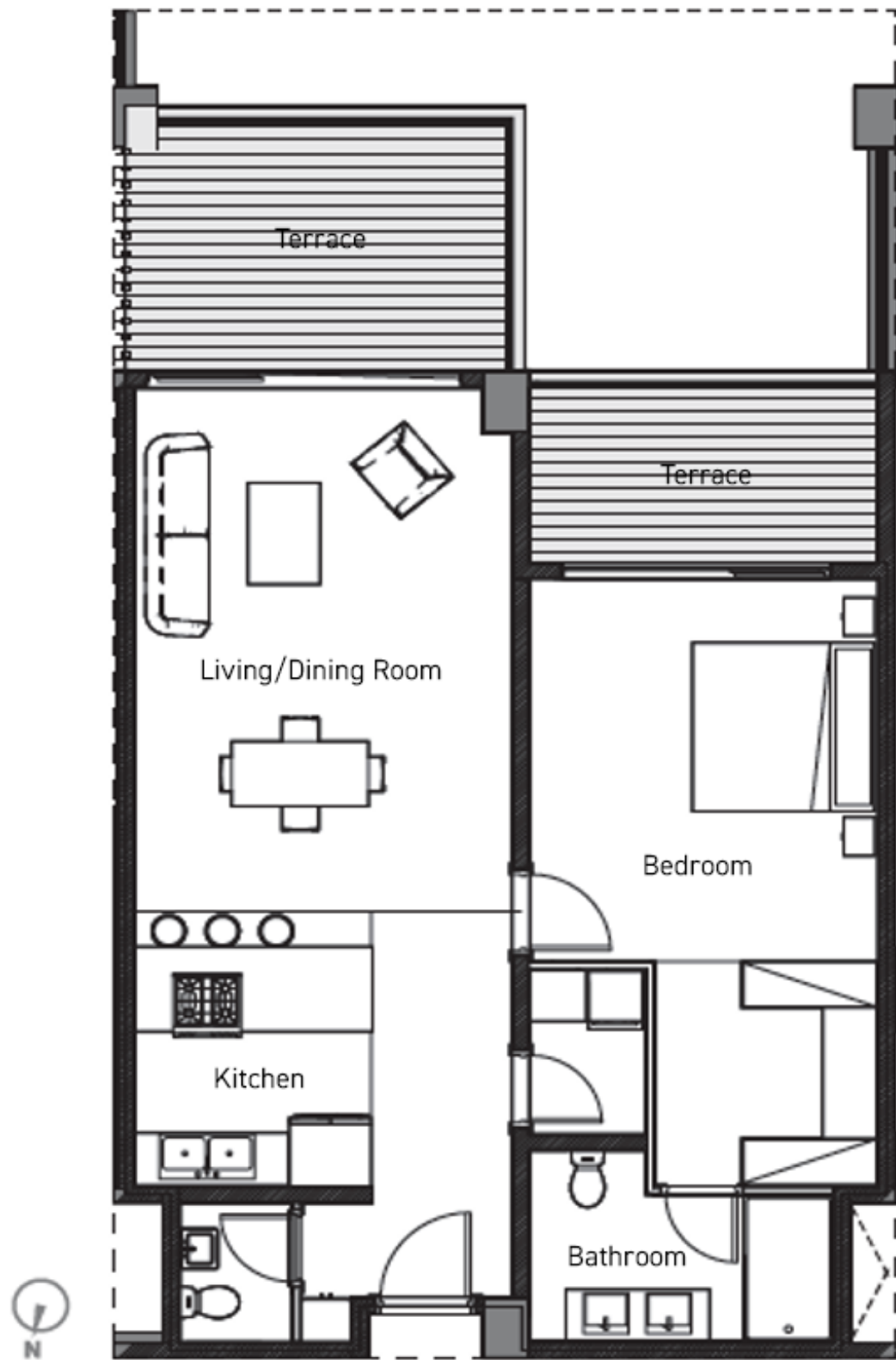
1 BEDROOM FIRST LEVEL
WITH PICUZZI INCLUDED 1102

ROOM	LEVEL	LIVING AREA	PERGOLA
1/2 Bathroom	1	2.07 mt2	
Bathroom	1	5.89 mt2	
Kitchen	1	9.87 mt2	
Main Bedroom	1	21.11 mt2	
Hall	1	9.06 mt2	
Laundry	1	2.47 mt2	
Pool	1	12.84 mt2	
Living/Dining Room	1	23.89 mt2	
Bathroom	1	6.27 mt2	
Terrace	1	37.62 mt2	
TOTAL SURFACE		131.01 mt2	



Unit Type

1 BEDROOM
SECOND LEVEL 1202



ROOM	LEVEL	LIVING AREA	PERGOLA
1/2 Bathroom	2	2.06 mt2	
Bathroom	2	6.54 mt2	
Kitchen	2	9.87 mt2	
Main Bedroom	2	17.52 mt2	
Hall	2	9.07 mt2	
Laundry	2	2.52 mt2	
Living/Dining Room	2	23.79 mt2	
Bathroom	2	6.61 mt2	
Terrace	2	13.70 mt2	
Terrace	2	7.97 mt2	
TOTAL SURFACE		99.65 mt2	

Unit Type

2 BEDROOMS
SECOND LEVEL 1201

ROOM	LEVEL	LIVING AREA	PERGOLA
1/2 Bathroom	2	3.02 mt2	
Bathroom	2	4.17 mt2	
Bathroom	2	6.91 mt2	
Kitchen	2	13.07 mt2	
Second Bedroom	2	13.14 mt2	
Main Bedroom	2	15.95 mt2	
Hall	2	8.40 mt2	
Laundry	2	4.36 mt2	
Aisle	2	2.09 mt2	
Living/Dining Room	2	24.81 mt2	
Bathroom	2	11.18 mt2	
Terrace	2	52.61 mt2	
TOTAL SURFACE		159.70 mt2	



Unit Type

2 BEDROOMS
FIFTH LEVEL DUPLEX 1502



ROOM	LEVEL	LIVING AREA	PERGOLA	
1/2 Bathroom	5	1.98 mt2		
Bathroom	5	6.54 mt2		
Kitchen	5	9.90 mt2		
Main Bedroom	5	17.52 mt2		
Hall	5	9.12 mt2		
Laundry	5	2.50 mt2		
Living/Dining Room	5	23.79 mt2		
W/C	5	6.61 mt2		
Bathroom	MEZZANINE	2.85 mt2		
Second Bedroom	MEZZANINE	14.20 mt2		
W/C	MEZZANINE	4.31 mt2		
Terrace	5	34.29 mt2		Yes
TOTAL SURFACE		99.65 mt2		

Unit Type

3 BEDROOMS FIRST LEVEL WITH
PICUZZI INCLUDED 1101

ROOM	LEVEL	LIVING AREA	PERGOLA
Studio	1	54.08 mt2	
1/2 Bathroom	1	3.03 mt2	
Bathroom	1	6.91 mt2	
Bathroom	1	4.17 mt2	
Bathoom	1	7.02 mt2	
Kitchen / Living /Dining Room	1	50.89 mt2	
Second Bedroom	1	13.14 mt2	
Third Bedroom	1	13.48 mt2	
Main Bedroom	1	15.97 mt2	
Hall	1	13.95 mt2	
Laundry	1	1.33 mt2	
Aisle	1	4.38 mt2	
Pool	1	12.84 mt2	
W/C	1	11.18 mt2	
W/C	1	4.15 mt2	
TERRACE	1	22.63 mt2	Yes
TERRACE	1	71.01 mt2	No
TOTAL SURFACE		310.15 mt2	



Unit Type

3 BEDROOMS
FIFTH LEVEL DUPLEX 1501



ROOM	LEVEL	LIVING AREA	PERGOLA
1/2 Bathroom	5	3.02 mt2	
Bathroom	5	6.91 mt2	
Bathroom	5	4.17 mt2	
Kitchen	5	13.07 mt2	
Bedroom	5	13.14 mt2	
Main Bedroom	5	15.97 mt2	
Hall	5	8.40 mt2	
Laundry	5	4.36 mt2	
Aisle	5	2.09 mt2	
Living/Dining Room	5	24.81 mt2	
W/C	5	11.18 mt2	
Bathroom	MEZZANINE	24.48 mt2	
Second Bedroom	MEZZANINE	17.22 mt2	
W/C	MEZZANINE	4.24 mt2	
Terrace	5	33.99 mt2	
TOTAL SURFACE		167.04 mt2	



*Access to owners with a special fee
and consumable in food & beverages*

Transportation from Coral Golf Resort



Pearl Beach Club

Pearl Beach Club is a luxurious beachfront venue known for its vibrant atmosphere, combining stunning views with modern amenities. Located along one of the most beautiful stretches of coastline, it offers the perfect blend of relaxation and entertainment, appealing to those seeking a premium beach experience. With a special access fee for owners and free transportation from Coral Golf Resort, Pearl Beach Club ensures convenience and exclusivity for its guests.

The club features a contemporary design with spacious lounge areas, a large infinity pool, private beach cabanas, and a chic restaurant serving gourmet Mediterranean and international cuisine. Pearl Beach Club is also renowned for hosting exclusive events, including live DJ sets, beach parties, and private celebrations, making it a hot spot for both locals and tourists.

Visitors can indulge in a wide range of amenities, from refreshing cocktails at the beach bar to exquisite dining options, all while taking in breathtaking views of the Caribbean Sea. Whether you're seeking a day of relaxation or a lively evening, Pearl Beach Club offers an upscale, vibrant escape in Punta Cana.

Nestled in the peaceful and less crowded area of Cabeza de Toro, it's the ideal destination for those looking to enjoy luxury in a more serene setting while still being close to the excitement that Punta Cana is known for.





Material & Finishings

Cáicu combines modernity with finishes that evoke nature and it wants to bring the tranquility of the location to the design of the units by combining large luminous spaces with a European design.



KITCHEN / LIVING / DINING ROOM

FACADE

The facade was designed to combine glass and high quality aluminum with planters that have controlled irrigation that optimize water usage. The design is combined with light enclosure elements with thermal and acoustic insulation.

ROOF

The roof will be flat and have a waterproof layer to be decided on in situ by the technical management. The technical areas for the exterior climate control units will be located there.

INTERIOR WALLS

The interior walls will be built with a light structure and there will be acoustic insulation between spaces.

TILING & INDOOR CARPENTRY

The flooring will be top quality imitation wood ceramic tiling or imitation wood laminated flooring, to be decided by the D.F. in all rooms in the residence with white baseboards in the living room, hallways and bedrooms.

The terraces will have top quality non-slip ceramic flooring.

The basements will have milled concrete quartz finished flooring.

The doors of the residences will have security locks. 2.2 m Smooth monoblock doors and jambs will be used for the interior.

FINISHES

The flooring will be top quality imported ceramic with combined 90 x 90 cm, 60 x 60 cm and 40 x 40 cm pieces. And it will be finished with a 10 cm baseboard.

The terraces will have top quality non-slip ceramic flooring that goes with the interior.

The common areas and lobbies will be finished with non-slip materials.

The underground parking lot will be made with milled concrete with a quartz or painted finish depending on the decision of the technical management.

The walls and ceilings of the residences will have top quality smooth paint to be chosen from the ranges offered for the residence as a whole.

The kitchen and bathrooms will have top quality ceramic according to the palette offered.

PLUMBING

The kitchen will have connections and drains for a kitchen sink, washing machine and dishwasher.

There will be European style faucets and suspended toilets with a hidden tank.

The shower floor will be built in place with the same material and it will be flush with the floor.

ELECTRICITY, TV AND TELEPHONES

There will be Niessen or similar home mechanisms.

All areas of the unit, bedrooms, living room and terrace, will have TV and telephone jacks and electrical outlets.

The units will have LED lighting.

The terraces will have LED system perimeter lighting.

KITCHEN, BATHROOM AND STANDARD EQUIPMENT

A modular kitchen with a complete line of appliances is included in the delivery.

A furniture package is included in the sales price.

Bathroom furniture design exclusively for the housing development are included in the price.

OTHER

There will be separate trash collection outside the property with dumpsters for organic waste, paper and plastics.

It is a private housing development with green areas and recreation areas.

At least a parking space in the basement of the building and a locker for each owner are included in the deed for every unit.

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