



THE ONE

BY THERRESTRA | AT CAP CANA

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THE STUNNING SURROUNDINGS
ARE JUST PART OF THE CHARM

Dominican Republic | Cap Cana | Destination City



WHY INVEST IN THE DOMINICAN REPUBLIC?

- Stable and expanding economy
- Road and tourist infrastructure in constant development
- Political and macroeconomic stability
- Tax incentives for foreign investment
- Technically skilled labor
- Strong banking and social security systems
- Strategic geographic location
- Growing real estate market
- Attractive tropical climate





ADVANTAGES OF INVESTING IN CAP CANA

RIVILEGED LOCATION

Cap Cana is strategically located near Punta Cana International Airport, making it easy to access for residents and international guests.

HIGH LEVEL DEVELOPMENT

Cap Cana is a world-class planned community with top-level infrastructure, 24/7 security, and exclusive services for residents.

EXCEPTIONAL NATURAL ENVIRONMENT

The area has white sand beaches, crystal-clear waters and lush landscapes, offering a heavenly and peaceful environment.

RECREATION AND ENTERTAINMENT OPTIONS

Cap Cana offers a wide range of leisure and recreational activities, including world-class golf courses, a private marina, beach clubs, and a varied gastronomic offering.

LUXURY RESIDENTIAL PROJECTS

The real estate developments in Cap Cana are designed with high standards of luxury and exclusivity, attracting demanding buyers from around the world.

RETURN ON INVESTMENT

The high demand for properties in Cap Cana ensures a good return on investment, both in property appreciation and rental income.

SECURITY AND PRIVACY

Security and privacy are priorities at Cap Cana, with rigorous access controls and constant surveillance.



CAP CANA MAIN AMENITIES

- World-class golf courses
- Tennis, paddle tennis and polo courts
- Marina
- Equestrian stables
- Theme parks
- World-class spas
- Luxury hotels and resorts
- Medical centers, banks, preschool, secondary and university education



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A UNIQUE PROJECT INSPIRED
BY THE SEA AND THE SUN





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Welcome to The One , the perfect home in Cap Cana.
A residential concept carefully designed inside and out, offering a new vision
for those looking to create their own refuge, combining luxury, comfort and good taste.

CONFOTUR BENEFITS (EXEMPT FROM 3% TRANSFER TAX
AND 15 YEARS FREE OF IPI)



*The project is in the approval process and subject to possible modifications in case of tax reform.



A PROJECT INSPIRED BY NATURE WITH MORE THAN 50% DESIGNATED
TO GREEN AREAS OF 50% DESIGNATED TO GREEN AREAS

- 1 UNDERGROUND PARKING
- 2 VEHICLE INCOME N1
- 3 DROP OFF - DROP ON
- 4 LAGOON
- 5 LOBBY
- 6 SPA AND GYM IN N1
- 7 PRIVATE LOUNGE
- 8 CO-WORK AREA
- 9 OUTDOOR LOUNGE
- 10 CENTRAL TRAIL
- 11 KIDS PLAYGROUND
- 12 BEACH VOLLEYBALL
- 13 SWIMMING POOL & LAP POOL
- 14 SPORTS BAR
- 15 GAME ROOM
- 16 RUNNING TRACK
- 17 PADEL COURT
- 18 SERVICES BUILDING AND ADMINISTRATIVE AREAS
- 19 SERVICE ACCESS ROAD



SEMI-OLYMPIC POOL





THE ONE

130 UYP



AMENITIES



Paddle
tennis court



Lap Pool
Style Pool



Gym



Game Teens'
Room



Spa and
Yoga Salon



Running
Track



Working
Area



Bicycle
track



Volleyball court
beach ball



Children's
Areas

GYM | SPA | YOGA SALON



A NATURAL ENVIRONMENT



FIRST LEVEL DISTRIBUTION



- 1 BED. WITH JACUZZI
- 1 BEDROOM + LOCK OFF AND JACUZZI
- 2 BEDROOMS+ LOCK OFF AND JACUZZI
- 2 BEDROOM LOFT AND JACUZZI
- 3 BEDROOMS WITH JACUZZI

SECOND LEVEL DISTRIBUTION



- 1 BEDROOM
- 1 ROOM + LOCK OFF
- 2 ROOMS + LOCK OFF
- 2 BEDROOMS + SERVICE
- 2 BEDROOM LOFT
- 3 BEDROOMS

THIRD LEVEL DISTRIBUTION



- 1 BEDROOM
- 1 ROOM + LOCK OFF
- 2 ROOMS + LOCK OFF
- 2 BEDROOMS + SERVICE
- 2 BEDROOM LOFT
- 3 BEDROOMS

FOURTH LEVEL DISTRIBUTION



- 1 BEDROOM
- 1 ROOM + LOCK OFF
- LOFT 1 BEDROOM + LOCK OFF
- 2 ROOMS + LOCK OFF
- 2 BEDROOM LOFT
- 2 BEDROOM LOFT
- 3 BEDROOMS

FIFTH LEVEL DISTRIBUTION



LOFT 1 BEDROOM
+ LOCK OFF



2 BEDROOM LOFT



1 BEDROOM

WITH JACUZZI (LEVEL 1 ONLY)

WITHOUT JACUZZI (LEVELS 2 AND 3)



INTERIOR	71.74 M ²
EXTERIOR	11.48 M ²
JACUZZI	11.80 M ²
TOTAL	95.02 M ²



INTERIOR	71.74 M ²
EXTERIOR	11.01 M ²
TOTAL	82.75 M ²

1 ROOM + LOCK-OFF (2 ROOMS)

WITH JACUZZI (LEVEL 1 ONLY)



WITHOUT JACUZZI (LEVELS 2, 3 AND 4)



1 BEDROOM LOFT + LOCK-OFF + MAID'S ROOM
WITH JACUZZI
(2 BEDROOMS)LEVEL 4 ONLY



INTERIOR	149.82 M ²
EXTERIOR	81.19 M ²
TOTAL	230.96 M ²



2 BEDROOM LOFT
LEVEL 4 ONLY



INTERIOR 117.18 M²
EXTERIOR 16.95 M²
TOTAL 134.13 M²

2 BEDROOMS + LOCK-OFF + MAID ROOM (3 BEDROOMS)



WITH JACUZZI (LEVEL 1 ONLY)



INTERIOR 163.6 M²
EXTERIOR 33.81 M²
JACUZZI 14.77 M²
TOTAL 212.03 M²

WITHOUT JACUZZI (LEVELS 2, 3 AND 4)



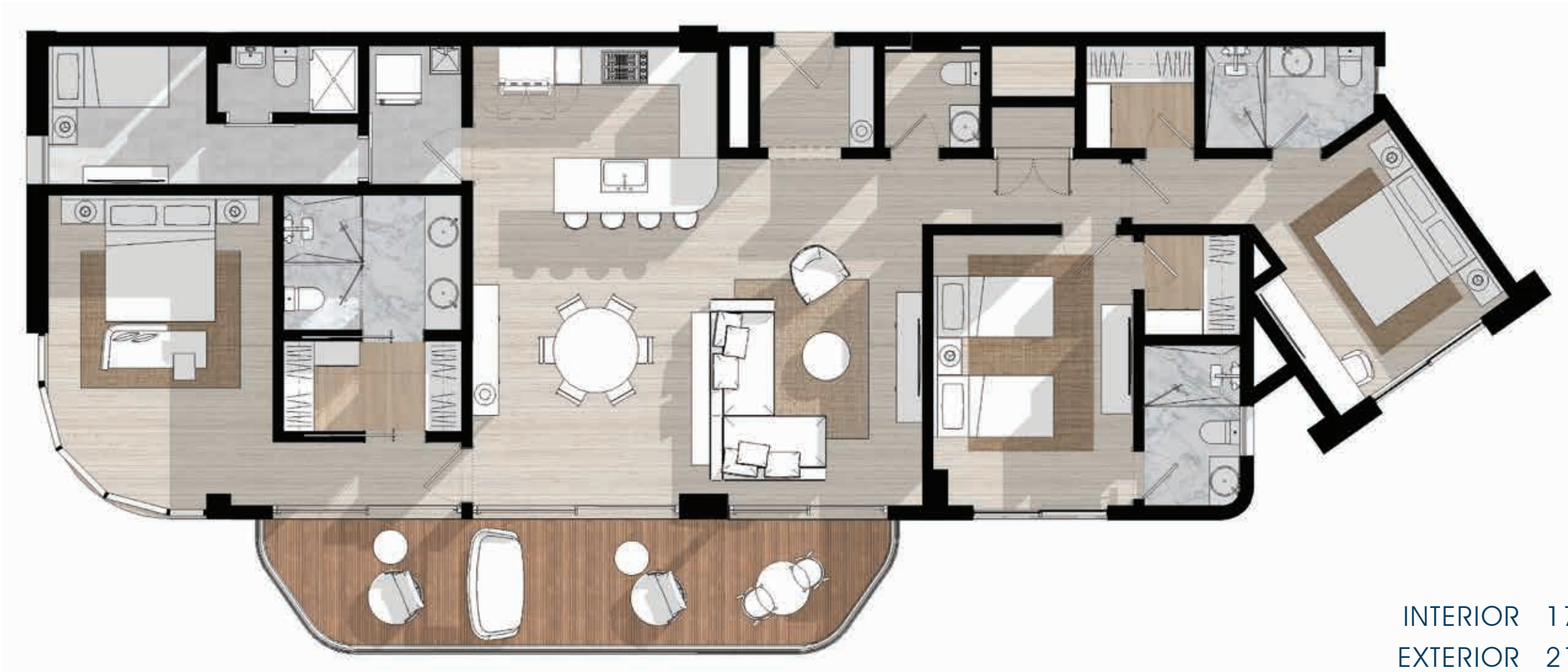
INTERIOR 163.45 M²
EXTERIOR 33.81 M²
TOTAL 197.26 M²

3 BEDROOMS + MAID'S ROOM
WITH JACUZZI
ON LEVEL 1



INTERIOR	170.33 M ²
EXTERIOR	24.75 M ²
JACUZZI	12.35 M ²
TOTAL	207.43 M ²

3 BEDROOMS + SERVICE ROOM
WITHOUT JACUZZI
ON LEVELS 2, 3 AND 4



INTERIOR	170.33 M ²
EXTERIOR	21.36 M ²
TOTAL	191.69 M ²

PAYMENT METHOD

Reservation of USD\$ 5,000.00

Upon signing the contract 10% - 70%

During construction 20% - 50%

Cash on delivery 30% - 40%



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C/ FILOMENA GÓMEZ DE COVA #3, CORPORATE BUILDING 2015,
LEVEL 16, PIANTINI, SANTO DOMINGO, DOMINICAN REPUBLIC

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