



INTRODUCING

*Caleton 136*

Cap Cana, Dominican Republic | Offered by Auburn Lucas, MS





*5 Beds 6.5 Baths Construction: 541 Sq.M. Lot: 1,049.65 Sq.M.*





### **Introducing...Caletón 136**

Welcome to a captivating masterpiece in the heart of Cap Cana! This newly constructed 5-bedroom gem offers not only a partial view of the enchanting ocean but also resides in one of the most esteemed residential areas in the region. This premium lot in Caletón offers a view of a garden across the street and complete privacy with no neighbors behind. Indulge in a lavish lifestyle where every detail has been meticulously designed for your comfort and style. With modern amenities and spacious interiors, this property is an oasis of luxury. Whether you're relaxing by the pool, savoring the refreshing breeze from the terrace, or exploring the exclusive community's amenities, you'll find yourself immersed in the epitome of upscale living. It's important to note that while the renders of this new construction are awe-inspiring, they are subject to change as part of an evolving vision, ensuring that this property remains a canvas for your dreams. Seize this opportunity to make this exquisite residence your own and experience the pinnacle of Cap Cana living. The time to act is now as this property is available at a promotional price, a rare chance to secure your dream home at an exceptional value.

#### Key Features:

- New Construction
- Popular for highly profitable short and long term rentals
- Annual appreciation of at least 5%
- Access to Cap Cana® and its amenities
- Close to the airport, great hospitals, and schools
- American Style 3-car garage
- High ceilings
- Spacious pool
- Staff quarters

Payment schedule: 25% / 60% / 15%











*"Savor stunning views of the ocean and mountainside from your balcony, a pristine pool, modern design, stable rental income, and an array of lavish amenities."*





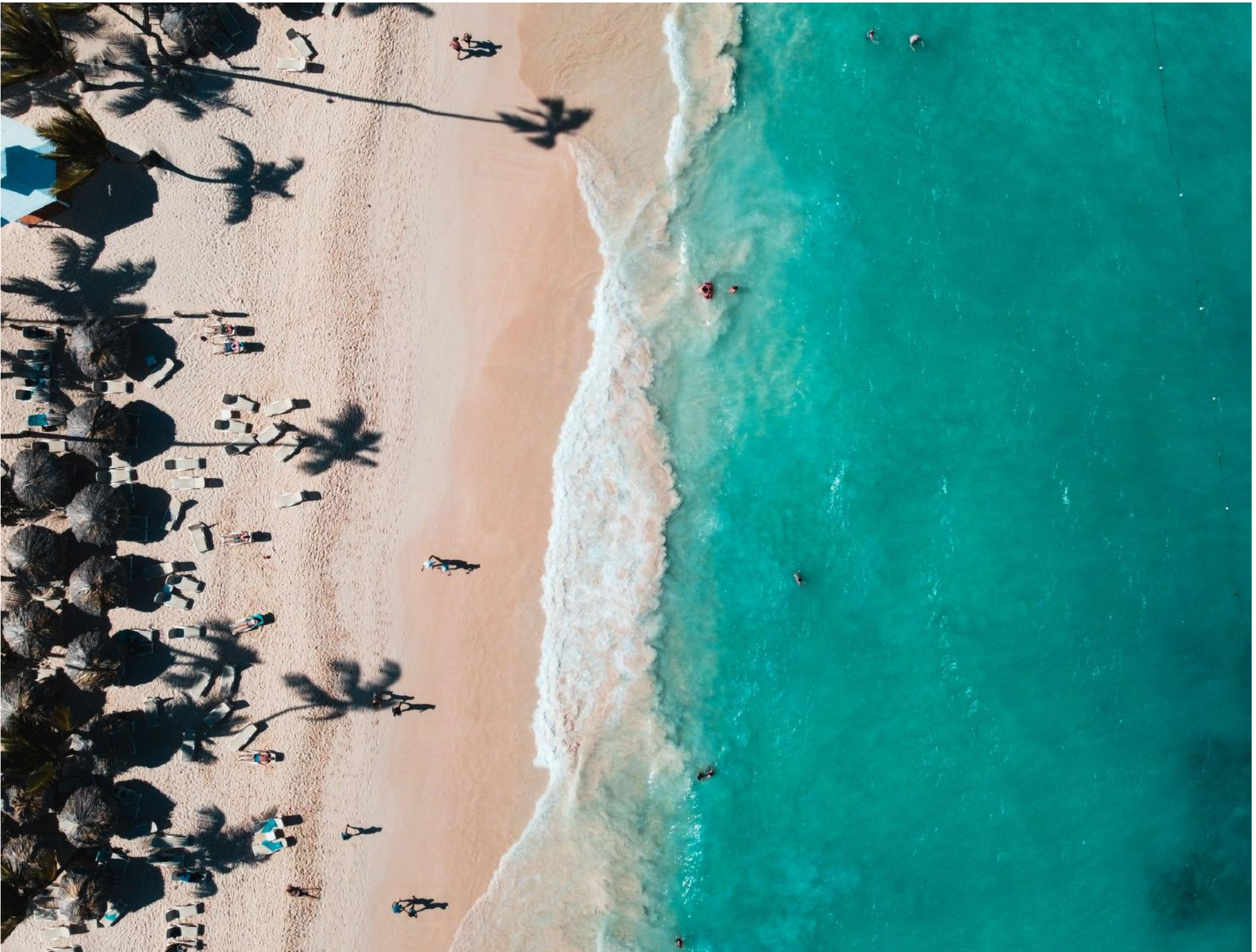
### **About Cap Cana**

Cap Cana® is a private, gated, 30,000-acre luxury enclave on the east coast of the Dominican Republic in Punta Cana. It is conveniently located only 15 minutes from Punta Cana International Airport, which has a separate terminal for private jets, and is surrounded by gorgeous beaches, soaring cliffs, and an ecological wonderland. The neighborhood of Cap Cana® offers a variety of activities, including a top-notch golf course, Scape Park, marina, restaurants, and bars. Cap Cana® is home to the Punta Espada Golf Club, one of the top golf facilities in the Caribbean and one of the most magnificent marinas in the world, renowned and recognized for its fishing by worldwide publications. Among the most stunning and sought-after holiday destinations in the world, Cap Cana® offers all of these luxuries in addition to its azure waters and white sand beaches.



Investors in luxury villas in Cap Cana, Dominican Republic, such as those represented by Christie's International Dominican Republic, can experience remarkable financial gains through a combination of short and long-term rental profits and annual appreciation. Cap Cana, renowned for its stunning beaches and upscale amenities, draws vacationers seeking an exclusive tropical getaway. This high demand translates into substantial short-term rental income, with visitors willing to pay a premium for the luxurious accommodations. Moreover, Cap Cana's real estate market has exhibited consistent annual appreciation due to its status as a premier destination. As the region continues to flourish and attract discerning travelers, property values tend to increase, providing investors with not only attractive rental returns but also long-term capital growth on their investment in this picturesque corner of the Dominican Republic. The allure of Cap Cana is further enhanced by the presence of world-renowned hotel brands like the St. Regis and Eden Roc, adding an extra layer of prestige and desirability to the area, making it an even more attractive investment opportunity.









- Promotional Pricing
- Partial Ocean View
- American-Style 3 Car Garage
- Profitable Vacation Rental
- New Construction
- Premium Area of Cap Cana®
- Access to Luxurious Amenities in Cap Cana®

*Offered at \$1,550,000*

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE  
— DOMINICAN REPUBLIC —



Auburn Lucas, MS  
Co-Owner / Broker  
M: 586 300 2501 O: (586) 300-4620  
auburn@ciredr.com  
www.ciredr.com

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE  
— DOMINICAN REPUBLIC —

Christie's International Real Estate Dominican Republic  
Centro Corporativo Capital, Segundo Piso, Calle Altagracia, #2, La Romana, La Romana  
Dominican Republic

All information provided is deemed reliable but is not guaranteed and should be independently verified. This office is independently owned and operated.