

Punta Espada | Lot 104

LAS PALMAS 104 • CAP CANA, DOMINICAN REPUBLIC

RARE GOLF-COURSE ESTATE PARCEL WITH PROTECTED 270° VIEWS



INVESTMENT HIGHLIGHTS

- Lot Size: 3,004 square meters
- Estate parcel positioned on the Punta Espada golf course
- Can accommodate an approximately 6–10 bedroom luxury villa
- Over 1,500 square meters of total potential construction
- Second-level pool or pools can be incorporated
- Second level can be built to 9 meters to capitalize on the view corridor
- Maximum roof-peak height is 12 meters per code
- Adjacent parcel along the road is not buildable and is owned by Cap Cana
- This creates a uniquely protected and unobstructed 270° view corridor

CAP CANA LIFESTYLE



MARINA

World-class marina with fine dining, shopping & yachting.



PUNTA ESPADA GOLF

Jack Nicklaus signature course ranked among the world's finest.



JUANILLO BEACH

Pristine white-sand beach and turquoise waters just minutes away.



EL DORADO WATER PARK

Exciting adventure for all ages in a tropical paradise setting.



SCAPE PARK

Nature, adventure & cultural experiences like no other.



VIDEO TOUR

Click to view the 2nd-level 270° terrace video

PRIVATE OFFERING

ALL DIMENSIONS, DEVELOPMENT POTENTIAL AND BUILD PARAMETERS SHOULD BE INDEPENDENTLY VERIFIED BY BUYER AND SUBJECT TO CAP CANA APPROVALS AND APPLICABLE CODE REQUIREMENTS.



Punta Espada | Lot 104

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Site Analysis & Build Potential

PROTECTED VIEW CORRIDOR • GENEROUS SCALE • ELEVATED DESIGN OPPORTUNITY



PREMIUM CORNER LOCATION

Corner lot with dual frontage and expansive exposure across the golf course.



OWNED & NOT BUILDABLE

Parcel along the road is owned by Cap Cana and not buildable, ensuring lasting privacy and protected views.



270° VIEW CORRIDOR

Unobstructed panoramic views across the golf course, landscape and beyond.

Buildable Area

Property Boundary

1

PLANNING PARAMETERS

- Lot Size: 3,004 square meters
- Villa program potential: approximately 6–10 bedrooms
- Over 1,500 square meters of total potential construction
- Second-level pool or pools can be incorporated
- Second level can rise to 9 meters to take advantage of the 270° view corridor
- Maximum roof-peak height: 12 meters per code

SUNRISE / SUNSET ORIENTATION



WHY THE VIEW IS PROTECTED

- The parcel adjacent to Lot 104 along the road is not buildable and is owned by Cap Cana.
- As a result, the buyer benefits from a rare and highly protected 270° open-view corridor.
- This creates an exceptional design opportunity for elevated terraces, entertaining spaces and indoor-outdoor living.



DESIGN VISION

Lot 104 offers an extraordinary canvas for a signature golf-course estate. Its generous scale and protected 270° view corridor invite bold architecture that embraces the landscape from every angle.

Imagine an elevated second-level terrace capturing sunrise to sunset light, seamless indoor-outdoor entertaining areas, and resort-style pool experiences that take full advantage of the panoramic setting.

This is a rare opportunity to create a timeless residence of distinction in one of the Caribbean's most exclusive communities.



Illustrative development concepts are subject to final design, approvals and buyer verification.



Cap Cana Lifestyle & Nearby Attractions

A RESORT-DRIVEN SETTING THAT BLENDS GOLF, MARINA LIVING,
BEACH ACCESS AND FAMILY-FRIENDLY RECREATION

PUNTA ESPADA | LOT 104



Golf-front homesite with sunrise & sunset orientation



CAP CANA MARINA

A vibrant yachting village in the heart of Cap Cana. Waterfront dining, boutique shopping and a refined social scene set against stunning marina views.



PUNTA ESPADA GOLF

An iconic Jack Nicklaus signature course with dramatic oceanfront holes, breathtaking vistas and a world-class golf experience steps from your homesite.



THE VALUE OF THE SETTING



Luxury residential enclave inside Cap Cana



Golf-course positioning paired with resort lifestyle access



Highly attractive environment for multigenerational ownership and entertaining



A compelling blend of privacy, recreation and Caribbean beauty



JUANILLO BEACH

Powdery white sand and crystal-clear turquoise water create the ultimate beach day. Relaxed, natural beauty and a laid-back resort atmosphere await.



EL DORADO WATER PARK

Family fun and adventure just moments away. Lagoons, slides and exciting attractions designed for memorable days in the sun.



SCAPE PARK

Explore nature, adventure and culture in one stunning setting. Cenotes, zip lines, caves and pristine lagoons offer unforgettable outdoor experiences.



VIDEO TOUR

Click to view the 2nd-level 270° terrace video

PRIVATE OFFERING

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Punta Espada | Lot 104

LAS PALMAS 104 • CAP CANA, DOMINICAN REPUBLIC

PAGE 4 OF 4



WHY LOT 104

A RARE CANVAS FOR A SIGNATURE
PUNTA ESPADA ESTATE



WORLD-CLASS MARINA

Fine dining, yachting, shopping
and services moments away.



PRISTINE BEACHES

Juanillo Beach offers turquoise
waters, white sand and effortless
beach club living.



ADVENTURE & NATURE

Scape Park and native beauty
create unforgettable experiences
for family and guests.



RESORT-STYLE LIVING

El Dorado Water Park and Cap
amenities deliver year-round le
just minutes from your door.

1 THE OPPORTUNITY

Lot 104 is a 3,004-square-meter golf-course parcel in
Las Palmas, Punta Espada—one of Cap Cana's most
exclusive enclaves.

With protected 270° views created by the adjacent
Cap Cana—owned, non-buildable parcel, this homesite
offers uncommon long-term openness across the fairways
and toward the ocean.

Design a substantial luxury villa of over 1,500 square
meters of total construction, with elevated second-story
terraces that capture sweeping sunrise to sunset vistas
in total privacy.

A rare combination of scale, setting, and lasting views
for a signature estate.

2 IDEAL VILLA PROGRAM

- Approx. 6–10 bedrooms
- Over 1,500 square meters of potential total construction
- Grand indoor-outdoor entertaining
- Elevated second-story terrace and pool concept
- Potential for wellness, guest suites, family recreation
and resort-style living

3 NEXT STEPS



VIDEO TOUR

Click here to view the 2nd-level terrace video



PRIVATE OFFERING

Contact representative for additional details



LOT 104 • LAS PALMAS • PUNTA ESPADA • CAP CANA

*For the buyer seeking a trophy villa site inside one of the
Caribbean's most compelling resort environments, Lot 104 stands apart.*



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A COMPELLING DEVELOPMENT SPREAD

Create a Signature Punta Espada Villa

The following gross, unlevered scenario uses the seller's stated land, construction and future resale assumptions.



1 BUY

\$1.80M

Land acquisition price



2 BUILD

\$3.05M

1,500 m² at \$1,900/m² plus \$200,000 of soft costs



3 SELL

\$7.50M

Assumed completed-villa resale value in July 2028

BASE-CASE PROJECT ECONOMICS

Projected Gross Profit

\$2.65M

\$7.50M exit - \$4.85M total project cost

TOTAL PROJECT COST

\$4.85M

GROSS MARGIN

35.3%

2-YEAR ANNUALIZED

24.4%

GROSS ROI ON COST

54.6%

EQUITY MULTIPLE

1.55x

COST BASIS

Land	\$1.80M
Hard construction	\$2.85M
Soft costs	\$200,000
Total project cost	\$4.85M

\$4.85M

\$7.50M

EXIT-VALUE SENSITIVITY

Exit Value	Gross Profit	Gross ROI	2-Year Annualized
\$7.00M	\$2.15M	44.3%	20.1%
\$7.50M	\$2.65M	54.6%	24.4%
\$8.00M	\$3.15M	64.9%	28.4%

UNDERWRITING NOTE

Gross, unlevered illustration based on seller-supplied assumptions. The \$7.5M resale is not an appraisal or guarantee. Excludes financing, carrying costs, acquisition and sale costs, taxes, commissions, contingencies, escalation, permits, FF&E, landscaping and other expenses. Actual net returns may be materially lower.