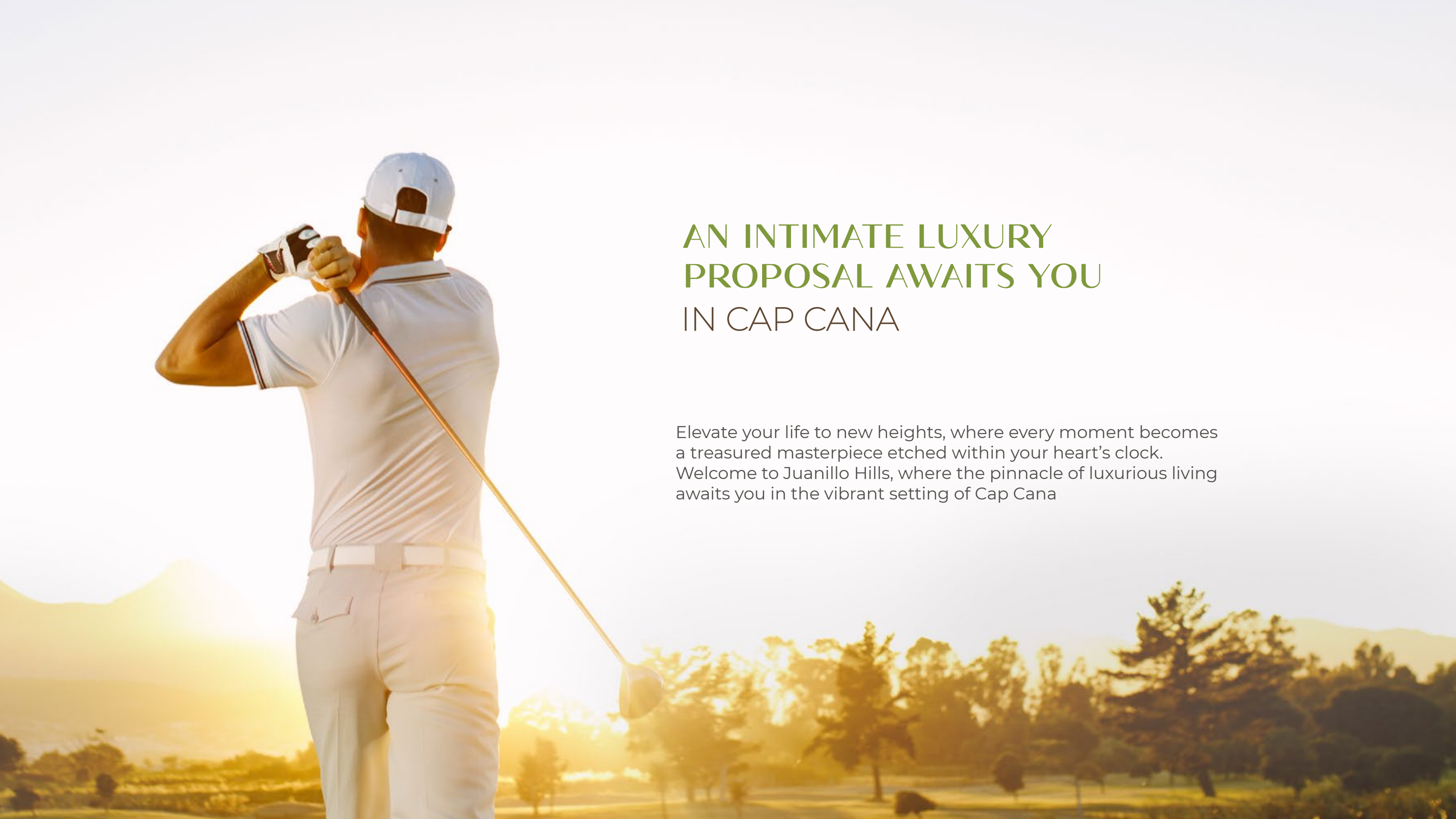


JUANILLO
Hills

BY NOVAL PROPERTIES



AN INTIMATE LUXURY PROPOSAL AWAITS YOU IN CAP CANA

Elevate your life to new heights, where every moment becomes a treasured masterpiece etched within your heart's clock. Welcome to Juanillo Hills, where the pinnacle of luxurious living awaits you in the vibrant setting of Cap Cana

EMBRACE THE UNFORGETTABLE MOMENTS
OF THE ULTIMATE LIFESTYLE EXPERIENCE

Juanillo Hills

Indulge in the allure of elegance and sophistication as you discover your very own sanctuary. Nestled within the exclusive enclave of Cap Cana, Juanillo Hills promises an extraordinary experience that exceeds all expectations. Immerse yourself in opulent amenities meticulously crafted by Noval Properties, as you embark on a remarkable journey in the captivating city of Cap Cana.



UNVEILING THE PINNACLE
OF EXTRAORDINARY
in an unrivaled space

Juanillo Hills, where an ideal connection to a dynamic lifestyle awaits within the sanctuary of an environment that is both exclusive and secure. Here, the verdant freshness of the surrounding golf course fuels your energy, inviting you to embark on a journey of fitness in a cutting-edge gym or indulge in the sheer pleasure of free swimming in a spectacular pool.



**INDULGE IN A HAVEN
THAT MIRRORS**
your dreams

Nestled amidst the splendor of Cap Cana's exclusivity. Welcome to a masterpiece of intimate luxury, where only 60 units are right at the gateway of the renowned Juanillo area—a sanctuary cherished as one of the East's most prized and sought-after beaches.

IMMERSE YOURSELF IN A
WORLD OF UNPARALLELED

pleasures

This development is designed to meet the needs of those who seek the best and most exclusive. Here, life has its own rhythm in a place that connects you with the finest amenities of the most sophisticated and highly regarded tourist enclave in the entire Caribbean, Cap Cana





"ALL RENDERINGS/PICTURES SHOWN ARE FOR ILLUSTRATION PURPOSE ONLY"

DISCOVER THE EPITOME OF LUXURY IN CAP CANA'S MOST INTIMATE SETTING.

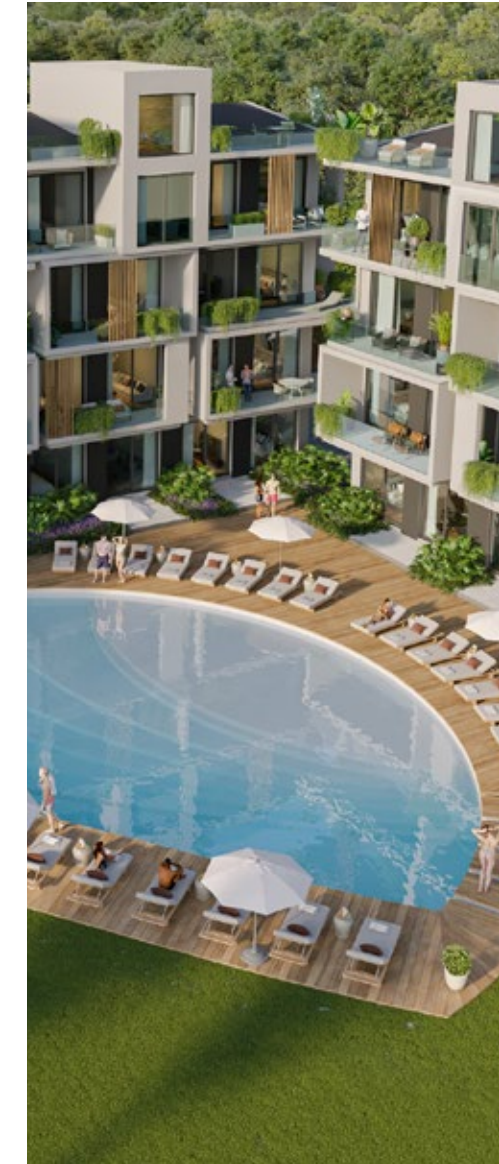
Its location provides you with the perfect space to enjoy all the exclusivity of Cap Cana from the privacy of a development consisting of only 60 units, nestled alongside a golf course, right at the entrance of the Juanillo area, one of the most exclusive and acclaimed beaches in the entire East. A resort reserved for those who seek to experience another version of luxury and comfort.



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LUXURIOUS DELIGHTS AND AUTHENTIC *Comforts*

CHARACTERISTIC

60 Apartments
Swimming Pool
Social area

1, 2, and 3 Bedrooms
Gym
24 hour security parking spaces

JUANILLO *Hills*

BY NOVAL PROPERTIES



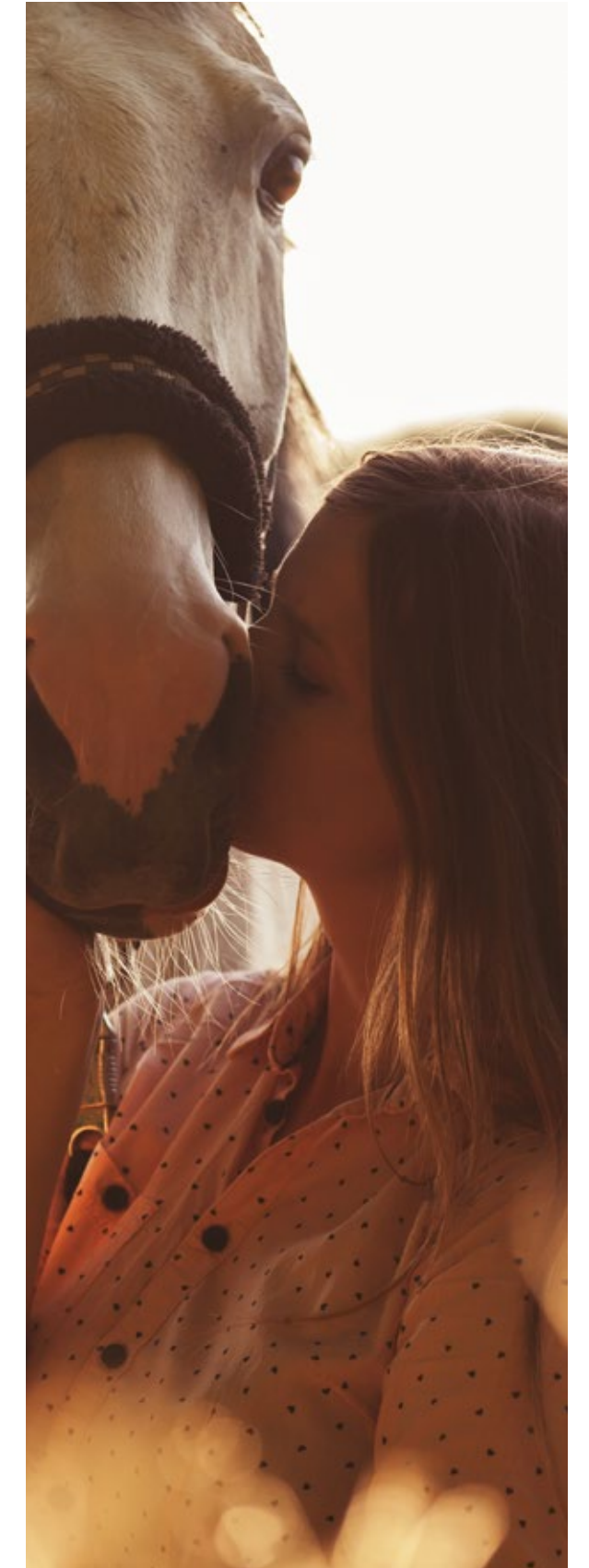
ALL RENDERINGS/PICTURES SHOWN ARE FOR ILLUSTRATION PURPOSE ONLY



ALL RENDERINGS/PICTURES SHOWN ARE FOR ILLUSTRATION PURPOSE ONLY

INDULGE IN
THE UNMATCHED
essence of Cap Cana

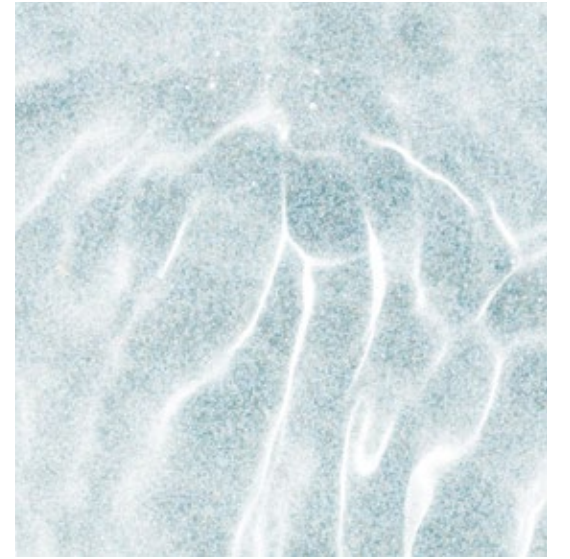
THRILLINGLY EXCLUSIVE,
EXCLUSIVELY YOURS.





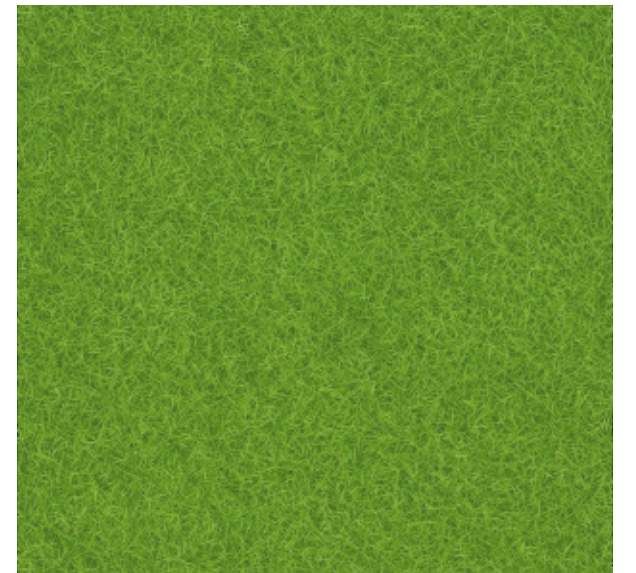
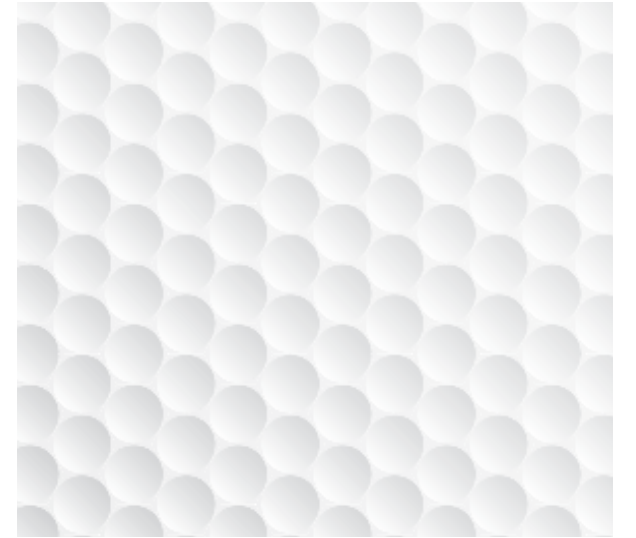
EMBARK ON AN
EXTRAORDINARY
JOURNEY

*Where your life
begins.*



IMMERSE YOURSELF IN *Wellness*

Just minutes away from Juanillo Beach, this development embraces water as its essential element. A captivatingly designed structure, surrounded by a vibrant pool, breathes life and movement into the space. It beautifully incorporates the best of the surrounding environment, offering you an opportunity to enjoy a lifestyle you've always desired. Immerse yourself in its natural surroundings and live the best version of the lifestyle you've always dreamed of.



**ELEVATE TO
UNPARALLELED**
heights.

**PUNTA ESPADA CLUB
GOLF AND CLUB**

The number one in the entire Caribbean and Mexico, with its 18 holes of incomparable oceanfront views.

**LAS IGUANAS
GOLF COURSE**

This 18-hole course has become a favorite among golfers from around the world designed by Jack Nicklaus.

INTIMATE AND

Modern Design

YOUR SPACE

in the best destination



06
MIN

Playa Juanillo



08
MIN

Punta Espada
Golf Club



15
MIN

Aeropuerto Intl.
Punta Cana



10
MIN

Playa Api



10
MIN

Fishing Lodge



10
MIN

Supermarket



10
MIN

Blue Mall



05
MIN

Marina Cap cana
Resort & Club



10
MIN

Punta Cana
Polo Club



05
MIN

Los Establos



05
MIN

Casino Dominic



25
MIN

Ojos Indígenas



MASTERPLAN



POOL OF 699,52 m²



PARKING



BUILDING A



BUILDING B



BUILDING C

JUANILLO
Hills

BY NOVAL PROPERTIES

FLOOR PLANS

TA10 AND TA20

Typologies

Location



Surfaces

Typology: TA10
Level: 1
Bedrooms: 1
Apartment Area (sqm): 57.72
Terrace Area (sqm): 8.63
Common Area (sqm): 13.09
Roof Terrace (sqm): 0.00
Total Area (sqm): 79.44



Location



Typology: TA20
Level: 2
Bedrooms: 1
Apartment Area (sqm): 61.71
Terrace Area (sqm): 11.04
Common Area (sqm): 12.69
Roof Terrace (sqm): 0.00
Total Area (sqm): 85.44



Furniture included. Certain conditions apply.

FLOOR PLANS TB10

Typologies

Location



Surfaces

Typology: TB10
Level: 2
Bedrooms: 2
Apartment Area (sqm): 99.15
Terrace Area (sqm): 25.09
Common Area (sqm): 13.09
Roof Terrace (sqm): 0.00
Total Area (sqm): 137.33



Furniture included. Certain conditions apply.

FLOOR PLANS TB20

Typologies

Location



Surfaces

Typology: TB20
Level: 3
Bedrooms: 2
Apartment Area (sqm): 94.70
Terrace Area (sqm): 15.19
Common Area (sqm): 17.98
Roof Terrace (sqm): 0.00
Total Area (sqm): 127.87



Furniture included. Certain conditions apply.

FLOOR PLANS

TB41

Typologies

Location



Surfaces

Typology: TB41
Level: 4
Bedrooms: 2
Apartment Area (sqm): 114.17
Terrace Area (sqm): 11.56
Common Area (sqm): 13.09
Roof Terrace (sqm): 11.62
Total Area (sqm): 150.44



Furniture included. Certain conditions apply.

FLOOR PLANS TC10

Typologies

Location



Surfaces

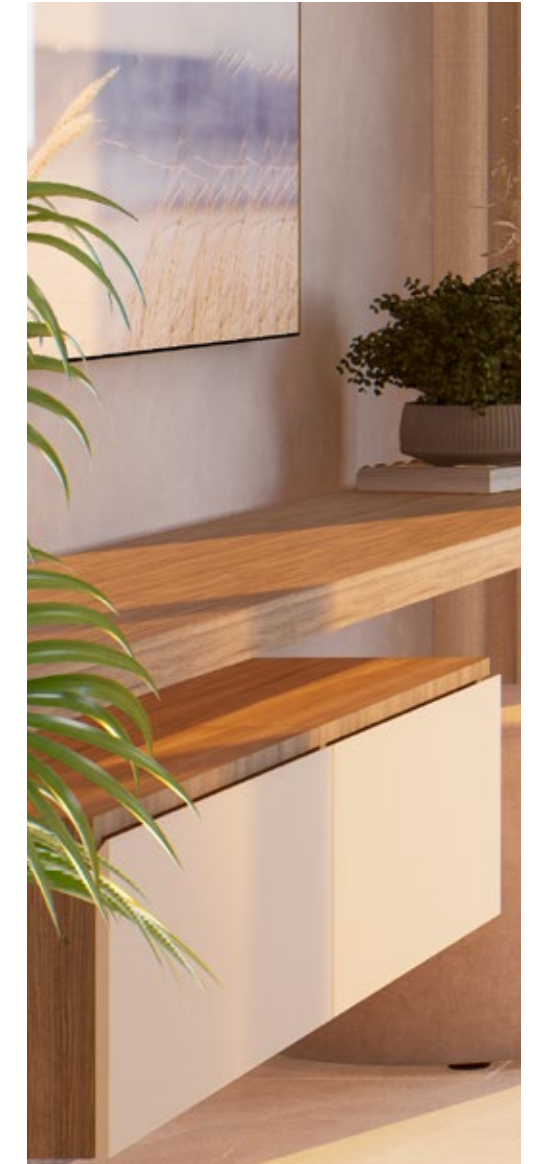
Typology: TC10
Level: 2
Bedrooms: 3
Apartment Area (sqm): 120.46
Terrace Area (sqm): 21.97
Common Area (sqm): 12.69
Roof Terrace (sqm): 0.00
Total Area (sqm): 155.12



Furniture included. Certain conditions apply.



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EXQUISITE ELEGANCE AND *Stunning beauty funcional*

EXQUISITE FINISHING TOUCHES

The meticulous attention to detail in Juanillo Hills, combined with practicality and dynamic design, creates a living space that is both elegant and functional. The contemporary aesthetic is enhanced by a harmonious combination of neutral tones such as white and gray, complemented by the warm and inviting presence of wood. Each apartment, whether one, two, or three bedrooms, exudes luxury with exquisite finishes and state-of-the-art amenities and security features.

Finishes

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AN INVESTMENT *with height*

PAYMENT PLAN

	First installment	During construction	Final installment
Prompt payment	90 %	0 %	10 %
Prompt payment 50 %	50 %	30 %	20 %
Standard	20 %	60 %	20 %

At the signing of a promise of purchase

Against delivery

Ask your sales representative about your benefits for choosing prompt payment



Best location | Best product | Smart investment

Since 2003 we have been developing innovative and profitable residential, commercial and tourist projects in the best locations of the Dominican Republic.

¿WHY INVEST WITH US?



Property management



* Tax exemption



Interior design



Exclusive and professional advice

* EXEMPTION FROM 3% TRANSFER TAX AND 1% ANNUAL IPI FOR 15 YEARS.

+19 YEARS OF EXPERIENCE



STRATEGIC LOCATIONS



HIGH-QUALITY FINISH



INNOVATIVE DESIGN

6% RETURN





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COLLABORATORS
of the project

CEO - César Latrilla

CDO- Felipe Daniel Bescansa

Architecture - Matias Mlynarz Puig

interior design - Norys Gómez


NOVAL

JUANILLO
Hills

BY NOVAL PROPERTIES