



LUXURY HOMES

BY NOVAL PROPERTIES

CARIBBEAN *Desire*

CAP CANA

Dominican Republic



Index

| | |
|------------------|----|
| Luxury Homes | 03 |
| Cap Cana | 04 |
| Cerca de | 06 |
| Ubicación | 08 |
| Villa Palmitas 8 | 10 |
| Villa Cayuco 11 | 17 |
| Villa Palmas 105 | 24 |
| Villa Palmas 106 | 31 |
| Villa Palmas 107 | 37 |
| Villa Lagunas 24 | 44 |
| Terminaciones | 52 |
| Noval Properties | 53 |

Meet the spectacular collection of luxury villas from Noval Properties with stunning spaces to enjoy and invest at the highest level, located in one of the most exclusive and coveted destinations in the entire Caribbean: Cap Cana, Dominican Republic.





Cap Cana

Dominican Republic

We refer to the most important destination city in the entire Caribbean, one that impresses with its exclusivity and its fascinating way of integrating the beauty of the best white sand beaches in the Caribbean, the most prestigious golf courses in the entire area, and its marine feature that replicates the finest European style, making this complex the highest valued luxury destination in the entire area.



Cap Cana

Dominican Republic

Has become a benchmark, the meeting point for those who love the best of life and enjoy it in the dearest and full manner.

Cap Cana has all the lifestyle assets you need for a unique lifestyle. Enjoy the best place to go fishing, play golf, go yachting, practice polo, horse riding, and water sports. All this, in addition to its exclusive list of restaurants and its majestic marina, make it a world-class destination in the middle of the Caribbean.



Infinite
possibilities

CAP CANA



Juanillo Beach



Punta Espada
Golf Club



Punta Cana
Intl. Airport



Api Beach



Bars and restaurants



Grocery Store



Blue Mall



Marina Punta Cana
Resort & Club



Punta Cana
Polo Club



The stables
horse riding



Casino Dominic



Ojos Indígenas



DISCOVER OUR
LUXURY HOMES



VILLA
PALMAS 107
BY NOVAL PROPERTIES

VILLA
PALMAS 106
BY NOVAL PROPERTIES

VILLA
PALMAS 105
BY NOVAL PROPERTIES

VILLA
CAYUCO II
BY NOVAL PROPERTIES

VILLA
Palmitas
BY NOVAL PROPERTIES



VILLA
LAGUNAS¹
BY NOVAL PROPERTIES

VILLA
LAGUNAS²
BY NOVAL PROPERTIES



VILLA
Palmitas

BY NOVAL PROPERTIES

Privacy and Tranquility

Villa Palmitas 8 is a contemporary retreat with a serene atmosphere where the outdoor panorama is the main protagonist. It is a family home with cozy and functional spaces designed to pay tribute to nature in the paradisiacal area of Cap Cana, with the highest level of discretion.














Familiar &
Memorable

The design contemplates a roofed garage area without a front enclosure and direct access to the house's interior, facilitating an effective connection that covers all possible needs when arriving home. The main access of the villa acts as a magnificent threshold that carries the visitor through a double-height space full of natural light, from which one can admire both the views towards the golf course over the infinity pool and the front garden.



Features:

2 Floors

-  6 Bedrooms
-  7 Bathrooms
-  Service areas
-  Swimming pool
-  Jacuzzi
-  Terrace
-  BBQ

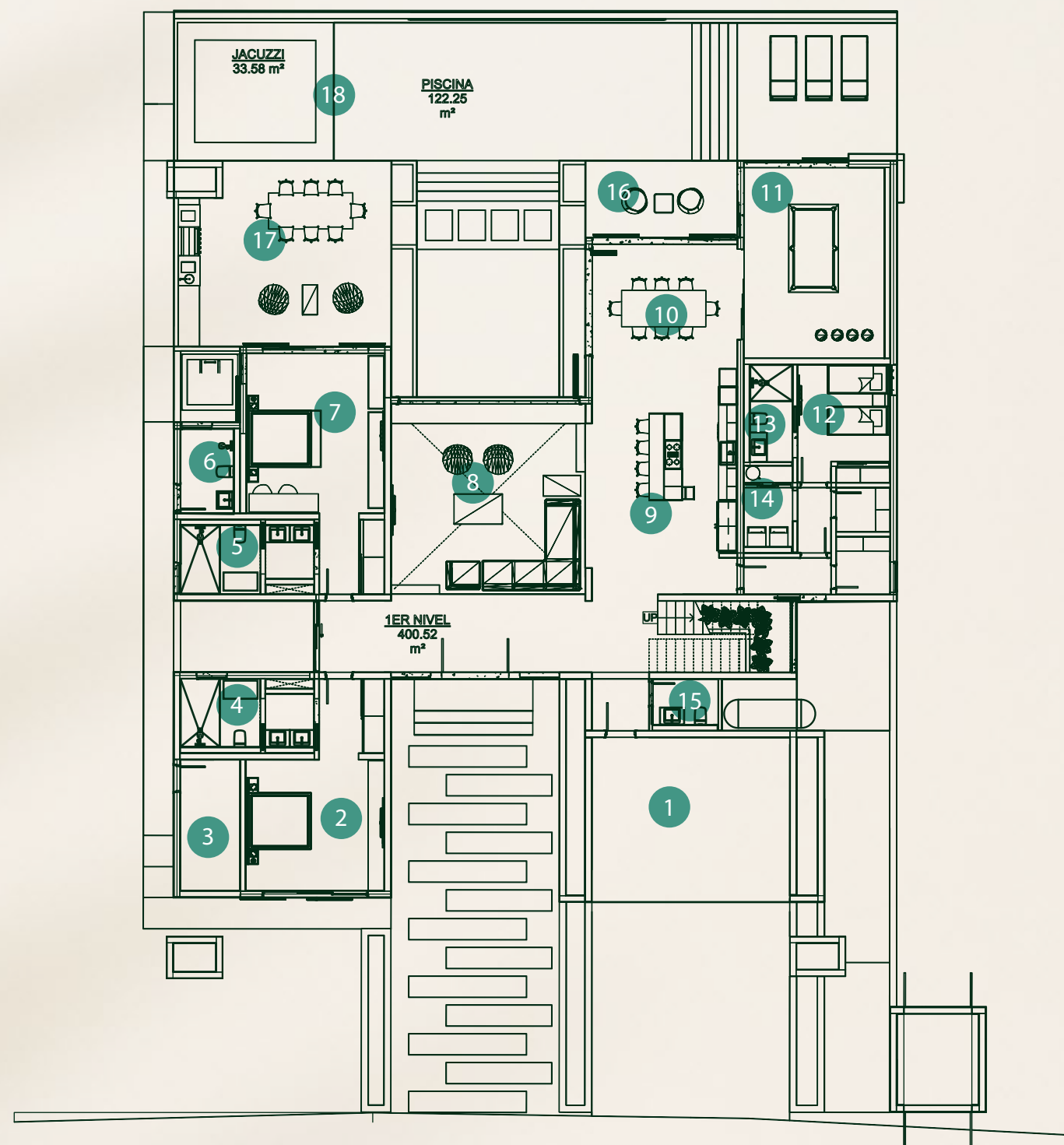
Masterplan

First floor

AMENITIES

| | |
|---------------|--------------|
| BBQ | 44.99 Sqft |
| Swimming Pool | 1481.75 Sqft |
| Jacuzzi | 260.80 Sqft |
| Picuzzi | 122.81 Sqft |
| Total | 1910.48 Sqft |

- | | |
|--------------------|-------------------------------|
| 1 Parking | 11 Bar/Billar |
| 2 Bedroom | 12 Service bedroom |
| 3 Warehouse | 13 Service Bathroom |
| 4 Bathroom | 14 Washing area |
| 5 Bathroom | 15 Half Bathroom |
| 6 Outside Bathroom | 16 Terrace |
| 7 Master Room | 17 Terrace/BBQ |
| 8 Living room | 18 Swimming pool with jacuzzi |
| 9 Kitchen | |
| 10 Dinning room | |



Masterplan

SECOND FLOOR

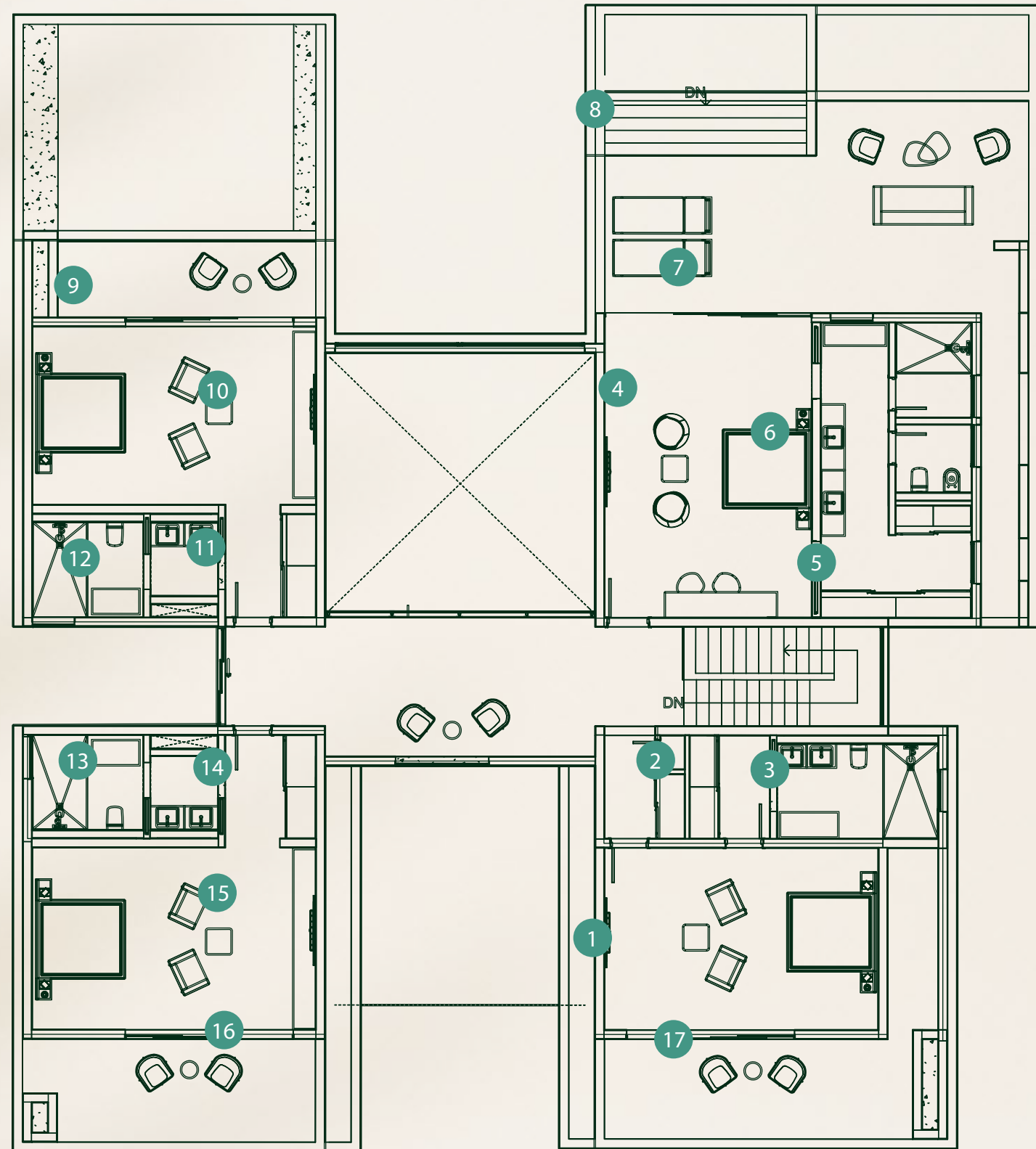
BUILT AREA

First Floor 4689.40 Sqft

Second Floor 4211.05 Sqft

Total 8900.46 Sqft

- 1 Bedroom 2
- 2 Dressing room
- 3 Bathroom
- 4 Master Room
- 5 Dressing room
- 6 Bathroom
- 7 Terrace
- 8 Picuzzi
- 9 Balcony
- 10 Bedroom 3
- 11 Closet
- 12 Bathroom
- 13 Bathroom
- 14 Closet
- 15 Bedroom 4
- 16 Balcony
- 17 Balcony



VILLA
Palmitas
BY NOVAL PROPERTIES

VILLA
CAYUCO 11

BY NOVAL PROPERTIES



Luxury

It is the most exclusive villa proposal in Cap Cana, where beauty transforms the spaces, creating a personal work of art for you, who enjoys the excellence of living the experiences of the most luxurious destination city in the entire Caribbean every day. Whether you think of a supreme lifestyle or a great investment, Villa Cayuco II is the best reinterpretation of beauty in all its forms.












Exceptional
aesthetic delight

The plan includes a covered parking area without a front fence and direct access to the house's interior, allowing an effective connection that covers all possible needs when arriving home. The villa's main entrance serves as a beautiful threshold that leads guests into a double-height ceiling room flooded with natural light from which they can enjoy views of the front garden, the infinity pool, and the golf course. The second-floor rear terrace allows for fun without losing sight of the surrounding scenery, allowing for a more intimate experience with all lifestyle assets.



Features:

2 Floors

-  10 Bedrooms
-  10 Bathrooms
-  Service areas
-  Swimming pool
-  Jacuzzi
-  Terrace
-  BBQ

Masterplan

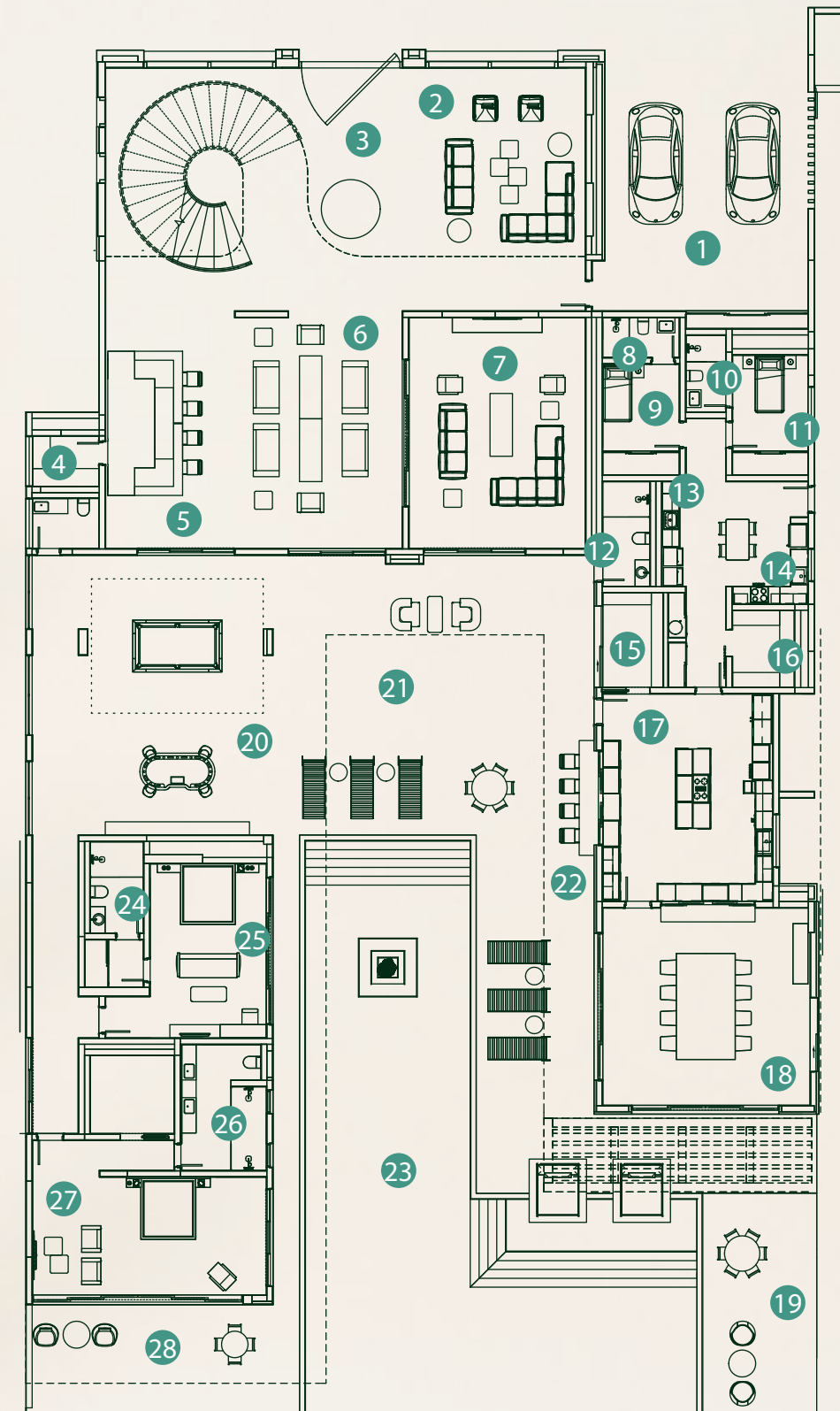
First floor

AMENITIES

| | |
|---------------|--------------|
| BBQ | 43.80 Sqft |
| Swimming pool | 2068.93 Sqft |
| Jacuzzi | 269.098 Sqft |
| Jacuzzi | 55.45 Sqft |

Total 1953.75 Sqft

- | | | |
|---------------------|----------------------|------------------|
| 1 Parking | 11 Service bedroom 1 | 21 Terrace |
| 2 Lobby | 12 Bathroom | 22 Bar |
| 3 Reception | 13 Washing area | 23 Swimming pool |
| 4 Bar deposit | 14 Second Kitchen | 24 Bathroom |
| 5 Bar | 15 Cava | 25 Bedroom 2 |
| 6 Living room | 16 Despensa | 26 Bathroom |
| 7 Television room | 17 Principal Kitchen | 27 Master room |
| 8 Bathroom | 18 Dining room | 28 BBQ |
| 9 Service bedroom 2 | 19 BBQ | |
| 10 Bathroom | 20 Games area | |



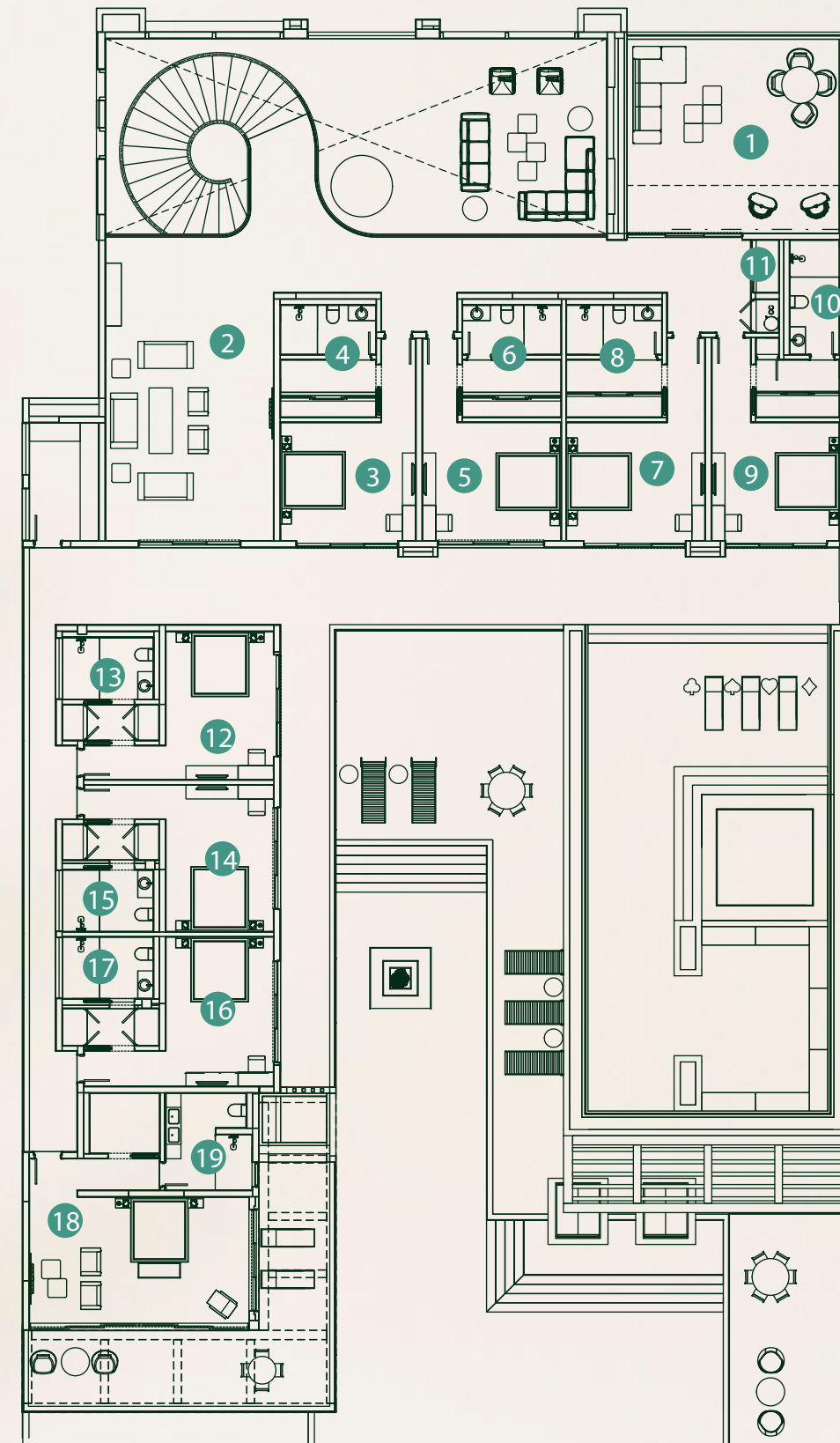
Masterplan

Second floor

BUILT AREA

| | |
|--------------|----------------------|
| First floor | 9997.08 Sqft |
| Second floor | 6082.75 Sqft |
| Terrace 1 | 506.52 Sqft |
| Terrace 2 | 1412.52 Sqft |
| Terrace 3 | 445.16 |
| Total | 18444.11 Sqft |

- | | |
|-------------------|--------------|
| 1 Front terrace | 11 Limpieza |
| 2 Television room | 12 Bedroom 6 |
| 3 Bedroom 7 | 13 Bathroom |
| 4 Bathroom | 14 Bedroom 5 |
| 5 Bedroom 8 | 15 Bathroom |
| 6 Bathroom | 16 Bedroom 4 |
| 7 Bedroom 9 | 17 Bathroom |
| 8 Bathroom | 18 Bedroom 3 |
| 9 Bedroom 10 | 19 Bathroom |
| 10 Bathroom | |



The background of the image is a dark, monochromatic photograph of palm fronds. The fronds are arranged in a way that creates a sense of depth and texture, with the central frond being the most prominent and slightly out of focus, while the others recede into the background. The lighting is soft, highlighting the intricate vein patterns of the leaves.

VILLA
PALMAS 105
BY NOVAL PROPERTIES

*Stunning
Caribbean
lifestyle*

In Villa Palmas 105, the areas form a structure that explores geometric dimensions with exquisite textures, capturing the lights of the exterior and interior environments to expand their spaces where only beauty is perceived.

An exquisite idea for your investment, a way to value your time, and a space where you can enjoy life as a work of art.














Unforgettable luxury

Open spaces prevail in the recreational areas of the villa. The rooms are interconnected, achieving a sense of freedom and merging with the environment. On the first level, the pool is the villa's focal point, integrating all the leisure areas, such as the living room, dining room, multipurpose terraces, and jacuzzi, all with a wonderful view of the golf course. On the second level, the master bedroom has a private balcony with a jacuzzi, overlooking the pool of the first level and the golf course.



Features:

2 Floors

-  6 Bedrooms
-  6 Bathrooms
-  Service areas
-  Swimming pool
-  Jacuzzi
-  Terrace
-  BBQ

Masterplan

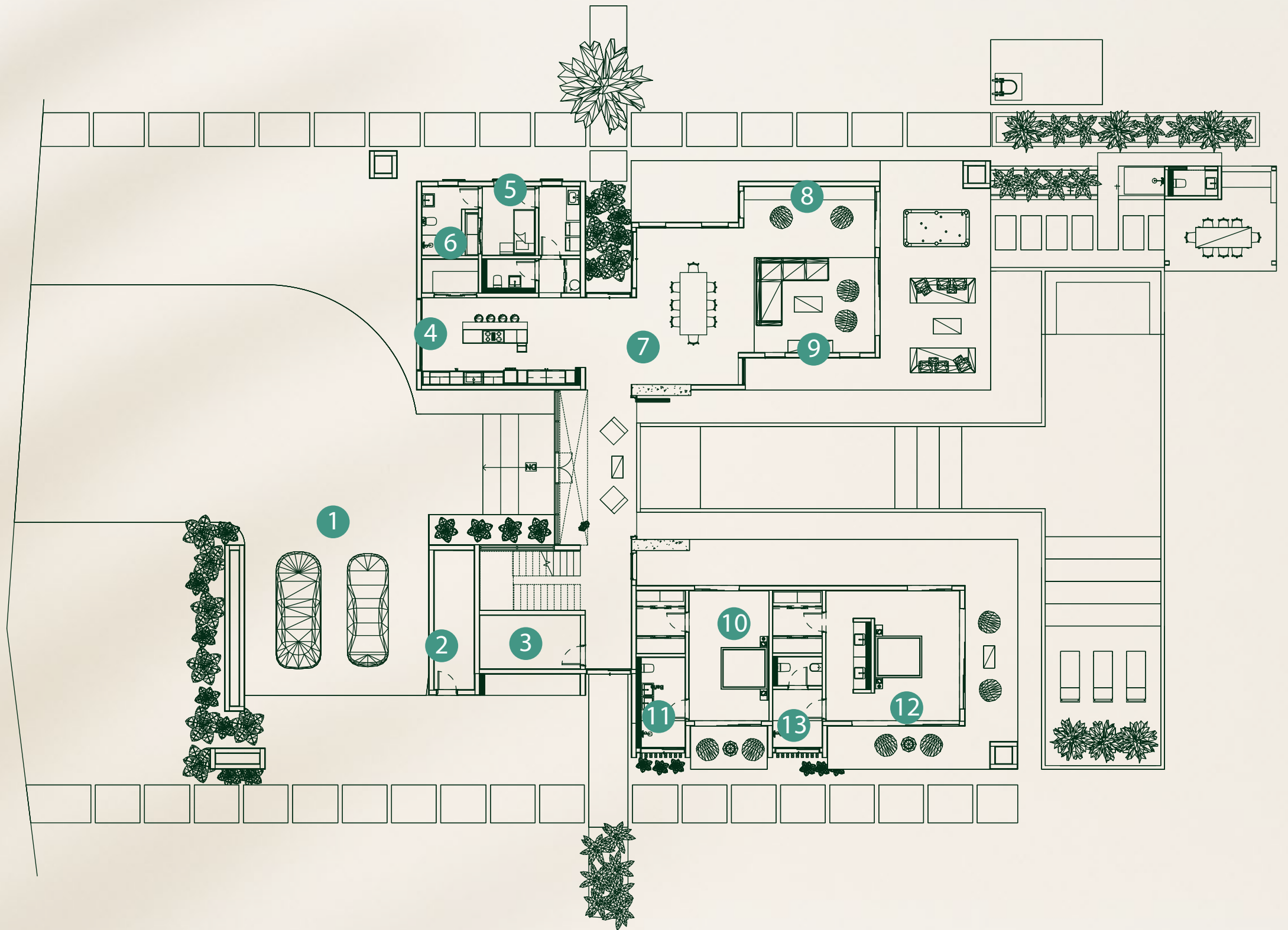
First floor

AMENITIES

Swimming pool 2101.43 Sqft
BBQ 253.59 Sqft
Picuzzi 199.23 Sqft

Total 2554.27 Sqft

- 1 Parking
- 2 Outside Warehouse
- 3 Warehouse
- 4 Kitchen
- 5 Service bedroom
- 6 Bathroom
- 7 Dinning room
- 8 Bar
- 9 Living room
- 10 Bedroom
- 11 Bathroom
- 12 Bedroom
- 13 Bathroom



VILLA
PALMAS 105
BY NOVAL PROPERTIES

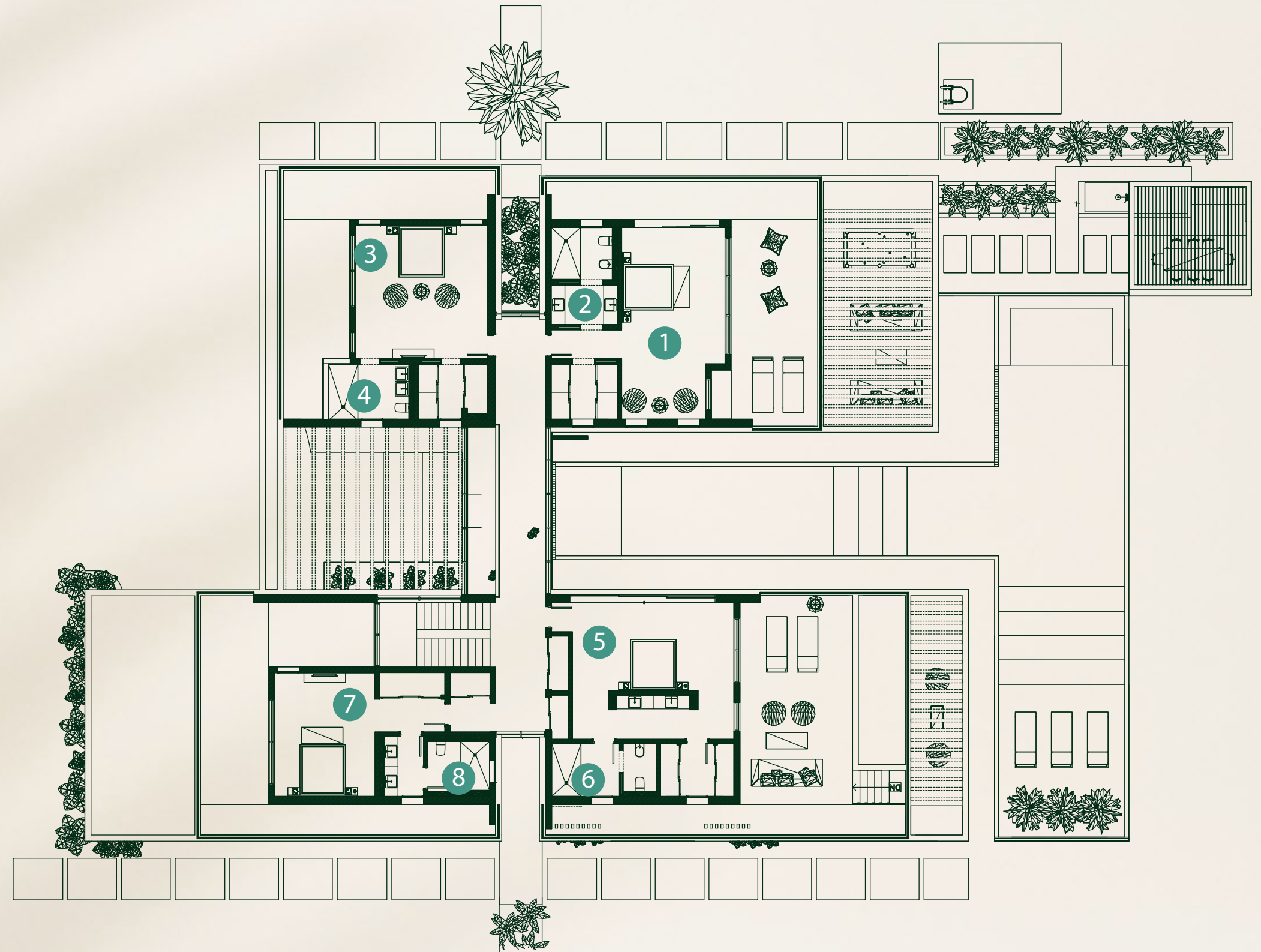
Masterplan

Second floor

BUILT AREA

| | |
|--------------|---------------|
| First Floor | 5908.41 Sqft |
| Second Floor | 5247.94 Sqft |
| Total | 11156.47 Sqft |

- 1 Master room
- 2 Bathroom
- 3 Bedroom 3
- 4 Bathroom
- 5 Master room
- 6 Bathroom
- 7 Bedroom 4
- 8 Bathroom



VILLA
PALMAS 105
BY NOVAL PROPERTIES



VILLA
PALMAS 106

BY NOVAL PROPERTIES



Perfection








Explore new dimensions and exciting moments in Villa Palmas 106. A design immerses itself in the magic of its materials and its forms, making the light play within its spaces and bounce on its materials' textures, creating delicate contours in its structures. Invest in a dream lifestyle in the best destination in the Caribbean.





Features:

2 Floors

-  7 Bedrooms
-  8 Bathrooms
-  Service areas
-  Swimming pool
-  Jacuzzi
-  Terrace
-  BBQ

Masterplan

First floor

AMENITIES

| | |
|---------------|--------------|
| Swimming pool | 1420.40 Sqft |
| Picuzzi | 76.85 Sqft |
| BBQ | 81.48 Sqft |
| Bar | 122.81 Sqft |
| Total | 1927.17 Sqft |

- 1 Master room
- 2 Bathroom
- 3 Bedroom 1
- 4 Bathroom
- 5 Bedroom 2
- 6 Bathroom
- 7 Half Bathroom
- 8 Living room
- 9 Swimming pool
- 10 Terrace
- 11 Lobby
- 12 Outside Bathroom
- 13 BBQ
- 14 Jacuzzi
- 15 Kitchen/Dinning room
- 16 Kitchen
- 17 Service area
- 18 Washing area



VILLA
PALMAS 106
BY NOVAL PROPERTIES

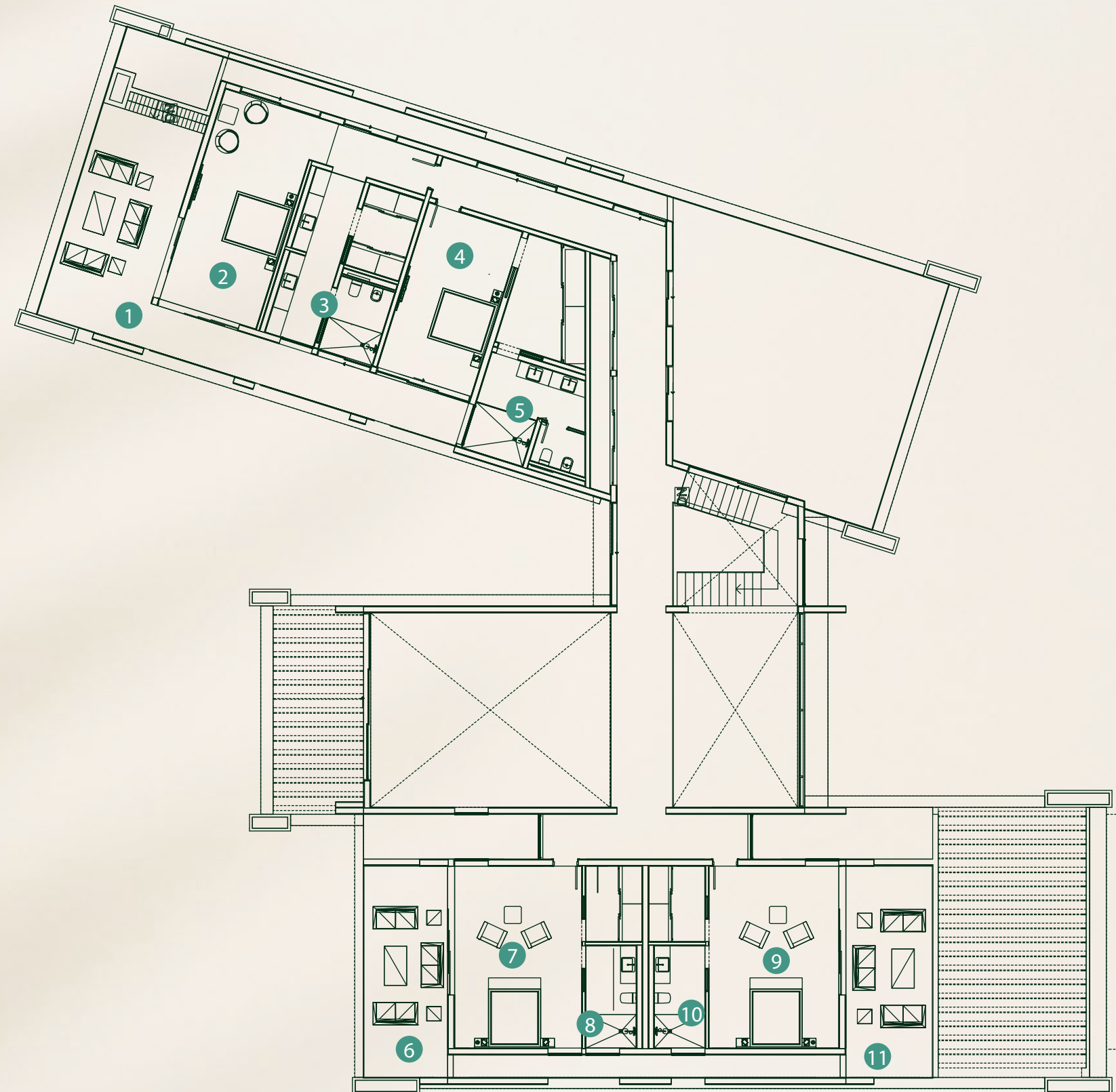
Masterplan

Second floor

BUILT AREA

| | |
|--------------|----------------------|
| First Floor | 7053.26 Sqft |
| Second Floor | 5390.88 Sqft |
| Bar | 122.81 Sqft |
| Total | 12627.78 Sqft |

- 1 Terrace
- 2 Master room
- 3 Bathroom
- 4 Bethroom 5
- 5 Bathroom
- 6 Terraza
- 7 Bethroom 4
- 8 Bathroom
- 9 Bethroom 5
- 10 Bathroom
- 11 Terrace





VILLA
PALMAS 107

BY NOVAL PROPERTIES

Tropical *glamour*

Discover the new dimensions of luxury in a design that reinterprets minimalism in this piece of our collection. Its finishes' light, water, and texture reinvent the environment and make it a unique, warm, and elegant experience in Cap Cana.














Minimalist

The villa's relaxation spaces are characterized by open, connected spaces that give off a sense of maximum fullness and openness. These spaces blend the villa's two floors with the surroundings and offer a spectacular, private view of the golf course. A structure distinguished by exceptional geometry floods each square meter of the home with light and warmth.



Features:

2 Floors

-  6 Bedrooms
-  6 Bathrooms
-  Service areas
-  Swimming pool
-  Jacuzzi
-  Terrace
-  BBQ

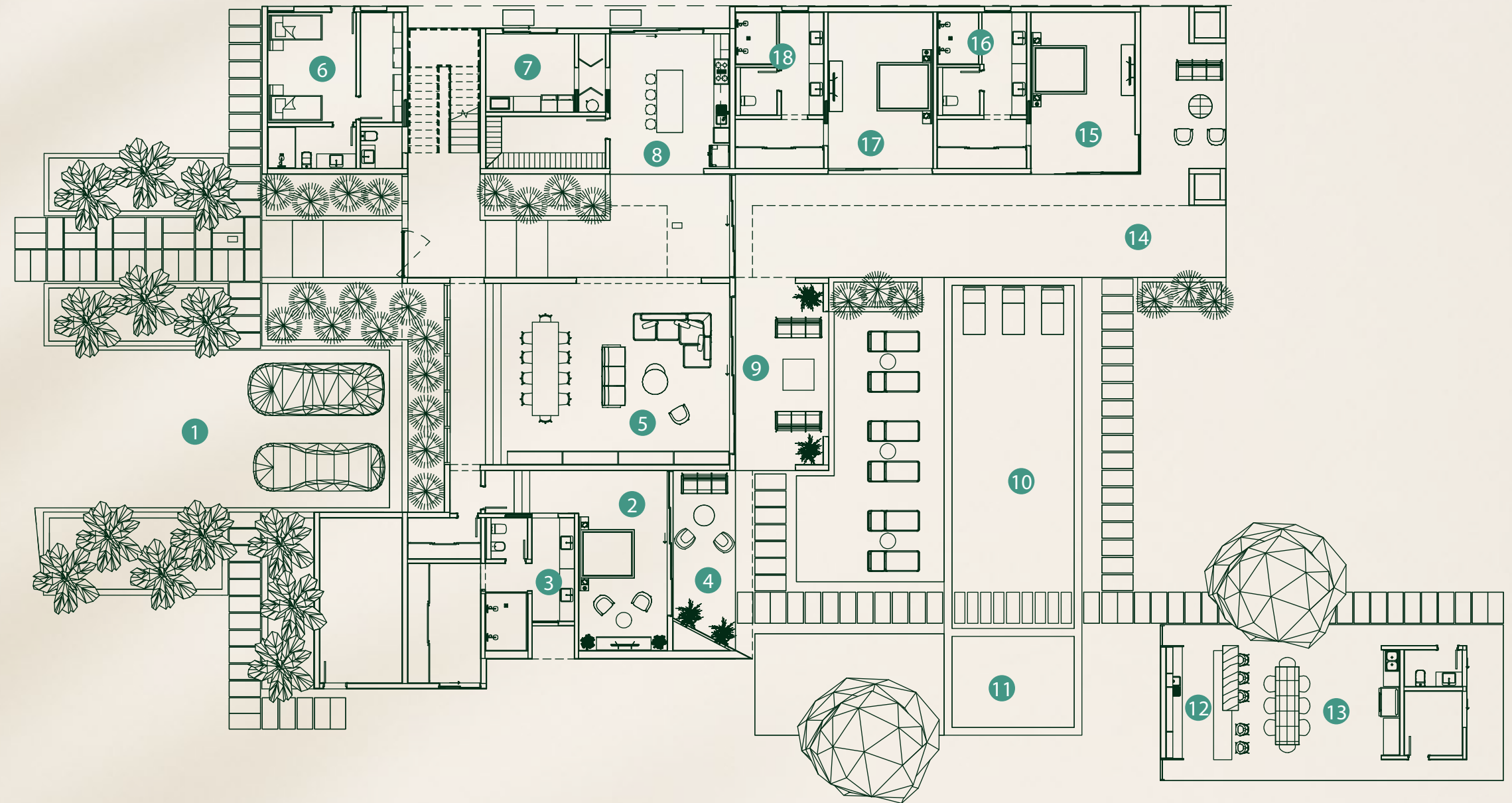
Masterplan

First floor

AMENITIES

| | |
|---------------|---------------------|
| Swimming pool | 956.05 Sqft |
| Terrace | 562.95 Sqft |
| BBQ | 213.12 Sqft |
| Bar | 221.62 Sqft |
| Total | 1953.75 Sqft |

- | | |
|-------------------|--------------|
| 1 Parking | 11 Jacuzzi |
| 2 Master room | 12 Bar |
| 3 Bathroom | 13 BBQ |
| 4 Terrace | 14 Terrace |
| 5 Living room | 15 Bedroom 2 |
| 6 Service bedroom | 16 Bathroom |
| 7 Laundry | 17 Bedroom 3 |
| 8 Kitchen | 18 Bathroom |
| 9 Terrace | |
| 10 Swimming pool | |



VILLA
PALMAS 107
 BY NOVAL PROPERTIES

Masterplan

Second floor

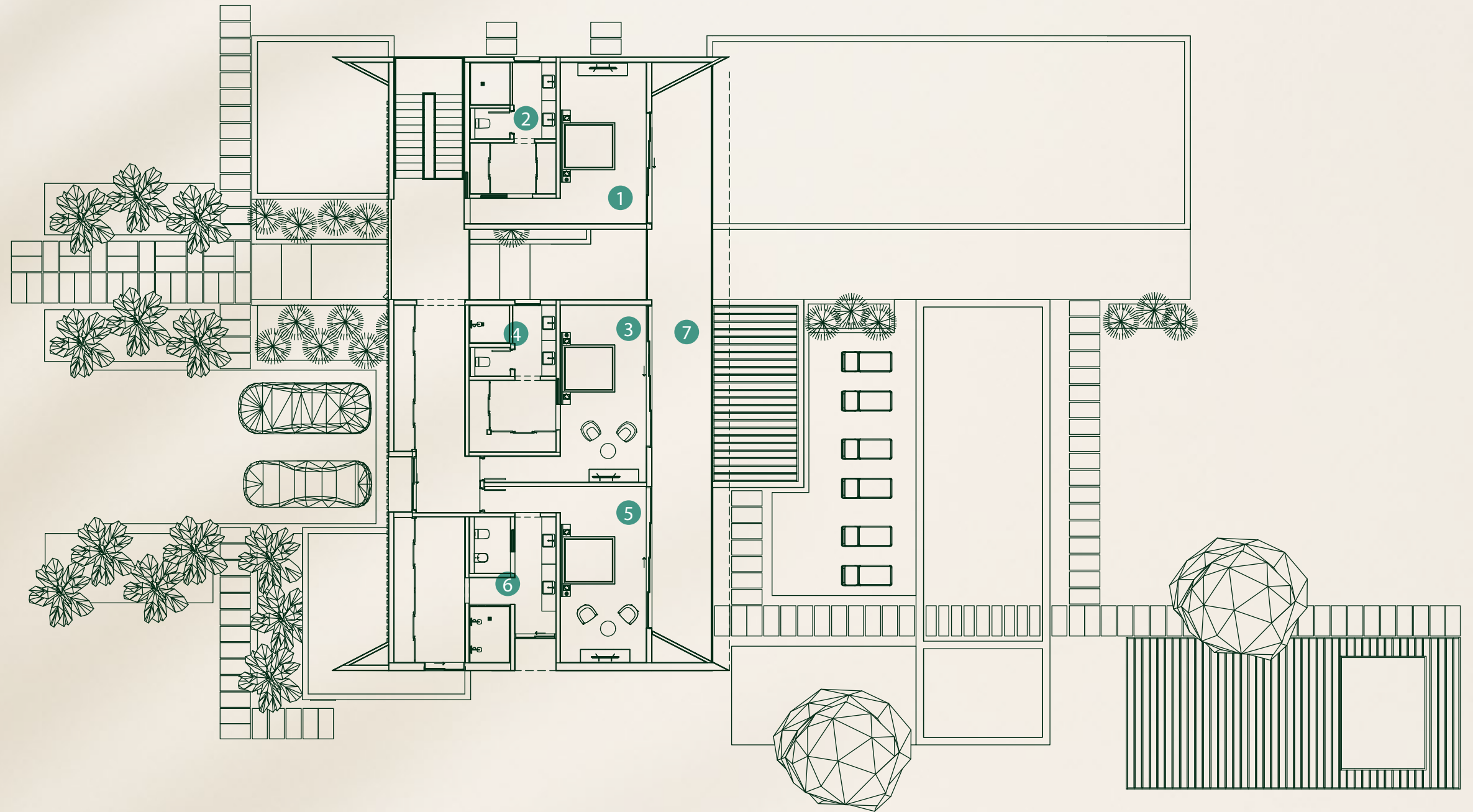
BUILT AREA

First Floor 5813.91 Sqft

Second Floor 2965.45 Sqft

Total 8779.36 Sqft

- 1 Bedroom 4
- 2 Bathroom
- 3 Bedroom 5
- 4 Bathroom
- 5 Bedroom 6
- 6 Bathroom
- 7 Terrace



VILLA
PALMAS 107
BY NOVAL PROPERTIES



VILLA
LAGUNAS ²/₄

BY NOVAL PROPERTIES





Intimate, illuminated, and
Luxurious

Are the defining characteristics of this villa's conceptual model. A modern structure that effortlessly adapts to the surrounding topography, each space seamlessly integrates with its natural environment.

The design fosters visual communication between all villa areas from entering the foyer. With spacious and functional spaces that cater to your every need, you'll immerse yourself in an atmosphere that effortlessly combines glamour and exoticism.










A fusion of exotic
allure and pure
Glamour

Recreation areas are strategically placed to provide stunning views of the natural surroundings. The exterior light reflecting off the expansive pool creates an intimate and refreshing ambiance, enveloping you in the sense of tranquility. The pool and jacuzzi blend seamlessly with the gray, anti-slip tiles and ceramics, boasting the Balinese style of this exquisite design while also providing long-lasting durability. This villa is the perfect romantic retreat with its vast, open spaces and abundant natural light. So why not indulge in the ultimate luxury experience, where every moment is tailored to your desires? Come and experience the unparalleled beauty of this stunning villa and all it has to offer.



Features:

2 Floors

-  6 Bedrooms
-  6t Bathrooms
-  Service area
-  Swimming pool
-  Jacuzzi
-  Terrace
-  BBQ

Masterplan

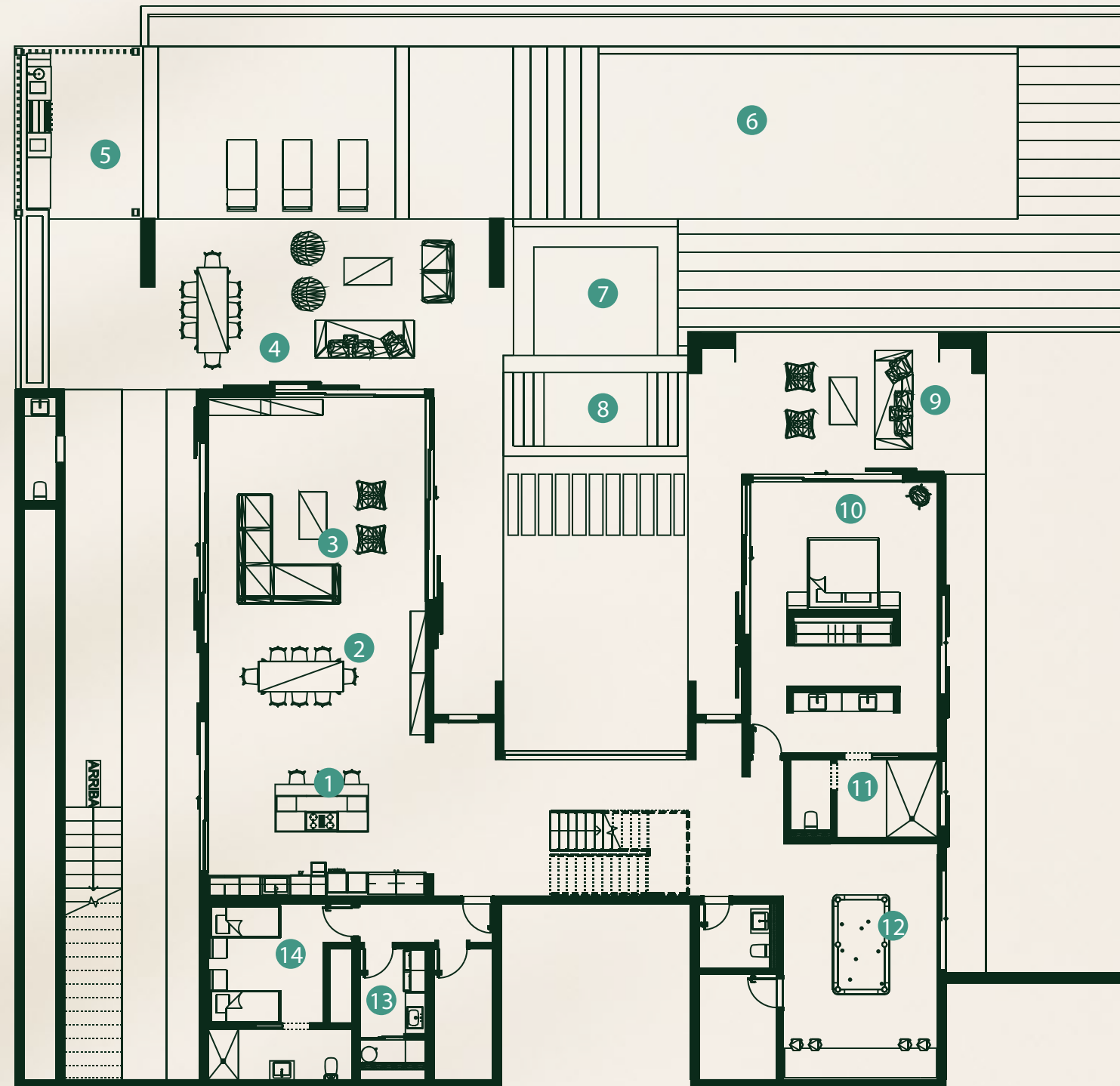
Underground level

AMENITIES

Piscina 1354.20 Sqft
Jacuzzi 228.08 Sqft
BBQ 208.06 Sqft

Total 1790.36 Sqft

- 1 Kitchen
- 2 Dining room
- 3 Living room
- 4 Terrace
- 5 BBQ
- 6 Swimming pool
- 7 Jacuzzi
- 8 Bar
- 9 Terrace
- 10 Principal bedroom
- 11 Bathroom
- 12 Billiard table
- 13 Bathroom
- 14 Bedroom



Masterplan

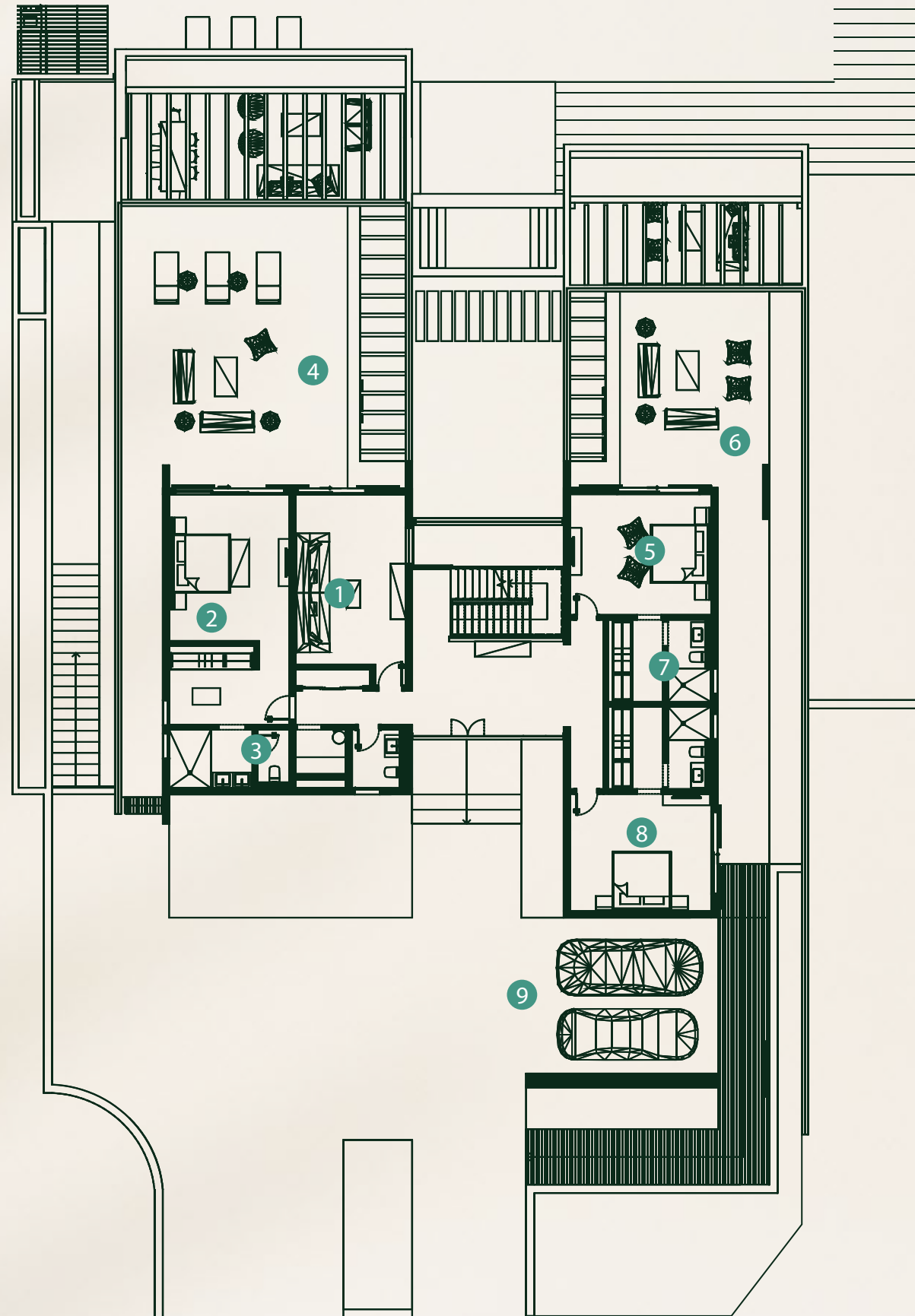
First floor

BUILT AREA

Underground level 4710.07 Sqft
First level 4828.58 Sqft
Second level 2230.60 Sqft

Total 11769.25 Sqft

- 1 Living room
- 2 Bedroom 2
- 3 Bathroom 1
- 4 Terrace
- 5 Bedroom 3
- 6 Terrace
- 7 Bathroom 2
- 8 Habitación 4
- 9 Parking



Masterplan

Second level

- 1 Bedroom 5
- 2 Bathroom 3
- 3 Terrace
- 4 Bedroom 6
- 5 Bathroom 4





Finishes

In the **LUXURY HOMES COLLECTION** the wood reigns in the facade, providing intimacy, play, and privacy. The glass windows play a very significant role in the design with high expressive power: from an outside look they provide a sense of curiosity, and inside they generate a game of constant lighting, giving value to the gardening that borders the villa.

With a history spanning more than 19 years, **NOVAL PROPERTIES** has been creating projects for luxury homes with a focus on the tourism industry in the best locations in the Dominican Republic. A fantastic offering, its **LUXURY HOMES** collection meets the demands of the market's most discerning consumers. To maximize your investment and guarantee the upkeep of your property.

Your home will be maintained and further value will be added to your investment thanks to **NOVAL PROPERTIES** excellent after-sales service.

20 YEARS



PREMIUM
**LOCATION &
HIGHEST QUALITY**



FINEST
FINISHES

SMART
INVESTMENT



LUXURY HOMES

BY NOVAL PROPERTIES

CARIBBEAN *Desire*

CAP CANA

Dominican Republic