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REEF & GOLF RESIDENCES

# 99 Residences

A privileged setting.

📍 Cap Cana · Dominican Republic





# A new way of experiencing **Cap Cana**

**Architecture surrounded by golf, nature and sea.**

Reef & Golf integrates contemporary architecture, spacious terraces and a direct relationship with the Cap Cana landscape.

Located next to the Las Iguanas golf course and approximately 600 meters from the sea, the project connects design, nature and outdoor living in an experience designed to enjoy the surroundings.

- 99 residences
- 1, 2 and 3 bedrooms
- Designed by BMA







# A destination that follows gaining relevance.

The Dominican Republic combines economic growth, foreign investment, consolidated tourism, and macroeconomic stability.

Its position in the Caribbean and the evolution of its real estate, tourism and services sectors have strengthened its attractiveness as a destination for international capital.

## Strategic location in the Caribbean

Connected to North America, Latin America and Europe.

## Tropical climate year-round

A destination to live in, return to, and enjoy in any season.

## Economic and institutional stability

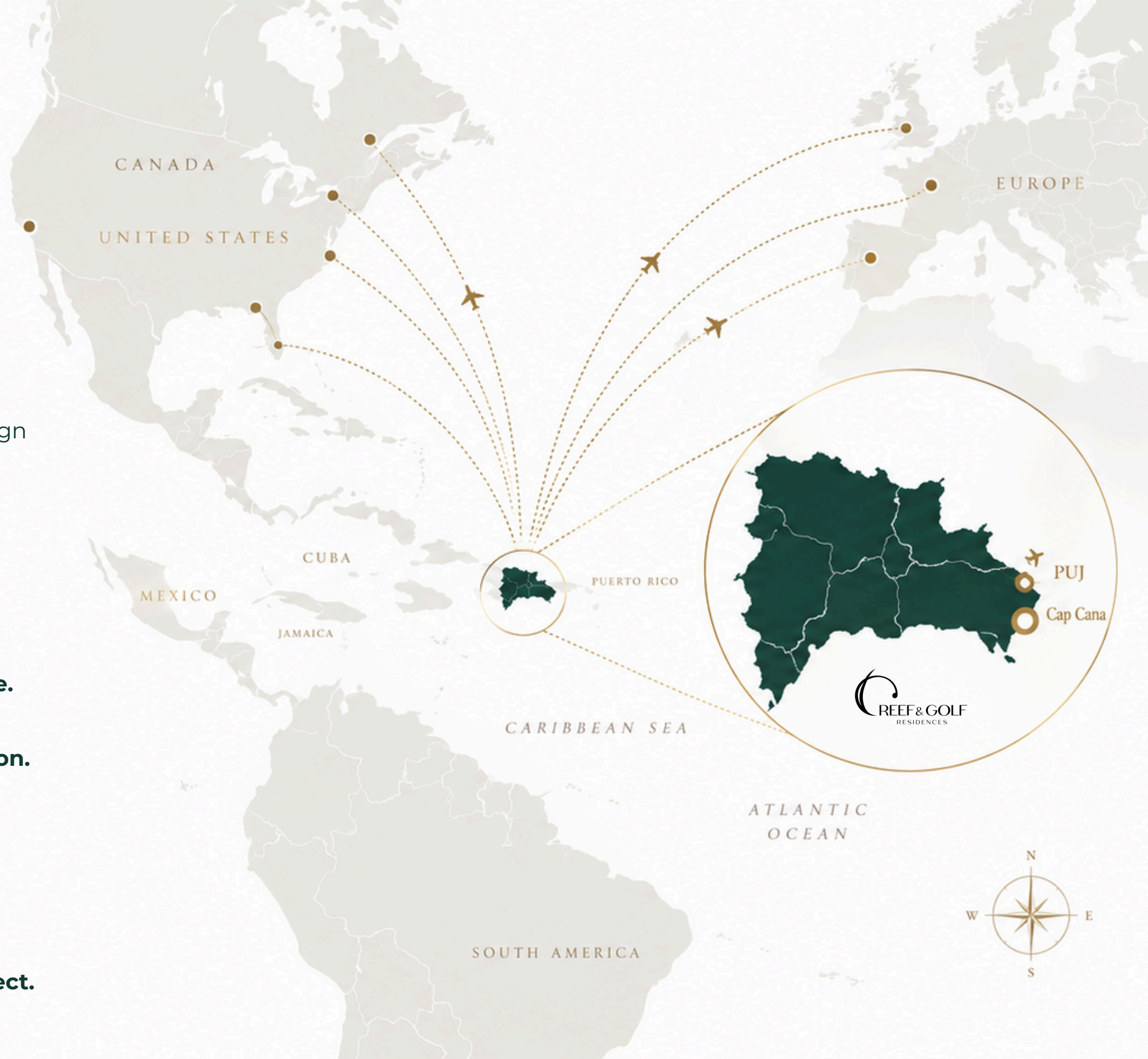
An environment that fosters long-term trust.

## Opening to foreign investment

Conditions that favor foreign investors.

## Tax incentives for qualified projects

Subject to the classification and conditions of the project.







Everything you **need to experience the Caribbean**, without disconnecting from the world.

**Punta Cana** combines beaches, services, education, health, gastronomy, commerce and sports within an international environment that continues to grow.

Its infrastructure allows you to enjoy the Caribbean without giving up the conveniences of everyday life, while its airport keeps the destination connected to major international markets.

| **+11 Million passenger movements in 2025**

| **Up to 900 weekly flights in peak season.**

| **Active real estate market with residential projects and developing tourism.**

| **Permanent infrastructure  
health • education • commerce • services**

**Connectivity • Development • Services**

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# PUNTA CANA

A private destination to experience the Caribbean.



**MARINA** More than 150 docks position Marina Cap Cana as a nautical benchmark in the Caribbean.

**GOLF** Punta Espada and Las Iguanas integrate golf into the landscape and a way of life connected with the environment.

**SPORT** Tennis, padel, horse riding, cycling and water sports expand the ways to enjoy the destination.

**CONNECTIVITY** Just 11 km from the International Airport, less time spent on transfers, more time at your destination.



# Benefits of owning property at **Reef & Golf Residences.** **More than a residence. Access to a lifestyle.**



Owning property at Reef & Golf means being part of the Cap Cana ecosystem, with access to experiences, services and facilities that extend life beyond property ownership.



**Golf & Beach**

Golf and beach club within an environment designed to enjoy the Caribbean with greater freedom.



**Marina & Lifestyle**

Marina, gastronomy and social life in a nautical environment designed to enjoy Cap Cana.



**Family & Wellbeing**

Spaces, activities and services that accompany an active, peaceful and connected family life.



**Security & Services**

24/7 security and essential services that provide peace of mind, support and daily well-being.



# CAP CANA

UN ESTILO DE VIDA ÚNICO



Marina Cap Cana



Playa Juanillo



Los Establos  
(Centro Ecuestre)



Parque Ecológico  
Scape Park



Parque Acuático  
El Dorado



Pistas de Pádel



Paseo Comercial



Restaurante de Playa



Zonas Residenciales



Vías Principales



AEROPUERTO  
INTERNACIONAL  
DE PUNTA CANA  
11 KM



LOS ESTABLOS  
(CENTRO ECUESTRE)



REEF & GOLF  
RESIDENCES



SCAPE PARK



MARINA CAP CANA



PASEO COMERCIAL



PLAYA JUANILLO

NATURALEZA, MAR Y  
EXCLUSIVIDAD EN UN SOLO LUGAR

Cap Cana  
— REPÚBLICA DOMINICANA —



# REEF & GOLF RESIDENCES

Designed by **BMA** (global architecture firm) Operated under **Registry Collection Hotels** by Wyndham standards.

A private collection of 99 residences facing Las Iguanas Golf, in Cap Cana.



# Why Reef & Golf?



Four attributes that make the project different



## 01 • ARCHITECTURE

### International design

Designed by BMA, a firm with over 30 years of experience and 400+ international projects.



## 02 • HOSPITALITY

### International Hospitality

Linked to Registry Collection Hotels by Wyndham, within the global ecosystem of Wyndham Hotels & Resorts.



## 03 • LOCATION

### Between golf and the sea

Located within Cap Cana, next to the Las Iguanas Golf area and approximately 600 m from the sea.



## 04 • LOW DENSITY

### Only 99 residences

Only 99 residences within a project where much of the land is reserved for landscaping, amenities and open areas.

REEF & GOLF VALUE PROPOSITION



# BMA

## Designed with an international vision.

A global architecture and urban planning firm, with a presence in Buenos Aires, Santiago de Chile and Miami, specializing in large-scale projects **and high complexity where design, sustainability, technology and context are integrated into a single vision.**

- | **30+ years** of international experience.
- | **+400 projects** in 13 countries
- | **International presence** • America • Europe
- | **Residential Experience** • Hospitality • Infrastructure

## Aston Martin Residences • Miami

Lead Design Team for the tower and developed the interior design concept in collaboration with the Aston Martin team. The project represented Aston Martin's first real estate development.







# An international firm

## An architecture created for Cap Cana.

A residential proposal where **curves, terraces, landscape and outdoor living** are integrated into a more open, sophisticated experience connected with the environment.

### NATURAL LIGHT

Large openings that amplify the feeling of clarity.

### AMPLITUDE

Integrated spaces that feel more open and fluid.

### INTERIOR + EXTERIOR

Terraces that extend interior spaces and connect with the landscape.

### LANDSCAPE

Architecture designed to coexist with gardens and green areas.

# 56%

**Of the land**

Intended for gardens, swimming pools and open areas

# 99

**Residences**

# 6

Levels

**+ Terraces**



REGISTRY  
COLLECTION HOTELS

WYNDHAM  
HOTELS & RESORTS

# Global hospitality.

**Registry Collection Hotels** brings together a curated collection of independent hotels, designed to **preserve the character of each property** while **incorporating global capabilities in technology, distribution, marketing, and loyalty.**

| **+100 global distribution channels**, with integrated access to multiple platforms and business partners.

| **+ 121M members** in Wyndham Rewards, a global loyalty platform that drives direct booking and repeat business.

| **+ US\$300M invested** by Wyndham in technology over the past five years, including PMS, RMS, mobile check-in, AI messaging and digital guest solutions.

**Technology, distribution, marketing, sales and customer loyalty**







REGISTRY  
COLLECTION HOTELS

WYNDHAM  
HOTELS & RESORTS

REEF & GOLF  
RESIDENCES

# International hospitality, Integrated into the residential experience.

**Registry Collection Hotels by Wyndham** connects Reef & Golf with an international infrastructure of hospitality, technology and distribution, while preserving the project's own identity.

## HOSPITALITY

A residential experience backed by international standards.

## TECHNOLOGY

Digital infrastructure to support the guest experience and operations.

## DISTRIBUTION

Access to a global marketing network and over 100 channels.

## GLOBAL REACH

Connection with the Wyndham ecosystem and its international loyalty platform.

The identity of Reef & Golf, connected to  
**a global hospitality platform.**



# THE FORMULA THAT MAKES REEF & GOLF UNIQUE.

# BMA

International Architecture



# REGISTRY

COLLECTION HOTELS

By WYNDHAM

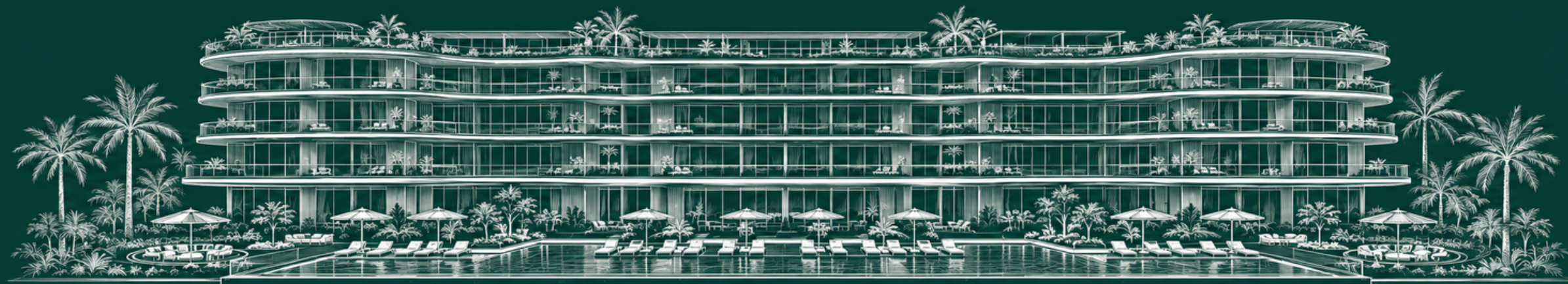


# REEF & GOLF Residences

Signature design Global  
experience Architectural  
vision

International distribution, hotel  
technology, global loyalty  
programs

Distinctive architecture.  
Premium residential experience.  
Low density.





# Spaciousness as part of luxury.

Less density, more open areas, and a layout designed for better living.

| **99 residences** on a more private scale.

| **128 parking spaces**, 99 covered + 29 additional.



| **8,603 m<sup>2</sup>** of land

| **600 m<sup>2</sup>** of swimming pool.

| **4,810 m<sup>2</sup>** of gardens, swimming pools and open areas.

| **56% of the land** is designated for open spaces.



# A resort that It's your home too.

Amenities designed to support well-being, social life, leisure time and everyday comfort.

## WELFARE

- Gym
- Spa
- Swimming pools
- Green areas

## SOCIAL

- Restaurant
- Sports bar
- Rooftop
- BBQ

## LIFESTYLE

- Golf simulator
- Coworking
- Playground
- Dog area

## SERVICES

- Reception & lobby
- 24/7 Security
- Underground parking
- Electric chargers\*



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# Amenities





# Italian interior design

## Contemporary sobriety.

A selection of materials and finishes that brings warmth, spaciousness and sophistication to each residence.

### INTERIOR FLOOR

- Porcelain stoneware 60 × 120 cm, in a light tone.

### CARPENTRY

- Sandblasted oak and stainless steel handles.

### WINDOWS

- Anthracite colored aluminum profiles.

**The interior continues the same design vision that defines Reef & Golf.**

### BATHROOMS

- Porcelain stoneware 50 × 120 cm and gold taps.

### ROOFS

- False ceiling in living room with indirect LED lighting.

### TERRACES

- Glass railing with metal frame.





# Interior Design







VISTA DESDE ACCESO



VISTA POSTERIOR



CORTE TRANSVERSAL

# More terrace. More scenery. More experience.

A stepped volumetry that expands the relationship with the exterior and gives prominence to terraces, views and open spaces on each level.



**6 residential levels**



**Terrace/Rooftop Level**



**Stepped volumetry**

**Greater prominence of terraces and views**



# 22 typologies for a less standardized and more exclusive proposal.



More diversity within a collection of only 99 residences.



## ONE ROOM

### 5 typologies

- More compact typologies, with an efficient layout and a more intimate residential experience.



## TWO BEDROOMS

### 10 typologies

- More versatile layouts, with greater spaciousness and a natural balance between comfort, social life and privacy.



## THREE BEDROOMS

### 2 typologies

- Larger scale typologies, designed for a more spacious, private and family-oriented residential life.



## ROOFTOP

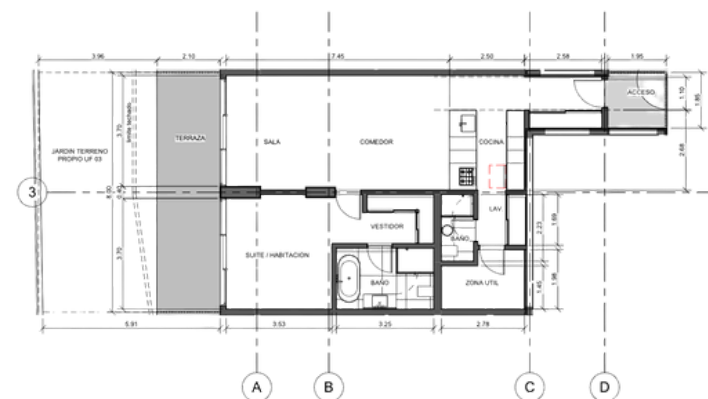
### 5 typologies

- Types that elevate the residential experience with a private terrace, outdoor living and a superior level of exclusivity.



# 1 BEDROOM

## Type C



### FURNITURE

Furniture package available separately.

**TECHNOLOGY** Home automation included

### DISTRIBUTION

- 1 bedroom
- Room
- Dining room
- Integrated kitchen
- Bathroom
- Desktop area
- Outdoor terrace

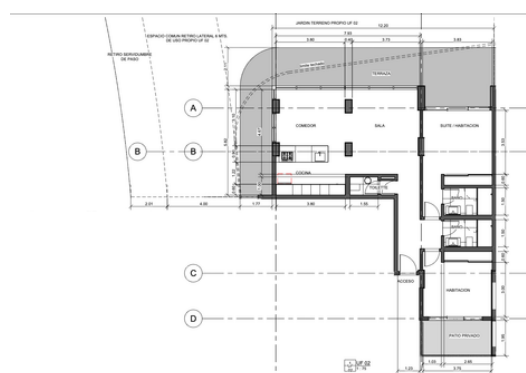
### EXTERIOR

- Large-scale terrace
- Private patio
- Visual continuity between interior and exterior



# 2 BEDROOMS

## Type B



### FURNITURE

Furniture package available separately.

**TECHNOLOGY** Home automation included

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### DISTRIBUTION

- 1 bedroom
- Room
- Dining room
- Integrated kitchen
- Bathroom
- Desktop area
- Outdoor terrace

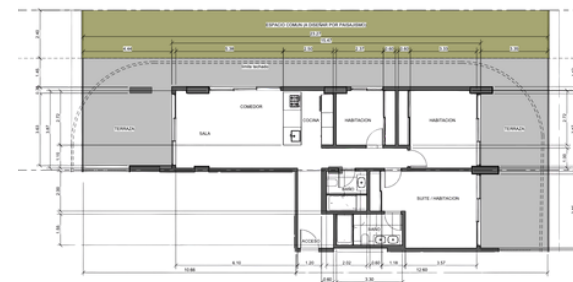
### EXTERIOR

- Large-scale terrace
- Private patio
- Outdoor areas directly linked to the living room and bedrooms



# 3 BEDROOMS

## Typology 9



### FURNITURE

Furniture package available separately.

**TECHNOLOGY** Home automation included

### DISTRIBUTION

- 3 bedrooms
- Room
- Dining room
- Kitchen
- 2 bathrooms
- Independent access
- Terrace

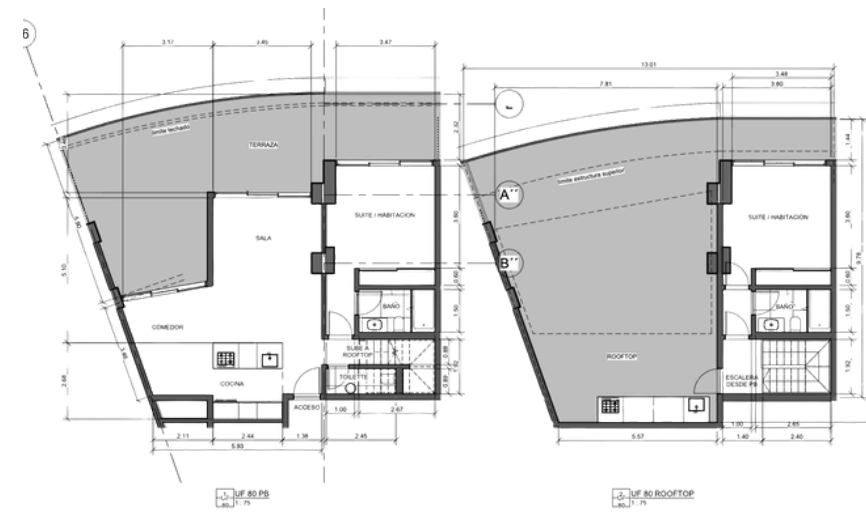
### EXTERIOR

- Terrace linked to the social area
- Wide exterior front
- Greater connection between interior spaces and the landscape



# ROOFTOP

## R3 Typology



### FURNITURE

Furniture package available separately.

**TECHNOLOGY** Home automation included

## DISTRIBUTION

- 2 bedrooms
- Room
- Dining room
- Integrated kitchen
- Bathrooms
- Interior staircase
- Private rooftop

## ROOFTOP

- Private upper terrace
- Outdoor living area
- Greater privacy
- Additional space to enjoy the outdoors