

ICON BAY

RESIDENCES



Developed by:



Bonaparte

Master Plan

Cap Cana

1. PUNTA ESPADA GOLF COURSE
2. LOS ESTABLOS
3. SCAPE PARK
4. LAS IGUANAS GOLF COURSE
5. GREEN VILLAGE
6. JUANILLO BEACH
7. FISHING LODGE
8. EL DORADO PARK
9. MARINA
10. API BEACH



Location



ICON BAY
RESIDENCES



05
MINS

Punta Espada
Golf & Club



06
MINS

Los Establos



06
MINS

Juanillo Beach



14
MINS

API Beach



11
MINS

Marina
Cap Cana



07
MINS

Green Village Plaza



13
MINS

Fishing Lodge



17
MINS

Blue Mall
Punta Cana



20
MINS

Punta Cana
International
Airport



8
MINS

Scape Park



10
MINS

EL Dorado Park

Driving Range Condos at Las Iguanas Golf Residences - Cap Cana

50% discount on the membership of the Las Iguanas golf course. These benefits are valid for one (1) year from the delivery of the property.



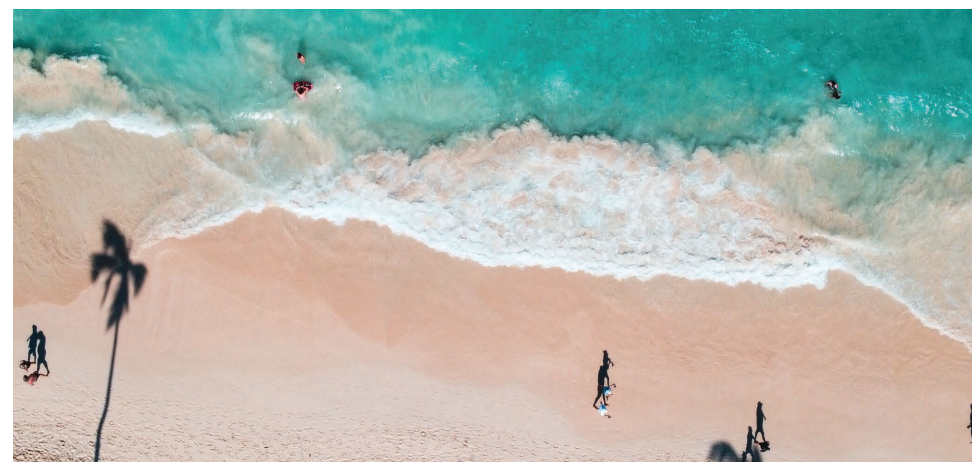
CAP CANA
REPÚBLICA DOMINICANA

Ciudad Destino

Located in the heart of Cap Cana - Destination City, this impressive 6-story building houses luxurious residences that offer expansive views of the sea and the horizon, surrounded by lush gardens and private terraces. With more than 3,448 m² of total area, residents can fully enjoy every moment in Punta Cana.



All images and renders are for illustrative purposes and are subject to change without prior notice.



All images and renders are for illustrative purposes and are subject to change without prior notice.

THE PERFECT *Paradise Location*

With a privileged ocean-view location, Icon Bay Residences is situated near the white sand beaches and crystal-clear waters of Cap Cana.

Las Iguanas
Golf Residences



ICON BAY
RESIDENCES





Cap Cana, an urban destination in the heart of the Caribbean, located on the east coast of the Dominican Republic. This exclusive tourist, real estate, and hotel enclave is distinguished as one of the most outstanding in the Caribbean.

Cap Cana offers a wide range of amenities for your enjoyment.





Punta Cana stands out as the second most popular tourist destination in Latin America, surpassing all other cities in the Caribbean region in terms of visitor arrivals.

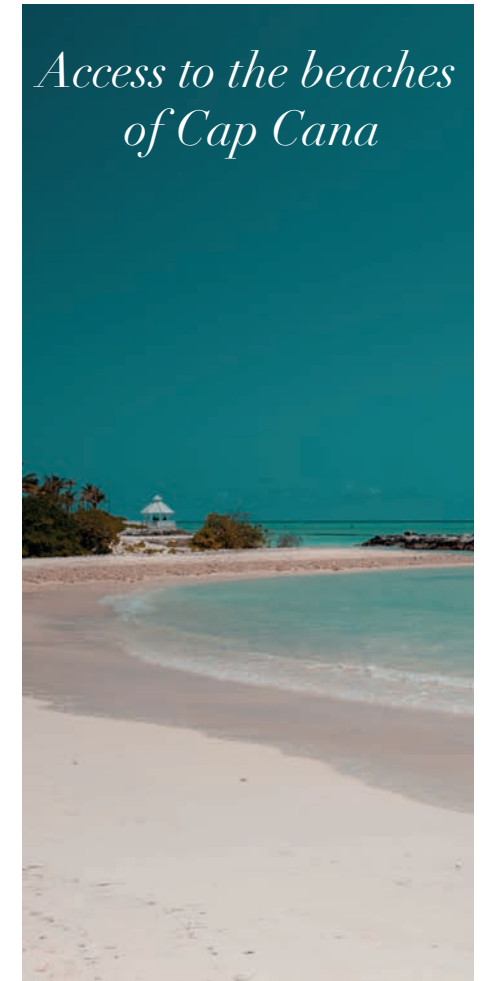
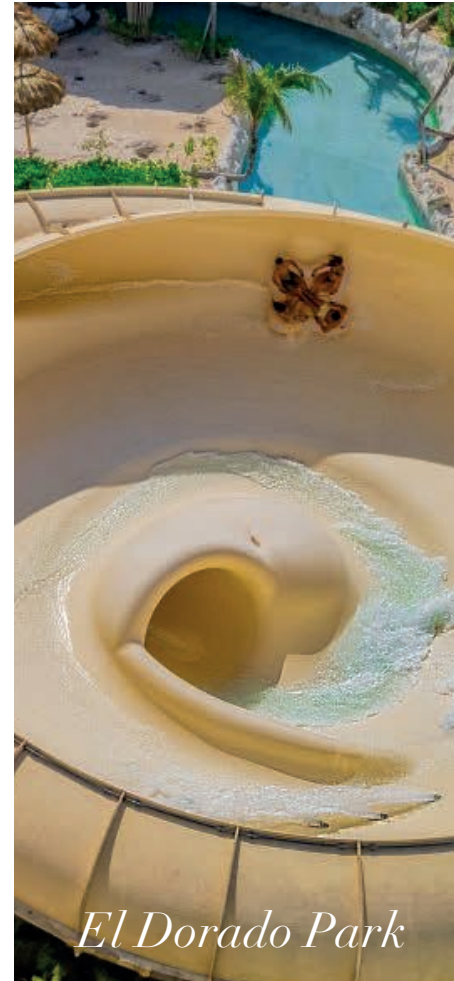
AMENITIES:
Golf

**PUNTA ESPADA
GOLF & CLUB**

Ranked as the top destination in the Caribbean and Mexico, with 18 holes that offer unparalleled oceanfront views.



AMENITIES: *Cap Cana*



Just a few steps from the most exclusive white sand beaches of Cap Cana, with crystal clear waters, these are the most distinguished in the area. And a countless number of amenities for the enjoyment of all owners at Icon Bay Luxury Residences within the Destination City, Cap Cana.



A STEP INSIDE

your private oasis

An impressive entrance leads to a semi-olympic pool surrounded by landscapes.
A concierge will welcome you to this extraordinary paradise.

All images and renders are for illustrative purposes and are subject to change without prior notice.
Furniture and decoration are not included and are offered as optional extras.



Designed by Sacovex Developers, the emblematic studio responsible for numerous luxury residential villas and buildings throughout Cap Cana and Spain. Sacovex Developers has more than 12 years of experience in Cap Cana and more than 30 years in Spain


All images and renders are for illustrative purposes and are subject to change without prior notice.

All images and renders are for illustrative purposes and are subject to change without prior notice.

The Building



The project harmoniously fuses contemporary elements with nature-inspired aesthetics, resulting in a combination of well-lit spaces and an unmistakable European elegance. Its design is based on horizontal lines, which are fundamental to fostering a sense of balance, innovation, and a fluid connection with the natural environment.



Icon Bay Luxury Residences includes an underground parking garage and consists of six floors, with a central area dedicated to a semi-Olympic pool, a bar, and a reception area. Additionally, it features rooftop amenities, including an infinity pool and a bar. Its 'U' shaped design not only optimizes the panoramic views from each apartment but also maximizes the use of the land.

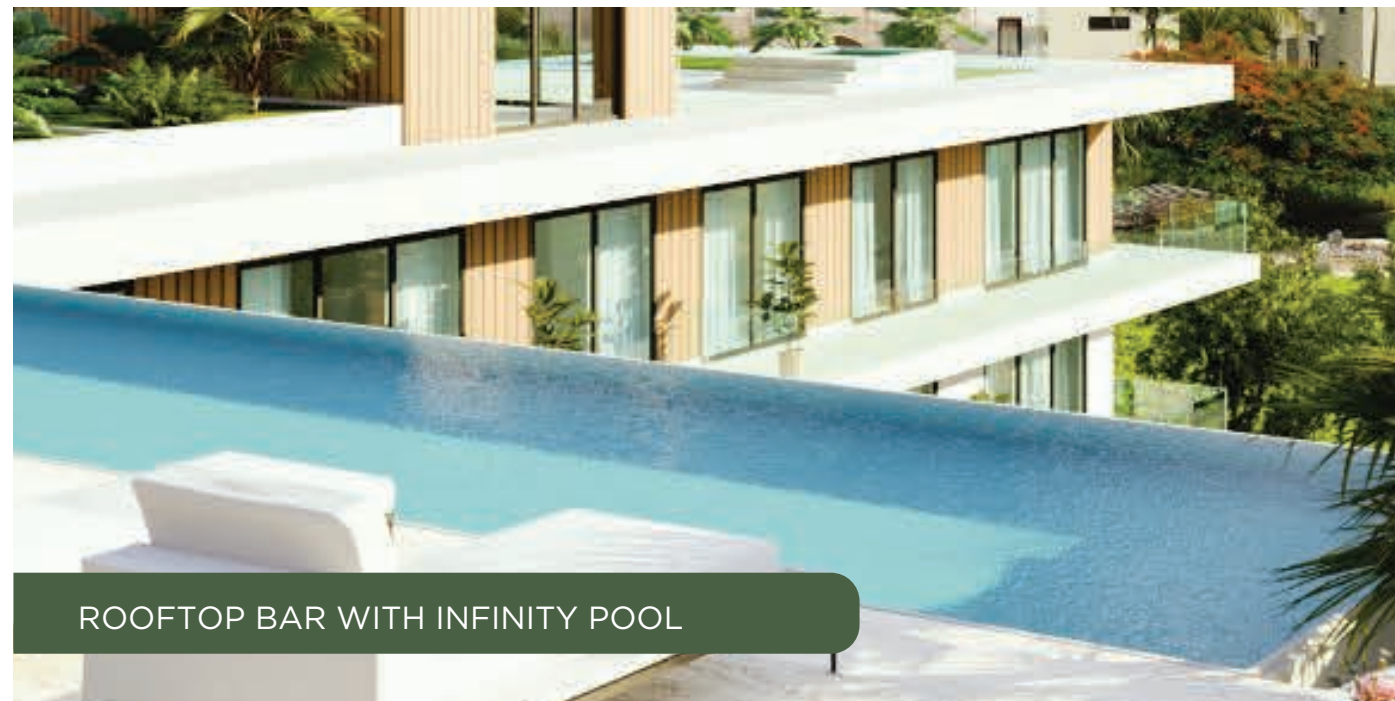
All images and renders are for illustrative purposes and are subject to change without prior notice.

LIFESTYLE *at Icon Bay*



The careful progression of amenities and services begins in the lobby and encompasses different levels of indoor and outdoor experiences for wellness and entertainment.

All images and renders are for illustrative purposes and are subject to change without prior notice.



GYM



SEMI-OLYMPIC POOL



All images and renders are for illustrative purposes and are subject to change without prior notice.



CO-WORKING
SPACE



VISITOR
PARKING



SEMI-OLYMPIC
POOL



INFINITY
POOL



GAME
ZONE



LOBBY



BAR



MOVIE
ROOM



GYM



All images and renders are for illustrative purposes and are subject to change without prior notice.



All images and renders are for illustrative purposes and are subject to change without prior notice.

RESIDENCES



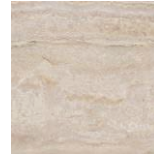
Scan the QR code
360° virtual tour



All images and renders are for illustrative purposes and are subject to change without prior notice.
Furniture and decoration are not included and are offered as optional extras.



Tiling: Fresco Beige



Countertops: Natural Travertine Porcelain,
Thickness: 2 cm



Back Wall: Rigato Travertine Porcelain,
120 x 60 cm
Travertino Rigato

All residences feature cozy and contemporary interiors that perfectly combine functionality, quality, and style. It is the meticulous attention to detail that truly distinguishes these homes: imported luxury stone and personalized finishes..

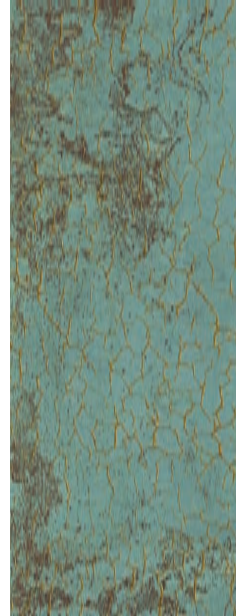
All images and renders are for illustrative purposes and are subject to change without prior notice.
Furniture and decoration are not included and are offered as optional extras.

All images and renders are for illustrative purposes and are subject to change without prior notice.
Furniture and decoration are not included and are offered as optional extras.



The open-concept designs are complemented by floor-to-ceiling windows that frame impressive views of the ocean and horizon, creating the sensation of being in your own piece of private paradise.

INTERIORS *that feel like home.*



The apartments come fully equipped with appliances.

ICON BAY
TYPOLOGIES



Lobby Floor Plan



All images and renders are for illustrative purposes and are subject to change without prior notice.
Furniture and decoration are not included and are offered as optional extras.

1 Bedroom

1 Bedroom

1.5 Bathrooms

1 Parking Space (12.5 m²)

Locker (Available for Sale)

Interior: 65.36 m²

Up to: 85 m²

Interior: 703.56 ft²

Up to: 914.93 ft²

Exterior: 5.82 m²

Up to: 34.48 m²

Exterior: 62.64 ft²

Up to: 371.05 ft²



*Does not include a family room or service quarters.

All images and renders are for illustrative purposes and are subject to change without prior notice.
Furniture and decoration are not included and are offered as optional extras.

1 Bedroom + Family Room

1 Bedroom

Family Room

1.5 Bathrooms

1 Parking Space (12.5 m²)

1 Locker (Available for Sale)

Interior: 97.18 m²

Exterior: 13.89 m²

Interior: 1,045.7 ft²

Exterior: 149.5 ft²



All images and renders are for illustrative purposes and are subject to change without prior notice.
Furniture and decoration are not included and are offered as optional extras.



*Does not include a Family Room or service quarters.

Interior: 106.15 m²
 Exterior: 13.59 m²
 Up to: 29.54 m²

2 Bedrooms

- 2 Bedrooms
- 2.5 Bathrooms
- 1 Parking Space (12.5 m²)
- 1 Locker (Available for sale)

Interior: 1,142.2 ft² & 1,282.1 ft²
 Exterior: 146.2 ft²
 Up to 317.9 ft²

All images and renders are for illustrative purposes and are subject to change without prior notice. Furniture and decoration are not included and are offered as optional extras.



2 Bedrooms + Service Quarters

All images and renders are for illustrative purposes and are subject to change without prior notice. Furniture and decoration are not included and are offered as optional extras.

Interior: 128.69 m²

Exterior: 29.762 m²

Up to: 43.26 m²

Interior: 1,385.20 ft²

Exterior: 320.30 ft²

Up to: 465.70 ft²

2 Bedrooms

2.5 Bathrooms

2 Parking Spaces (25 m²)

1 Locker (Available for sale)

1 Service Quarters

Note: Jacuzzi is not included.



2 Bedrooms + Private Rooftop

All images and renders are for illustrative purposes and are subject to change without prior notice. Furniture and decoration are not included and are offered as optional extras.

- 2 Bedrooms + Private Rooftop
- 2.5 Bathrooms
- 2 Parking Spaces (25 m²)
- 1 Locker (Available for sale)

Interior: 171.85 m²
Exterior: 70.79 m²
Up to: 242.64 m²
Interior: 1849.8 ft²
Exterior: 762 ft²
Up to: 2611.76 ft²

BENEFITS OF OWNING *a piece of paradise in* ICON BAY



STRATEGIC
LOCATION



EXCLUSIVITY



APPROVED TAX
EXEMPTION (CONFOTUR)



HIGHER
GROWTH



PROXIMITY
TO THE SEA



The purchasing process for Icon Bay Luxury Residences consists of several steps:

- 1 Reservation:** To reserve a property at Icon Bay Luxury Residences, the buyer must send USD \$5,000 along with an identification and a signed "Reservation Request" document.
- 2 Promise to Purchase Agreement:** Within a 30-day period, the buyer must sign a Promise to Purchase Agreement, which establishes the terms and conditions for the purchase of the property. The buyer must also provide 20% of the purchase price as an initial payment.
- 3 Details of the Promise to Purchase Agreement:** Potential buyers and their legal or financial representatives should carefully review the Promise to Purchase Agreement before signing it.
- 4 Signing of the Promise to Purchase Agreement:** The buyer must sign three copies of the Promise to Purchase Agreement and present them to the Sponsor. Additionally, the buyer must provide a certified check or make a wire transfer for 20% of the purchase price as the initial payment.
- 5 Payment Schedule:** During the construction period, the buyer will be required to provide an additional 30% of the purchase price.
- 6 Final Payment:** Upon delivery of the property, the buyer will provide the remaining 50% of the balance.



ICON BAY

RESIDENCES

One step away from your best experience.