



Playa Bávaro Resort,
Punta Cana

MUNDO's Real Estate Offer

Villas at Playa Bávaro Resort, Punta Cana



Luxury villas are located just half an hour drive from the international airport Punta Cana, in the large territory of «Iberostar Bavaro» complex, a part of the «Iberostar» global network. The villas are surrounded by the colorful scenery of one of the largest in the Dominican Republic golf clubs and luxurious tropical forests.

- 1 Iberostar Punta Cana
- 2 Iberostar Dominicana
- 3 Iberostar Bavaro Suites
- 4 Iberostar Grand Hotel Bavaro
- 5 Iberostar casino
- 6 Iberostar Golf Course
- 7 Fitness
- 8 Disco Club
- 9 Private Beach Club

The Destination: Punta Cana

Here where the Atlantic meets the Caribbean, from the extreme north in Uvero Alto to the south in Cap Cana, all inclusive resorts and hideaways boutique offer all the whims and comforts of modern beachfront living.

Families enjoy entertainment centers, miniature and water parks for children, while couples-only enclaves have places to dream weddings, with accommodation on the beach for an ultra-romantic stay. But it's not just about having fun in the sun, with soft sand that brushes the toes, and clear, iridescent water for swimming, fishing or diving for underwater life and shipwrecks.

The destination is also a destination for golfers, with 10 fields located along the strip, one ocean getaway with luxurious marinas and fine restaurants.



Location



This is your chance to purchase a plot in a Playa Bávaro resort and build your own home. Plots from 800 to 1600 m² in a unique natural setting with five-star services.

Immersed in a tropical natural environment, the Villas are surrounded by private and quiet areas. A traditional Dominican garden that brings color and diversity creates the entrance area. Spacious decking joins an infinity pool at the side of an 18-hole golf course.



Map and land marking



Lote	Land area	Price m ²	Price, \$
V7.16	1,132 m ²	\$270	305 640
V7.17	1,012 m ²	\$270	273 240
V7.18	902 m ²	\$270	243 540
V7.15	803 m ²	\$270	216 810
Total:			1 039 230

Playa Bávaro Resort



Properties are located in the exclusive IBEROSTAR Bávaro resort, which comprises 4 luxury hotels. A natural landscape with beaches and lush tropical surroundings is combined with 5-star services, spa centers, and a magnificent 18-hole golf course to form a veritable paradise. Enjoy extensive gardens connecting the sea to the resort, spectacular swimming pools, top quality facilities, exquisite cuisine, as well as sports and entertainment for all ages. Invest in one of the best resorts in the Caribbean.



Your property visitors may purchase a pass to the Iberostar Bavaro hotel: \$ 43 per day (for orders of 7 days and more). It Includes use of a buffet, recreational infrastructure (playgrounds, sports grounds, etc.), nightly shows and discos, casinos, and 2 à la carte dinners in restaurants!

Luxury Villas

The Guayacán Villas, in the incomparable Playa Bávaro, represent a concept of a luxury home. The three, four and five bedroom homes are perfectly integrated into the environment, are surrounded by a fantastic golf course and come with first class specifications and services. Experience a unique way of living among the beauty and tranquility of the Caribbean.

The construction has taken into account local architecture and local natural textures and finishing touches. It all forms part of a functional and cutting-edge design, with generous, light spaces that result in elegant, comfortable and sustainable homes.



Choose your ideal property

3 bedrooms (constructed area: 250 m²)

Exclusive two-storey villas with three bedrooms spread across almost 200 m². Perfectly integrated into the surroundings, the property includes a terrace with swimming pool, private parking and genuinely luxury facilities.



FIRST FLOOR



GROUND FLOOR

4 bedrooms (constructed area: 300 m²)

With a built area of 230m², the four-bed Guayacán Villas offer a magnificent family home. Included are a swimming pool, sun deck and spacious terraces from which to enjoy the beautiful surroundings of Playa Bávaro.



FIRST FLOOR



GROUND FLOOR

5 bedrooms (constructed area: 350 m²)

The five-bed Guayacán Villas represent the concept of a luxury home. More than 300m² of built space spread over 2 stories and surrounded by beautiful terraces, a swimming pool and private parking. An exquisite way to live in the Caribbean.



FIRST FLOOR



GROUND FLOOR

Quality and finish



Frame

- Reinforced concrete foundation with isolated footings and strap beams
- Self-standing, unidirectional portico reinforced concrete frame, 25x5cm thick
- Built to withstand seismic activity, in accordance with Spanish and Dominican law

Facades

- The exterior walls comprise: An external facing of 20 cm cinder block, secured to the frame against seismic activity
- External waterproof cement mortar cladding
- Plain stone paint, as per the façade design

Air conditioning

- Full air conditioning system in lounge and bedrooms with a covered outside unit
- Air induction pipe set into ceilings, with high density glass wool board and 25mm-thick aluminum covering



Plumbing

- 150 liter electric boiler for domestic hot water, preinstalled with an empty duct for gas
- Internal plumbing network made of reticulated polyethylene WIRSBO piping or similar.

Indoor carpentry (doors and cupboards)

- Dominican oak front door
- Internal plain lacquered matt white doors with stainless steel ironwork and turn and release locks in bathrooms
- Fitted cupboards with plain matt white lacquered doors, internally lined, chest of drawers and hanging rail

External constructions (windows)

- White lacquered aluminum systems using the highest quality imported European profiles



Kitchen

- Imported kitchen units with laminated PVC edging to suit, comprising low and high fittings with aluminum baseboards and furnished with: Granite work surface
- Stainless steel extraction fan
- Vitroceramic hobs
- Dual stainless steel sink
- Electric oven
- Stainless steel fridge freezer
- First class mixer faucet
- Breakfast bench with stove (Black Splash)
- First class Chinese ceramic tiling, (33x90 cm around the stove and 30x60 cm around the sink) to the ceiling

Bathrooms

- Floor-level shower drain
- First class porcelain tiling (100x30 cm) to ceiling
- First class mixer faucet
- White, imported, vitrified porcelain sanitary appliances
- White marble countertops, or similar

Main bathroom

- Acrylic bathtub
- First class porcelain tiling (100x30 cm) to ceiling
- First class mixer faucet
- White, imported, vitrified porcelain sanitary appliances
- White or cream marble countertops or similar

Guest bathroom and toilet

- First class ceramic tiling (60x30 cm) to ceiling
- First class mixer faucet
- White, imported, vitrified porcelain sanitary appliances

Partitions and facings

- Interior partition walls made of cinder block faced with cement mortar and finished with plain acrylic paint
- False plasterboard ceilings throughout with galvanized steel profile and curtain rail fittings

Electrical fittings and telecommunications

- Electrical fittings in compliance with legislation in force
- Low voltage installation for normal or high demand, as per regulations, with Biticino systems
- Television/radio and telephone points in lounge and bedrooms, as per plan

Flooring

- First class porcelain stoneware paving (60x60 cm) throughout the house
- Natural coralina stone paving on the terraces

Local Market Research

Villas for sale

2 Story: 394 m² Lot Size: 801 m² Year Built 2019

Iberostate, Luxury Villa 4BR/7BA, view of the golf course,
Punta Cana Bavaro, Dominican Republic, Bavaro, La
Altagracia

For Sale



\$990,000 USD

4 Beds 6 Baths 4,240.98 Sqft
 0.198 ac Lot Size Residential

Open House | Please follow the guidance of local authorities when deciding on a property viewing during COVID-19.

[Ask for a private showing](#)

2 Story: 350 m² Lot Size: 850 m² Year Built 2012

4BR Villa Lagoon-Iberostate, Bavaro, La Altagracia

For Sale



\$900,000 USD

SILVER LISTING

4 Beds 4 Baths 3,767.37 Sqft
 0.21 ac Lot Size Residential

Open House | Please follow the guidance of local authorities when deciding on a property viewing during COVID-19.

[Ask for a private showing](#)

Villas for rent



Amazing 5 Bedroom Villa In Cocotal Daily Rental
(1313), Bavaro, La Altagracia, Bavaro, La Altagracia

5 Beds 5 Baths 6,458.35 Sqft
0.247 ac Lot Size Residential

\$650 USD / DAY

[View Details](#)



4BR Luxury Villa Fortuna- Iberostate, Bavaro, La Altagracia

4 Beds 4 Baths 3,767.37 Sqft
Residential

\$6,000 USD / MO

[View Details](#)



4BR Villa Del Mar- Iberostate, Bavaro, La Altagracia

4 Beds 4 Baths 3,767.37 Sqft
0.21 ac Lot Size Residential

\$6,500 USD / MO

[View Details](#)



3BR Villa First Line on the Beach, Bavaro, La Altagracia

3 Beds 3 Baths Residential

\$4,030 USD / MO

[View Details](#)

Investment proposal

12-month investment project for the construction of villas in a paradise corner of our planet with a **return of 40%** consists of 3 stages.

1st stage. Purchase of land: 1 m² = \$ 270

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2nd stage. Construction

- Construction of the foundation.
- Construction of the frame with the wiring of all utilities.
- Finishing and transferring objects to the customer.

Lote	Villa type	Villa area	Construction cost m ²	Construction cost , \$
V7.16	5 bedroom	350 m ²	\$1 200	420 000
V7.17	5 bedroom	350 m ²	\$1 200	420 000
V7.18	4 bedroom	300 m ²	\$1 200	360 000
V7.15	4 bedroom	300 m ²	\$1 200	360 000
Total:				1 560 000

*Project documentation on villas you take as a gift!

3rd stage: Sale

Lote	Investment (Land+Villa)	Sale price, \$	Profit, \$	Profit, %
V7.16	725 640	1 015 896	290 256	40%
V7.17	693 240	970 536	277 296	40%
V7.18	603 540	844 956	241 416	40%
V7.15	576 810	807 534	230 724	40%
Total:	2 599 230	3 638 922*	1 039 692	40%

*D.Taurus Co. and partners offers services for the advertising and sale of your property.

**In 2021-2022 Iberostate will continue building luxury villas in the neighborhood starting at \$ 1,200,000. This will increase the sales value of properties here by about 10%!

3rd stage: Rent

Lote	Furni-shings	Total Investm ent, \$	Rent Price Day	Reserva tion Year	Rent income Year	Repair Year	Profit, \$ Year	Profit, % Year
V7.16	75 000	800 640	500	80%	146 000	9 000	137 000	17%
V7.17	60 000	753 240	450	80%	131 400	7 250	124 150	16%
V7.18	60 000	663 540	450	80%	131 400	7 250	124 150	19%
V7.15	50 000	626 810	400	80%	116 800	6 000	110 800	18%
Total:	245 000	2 844 230	1 800*	255 000	525 600	29 500	496 100	17%

*D.Taurus Co. and partners offers services for renting your property.

Good luck in your business with D.Taurus Co!



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