

prime   
ventures



**sorellas**  
LUXURY VILLAS

SPRING 2025

# LOCATION



**C A P C A N A**  
REPUBLICA DOMINICANA

Cap Cana a city destination, located in the heart of the Caribbean, on the eastern shores of the Dominican Republic. This exclusive real estate and hotel tourist enclave is recognized among the best of the Caribbean.

Our state-of-the-art marina is the perfect place to begin your day of adventures. Go sailing in your yacht, tour the beautiful shores of the Dominican Republic, and fish and explore the treasures of our island, all before returning to our safe harbor in Cap Cana by the afternoon.



  
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CAPCANA

*Vive Capcana*

- 1 Real Estate & Information Center
- 2 Marina
- 3 Juanillo Beach
- 4 Sanctuary Hotel
- 5 Punta Espada Golf Cour
- 6 Caletón Beach Club
- 7 Eden Roc Hotel
- 8 Golden Bear Lodge
- 9 Scape Park
- 10 Heritage School
- 11 UNIBE Cap Cana
- 12 Las Canas Theater

**LOCATED AT**  
**CIUDAD LAS CANAS**  
**RESIDENTIAL COMMUNITY**



**“A PERFECT PLACE FOR YOUR PERFECT HOLIDAY AND LIVING HOME INVESTMENT”**



740 SQM LOT



5 BEDROOMS  
6 BATHROOMS



3 ROOFED  
PARKING LOT



TERRACE,  
POOL AND  
BACKYARD



SERVICE AREA



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1

1<sup>ST</sup> FLOOR  
250 SQM

2

2<sup>ND</sup> FLOOR  
100 SQM



FULL HOUSE  
350 SQM



28 SQM POOL  
45 SQM TERRAZE  
150 SQM BACKYARD





LE Y E N D

- Secondary Kitchen [ 1 ]
- Main Kitchen [ 2 ]
- Laundry | Service Area [ 3 ]
- Guests | Studio Room [ 4 ]
- Hall | Entrance [ 5 ]
- Pool Deck | Jacuzzi [ 6 ]
- Powder Room [ 7 ]
- Covered Terrace [ 8 ]
- Dining | Living Room [ 9 ]
- Garage | Locker Space [ 10 ]

**1<sup>st</sup> FLOOR PLAN**



**LEYEND**

- Master Bedroom [ 1 ]**
- Double Height Corridor [ 2 ]**
- Double Room No. 1 [ 3 ]**
- Double Room No. 2 [ 4 ]**
- Double Room No. 3 [ 5 ]**
- Spacious Balcony [ 6 ]**

**2<sup>ND</sup> FLOOR PLAN**





  
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**QUALITY**

FINISHES

**PORCELAIN**

BIG FORMAT  
FLOORING

**EUROPEAN**

APPLIANCES

**WOODEN**

SOLID DOORS

**LAMINATED**

ALUMINIUM WINDOWS

**CORAL STONE**

COATING & DECK

**QUARZ**

MELAMINE  
KITCHEN

**US\$630,000**

PRESALE PRICE

**US\$5,000**

RESERVE

**20%**

SEPARATION  
WITH CONTRACT  
(30 DAYS)

**40%**

CONSTRUCTION  
PHASE  
(18 MONTHS)

**40%**

UPON  
DELIVERY  
(SPRING 2025)



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The image features a dark, semi-transparent overlay on a background of a luxury villa at dusk. The villa has a swimming pool, lounge chairs, and a dense garden of palm trees and other tropical plants. The sky is a deep blue, and there are five bright, starburst light effects along the top edge. The logo, consisting of a white triangle above the word 'sorellas' and 'LUXURY VILLAS' below it, is centered over the scene.

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