

VILLA
PALMAS 76

BY NOVAL PROPERTIES





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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.



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.



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

A dark, monochromatic photograph of a modern, multi-story luxury home at night. The house features large glass windows and balconies, some of which are illuminated from within. In the foreground, a swimming pool reflects the lights from the house. To the right, there is a lounge area with a canopy and cushions. The overall atmosphere is sophisticated and elegant.

DISCOVER OUR
LUXURY HOMES



1. Villa Palmas 76 | 2. Hotel The St. Regies Cap Cana | 3. Punta Espada Club House

Elegance

Villa Palmas 76 redefines elegance by seamlessly blending shapes, materials, and natural light.

This architectural masterpiece combines the grace of clean lines with the tranquility of daylight. Its structures of concrete and wood meld with the environment, while transparent glass captures the essence of the surroundings. Featuring soaring roofs reaching for the sky and pergolas swaying in the breeze, this villa emerges as a haven of modern beauty, where each corner exudes poetry in its truest form.











Features:

2 Floors

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

Masterplan

First floor

AMENITIES

Swimming pool 1,033.34 Sqft

Jacuzzi 139.93 Sqft

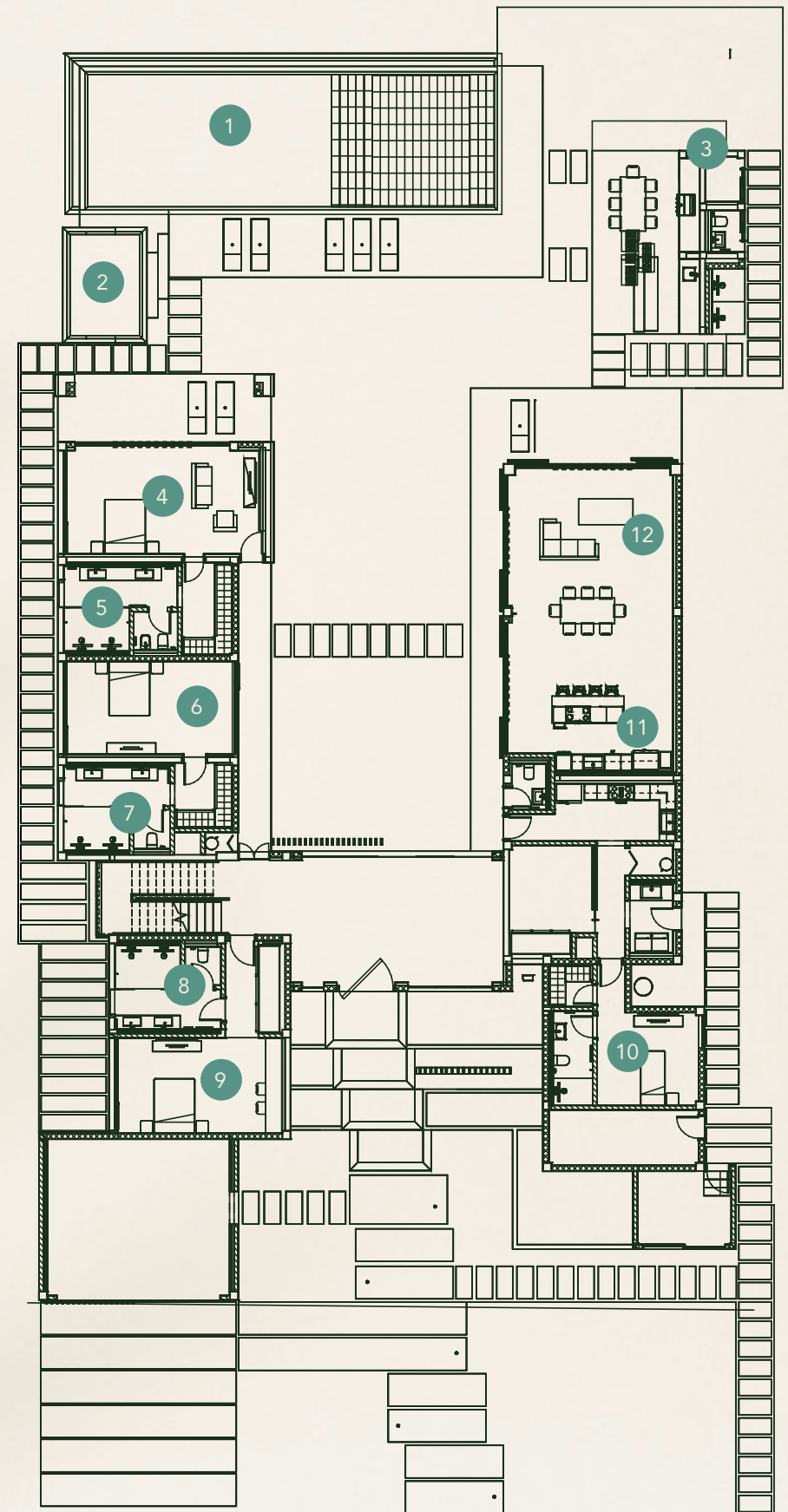
BBQ - Bar 538.20 Sqft

Total 1,711.47 Sqft

- | | |
|-----------------|-----------------------|
| 1 Swimming Pool | 8 Bathroom |
| 2 Jacuzzi | 9 Bedroom 3 |
| 3 BBQ Area | 10 Service Area |
| 4 Bedroom 1 | 11 Cold Kitchen |
| 5 Bathroom | 12 Living-Dining Room |
| 6 Bedroom 2 | |
| 7 Bathroom | |

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Masterplan

Second floor

BUILT AREA

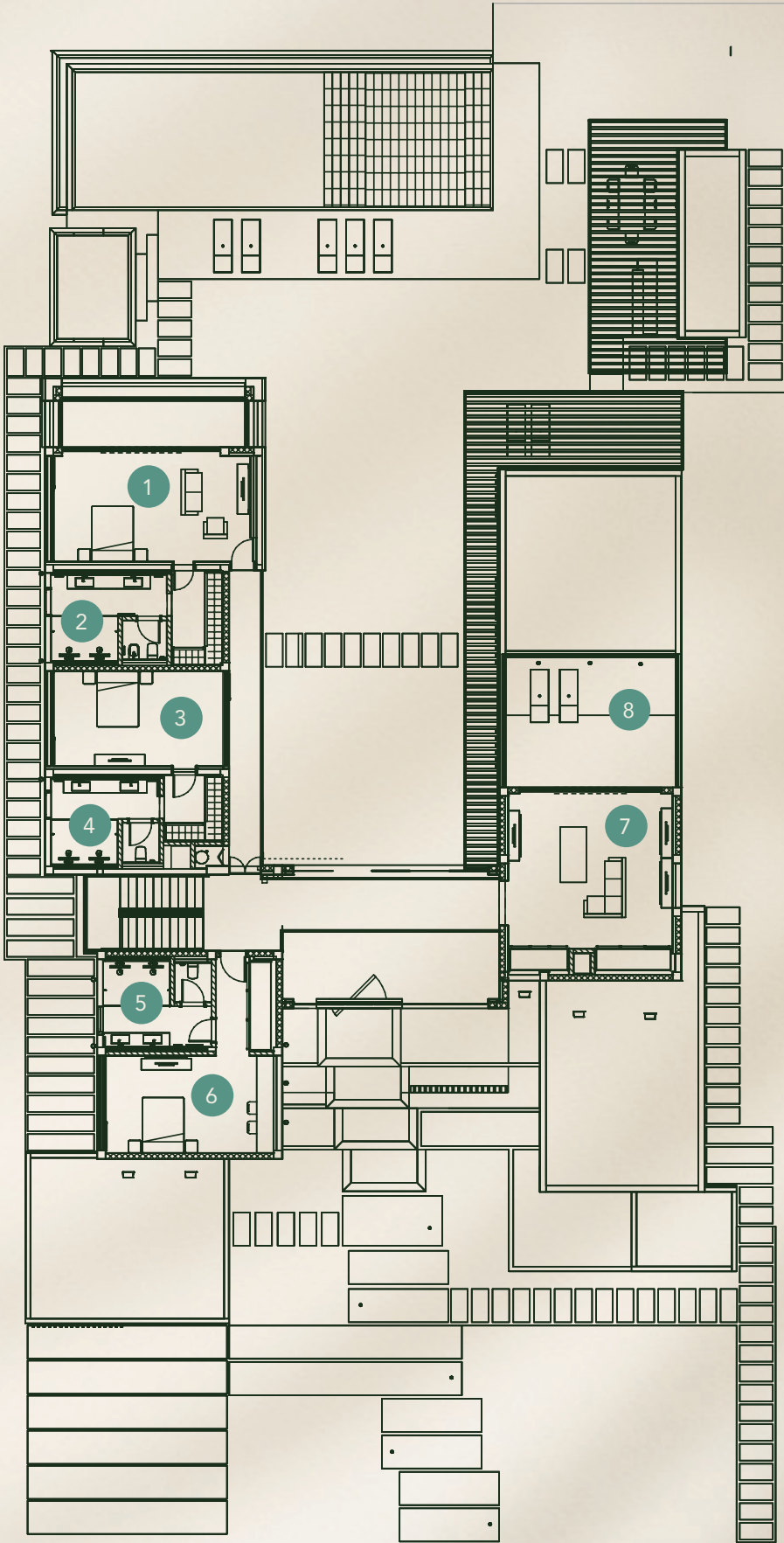
First floor	5,145.70 Sqft
Second floor	3,003.85 Sqft

Total 8,149.55 Sqft

- 1 Bedroom 4
- 2 Bathroom
- 3 Bedroom 5
- 4 Bathroom
- 5 Bathroom
- 6 Bedroom 6
- 7 TV Room
- 8 Terrace

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DISCOVER OUR UPCOMING LUXURY HOMES

VILLA
LAGUNAS⁴₀

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VILLA
LAGUNAS⁴₁

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VILLA
MAJAGUA 139

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CARIBBEAN *Desire*



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 20 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 OF EXPERIENCE



STRATEGIC
LOCATIONS



HIGH-QUALITY
FINISH



INNOVATIVE
DESIGN



LUXURY HOMES

BY NOVAL PROPERTIES

CARIBBEAN *Desire*

CAP CANA
Dominican Republic