

AC RESIDENCES BY MARRIOTT,
CAP CANA



60

Sixty people
in the world.

That's all.

60 exclusive residences will make up the world's first AC Residences by Marriott.

In Cap Cana, Dominican Republic. One of the most luxurious private communities in the Caribbean.

At the foot of a golf course. Steps from Playa Juanillo.

AN UNPRECEDENTED OPPORTUNITY

Being among
the first is a matter
of vision and
discernment.

AC Residences by Marriott, Cap Cana is not just another Caribbean project. It is the beginning of something that does not yet exist anywhere else in the world.

And the people who are part of it from the very start are not simply acquiring a residence — they are belonging to something that very few will ever be able to say they knew before anyone else.





DOMINICAN REPUBLIC

A country where the numbers work.

There's no need to convince anyone of the Dominican Republic's potential. The numbers speak for themselves — the most visited destination in the Caribbean, hotel occupancy rates averaging close to 80% along its eastern coast, direct connectivity to more than 90 cities across four continents.

But the numbers are not what makes you want to be here.

What makes you want to be here is harder to measure. It's the quality of the light at six in the evening. It's the water sitting at exactly the temperature it should. It's the feeling — one that doesn't always come — that you are precisely where you are meant to be.

#1

MOST VISITED
DESTINATION IN
THE CARIBBEAN

80%

AVERAGE
OCCUPANCY RATE
— EASTERN COAST

+90

CITIES WITH
DIRECT FLIGHTS

DOMINICAN REPUBLIC

The most visited destination in the Caribbean didn't get there by chance.

And within it, in its most coveted corner, something is about to happen that has never happened anywhere else in the world.



—— CAP CANA — THE DESTINATION

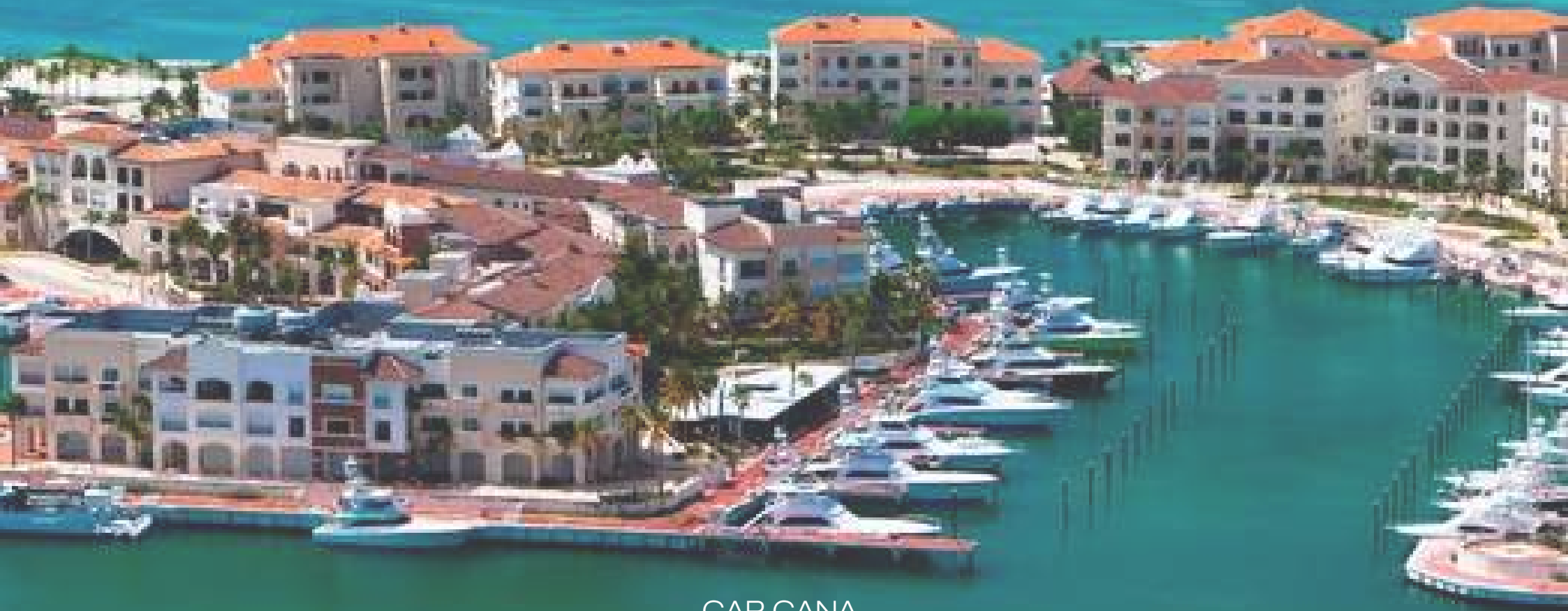
The place people come back to.

That is the ultimate proof of a destination. Not how many people arrive — how many return. Cap Cana has that effect. More than 12,000 hectares of private enclave on the shores of the Atlantic, built over decades for those who do not choose by price. They choose by discernment. The world's best marina, according to Billfish Report. Golf courses ranked among the best in the Caribbean for years. Miles of paradise beaches.

		
WORLD-CLASS GOLF	WORLD-CLASS MARINA	IDYLLIC BEACHES
EQUESTRIAN CENTER	WATER PARK	THEME PARK
		

Cap Cana is not for everyone. It is for those who know how to appreciate that. And now, with this project, the bar has just been raised. Again.

More than 20 years as a benchmark destination for real estate development in
the Dominican Republic



CAP CANA

MARRIOTT INTERNATIONAL BRANDED RESIDENCES

Leading Branded Residences for more than 25 years

As the world's largest hospitality company, Marriott International Branded Residences has spent more than a quarter of a century delivering branded residences — a model that has set the global standard for what it means to live with the backing of the world's finest hospitality.

9.700

HOTELS & RESORTS

Present in 143 countries across
five continents

30+

BRANDS

25+

YEARS IN BRANDED RESIDENCES

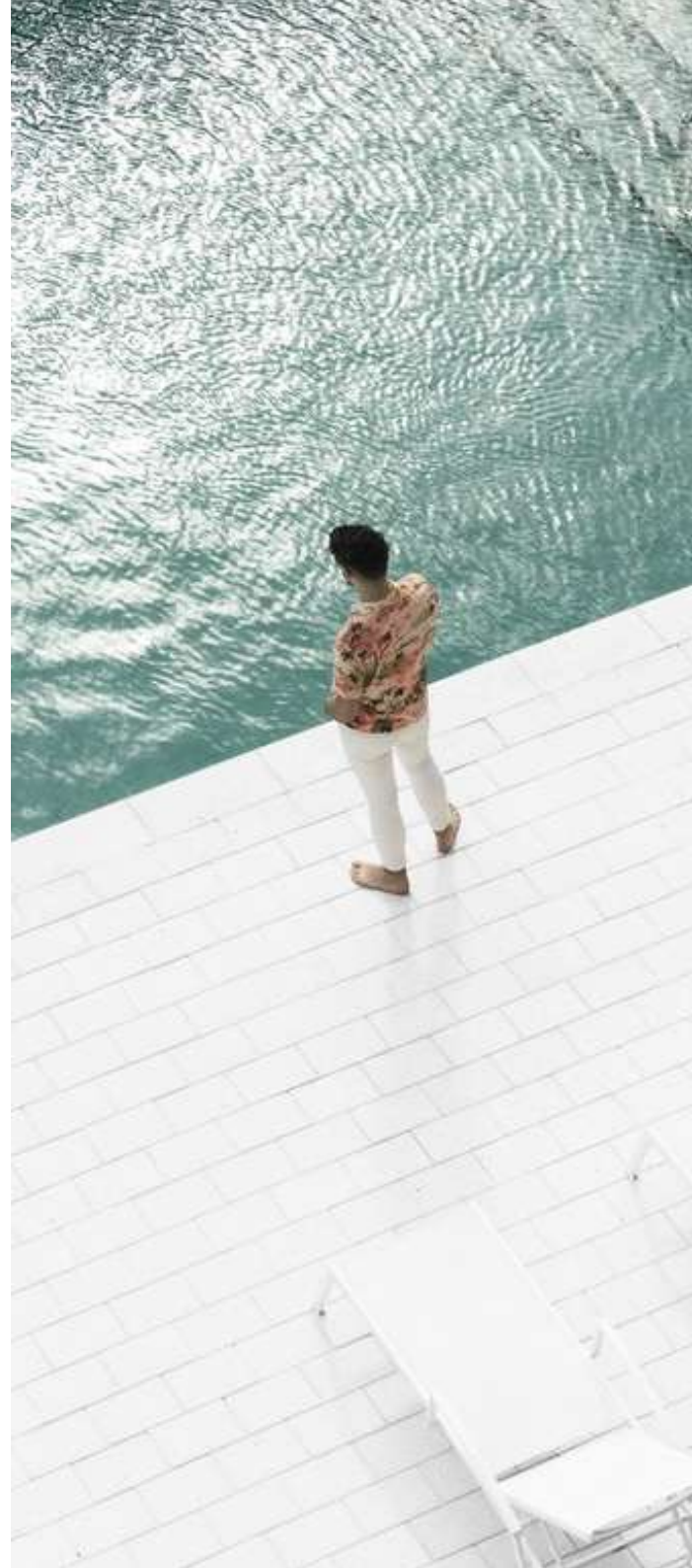
Pioneers and global leaders in the branded
residences segment

270 M +

MARRIOTT BONVOY MEMBERS

The world's largest hospitality loyalty
program

Marriott International Branded Residences offer something no developer can provide alone: the assurance of a name the world recognises, respects and chooses year after year. An owner at AC Residences by Marriott Cap Cana is not simply acquiring a property — they are acquiring the service standards and global network of the number one hospitality company in the world.





AC RESIDENCES BY MARRIOTT, CAP CANA

THE DEVELOPER

A leading company in the development of tourist and residential real estate projects in the eastern region of the Dominican Republic. With more than 2,200 units delivered across residential and hotel projects in the most exclusive areas of Punta Cana — Los Corales, Cocotal, Cap Cana and Cabeza de Toro.

AC Residences by Marriott, Cap Cana is Gesproin Group's flagship project as developer and promoter. The brand operates the establishment under licence. Gesproin Group does not simply promote this project — it stands behind it with more than 10 years of experience in the sector.

THE PROJECT

60 private residences of 1, 2 and 3 bedrooms. The world's first AC Residences by Marriott. A project that did not exist anywhere else until now — and one that makes Cap Cana the origin of something that will shape the future of branded residences on a global scale. Located in the heart of the most exclusive private community in the Caribbean, the project brings together the European design signature of AC Hotels, the service standards of Marriott International Branded Residences and the architecture of MORPH. Brand, quality and a setting that speaks for itself. Rarely do all three converge in the same place. To own here is not simply to acquire a residence. It is to belong to the group of 60 people in the world who had the vision to choose first.

10

YEARS IN THE
MARKET

+20

PROJECTS
DEVELOPED

4

EXCLUSIVE
AREAS IN THE DR

1

PROJECT OF ITS KIND IN
THE WORLD



MASTERPLAN



- LOBBY
- RESTAURANT
- BAR
- POOL
- SOLARIUM
- OWNERS' LOUNGE
- HOTEL PARKING
- RESIDENCES PARKING
- EVENTS
- DROP OFF
- LOUNGE
- MEDIA ROOM
- VIP LOUNGE
- KIDS ZONE
- COWORKING
- STORE



Unit specifications are subject to change in accordance with the requirements of Marriott International and the AC by Marriott brand.



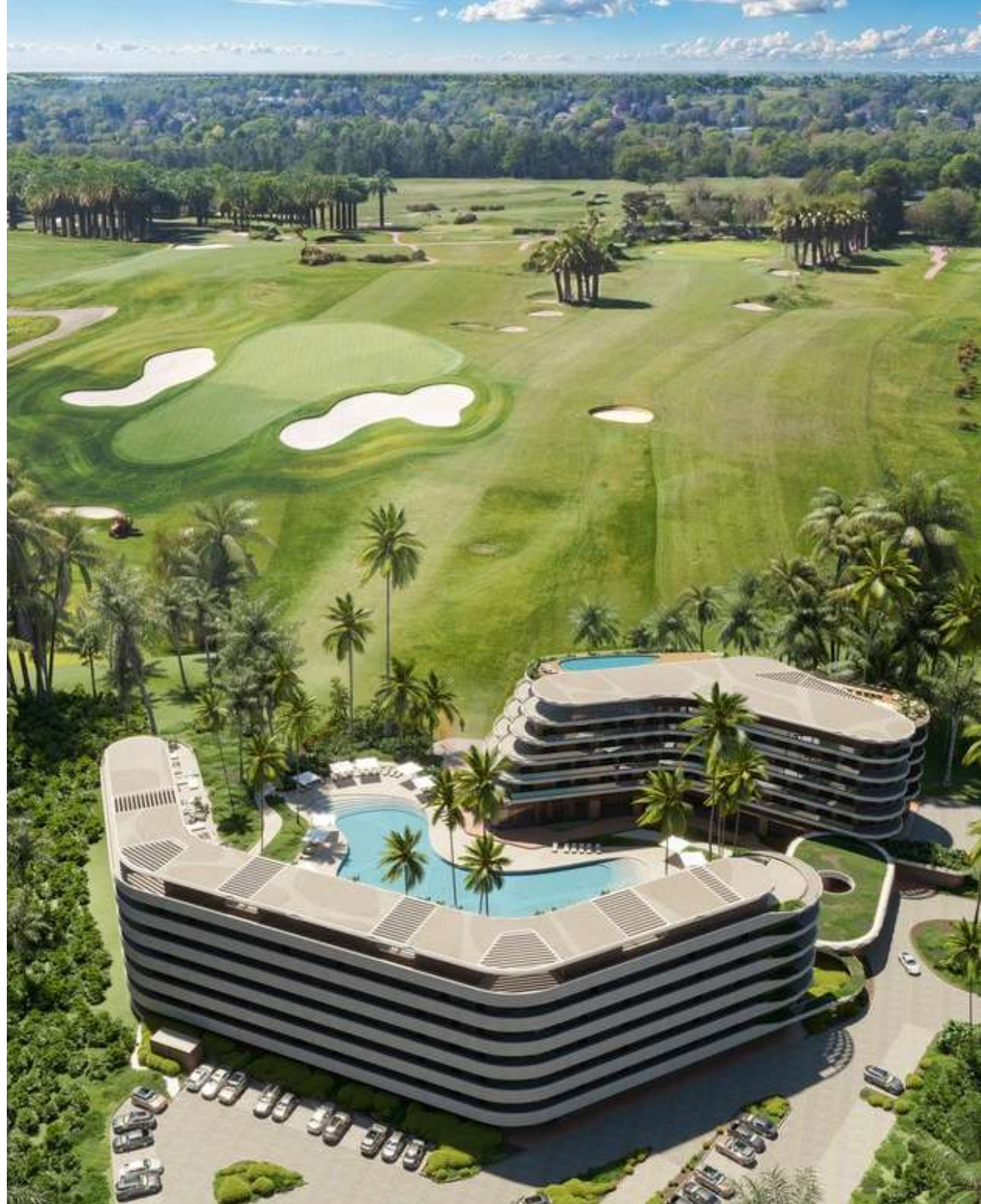
—— EXTERIORS



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— GOLF

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— POOL

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ENTRANCE

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— HALL

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LOBBY

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— PRIVATE OWNERS' AREAS



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ROOFTOP

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GYM

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COWORKING

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KIDS CLUB

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OWNER'S LOUNGE

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OWNER'S LOUNGE

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—— INTERIORS
FULLY FURNISHED APARTMENTS



LIVING ROOM

Unit specifications are subject to change in accordance with the requirements of Marriott International and the AC by Marriott brand.

LIVING ROOM



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LIVING ROOM



Unit specifications are subject to change in accordance with the requirements of Marriott International and the AC by Marriott brand.

KITCHEN



Unit specifications are subject to change in accordance with the requirements of Marriott International and the AC by Marriott brand.



KITCHEN DETAIL

Unit specifications are subject to change in accordance with the requirements of Marriott International and the AC by Marriott brand.



KITCHEN

Unit specifications are subject to change in accordance with the requirements of Marriott International and the AC by Marriott brand.

KITCHEN DETAIL



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ROOM

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ROOM

Unit specifications are subject to change in accordance with the requirements of Marriott International and the AC by Marriott brand.

ROOM



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WALK-IN CLOSET



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BATHROOM



Unit specifications are subject to change in accordance with the requirements of Marriott International and the AC by Marriott brand.



——— TYPOLOGIES



TYPE	106
INTERIOR BUILT AREA	76,35
COVERED TERRACE	13,10
OPEN TERRACE	0,00
GARDEN	19,67

LIVING AREA	BUILT AREA
WC	2,75
BATHROOM 1	4,66
UTILITY ROOM	1,97
LAYOUT	5,76
BEDROOM 1	21,01
LIVING / KITCHEN	40,20

*Terrace area varies according to position within the building.

*Areas in square metres.



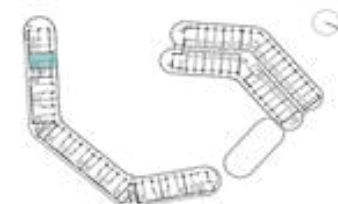
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TYPE	107
INTERIOR BUILT AREA	77,42
COVERED TERRACE	14,73
OPEN TERRACE	0,00

LIVING AREA	BUILT AREA
WC	2,6
BATHROOM 1	4,6
UTILITY ROOM	1,8
LAYOUT	5,5
BEDROOM 1	20,9
LIVING / KITCHEN	41,8

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*Areas in square metres.



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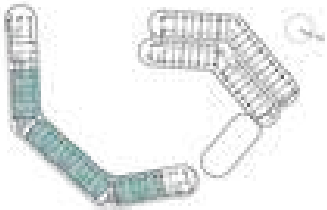


TYPE	201
INTERIOR BUILT AREA	109,82
COVERED TERRACE	23,09
OPEN TERRACE	0,00

LIVING AREA	BUILT AREA
WC	2,43
BATHROOM 1	5,33
BATHROOM 2	4,56
UTILITY ROOM	2,56
LAYOUT	5,44
BEDROOM 1	26,85
BEDROOM 2	20,42
LIVING / KITCHEN	42,22

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*Areas in square metres.



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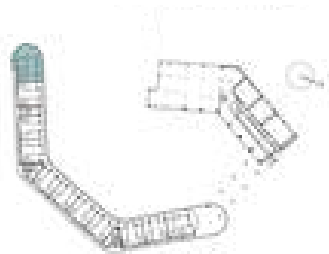


TYPE	202
INTERIOR BUILT AREA	113,54
COVERED TERRACE	41,76
OPEN TERRACE	45,51

LIVING AREA	BUILT AREA
WC	2,48
BATHROOM 1	6,31
BATHROOM 2	4,84
UTILITY ROOM	1,59
LAYOUT	7,66
BEDROOM 1	26,32
BEDROOM 2	22,85
LIVING / KITCHEN	41,45

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*Areas in square metres.



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TYPE	203
INTERIOR BUILT AREA	111,83
COVERED TERRACE	55,15
OPEN TERRACE	0,00

LIVING AREA	BUILT AREA
WC	2,65
BATHROOM 1	5,88
BATHROOM 2	4,46
UTILITY ROOM	1,55
LAYOUT	8,18
BEDROOM 1	26,15
BEDROOM 2	25,67
LIVING / KITCHEN	37,30

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VT 204

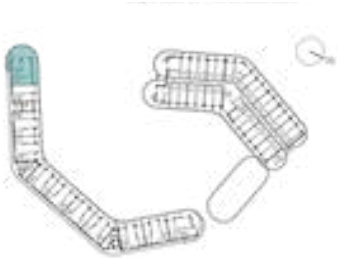


TYPE	204
INTERIOR BUILT AREA	111,27
COVERED TERRACE	43,86
OPEN TERRACE	45,76

LIVING AREA	BUILT AREA
WC	2,51
BATHROOM 1	5,54
BATHROOM 2	4,84
UTILITY ROOM	2,52
LAYOUT	7,52
BEDROOM 1	25,61
BEDROOM 2	20,63
LIVING / KITCHEN	42,11

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*Areas in square metres.



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VT 210 PO



TYPE	210
INTERIOR BUILT AREA	149,97
COVERED TERRACE	46,18
OPEN TERRACE	63,22

LIVING AREA	BUILT AREA
WC	2,80
WC	6,04
BATHROOM 1	5,44
BATHROOM 2	5,08
UTILITY ROOM	2,22
BEDROOM 1	26,72
BEDROOM 2	16,19
STAIRCASE	6,35
FAMILY	34,11
LIVING / KITCHEN	45,03

*Terrace area varies according to position within the building.

*Areas in square metres.



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VT 210 P1

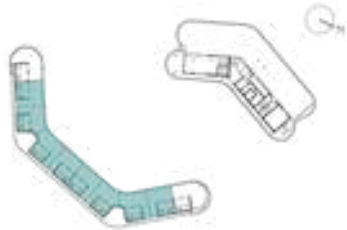


TYPE	210
INTERIOR BUILT AREA	149,97
COVERED TERRACE	46,18
OPEN TERRACE	63,22

LIVING AREA	BUILT AREA
WC	2,80
WC	6,04
BATHROOM 1	5,44
BATHROOM 2	5,08
UTILITY ROOM	2,22
BEDROOM 1	26,72
BEDROOM 2	16,19
STAIRCASE	6,35
FAMILY	34,11
LIVING / KITCHEN	45,03

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*Areas in square metres.



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VT 211 PO

TYPE	211
INTERIOR BUILT AREA	157,75
COVERED TERRACE	82,65
OPEN TERRACE	150,37



LIVING AREA	BUILT AREA
WC	2,71
WC	5,29
BATHROOM 1	5,50
BATHROOM 2	4,84
UTILITY ROOM	1,41
LAYOUT	6,81
BEDROOM 1	18,89
BEDROOM 2	25,95
STAIRCASE	7,72
FAMILY	36,37
LIVING / KITCHEN	42,26

*Terrace area varies according to position within the building.

*Areas in square metres.



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VT 211 P1

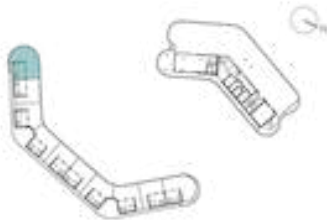


TYPE	211
INTERIOR BUILT AREA	157,75
COVERED TERRACE	82,65
OPEN TERRACE	150,37

LIVING AREA	BUILT AREA
WC	2,71
WC	5,29
BATHROOM 1	5,50
BATHROOM 2	4,84
UTILITY ROOM	1,41
LAYOUT	6,81
BEDROOM 1	18,89
BEDROOM 2	25,95
STAIRCASE	7,72
FAMILY	36,37
LIVING / KITCHEN	42,26

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*Areas in square metres.



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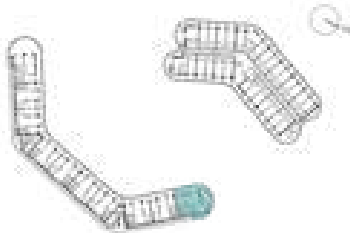
VT 212 P0

TYPE	212
INTERIOR BUILT AREA	149,28
COVERED TERRACE	82,70
OPEN TERRACE	95,52

LIVING AREA	BUILT AREA
WC	2,81
WC	5,29
BATHROOM 1	5,66
BATHROOM 2	4,46
UTILITY ROOM	1,64
LAYOUT	7,92
BEDROOM 1	18,83
BEDROOM 2	25,83
STAIRCASE	8,25
FAMILY	32,16
LIVING / KITCHEN	36,42

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*Areas in square metres.



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VT 212 P1

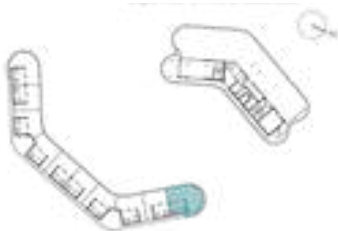


TYPE	212
INTERIOR BUILT AREA	149,28
COVERED TERRACE	82,70
OPEN TERRACE	95,52

LIVING AREA	BUILT AREA
WC	2,81
WC	5,29
BATHROOM 1	5,66
BATHROOM 2	4,46
UTILITY ROOM	1,64
LAYOUT	7,92
BEDROOM 1	18,83
BEDROOM 2	25,83
STAIRCASE	8,25
FAMILY	32,16
LIVING / KITCHEN	36,42

*Terrace area varies according to position within the building.

*Areas in square metres.



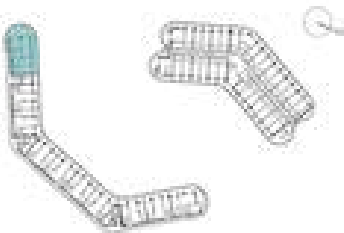
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TYPE	301
INTERIOR BUILT AREA	153,20
COVERED TERRACE	53,09
OPEN TERRACE	46,09

LIVING AREA	BUILT AREA
BATHROOM 1	5,84
BATHROOM 2	4,84
BATHROOM 3	4,81
UTILITY ROOM	3,48
LAYOUT	14,38
BEDROOM 1	27,31
BEDROOM 2	24,99
BEDROOM 3	21,67
LIVING / KITCHEN	45,88

*Terrace area varies according to position within the building.
*Areas in square metres.

1:200 (1:1000 scale, approx.)



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TYPE	302
INTERIOR BUILT AREA	142,73
COVERED TERRACE	52,98
OPEN TERRACE	13,55
GARDEN	110,93

LIVING AREA	BUILT AREA
BATHROOM 1	5,85
BATHROOM 2	4,85
BATHROOM 3	4,81
UTILITY ROOM	3,03
LAYOUT	13,56
BEDROOM 1	27,31
BEDROOM 2	21,06
BEDROOM 3	21,79
LIVING / KITCHEN	40,48

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*Areas in square metres.



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—— OWNING HERE HAS
ITS PRIVILEGES

ONVIA

YOUR ACCESS TO EVERYTHING



WHAT IS ONVIA?

Owning at AC Residences by Marriott Cap Cana opens the door to ONVIA — an exclusive benefits programme for branded residence owners. Management, services and privileges that are available to no one else, backed by one of the largest hotel chains in the world.

From Gold Elite status in Marriott Bonvoy to preferential access at hotels across 130 countries, ONVIA transforms ownership into a borderless way of life.

AC Residences by Marriott, Cap Cana

Developed by:



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