

Villa Eden  
Listing Presentation

CHRISTIE'S  
INTERNATIONAL REAL ESTATE  
— DOMINICAN REPUBLIC —



# CHRISTIE'S

INTERNATIONAL REAL ESTATE

— DOMINICAN REPUBLIC —

WHERE LUXURY *LIVES*



## About Christie's International Real Estate

Following @properties acquisition of Christie's International Real Estate, we have further solidified our position as the unrivaled expert in luxury homes. Our approach to showcasing luxury properties, paired with an extensive network of top-notch real estate brokers, cements us as the definitive global authority for effectively marketing and selling luxury properties.

Christie's International Real Estate Dominican Republic is a distinguished leader in the realm of luxury real estate services within the country, aspiring to set new benchmarks and elevate standards across the island.

With an unwavering commitment to integrity, honesty, and professionalism, we conduct business with transparency and dedication, ensuring that our clients receive nothing short of exceptional service.

At Christie's International Real Estate Dominican Republic, our primary focus is our clients. We prioritize their needs, aspirations, and satisfaction above all else, offering personalized attention and guidance throughout every step of their real estate journey. Whether they are looking to buy, sell, or invest, our clients can trust us to deliver results that exceed their expectations.

\$500B 100 50 10K

SOLD IN THE LAST 5 YEARS

CIRE BROKERAGE FIRMS  
AROUND THE WORLD

COUNTRIES &  
TERRITORIES

AGENTS  
WORLDWIDE

CHRISTIE'S  
INTERNATIONAL REAL ESTATE





# WELCOME *HOME*

## Location

Casa de Campo® Resort & Villas

## Size

711 m2 Construction

1,450 m2 Lot

## Beds & Baths

5 bedrooms and 5.5 bathrooms

## View

Garden View

## Price

\$2,900,000 USD





# PROPERTY

## *DESCRIPTION*

Villa Eden offers a unique opportunity to own a magnificent residence in El Bosque, one of Casa de Campo's newest and most desirable neighborhoods. Perfectly located just five minutes from the Casa de Campo Hotel, this villa combines convenience, privacy, and the full benefit of CONFOTUR tax exemptions along with flexible payment terms.

Designed by a distinguished architect and developer known for exceptional craftsmanship, the property showcases five spacious bedrooms, elegant social areas, and expansive terraces that open onto tropical gardens. A beautiful pool and jacuzzi create the perfect setting for relaxation and entertaining, while full staff quarters ensure seamless living. With refined finishes and careful attention to detail, the residence embodies the essence of modern Caribbean luxury.

Ownership at Casa de Campo provides access to world-class amenities, including championship golf courses, a private marina, polo and equestrian facilities, tennis courts, an exclusive beach club, fine dining, and unmatched security.



# KEY *AMENITIES*

- CONFOTUR (3% Transfer tax and 1% Property taxes waived for up to 15 years!)
- Spacious Indoor Open Floor Plan in Living and Dining Areas
- Design by Acebal Canney, the architect of The St. Regis Cap Cana.
- Outdoor BBQ area
- Indoor Garden
- Exclusive, New, Modern Neighborhood
- Private Garden
- Service Room
- Hot & Cold Kitchen

Casa de Campo Amenities: Championship golf courses, private beach club, marina, polo & equestrian center, tennis & pickleball courts, spa & fitness facilities, cultural village of Altos de Chavón, and a wide selection of dining & entertainment options.







*Front Façade I Fachada Frontal*



# CASA DE CAMPO MAP

**To: LA ROMANA INTERNATIONAL AIRPORT,  
BAYAHIBE and PUNTA CANA  
via EL CORAL HIGHWAY  
To: SANTO DOMINGO via LA ROMANA BYPASS**

**To: LA ROMANA INTERNATIONAL AIRPORT,  
BAYAHIBE and PUNTA CANA  
via EL CORAL HIGHWAY  
To: SANTO DOMINGO via LA ROMANA BYPASS**

**Airport / El Coral Highway**  
**MAIN ENTRANCE**



## MAP LEGEND



## PARKING



## POO

## MAIN ENTRANCE TO

MINITAS BEACH 5 km

MARINA 7.3 km

 ALTOS DE CHAVÓN 9.6 km

**PUNTO DE VILLA**



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## CARIBBEAN SE

## PUNTA MINIT.





*Courtyard I Patio Interior*



*Half Bath / Baño de Visitas*





*Social Area / Area Social*



*Villa Eden*  
*Casa de Campo*





*Master Bedroom | Dormitorio Principal*



*Villa Eden*  
*Casa de Campo*

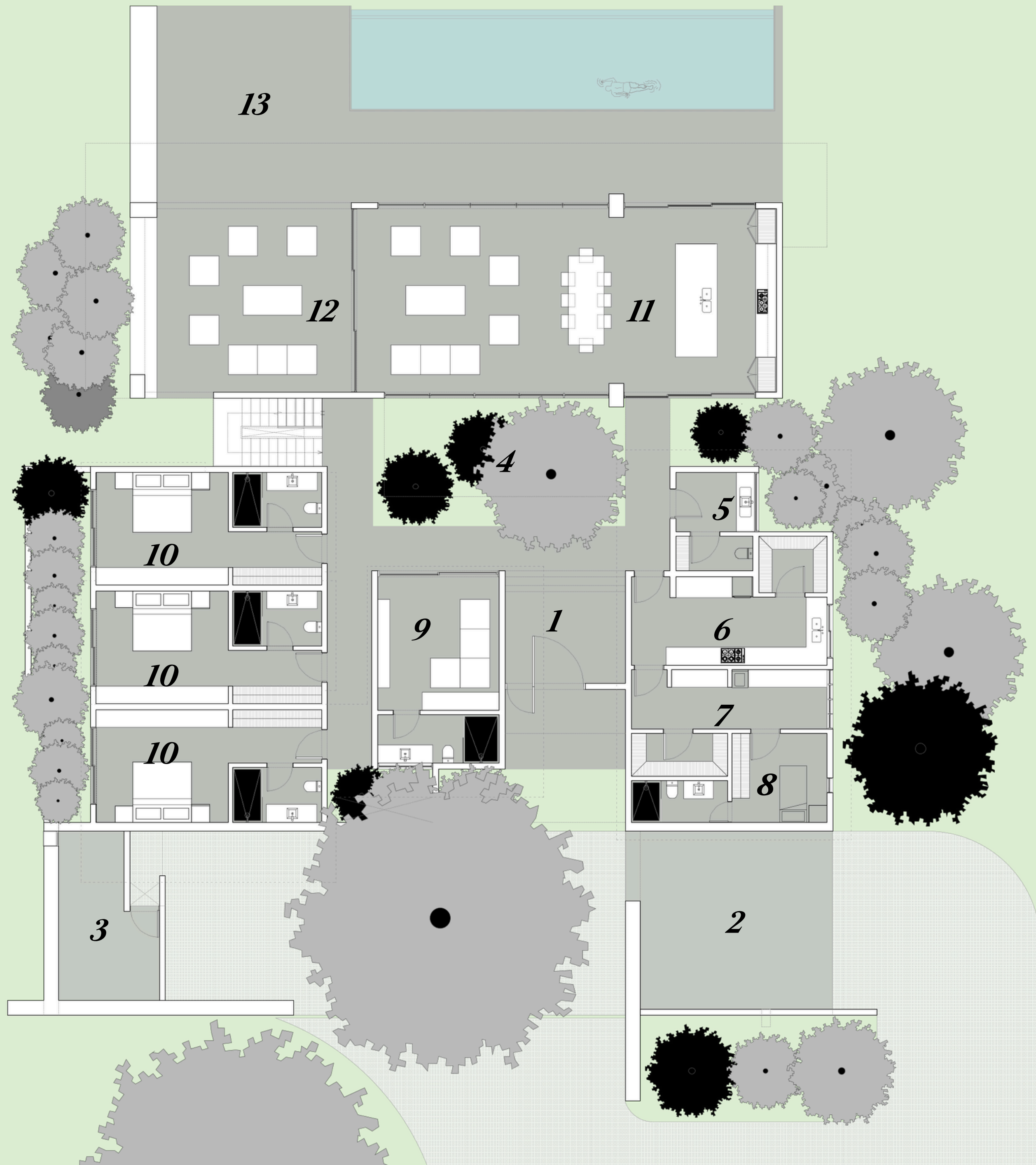




*Back Façade | Fachada Posterior*

*Villa Eden*  
*Casa de Campo*





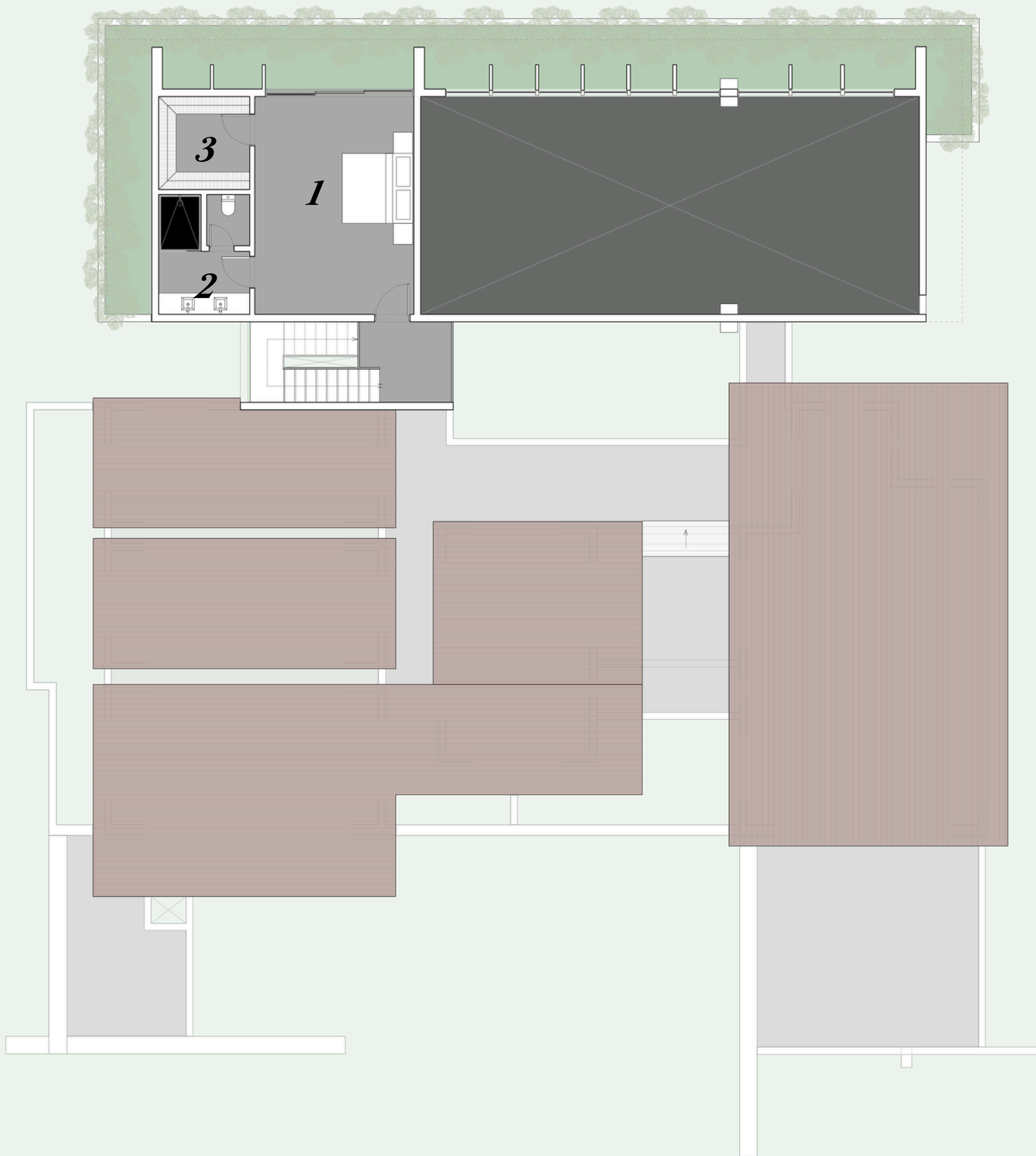
## LEGEND

1. Lobby
2. Garaje
3. Storage
4. Courtyard
5. Powder Room
6. Hot Kitchen
7. Laundry Area
8. Service Area
9. TV Room/Guest Room
10. Bedrooms
11. Main Social Area
12. Gazebo & BBQ
13. Pool & Deck

## LEYENDA

1. Recepción
2. Garaje
3. Deposito
4. Patio Interior
5. Baño Visitas
6. Cocina Caliente
7. Lavanderia
8. Servicio
9. Estudio/Dormitorio
10. Dormitorios secundarios
11. Gran Salon
12. Gazebo y BBQ
13. Piscina y Deck





- 1. Master Bedroom
- 2. Bathroom
- 3. Closet

- 1. Dormitorio
- 2. Principal Baño
- 3. Closet

# Villa Eden

Casa de Campo





*Villa Eden*  
*Casa de Campo*



# NEXT *STEPS*

## 1. Review and Discuss

Thoroughly review the presentation and discuss it with any parties involved in the decision-making process.

## 2. Schedule a Tour

Contact me to arrange a private tour of the property. We conduct in person and virtual tours.

## 3. Make an Offer

Discuss and craft a competitive offer with my guidance.

## 4. Welcome Home

Enjoy owning your own slice of paradise.





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