



Villa Capri  
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

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# WELCOME *HOME*

## Location

Playa Nueva Romana

## Size

267.9 m2 Construction

757 m2 Lot

## Beds & Baths

4 bedrooms and 5 bathrooms

## View

Garden View

## Price

\$850,000 USD





## PROPERTY *DESCRIPTION*

Experience resort-style living in this modern, fully furnished villa located in one of the most prestigious and fastest-growing residential communities on the East Coast of the Dominican Republic, Playa Nueva Romana. This contemporary home features premium finishes and advanced smart-home technology including a water purification and softening system, four-zone automated irrigation, WIFI-remote controls, and independent A/C units in every bedroom for optimal comfort.

Situated within a private, secure 24/7 gated development, residents enjoy direct access to a private beach, a luxury beach club, and the prestigious PGA Ocean 4 golf course, alongside a night-lit executive golf course and a professional golf academy. The community also offers world-class amenities such as themed and à-la-carte restaurants, a golf clubhouse, two Bahia Principe 5-star hotels (adults-only & family), commercial village, spa, casino, medical services, pharmacy, and the AIRE leisure & business center.

For sports enthusiasts, the property provides access to a modern sports complex with tennis, basketball, indoor soccer, volleyball and multiple water-sports options, plus dedicated kids' play areas, ideal for families and active living.

This villa represents a rare opportunity to invest in luxury real estate in one of the Dominican Republic's most desirable and high-growth coastal destinations.



# KEY *AMENITIES*

- Prime location in Playa Nueva Romana, East Coast, Dominican Republic
- Only 2 minutes' walk to the beach and beach club with restaurant and pool
- Modern, fully furnished villa with high-end finishes
- Smart-home systems: water purification, irrigation, WiFi controls, A/C in every bedroom
- Secure 24/7 gated community with direct beach and PGA Ocean 4 Golf Course access
- Resort amenities: restaurants, spa, casino, medical center, shops, and 5-star Bahia Principe hotels
- Sports complex with tennis, basketball, volleyball, water sports & kids' play areas
- Excellent investment opportunity in a growing luxury destination







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PGA Ocean's 4

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17 | Par 4  
457 yards

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## 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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