



# MAKAI

RESIDENCES

*Cap Cana, Punta Cana*

CARIBBEAN *LUXURY*





WELCOME TO

# MAKAI RESIDENCES

Exceptionally located within Cap Cana, Punta Cana, and just 5 minutes from the white sands and turquoise waters of Playa Juanillo, Makai enjoys a rare lakefront position framed by fresh water, the Caribbean Sea, and the newly unveiled Las Iguanas Golf Course. It's a setting that offers a lifestyle defined by ease, elegance, and connection to nature.

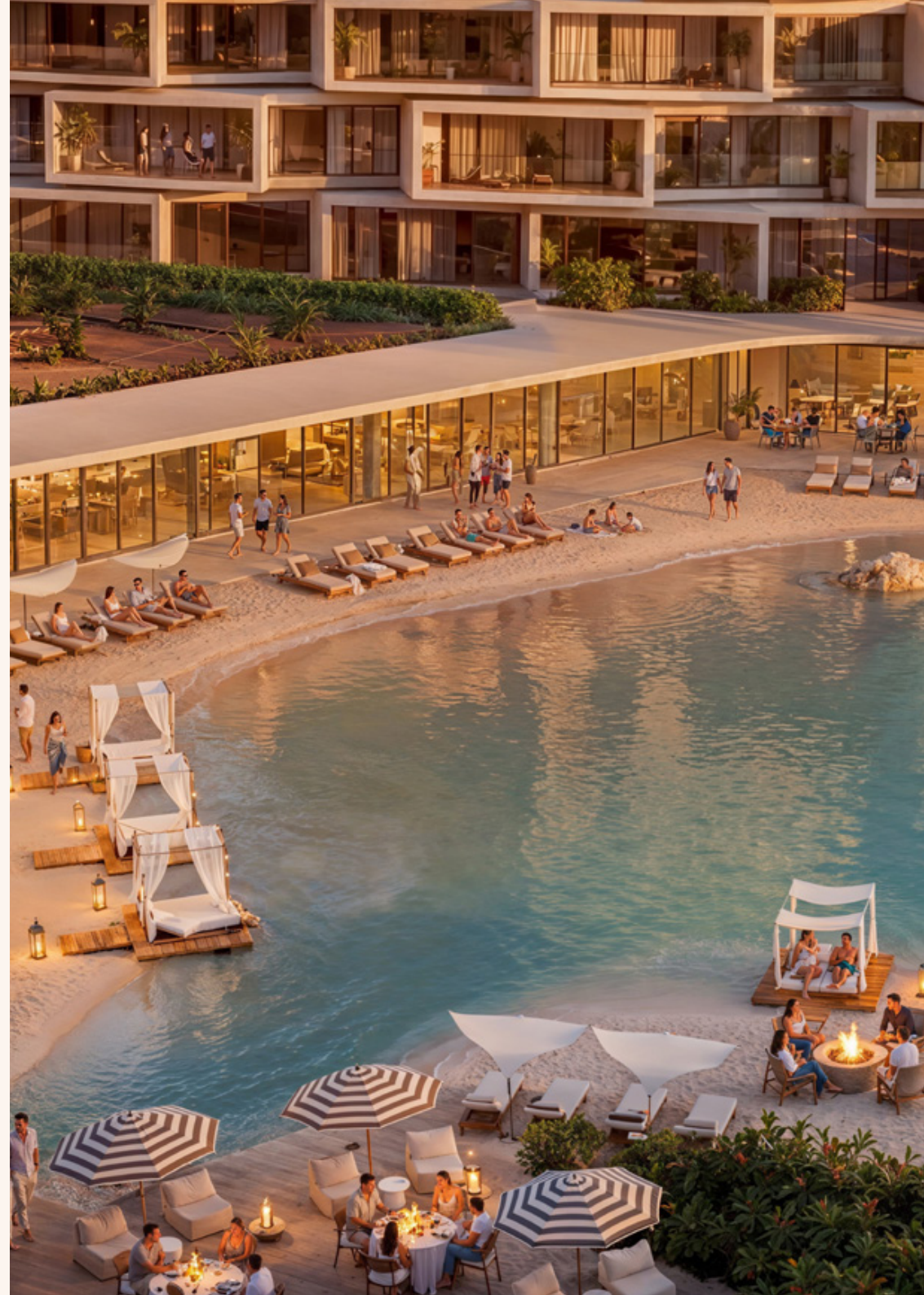






Designed as a fully serviced, resort-style residential address, Makai pairs contemporary tropical architecture with the comfort and consistency of luxury hotel-inspired amenities.

Professionally managed by **Dolce Hotels and Resorts by Wyndham**, the development offers seamless ownership, management services, and curated amenities, whether you choose to live here year-round, escape seasonally, or benefit from rental income.







- Phase 2 Release | 102 Luxury Condos
- 1 & 2 Bedroom Condos & Penthouses
- Priced from USD \$350,000
- Fully Furnished & Managed by Dolce Hotels and Resorts by Wyndham
- Estimated Completion: Q2 2029
- [View Location](#)









GOLDEN BEACHES

INSPIRED BY THE HAWAIIAN  
WORD 'MAKAI', MEANING

# *'TOWARDS THE OCEAN'*



INTERNATIONAL SPORT-FISHING HUB



MAKAI DELIVERS

# HOTEL-INSPIRED *RESIDENCES*

JUST STEPS FROM THE SEA.



WORLD-CLASS GOLF





CONTEMPORARY

# *TROPICAL* LIVING

Makai's contemporary architecture is defined by its eye-catching M-shaped building, rising across multiple floors. Sculpted forms and terraces maximize natural light, boost air circulation, provide privacy, and offer exceptional views from every condo.

Front-facing residences capture lasting ocean panoramas over the lake, while rear condos overlook the championship golf course.



# CONDOS





# *HOTEL-INSPIRED* RESIDENCES

Interiors are calm, with generous floor plans and natural tones. Floor-to-ceiling windows invite the outdoors in, and living areas extend onto balconies for an effortless indoor-outdoor lifestyle.

Each condo is a fully furnished, turnkey residence finished to hotel-grade standards. Select ground-floor condos include private jacuzzis, while some penthouses boast private rooftop terraces with plunge pools.







Neubau  
Forst  
Catalogue  
Lars  
Müller  
Publishers







# 1 BEDROOM CONDOS

Sized from: 759 – 1,180 sqft

Poised for investment, these one-bedroom condos are suited for ease of use.  
Certain layouts come with an additional family room or a separate studio









## 2 BEDROOM CONDOS

Sized from: 1,315 – 1,481 sqft

These well-proportioned condos with terraces are ideal for families, shared living, or individuals looking for added space and flexibility in a magnificent coastal setting.









# PENTHOUSES

FIRST FLOOR

Sized from: 1,421 – 2,523 sqft

These exclusive one and two bedroom penthouses offer sweeping views, enhanced privacy, and expansive outdoor spaces designed for both relaxation and entertaining.





# PENTHOUSES

## ROOFTOPS

Each duplex condo has a private rooftop terrace, complete with its own plunge pool, a rare sanctuary in the sky where sunrise swims and sunset gatherings become part of your daily ritual.



# AMENITIES





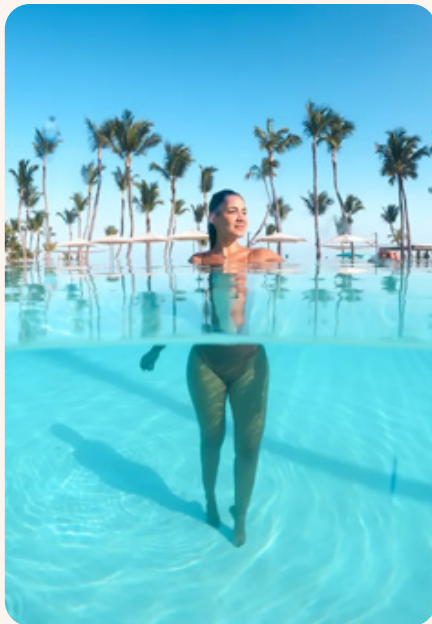
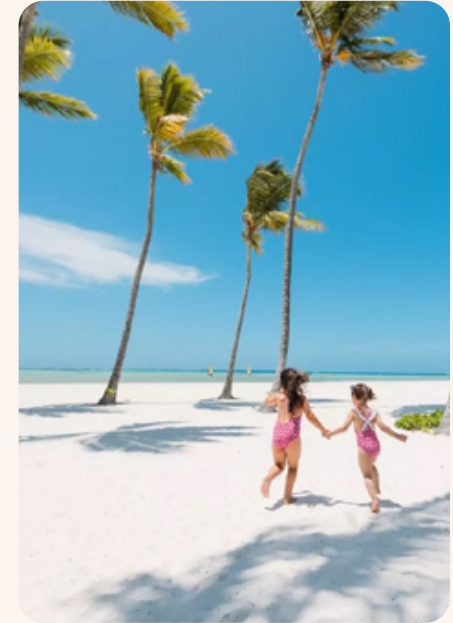
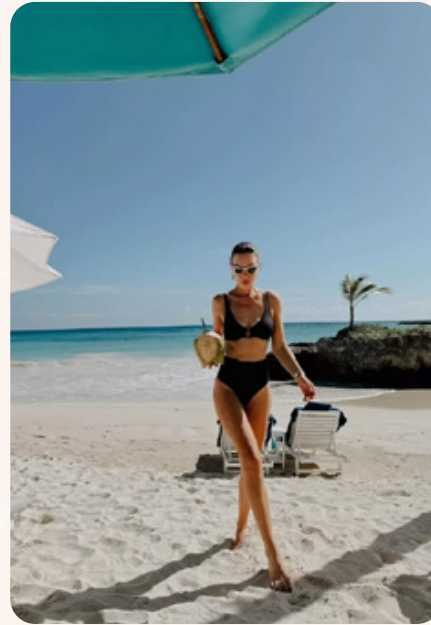


SUN, SERENITY &  
**RESORT-LEVEL**  
*LIVING*

At Makai, five-star living extends beyond your condo. The development has been designed as a self-contained luxury resort, featuring a complete collection of amenities that support wellbeing, leisure, productivity, and connection.



WHERE THE  
*OCEAN* &



LANDSCAPE  
BLEND INTO SOMETHING EXTRAORDINARY.



# RESIDENTS ENJOY *EXCLUSIVE* ACCESS TO:

- Walk-in sand pool with swim-up bar
- Rooftop infinity pool with panoramic ocean views
- Jacuzzis and kids' pool
- Spa and indoor gym
- Pickleball and padel courts
- Underground parking
- Kids' playground and dedicated pet park
- Restaurants, sports bar, & rooftop bar with fire pits & grills
- 24/7 Security
- Private cinema, games lounge, & co-working spaces
- Commercial plaza with mini-market, pharmacy, cigar lounge, & souvenir shop
- Private lake access with kayaks & paddle boards

All services and amenities are professionally managed by **Dolce Hotels & Resorts** by **Wyndham**, ensuring hotel-inspired standards throughout.



# LOCATION







EXPLORE & *DISCOVER*  
CAP CANA





Makai is located within Cap Cana, Punta Cana's leading gated community. Situated 500 meters from Juanillo Beach and next to the new Las Iguanas Golf Course, Makai offers premium lakefront living in a dynamic international setting.

Residents enjoy access to all Cap Cana amenities as members of an exclusive community.



# KEY LOCATIONS:

## JUANILLO BEACH:

A private white-sand beachfront

## EDEN ROC BEACH CLUB:

A members-only luxury beach club

## API BEACH CLUB:

Adults-only social beach club

## MARINA CAP CANA:

Mega-yacht marina and waterfront lifestyle

## FISHING LODGE & MARINA:

An international sport-fishing hub

## PUNTA ESPADA GOLF CLUB:

Jack Nicklaus Signature course

## LOS ESTABLOS EQUESTRIAN CENTRE:

Polo & private riding trails







#### EL DORADO WATER PARK:

Luxury family water park

#### SCAPE PARK CAP CANA:

Protected eco-reserve & cenote

#### SPA & WELLNESS:

World-class spa & fitness experiences

#### ELITE SPORTS FACILITIES:

Tennis, padel & private clubs

#### NATURE RESERVES:

Landscaped trails & green zones

#### FIVE-STAR BRANDED HOTELS:

Eden Roc, Hyatt, St. Regis (planned)

#### FINE DINING:

Curated high-end restaurants

#### INTERNATIONAL SCHOOLS:

Including Cap Cana Heritage



A high-angle, wide shot of a modern resort at dusk. In the background, a multi-story building with a grid-like facade of balconies and large windows is illuminated from within. The balconies have glass railings and some have potted plants. In the middle ground, a large, curved swimming pool with clear blue water is the central feature. The pool is surrounded by a sandy beach area with lounge chairs, umbrellas, and small fire pits. Several people are seen relaxing in the pool and on the beach. In the foreground, there are more lounge chairs, umbrellas, and people. The overall atmosphere is warm and luxurious, with the golden light of the setting sun reflecting off the water and the building's lights. The word "INVESTMENT" is overlaid in large, white, serif capital letters across the middle of the image.

# INVESTMENT



# A LIFESTYLE THAT *PERFORMS*

Cap Cana's strong international demand, limited development supply, and ongoing infrastructure improvements support lasting value and capital appreciation. Dolce Hotels and Resorts by Wyndham's professional rental management brings global brand recognition and consistent service, making rental income effortless for owners.

Ownership is further enhanced by registration under CONFOTUR, the Dominican Republic's leading tourism incentive program. Enjoy valuable tax benefits, including no 3% transfer tax at purchase & exemption from property tax(IPI) for the first 15 years.

Together, these advantages make this one of the most tax-efficient real estate opportunities in the Caribbean.





# WHAT YOU NEED TO KNOW

## ONLINE SALES PLATFORM

Sales are now live and can be secured directly through the interactive sales platform which gives buyers the ability to explore, compare, and pre-select condos in advance, then reserve their condo via a secure reservation.

- **Step One | Create Your Buyer Profile**  
Register on the secure Makai sales platform to unlock full access to available condos.
- **Step Two | Shortlist Your Preferred Condos**  
Browse floor plans and layouts, then shortlist your favorite condos.
- **Step Three | Reserve Your Condo**  
A fully secure USD \$5,000 reservation fee is required to reserve your chosen condo.







# MEET THE TEAM BEHIND MAKAI



## DEVELOPER

Duna Development is a Dominican-based real estate company with a proven track record across Punta Cana and Santo Domingo. Led by Josué Virgen, José González, and Osman Alper, the group has successfully launched multiple projects and has secured the exclusive license to deliver the Caribbean's first Lamborghini-branded residences. With over 15 years of engineering and construction expertise, Duna combines international standards with strong local execution.



## OPERATOR

Makai will be operated by Dolce Hotels and Resorts by Wyndham, one of Wyndham's highest-tier luxury hotel brands. With more than 9,300 hotels across 24 brands in 95 countries, Wyndham brings global hospitality expertise, operational excellence, and long-term credibility – providing owners with peace of mind and a consistently elevated guest experience.



## ARCHITECT

M+, an award-winning architectural firm based in Medellín, Colombia, is internationally recognized for their innovative approach to vertical residential buildings, having won prestigious global awards in 2017 and 2018 for design excellence. The firm is known for creating contemporary structures that maximize natural light and views, as reflected in Makai's tropical-modern design within Cap Cana.





# MAKAI ▶

RESIDENCES

*Cap Cana, Punta Cana*







# MAKAI

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*Cap Cana, Punta Cana*

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