



VILLAS MARINAS  
•seaside villa community•

Villa Price List

Villa	Bedrooms	Size M2	Size Ft2	Price
Sea Coconut	2	185	1,991	\$320,000 US
Ocean Breeze	3	185	1,991	\$ 320,000US
Palmera	3	222	2,389	\$382,500 US
Amalfi	2	215	2,314	\$370,500 US
	3	338	3,745	\$550,000 US
Playa	3	192	2,066	\$356,000 US
Serenity	3	185	1,991	\$320,000 US
Mar	3	210	2,260	\$340,000 US
Estela	2	160	1,722	\$285,000 US
Sea Star	4	249	2,680	\$400,000 US

All prices have an additional \$5,000 utility connection fee





Incredible villas: executive finishing, smart tropical spaces, sea breezes & privacy  
All in an oceanside project with great amenities!

Welcome to the beautiful homes at Villas Marinas: the only gated development of its kind on the North Coast of the Dominican Republic.

Our unique, fully titled villas have been created with the foreign buyer in mind. Enjoy bright, open great rooms; chef's kitchens, spacious bedrooms; and plenty of storage - all leading to your private backyard retreat with swimming pool, covered terrace, tropical garden, and ocean breezes. You can opt for even more outdoor living with rooftop terrace with sea views, or covered pergola in the backyard.

We offer an executive construction spec, the finest attention to detail, and homes that are show pieces - all a quick walk or golf cart ride to the restaurant, spa, gym, aquapark and the beach!

- 77 private, well planned lots
- several floor plans to choose from
- many optional changes available for each home - your villa, your way
- roof top terrace offering sea views
- 1-car park (2-car optional) and golf cart parking
- large green spaces and walking paths



An inspired tropical community.

## CONSTRUCTION

- 2-year construction guarantee
- 3.0 metre ceilings throughout
- 8" masonry block concrete walls reinforced with iron
- Concrete roof finishes
- Interior walls and floor constructed with 8" concrete masonry block
- Concrete slab on grade with seismic calculations
- Front windows standard P-92
- Side windows standard maintenance free aluminum P-92
- Solid wood entrance and interior doors: 2.10 - 2.40 metres high
- Two exterior water spigots
- Decking pressure treated wood with sealant (where applicable)
- Driveways and sidewalks constructed of stone or concrete
- Copper wiring throughout
- Minimum 200 AMP service panel with breakers
- Mosquito screens optional (not included)

## KITCHENS/BATHS

- Standard cabinets of solid wood

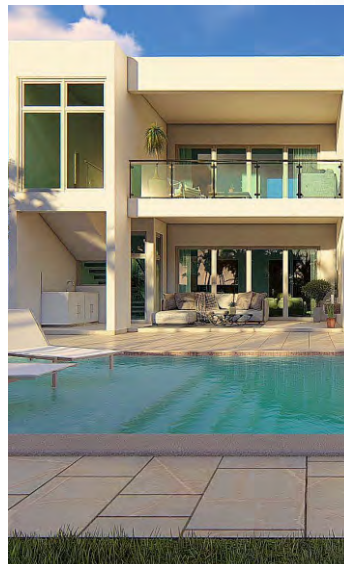
- All cabinet drawers are full extension
- Standard granite counters in kitchen and baths (quartz optional)
- Rough in plumbing provided for dishwasher
- Stainless steel kitchen sink with single lever chrome tap
- Vessel bathroom sinks in marble
- Marble bathtub (optional)
- Bathrooms finished with imported high quality ceramic and porcelain tiles
- All shower doors of clear glass
- High efficiency toilets

## INTERIORS

- Imported porcelain floors (marble floors optional)
- Crown molding throughout
- Stainless steel hardware throughout
- On demand, gas hot water heater
- Light fixtures with standard bulbs and ready for fixtures
- Standard rough in for washer/dryer
- Rough-in for A/C
- Cable tv wired to great room, terrace, and each bedroom

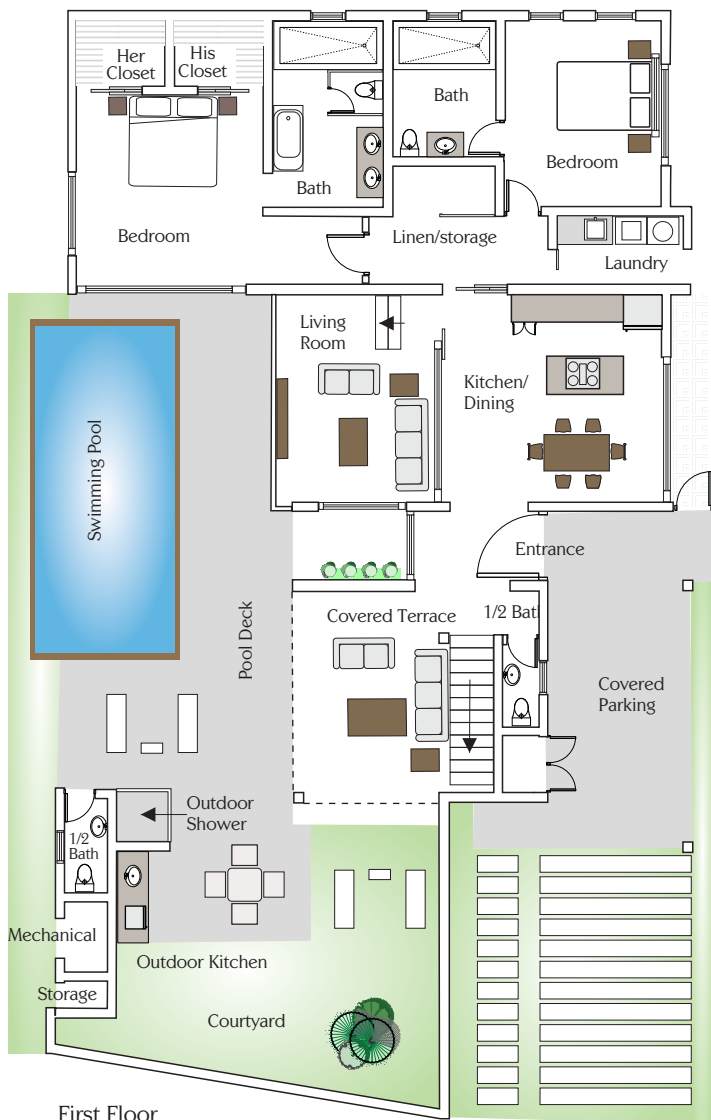
## EXTERIORS/YARDS

- Single carport to be constructed of treated pine and concrete pavers
- Sidewalks in stone or concrete
- One front exterior feature wall with stone (slate or coralina)
- Balliard lighting along sidewalk/driveway
- Yard to be fully landscaped with grass and selection of tropical plants
- 9,000 gallon swimming pool included (optional larger pool)
- Roof terrace to include pergola and rough in for lights & plumbing for most models. Outdoor stair rails in glass and aluminum.
- Pool decks and outdoor stairs of stuccoed coralina stone

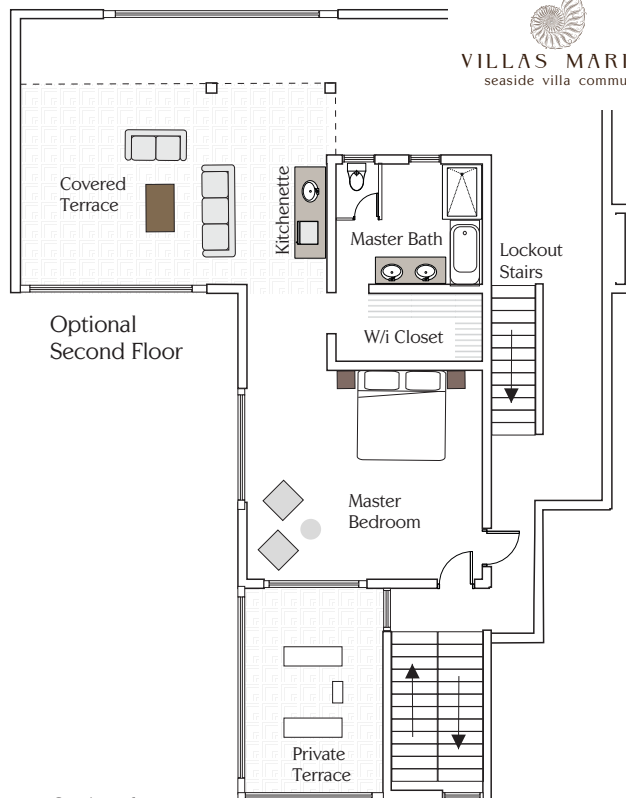


Life changing homes.  
Innovative,  
superior quality.

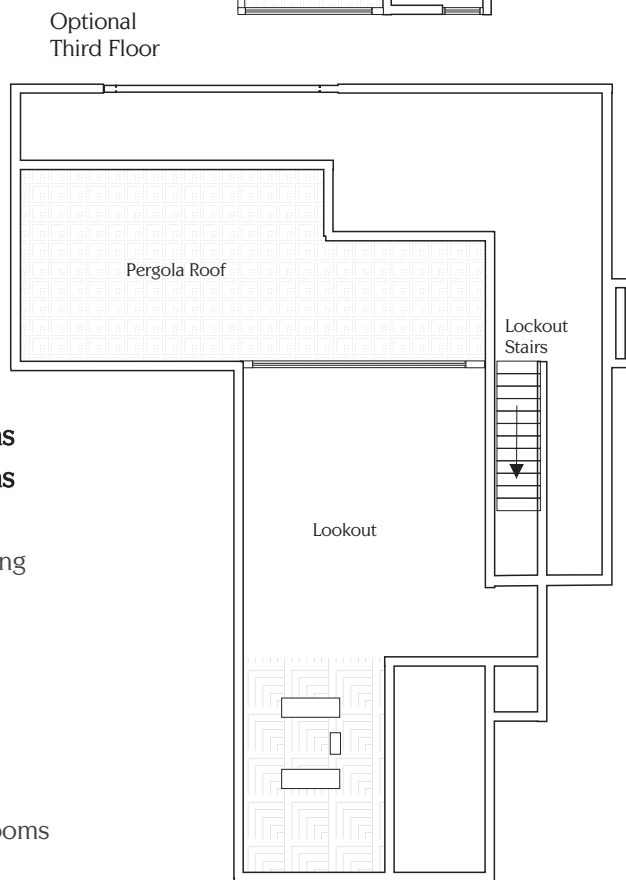




First Floor



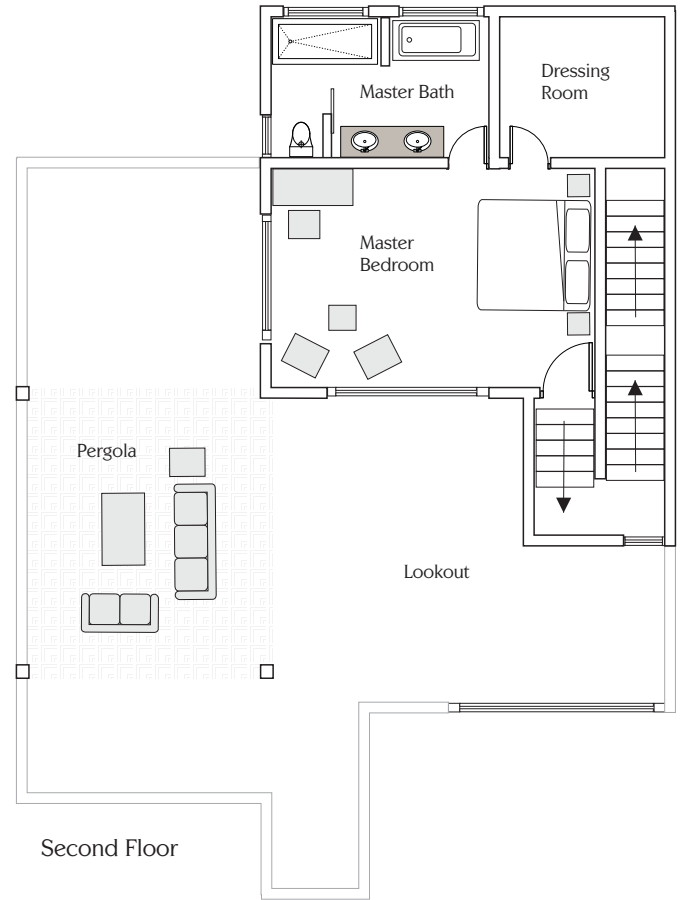
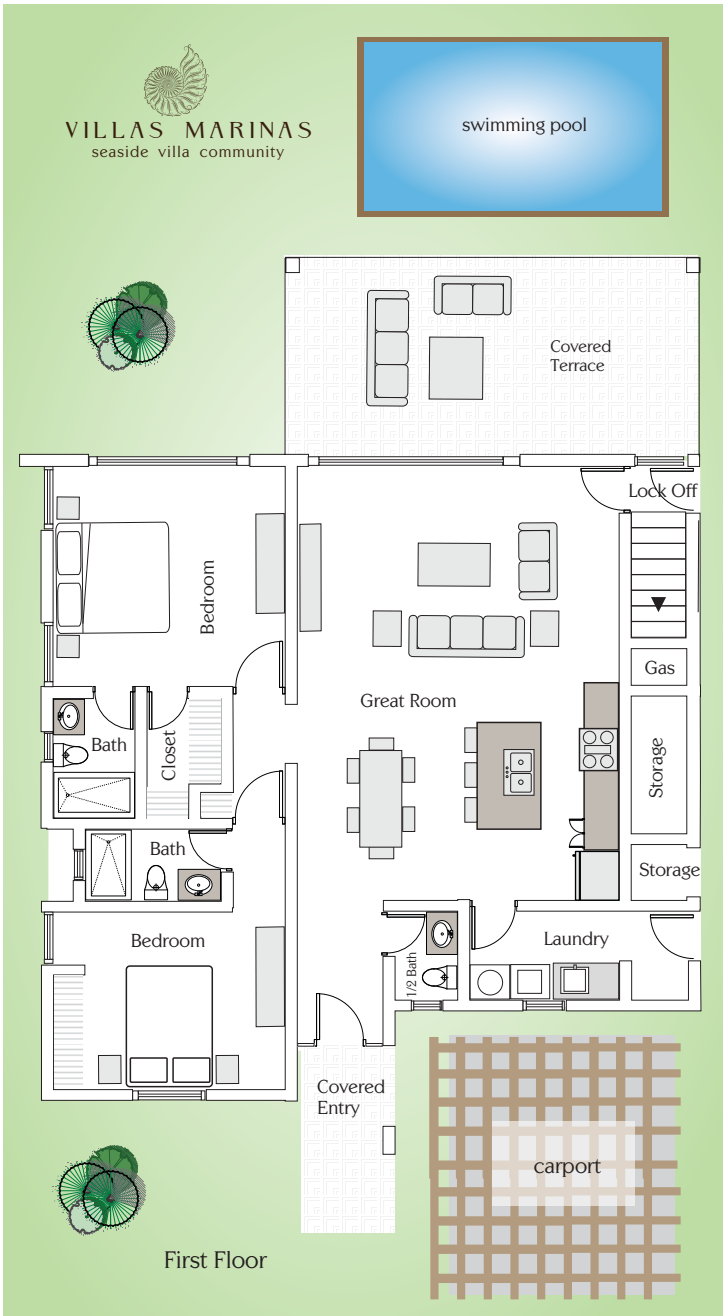
Optional Second Floor



Optional Third Floor

∞ 2-Bedroom Villa: 215 m<sup>2</sup> (2,314 ft<sup>2</sup>), 2 full and 2 half baths  
 ∞ 3-Bedroom Villa: 338 m<sup>2</sup>, (3,735 ft<sup>2</sup>) 3 full and 1 half baths

- ∞ Covered terrace on main floor with outdoor kitchen and BBQ area
- ∞ Covered terrace on 2nd floor in concrete
- ∞ Laundry room
- ∞ Double carport
- ∞ Owner's storage
- ∞ Drive way in slab stone
- ∞ Swimming pool 7'x4' (28 m<sup>2</sup>)
- ∞ All wood in Jequitiba
- ∞ Glass and metal railings
- ∞ P-92 windows and sliding doors
- ∞ Granite counter tops
- ∞ Porcelain tiles
- ∞ Coralina pool deck and front decorative wall
- ∞ Ceramic walls in bathrooms

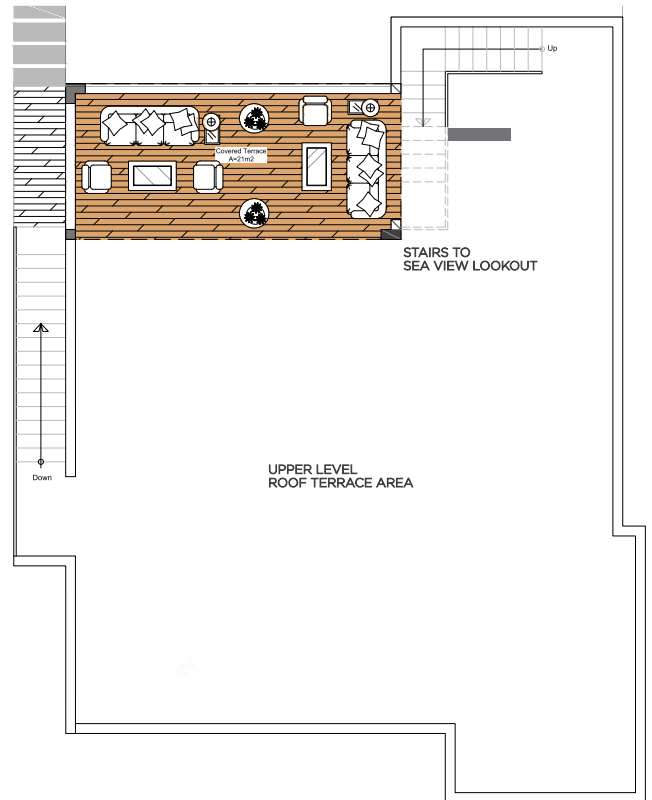
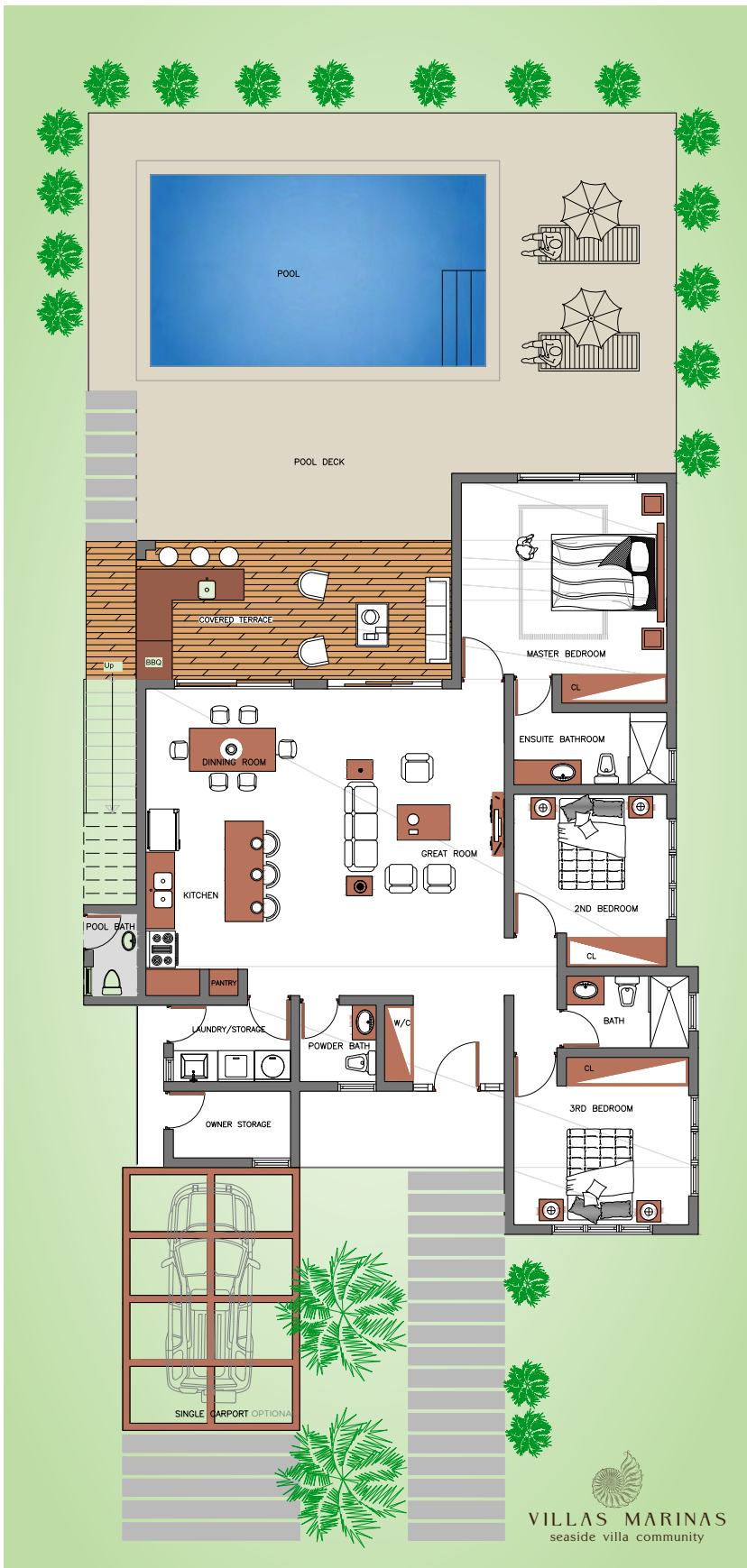


- ☞ Covered terrace on main floor
- ☞ Covered terrace on 2nd floor in concrete
- ☞ Laundry room
- ☞ Single carport
- ☞ Owner's storage
- ☞ Drive way in slab stone
- ☞ Swimming pool 7'x4' (28 m2)
- ☞ All wood in Jequitiba
- ☞ Glass and metal railings
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- ☞ Ceramic walls in bathrooms

# VILLA Palmera

- ☞ Villa: 222 m<sup>2</sup> (2,389 ft<sup>2</sup>) with roof terrace
- ☞ 3 bedrooms, 3 full and 1 half bath

# VILLA Ocean Breeze



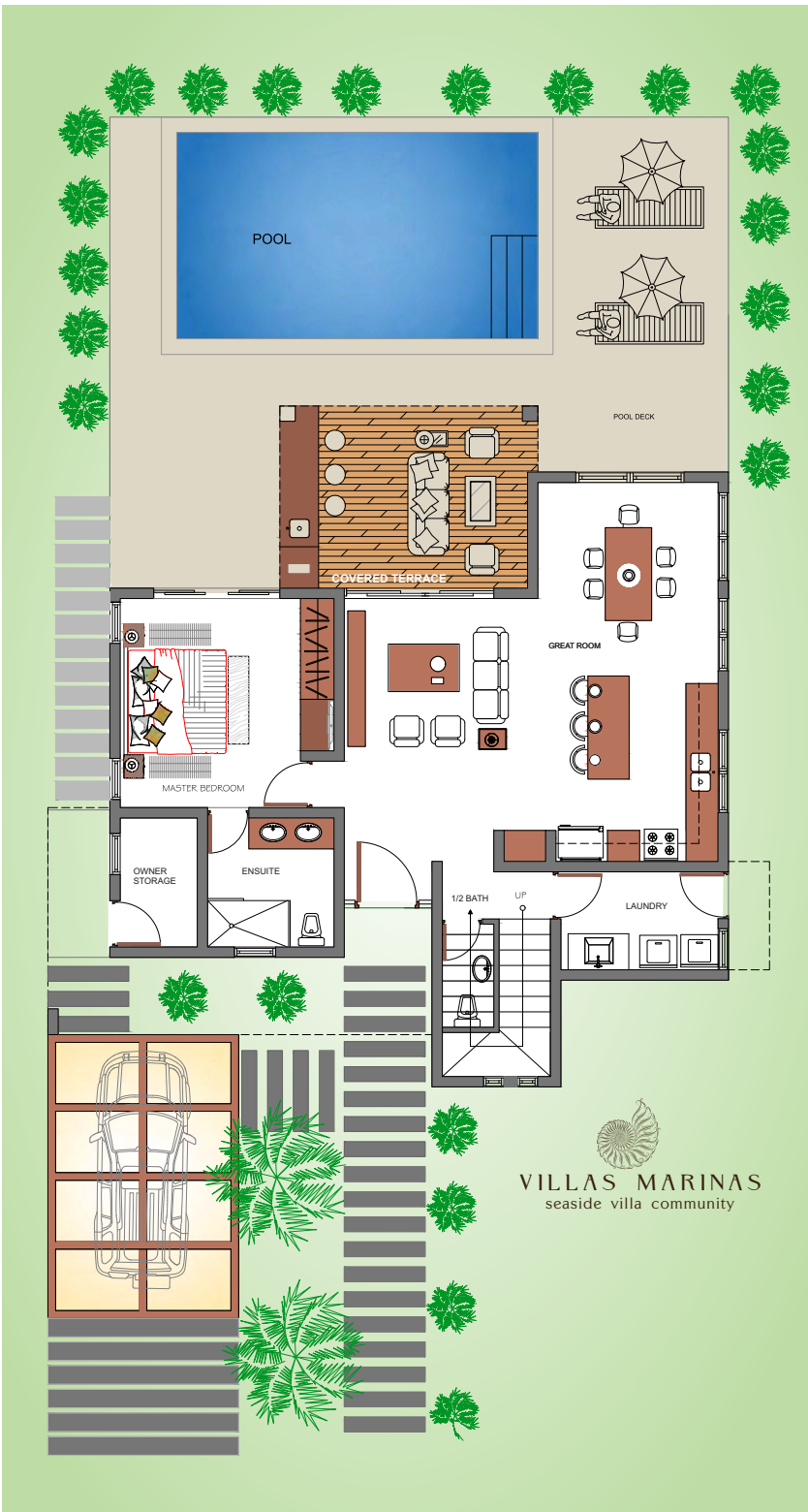
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- ☞ Single carport
- ☞ Owner's storage
- ☞ Drive way in slab stone
- ☞ Swimming pool 7'x4' (28 m2)
- ☞ All wood in Jequitiba
- ☞ Glass and metal railings
- ☞ P-92 windows and sliding doors
- ☞ Granite counter tops
- ☞ Porcelain tiles
- ☞ Coralina pool deck and front decorative wall
- ☞ Ceramic walls in bathrooms

☞ Villa: 185 m<sup>2</sup> (1,991 ft<sup>2</sup>) with roof terrace

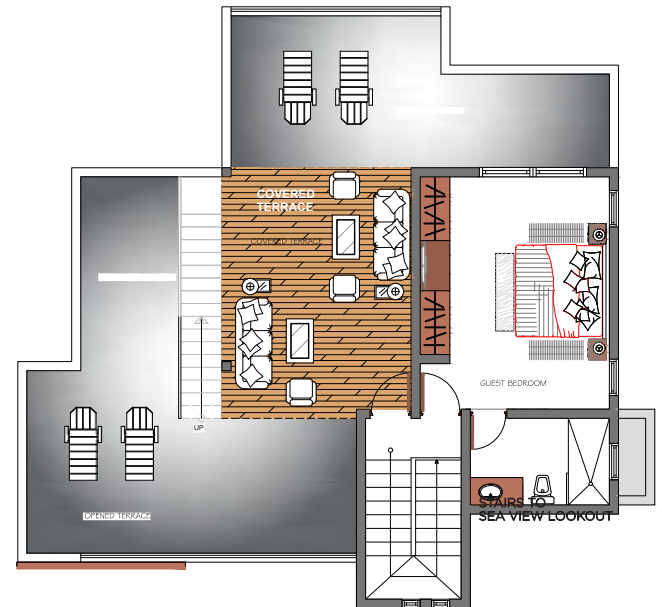
☞ 3 bedrooms, 2 full and 2 half baths

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# VILLA Sea Coconut

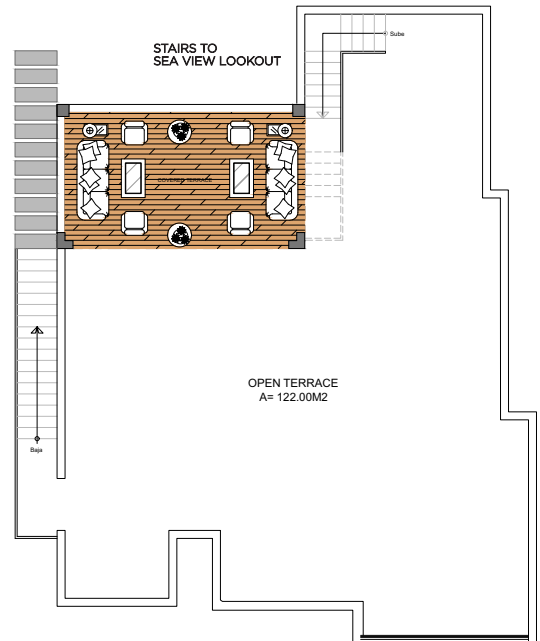


- ∞ Villa: 185 m<sup>2</sup> (1,991 ft<sup>2</sup>) with roof terrace - does not include the Sea View Lookout area on 2nd floor of approx. 40m<sup>2</sup> (430 ft<sup>2</sup>)
- ∞ 2 bedrooms, 2 full and 1 half baths



- ∞ Covered terrace on main floor with outdoor kitchen and BBQ area
- ∞ Covered terrace on 2nd floor in concrete
- ∞ Laundry room
- ∞ Single carport
- ∞ Owner's storage
- ∞ Drive way in slab stone
- ∞ Swimming pool 7'x4' (28 m<sup>2</sup>)
- ∞ All wood in Jequitiba
- ∞ Glass and metal railings
- ∞ P-92 windows and sliding doors
- ∞ Granite counter tops
- ∞ Porcelain tiles
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- ∞ Ceramic walls in bathrooms

# VILLA Serenity



- ☞ Covered terrace on main floor with outdoor kitchen and BBQ area
- ☞ Covered terrace on 2nd floor in concrete
- ☞ Laundry room
- ☞ Single carport
- ☞ Owner's storage
- ☞ Drive way in slab stone
- ☞ Swimming pool 7'x4' (28 m2)
- ☞ All wood in Jequitiba
- ☞ Glass and metal railings
- ☞ P-92 windows and sliding doors
- ☞ Granite counter tops
- ☞ Porcelain tiles
- ☞ Coralina pool deck and front decorative wall
- ☞ Ceramic walls in bathrooms

- ☞ Villa: 185 m<sup>2</sup> (1,991 ft<sup>2</sup>) with roof terrace - does not include the Sea View Lookout area of approx. 21 m<sup>2</sup> (226 ft<sup>2</sup>)
- ☞ 122 m<sup>2</sup> (1,313 ft<sup>2</sup>) of functional open space on the 2nd floor
- ☞ 3 bedrooms, 2 full and 2 half baths





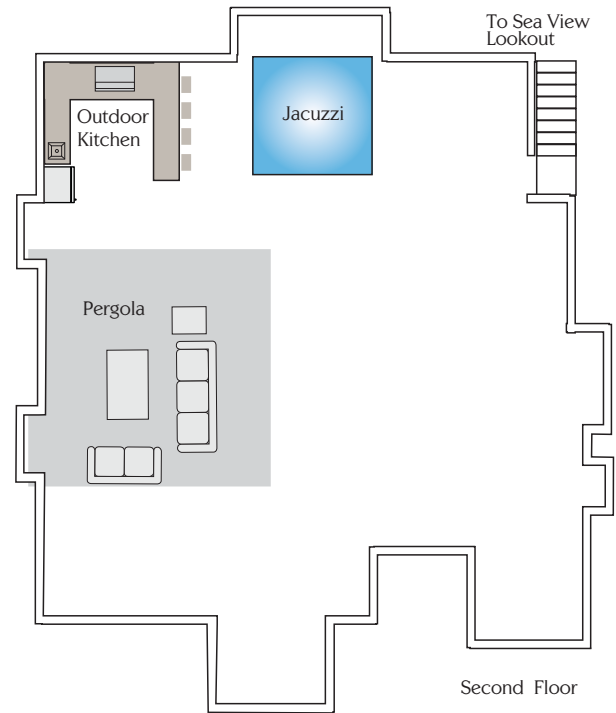
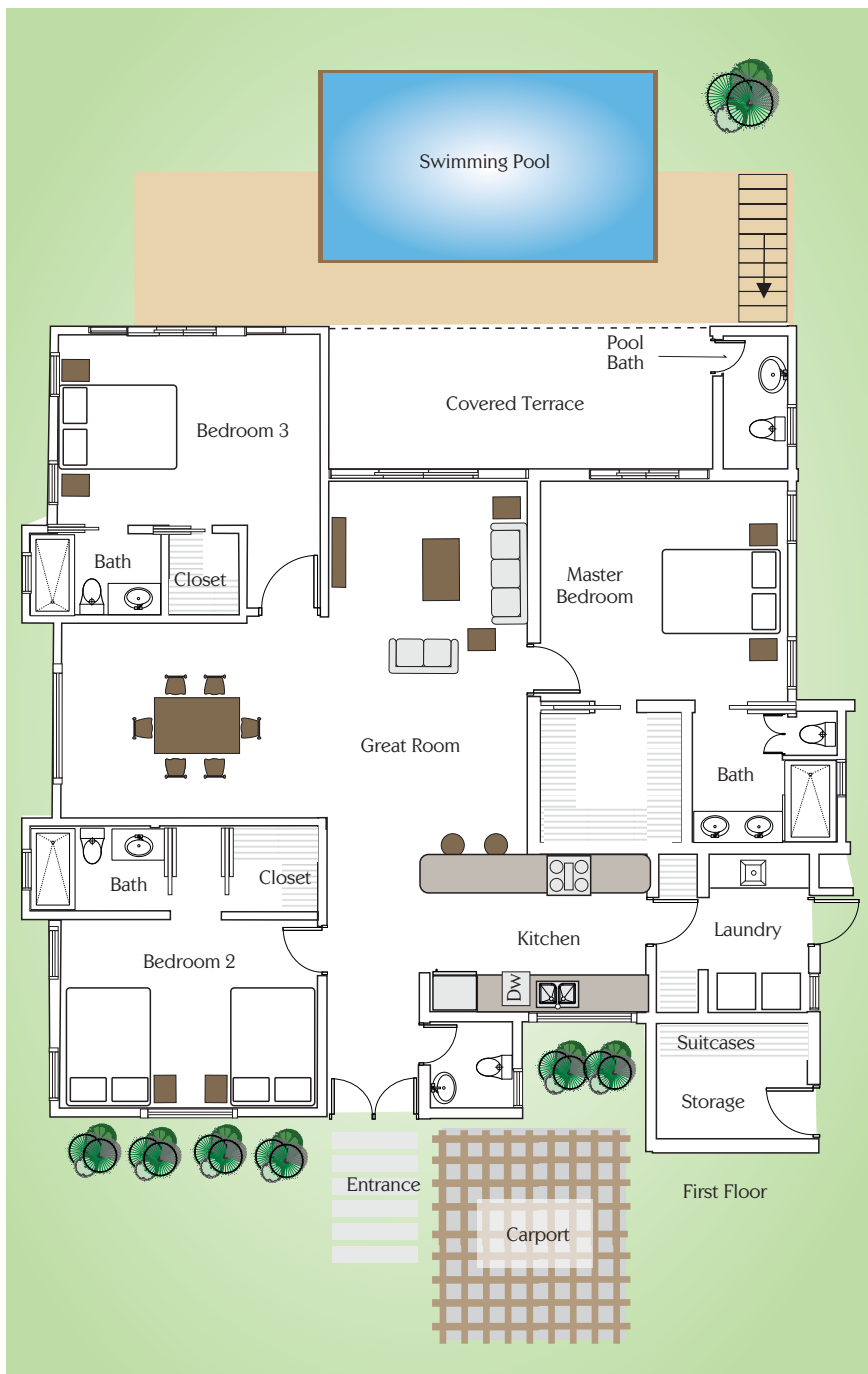
# VILLA Playa

🌀 Villa: 192 m<sup>2</sup> (2,066 ft<sup>2</sup>) plus 25 m<sup>2</sup> (269 ft<sup>2</sup>) of roof terrace/ pergola and BBQ area

🌀 3 bedrooms

🌀 2 full and 1 half baths

- 🌀 Covered terrace on main floor
- 🌀 Covered terrace on 2nd floor in concrete
- 🌀 Laundry room
- 🌀 Single carport
- 🌀 Owner's storage
- 🌀 Drive way in slab stone
- 🌀 Swimming pool 7'x4' (28 m<sup>2</sup>)
- 🌀 All wood in Jequitiba
- 🌀 Glass and metal railings
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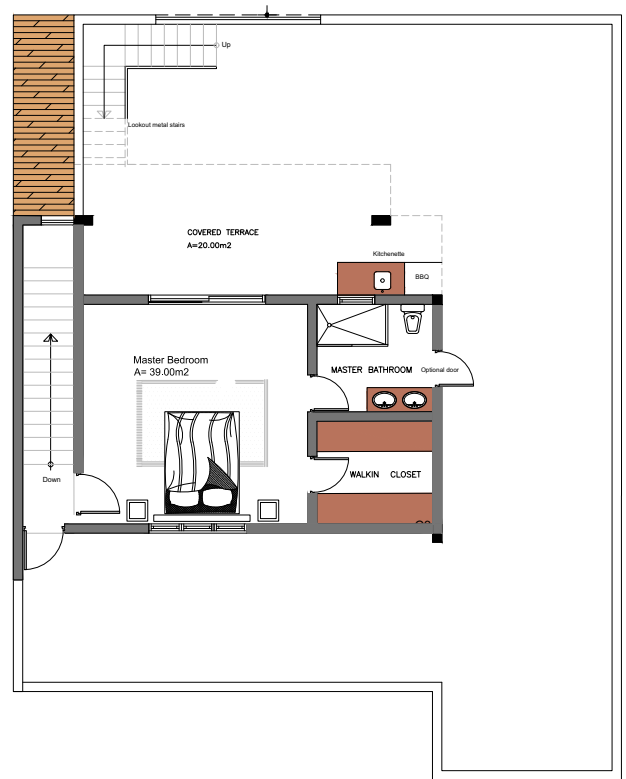
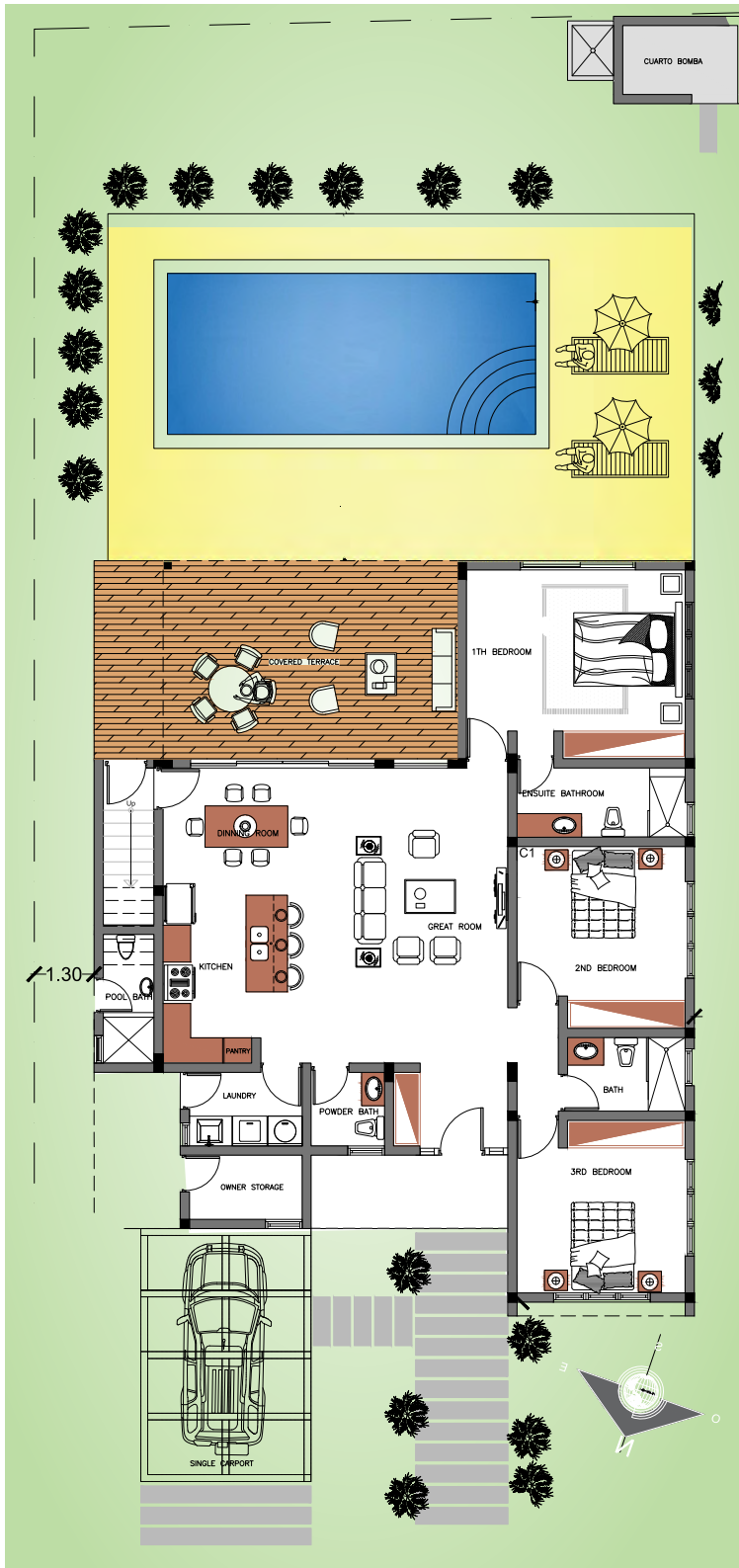


# VILLA Sea Star

☞ Villa: 249 M<sup>2</sup> (2,680 ft<sup>2</sup>)

☞ 4 bedrooms

☞ 3 full and 2 half baths



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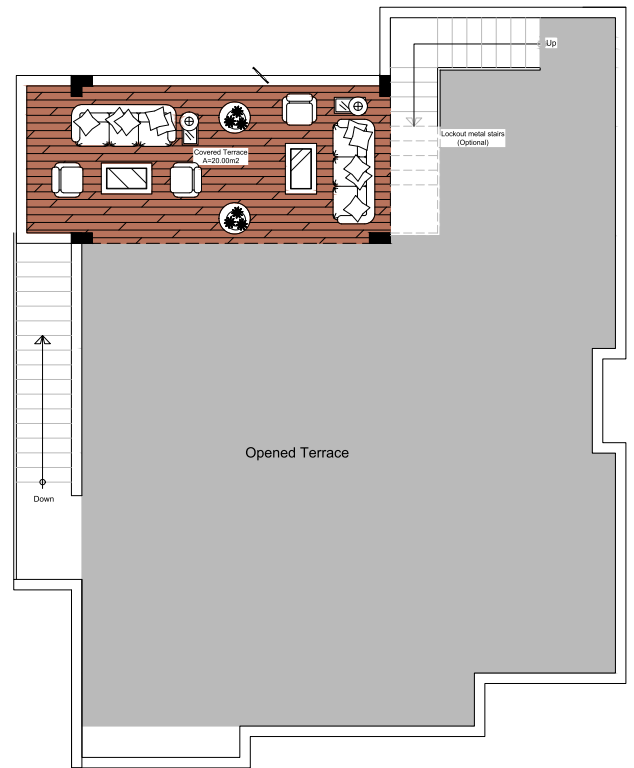
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- ☞ Swimming pool 7'x4' (28 m2)

- ☞ All wood in Jequitiba
- ☞ Glass and metal railings
- ☞ P-92 windows and sliding doors
- ☞ Granite counter tops
- ☞ Porcelain tiles
- ☞ Coralina pool deck and front decorative wall

# VILLA Estela

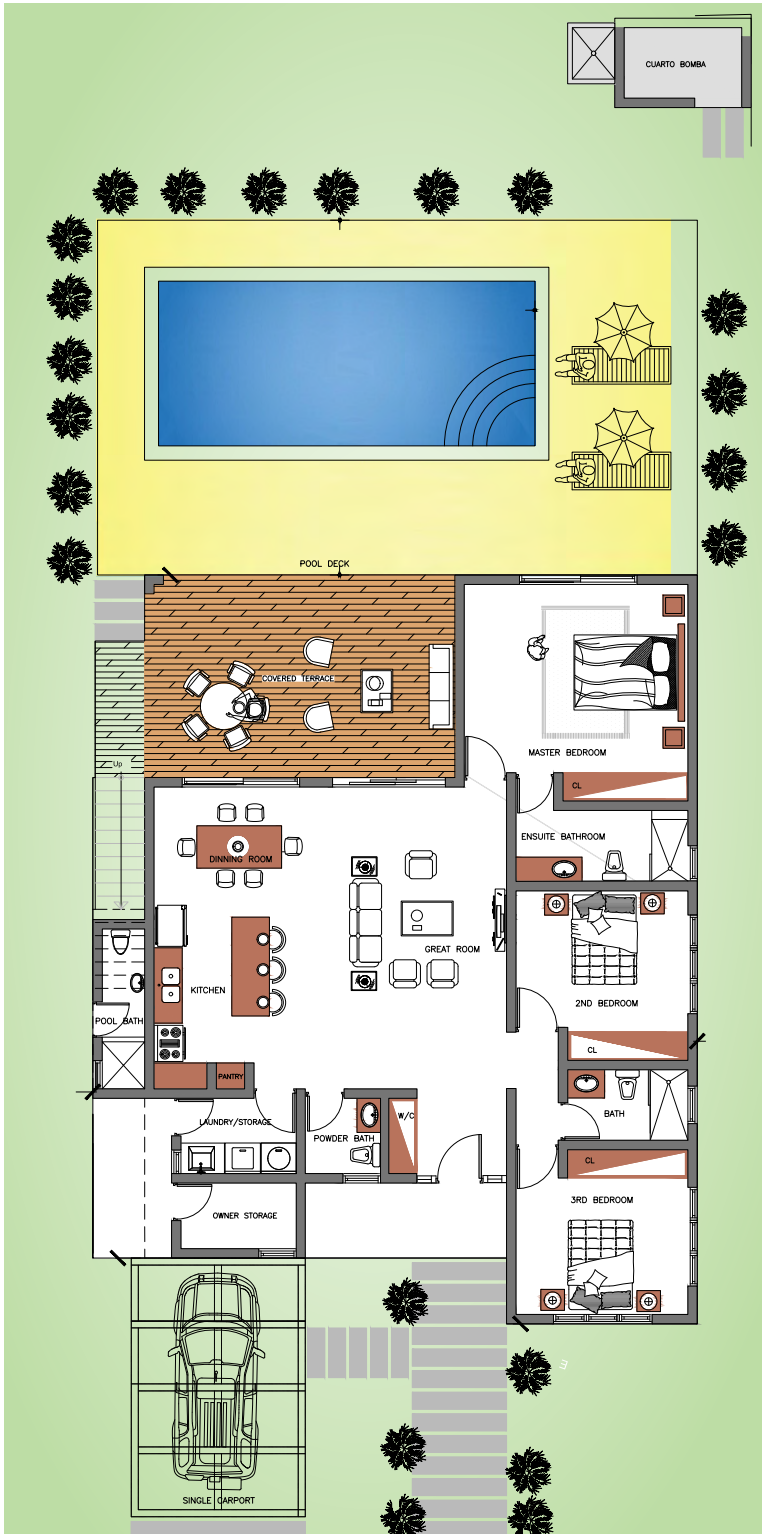
- ☞ Villa: 160M<sup>2</sup> (1,722 ft<sup>2</sup>)
- ☞ 2 bedrooms
- ☞ 2 full and 2 half baths

- ☞ Covered terrace on main floor
- ☞ Covered terrace on 2nd floor in concrete
- ☞ Laundry room
- ☞ Single carport
- ☞ Owner's storage
- ☞ Drive way in slab stone
- ☞ Swimming pool 7'x4' (28 m2)
- ☞ All wood in Jequitiba
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- ☞ P-92 windows and sliding doors
- ☞ Granite counter tops
- ☞ Porcelain tiles
- ☞ Coralina pool deck and front decorative wall
- ☞ Ceramic walls in bathrooms



# VILLA Mar

- 🌀 Villa: 210 M<sup>2</sup> (2,260 ft<sup>2</sup>)
- 🌀 3 bedrooms
- 🌀 2 full and 2 half baths



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- 🌀 Covered terrace on 2nd floor in concrete
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