



STELLA MARINA
LUXURY VILLAGE

• COCOTAL PALMA REAL VILLAGE •



STELLA MARINA is a project of 4 luxury duplex villas.

With a modern and functional design, which allows you to appreciate the landscapes offered by the surroundings of the Cocotal – Palma Real Village Golf Course.


Its unbeatable location, first-class finishes and attention to every detail make this gem an option that is difficult to match.



*Images are for reference and are subject to change



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Each villa has 3 bedrooms with closet, bathroom and private balcony.

2 bedroom on the second floor
1 bedroom on the first floor

DUPLEX VILLA – COCOTAL PALMA REAL VILLAGE BAVARO, PUNTA CANA

3



Bedrooms

6



Total bath

4

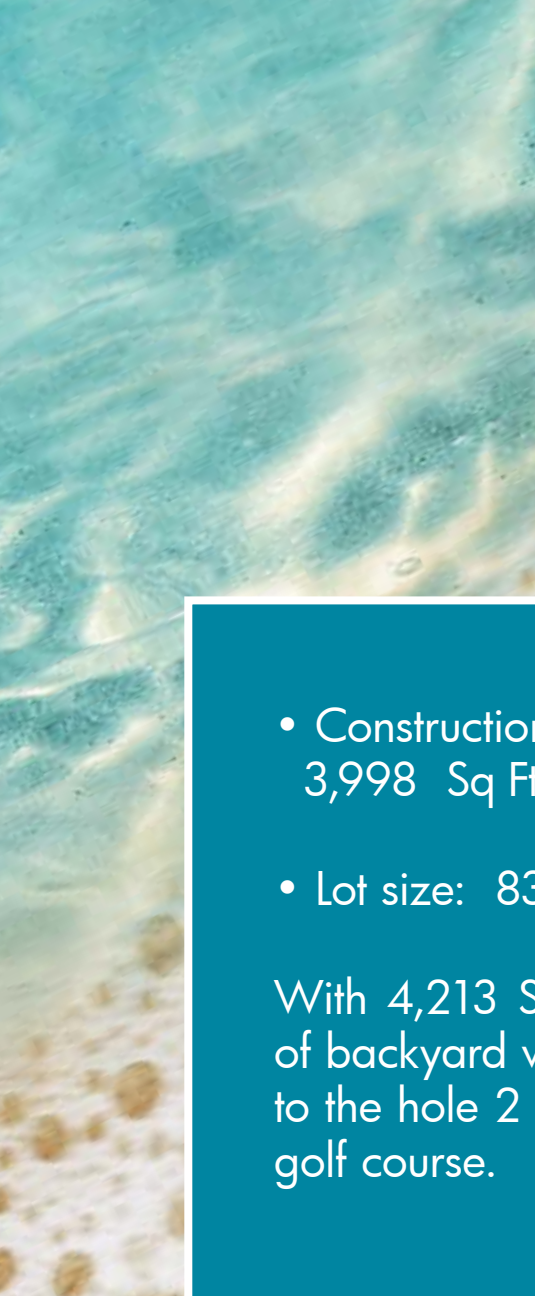



Full bath

3,998
Square feet

Lot size
8,342
Square feet

Infinity pool • Jacuzzi

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- Construction area:
3,998 Sq Ft / 371.4 Sq.M
 - Lot size: 8342 Sq Ft / 775 Sq.M

With 4,213 Sq Ft / 391.4 Sq.M
of backyard with a beautiful view
to the hole 2 of the Bougainvillea
golf course.



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First Floor

Construction area: 2,249 Sq Ft /
209 Sq.M

- Hall
- Dining room
- Kitchen
- Living room
- Half bath
- Guest bedroom with inverter AC, closet, bathroom and balcony
- Linen closet
- Spacious Terrace
- Infinity pool
- Jacuzzi
- Outdoor half bath
- Laundry room
- Utility room
- Service room with bathroom
- Machine room



Double-height living room with projected glass where elegance meets natural beauty.



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Kitchen

- Made in natural oak in combination with MDF.
- High-quality sliding drawers with retractable closure.
- Countertop, backsplash and island in Calacatta quartz.
- Ceilings with fascias, and dimmable lighting.
- European taps.
- Electric stove and grease extractor included



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Second Floor

Construction area:
1,749 Sq Ft / 162.5 Sq.M

- Master bedroom with:
 - sabina formwork walk-in closet
 - double shower bathroom and tub
 - balcony with views to the golf course
 - inverter AC included
- Secondary bedroom with:
 - closet
 - bathroom
 - balcony
 - inverter AC included
- Linen closet
- Family room
- Spacious terrace



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Main bathroom:
elegance and care for details

- double hand washer
- lacquered oak bathroom furniture
- natural granite countertop
- European taps
- imported tub
- recessed alcove with lighting



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Prestigious Community

Stella Marina is located at Cocotal Golf & Country Club, where luxury living meets natural beauty.

Prime location recognized for its 27-hole championship golf course.

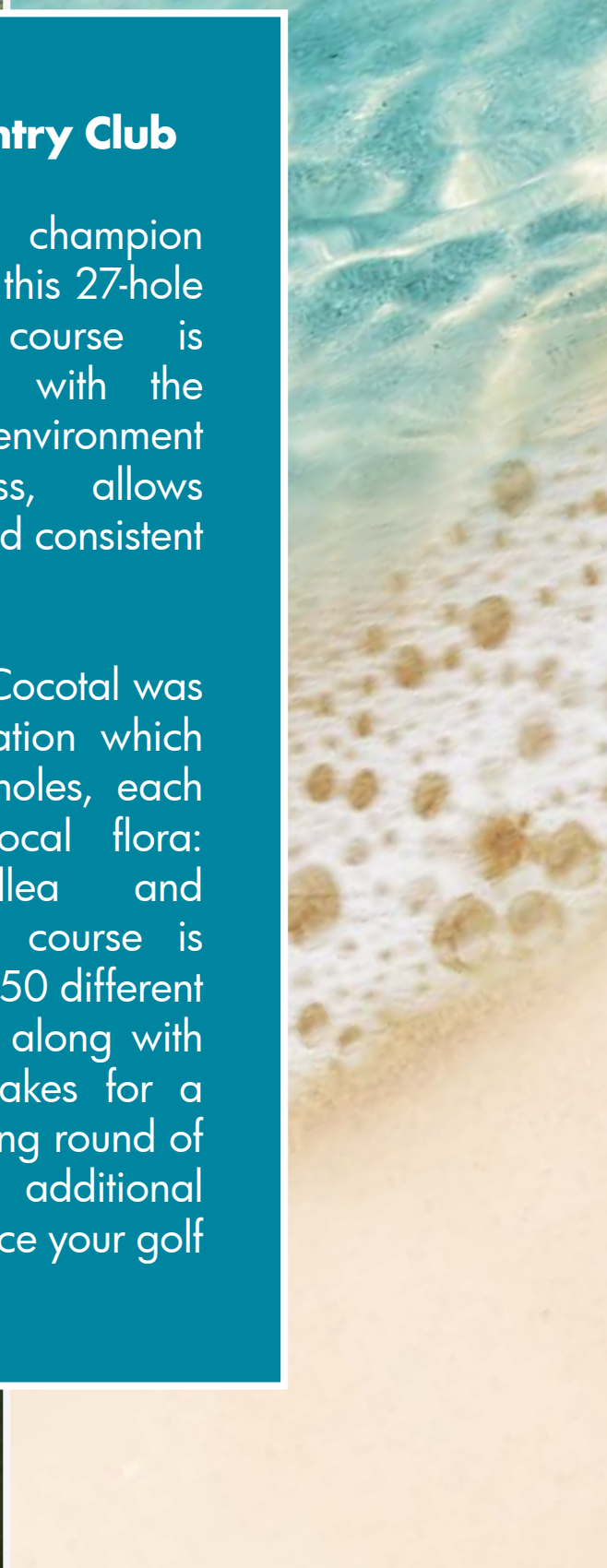
Its Club House with swimming pools, sports areas with soccer, paddle tennis and tennis courts, make this place the best space to live at the highest level.



Cocotal Golf & Country Club

Designed by Spanish champion José "Pepe" Gancedo, this 27-hole championship golf course is beautifully integrated with the Punta Cana natural environment with bermuda grass, allows Cocotal to offer true and consistent greens all year.

As its name suggests, Cocotal was an old coconut plantation which Pepe turned into 27 holes, each nine named after local flora: Hibiscus, Bougainvillea and Bejamina (ficus). The course is adorned by more than 50 different species of trees which along with the ocean breeze, makes for a beautiful and challenging round of golf. It also provides additional services that will enhance your golf experience.





Art of Diving - Scuba diving in Punta Cana

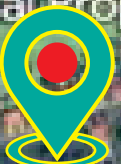
Cocotal Lake Village

Hole #1 Cocotal Golf

Casa Club de Golf Cocotal

Cocotal club house swimming pool

Cocotal By Noval Properties



Cocotal Golf Course

Katmandu Park | Punta Cana

Cocotal golf back gate

Villa Cocotal Palma Real

Cocotal golf club

Privileged location

- Cocotal Golf & Country Club is the hotel Melia's golf course, which has one of the most desired and central location in Punta Cana. With two access by the Coral Highway and the Barceló Avenue.



DOWN TOWN MALL
PUNTA CANA

8 MINUTES



PALMA REAL MALL

9 MINUTES



COCO BONGO

11 MINUTES



BAVARO BEACH

5 MINUTES



PUNTA CANA
INTERNATIONAL AIRPORT

19 MINUTES



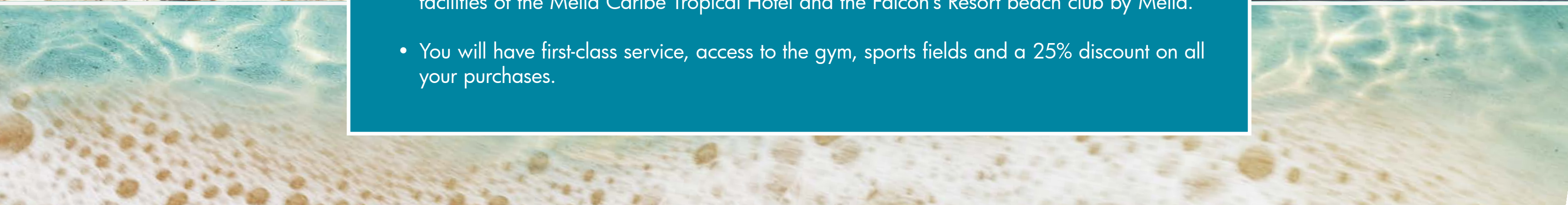
BLUE MALL
PUNTA CANA

19 MINUTES



Exclusive access to Hotel Meliá Caribe and Falcon's Resort beach club by Meliá

- Property owners in Cocotal Golf & Country Club have exclusive lifetime access to the facilities of the Meliá Caribe Tropical Hotel and the Falcon's Resort beach club by Meliá.
- You will have first-class service, access to the gym, sports fields and a 25% discount on all your purchases.





At **Stella Marina** you will be just a few minutes of everything you need. In addition, all the amenities and social areas are fully operational, waiting for you to enjoy them from day one.

AMENITIES



PRIVATE POOL
GOLF COURSE VIEW



UNLIMITED ACCESS
TO HOTEL MELIA
BEACH CLUB



CLUBHOUSE WITH POOL,
BAR AND RESTAURANT



ACCESS TO
ALULA RESTAURANT



27-HOLE
GOLF COURSE



TENNIS AND
PADEL COURT



MINI-MARKET



SPA



EXCLUSIVE DISCOUNTS
AND BENEFITS
FOR OWNERS



UNLIMITED ACCESS
TO HOTEL MELIA
SPORT FACILITIES
AND POOL



Fiduciaria
BHD

PAYMENT PLAN

PURCHASE PRICE: USD \$798,000

- TO SEPARATE THE PROPERTY: USD \$10,000
- CONTRACT SIGNING: 20% - USD \$ 149,600
- CONSTRUCTION PROCESS: 40% - USD \$ 319,200
- UPON DELIVERY: 40% - USD \$ 319, 200