

PUERTO MARINA

RESIDENCES — CAP CANA





PUERTO MARINA

ARCHITECTURE THAT BREATHES NATURE,
DESIGN THAT TRANSCENDS TIME,
AND A REFUGE WHERE EVERY MOMENT
RECOVERS ITS TRUE VALUE.





DECORATIVE CONCEPTUAL REPRESENTATIONS THAT MAY BE SUBJECT TO CHANGE WITHOUT PRIOR NOTICE. SOME ARCHITECTURAL AND FURNITURE ELEMENTS ARE NOT INCLUDED.



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PUERTO MARINA

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Puerto Marina is a contemporary expression of quiet ultra-luxury by the sea. Located between Blue Lake and Juanillo Beach, within the Marina of Cap Cana, the project rises strategically to offer panoramic views and a direct connection with water and nature. Conceived under 21st-century standards, it proposes a new residential benchmark in the country, integrating innovation, quality of life, and a long-term vision.

Inspired by the principles of quiet luxury, its architecture is defined by pure lines, noble materials, and an organic palette that dialogues with wood, earth, water, and light. The result is a sophisticated and timeless proposal where architecture, identity, and living experience converge in harmony, establishing Puerto Marina as an iconic piece within Cap Cana.





Utopía Development was born from a clear idea: to create architecture that inspires. For more than a decade, the firm has developed luxury residences where contemporary design, innovation, and respect for the environment exist in balance.

Under the leadership of Daniel García Chajín and Iliana Rodríguez Aristy, the company has consolidated a vision focused on Punta Cana, conceived to elevate the living experience and generate long-term value. After projects such as The Winds at Cap Cana, the firm takes a decisive step with Puerto Marina Residences, an ultra-luxury development in Cap Cana created in collaboration with the European firm Morph Estudio. With an investment exceeding US\$100 million and 97 oceanfront residences, the project reflects a commitment to excellence, world-class design, and the international projection of the destination.

More than building structures, Utopía Development creates legacy: spaces where architecture, nature, and time come together in a new definition of luxury.



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Morph is an international architecture, engineering, and design studio founded in Madrid, known for its innovative, sustainable, and multidisciplinary approach. With a global team and projects across several continents, it ranks among the world's top 100 architecture firms and is recognized as one of the most prominent studios in Spain and Europe.

The firm develops large-scale residential, hospitality, urban, institutional, and sports projects, combining creativity, advanced technology, and BIM methodology to deliver efficient and aesthetically refined solutions. Morph's philosophy focuses on shaping the future of living through responsible, innovative architecture that balances contemporary design, functionality, and respect for its surroundings.





CAP CANA

REPUBLICA DOMINICANA

Cap Cana is one of the most exclusive residential and tourism destinations in the Caribbean, where luxury, nature, and a sophisticated lifestyle converge by the sea. Its iconic Marina, white-sand beaches such as Juanillo Beach, and world-class golf courses create a privileged environment of privacy and excellence.

The community integrates security, modern infrastructure, high-end gastronomy, and a wide range of sports activities including fishing, sailing, padel, tennis, and an equestrian center, establishing itself as an ideal place to live, invest, and enjoy. Due to its scale, planning, and impact, Cap Cana is recognized as one of the most ambitious real estate developments in the Caribbean and one of the most exclusive residential communities in the world.



PUERTO
MARINA

PRIVATE
BEACH

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TRUE LUXURY DOES NOT NEED TO RAISE ITS VOICE.

IT REVEALS ITSELF IN THE CALM OF THE WATER AT DAWN, IN THE PRECISION OF AN ARCHITECTURAL LINE,
IN THE HONEST TEXTURE OF MATERIALS, AND IN THE LIGHT THAT INHABITS EVERY SPACE.

BETWEEN THE CAP CANA MARINA, BLUE LAKE, AND JUANILLO BEACH, A RESIDENCE EMERGES FOR THOSE
WHO UNDERSTAND THAT EXCLUSIVITY IS NOT DISPLAYED:
IT IS LIVED IN SILENCE.

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THE RESIDENCES

A limited collection of 2, 3, and 4-bedroom residences, designed to maximize space, privacy, and water views, forms a residential ensemble destined to become a benchmark within Cap Cana's high-end market.

Each space has been conceived as a sensory experience where interior and exterior blend naturally, creating homes designed to be lived with serenity and elegance.

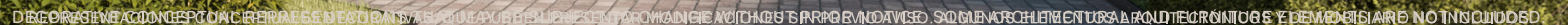




“LOCATED IN THE EXCLUSIVE CAP CANA MARINA, THE PROJECT ENJOYS ONE OF THE CARIBBEAN’S
RAREST AND MOST VALUABLE LOCATIONS:

FACING THE SEA, BESIDE A PRISTINE LAKE, AND SURROUNDED BY PROTECTED NATURE.”

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AMENITIES

SCULPTURAL LOBBY

An iconic architectural entrance welcomes residents into an atmosphere of elegance, art, and refined materials, where warm lighting and organic forms anticipate the sense of serenity that defines the entire project.

INTERIOR COURTYARD WITH REFLECTING POOL

At the heart of the building, a contemplative garden surrounded by water creates a microclimate of shade, silence, and freshness, where nature and architecture exist in perfect balance.

BEACHFRONT INFINITY POOL

A sheet of water visually extending toward the horizon creates the sensation of floating between the residence and the Caribbean Sea.

PRIVATE MEETING ROOM

A discreet and sophisticated space designed for executive or personal gatherings within an atmosphere of absolute residential privacy.



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AMENITIES

ROOFTOP

The rooftop brings together a curated collection of spaces designed for wellness, social living, and contemplation, all opening to endless views of the sea and the lake.

PRIVATE BEACH ON A PRISTINE LAKE

Puerto Marina's most extraordinary feature: a white-sand beach beside a crystal-clear lake, designed to recreate the experience of an intimate Caribbean beach within the residence itself.

SOCIAL LOUNGE WITH PRIVATE KITCHEN

An elegant setting for intimate celebrations, private dinners, and memorable gatherings, complemented by a fully equipped kitchen designed for exclusive culinary experiences.

PANORAMIC INFINITY POOL

Elevated above the landscape, this pool creates the sensation of swimming suspended over the Caribbean, immersed in absolute visual calm.



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AMENITIES

OUTDOOR LOUNGE & BBQ AREA

Spaces designed for gathering, where the sea breeze, architecture, & natural light create moments of connection and relaxed living.

PADEL COURT WITH WATER VIEWS

A unique sporting experience where every match unfolds against the landscape, elevating everyday play with inspiring views.

KIDS' AREA

A safe environment seamlessly integrated into the architectural language of the project, thoughtfully designed for younger residents.

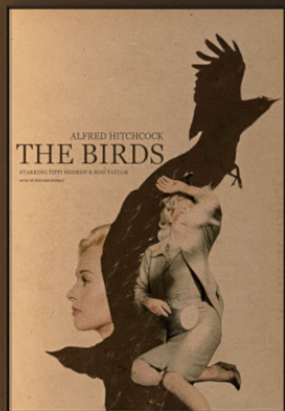
PRIVATE CINEMA

An intimate screening room that transforms entertainment into a residential experience: immersive, comfortable, and exclusive.

PANORAMIC FITNESS CENTER

Training here feels different: framed by the visual energy of the horizon, where physical wellness & emotional balance come together.





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SCARCITY AND INVESTMENT VALUE

True exclusivity is born from what cannot be replicated. Puerto Marina combines three key factors that define the most valuable real estate assets: a unique location within Cap Cana, distinctive architecture and a limited product, and strong international demand for oceanfront residences.

This positions the project as a solid long-term investment opportunity, with a strong emotional ROI and significant potential for appreciation.



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PUERTO MARINA

RESIDENCES — CAP CANA



LEVEL 1

PUERTO MARINA

RESIDENCES ——— CAP CANA

LEVELS 2, 3 & 4



RESIDENCES ——— CAP CANA



PENT HOUSE 1

PUERTO MARINA

RESIDENCES — CAP CANA

PENT HOUSE 2



RESIDENCES — CAP CANA



ALL INFORMATION IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT A CONTRACT. REPRESENTATIONS THAT MAY BE SUBJECT TO CHANGE WITHOUT PRIOR NOTICE. SOME ARCHITECTURAL AND FURNITURE ELEMENTS ARE NOT INCLUDED.



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