



THE GEM
AT CAP CANA



GRUPO
JOSEDA



MORPH

THE GEM



CAPCANA
REPÚBLICA DOMINICANA

Ciudad Destino

THE GEM



CAP CANA
REPÚBLICA DOMINICANA

Ciudad Destino

An ideal location

Cap Cana, located on the east coast in the Dominican Republic.

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CAPCANÁ
REPÚBLICA DOMINICANA

Ciudad Destino

Luxury area

This exclusive hospitality and real estate tourist destination is recognized as one of the best in the Caribbean Sea, Top Luxury in international level.

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General location



Tourist venues

This tourist hub includes the **beaches** of Macao, Cortecito, Bávaro, Arena Gorda, Cabeza de Toro, Punta Cana and Juanillo. The region not only has beautiful beaches, but also an ecological reserve with the largest concentration of cave paintings in the Antilles. In addition, you can find forests, sandy beaches and marshes and this is home to a great diversity of insects, reptiles and birds, many endemic to the island. Laguna Bávaro, Hoyo Azul Cenote and Scape Park Ecotourism Adventure Park, are some of the places of interest where you can enjoy these ecosystems.

There is also a wide variety of **activities** such as diving and snorkeling, kitesurfing, catamaran rentals, zipline, safaris, spas, tennis, theme parks and excursions. Given the strategic location of the site, it also offers nearby **shopping centers** such as the Blue Mall Punta Cana, which offers lifestyle, family and cultural entertainment, and has the largest Zara in Latin America; and the Punta Cana Village, which has a wide range of stores and restaurants. In addition to these shopping centers, there is also the nearby Bávaro, which has the Palma Real Shopping Village and the Plaza San Juan Shopping Center, both at a distance of less than thirty minutes. It has large **hotel chains, and several golf courses** with an international seal.

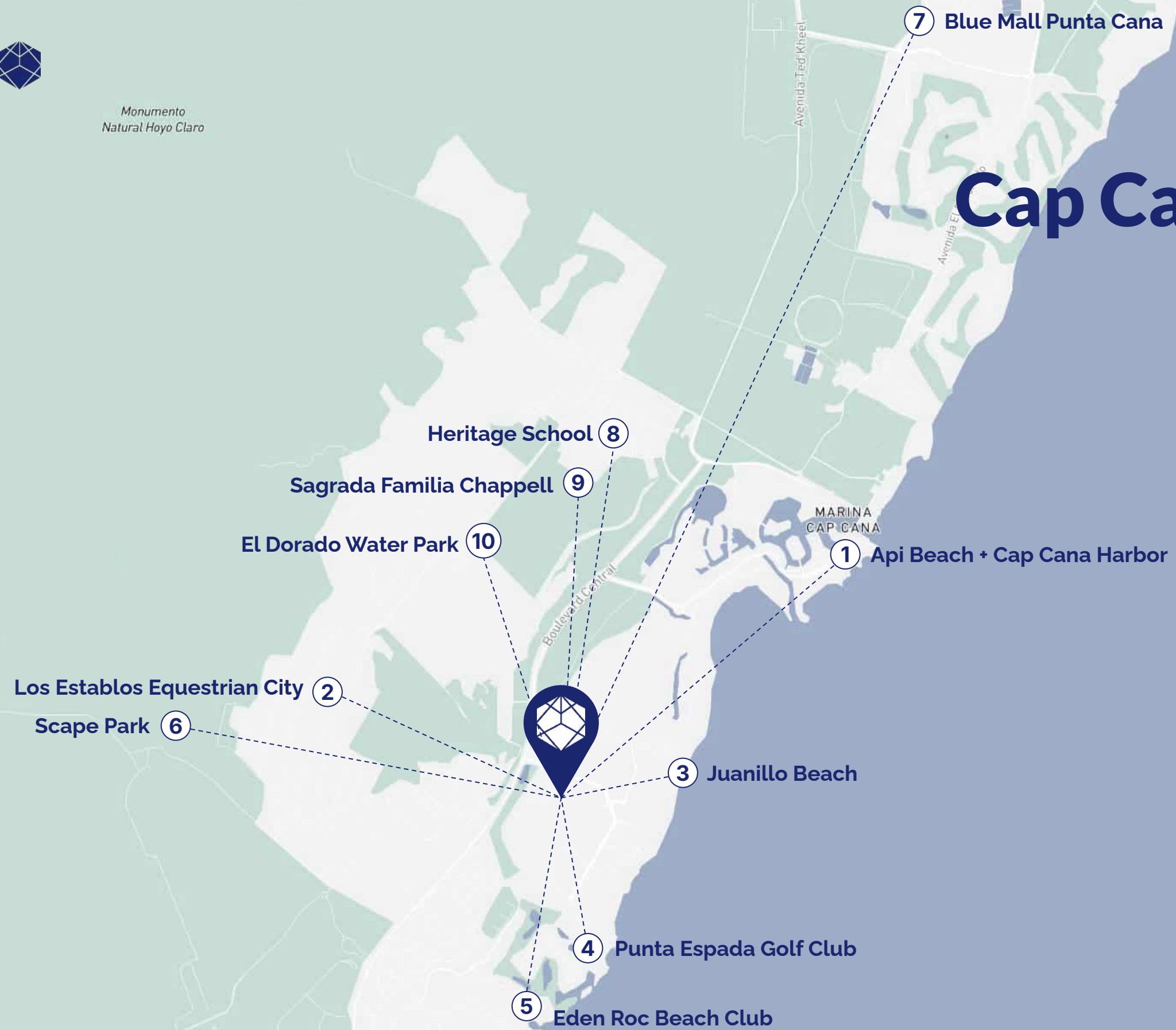
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Monumento
Natural Hoyo Claro



Cap Cana surroundings



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1. Api Beach + Cap Cana Harbor



2. Los Establos Equestrian City



3. Juanillo Beach



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4. Punta Espada Golf Club




5. Eden Roc Beach Club



6. Scape Park





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7. Blue Mall



8. Sagrada Familia Chappell



9. Heritage School



10. El Dorado Water Park

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Juanillo Beach

“Where luxury and nature meet in Paradise.”





Welcome to The Gem



52 exclusive apartments



The Gem is located in a **privileged location** between **lakes, golf** courses and the **sea** with white sand **beaches** at Cap Cana



With a **perfect combination** between wellness, leisure and luxury in the caribbean



Overlooking the **golf course and the lake**, the project has all its homes with **favorable views**, either towards the amenities surrounding the building or towards the landscape and swimming pool of the building itself



Amenities

INTERIOR



Lobby



Coworking

ROOFTOP



Sportbar



Gym



Rooftop terrace



Golf simulator

GROUND FLOOR



Pool/beach area



Children's playground



Shaded area with barbecue grill

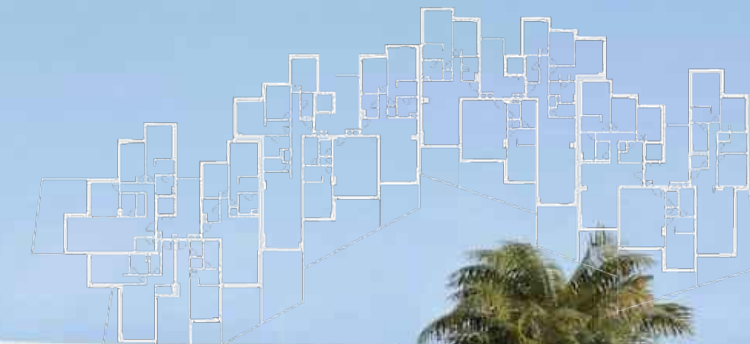


Pet's area



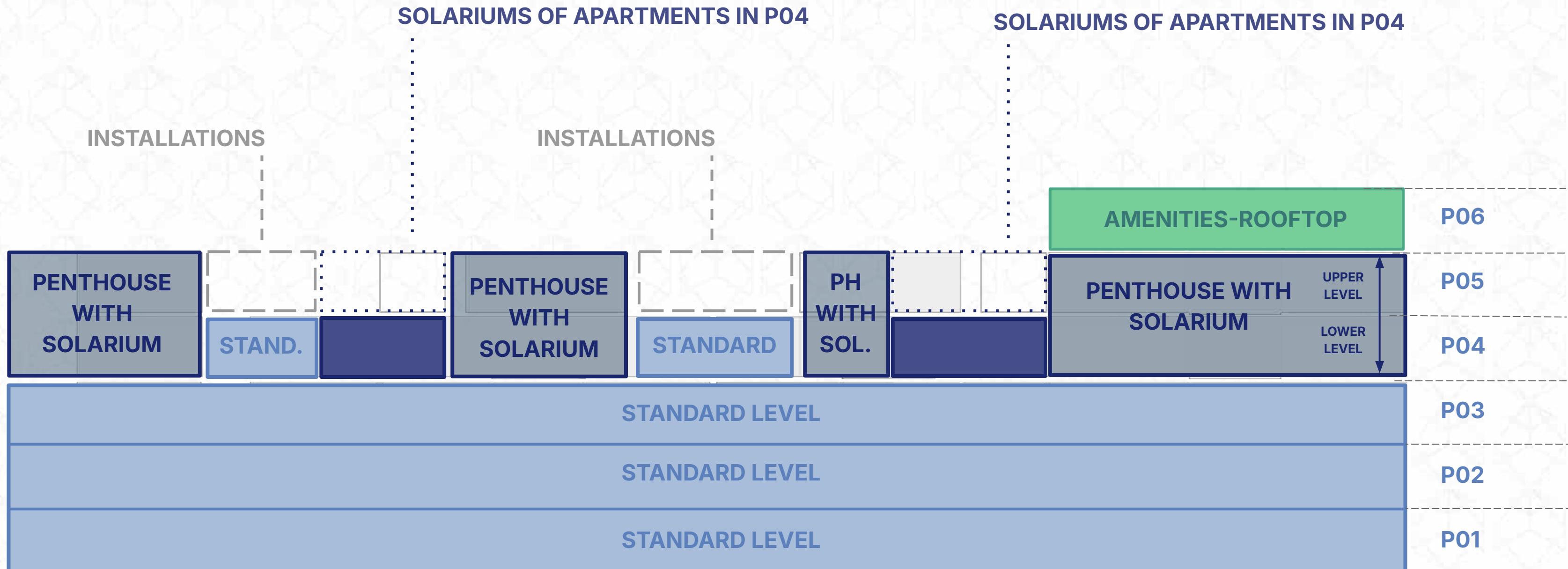
Putting green

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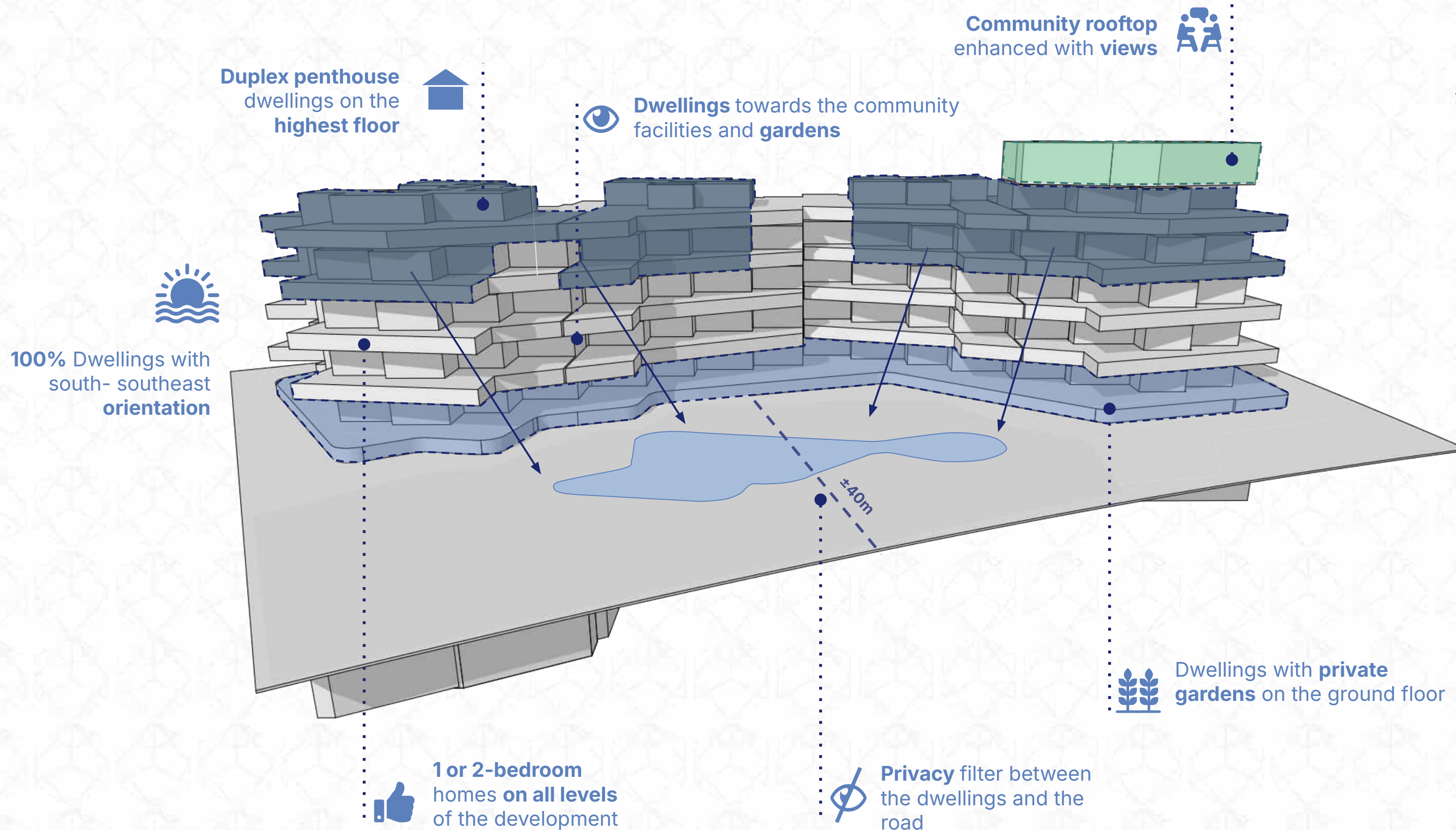


Types of product





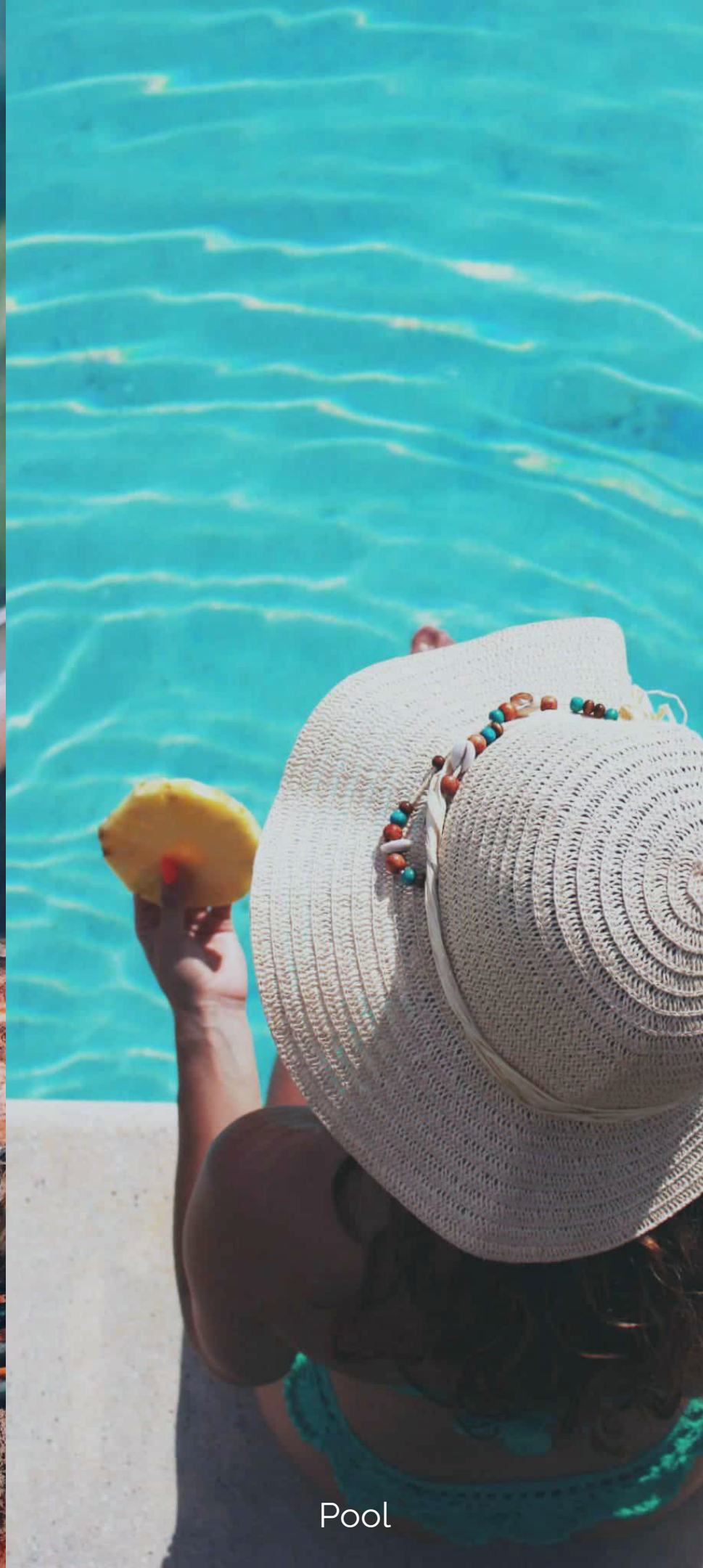
Added value



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Outdoor grill area



Pool



Golf

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Rooftop Bar

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01. Plans

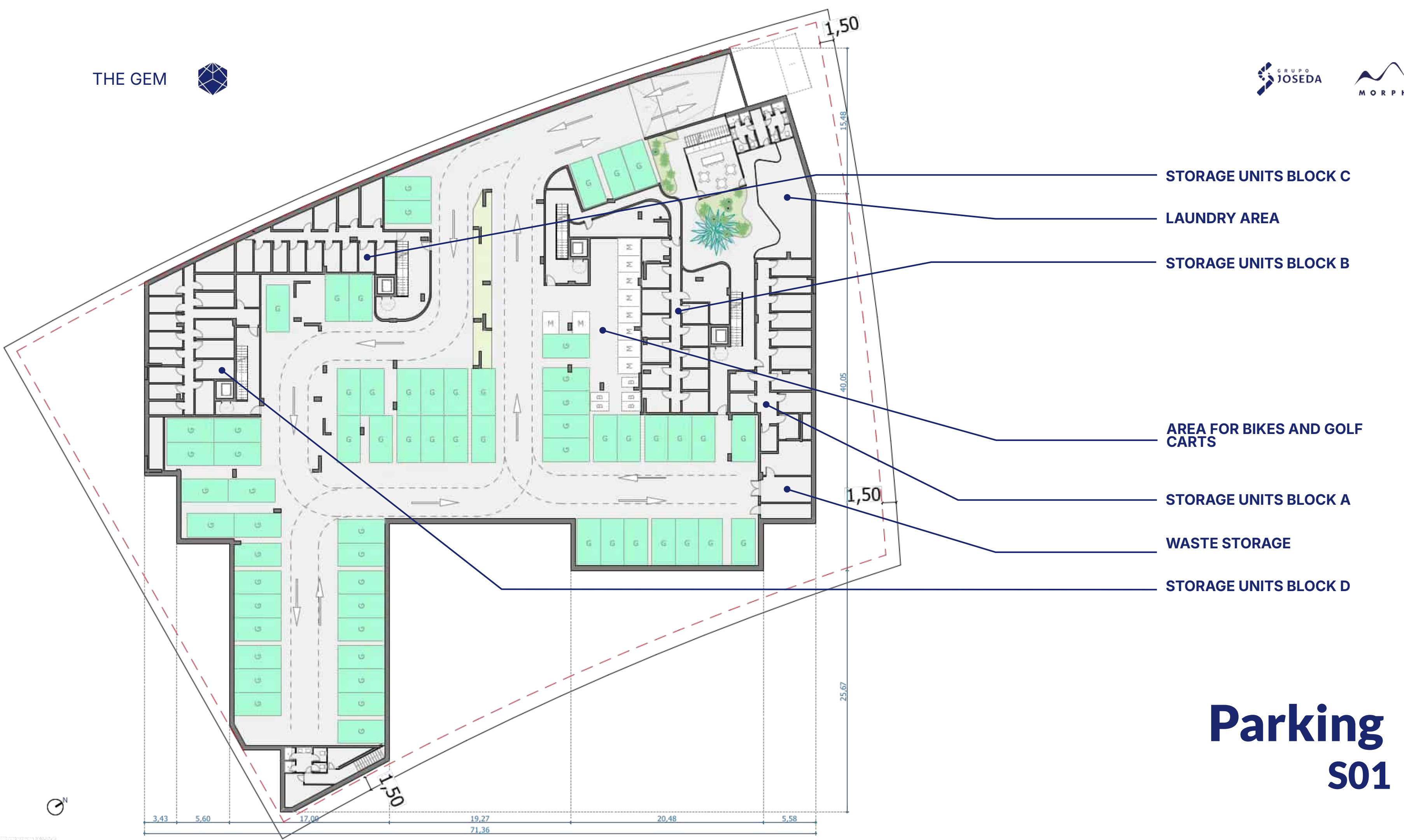
General floorplans





Standard Floor Plan- Ground Floor

P01



STORAGE UNITS BLOCK C

LAUNDRY AREA

STORAGE UNITS BLOCK B

AREA FOR BIKES AND GOLF CARTS

STORAGE UNITS BLOCK A

WASTE STORAGE

STORAGE UNITS BLOCK D

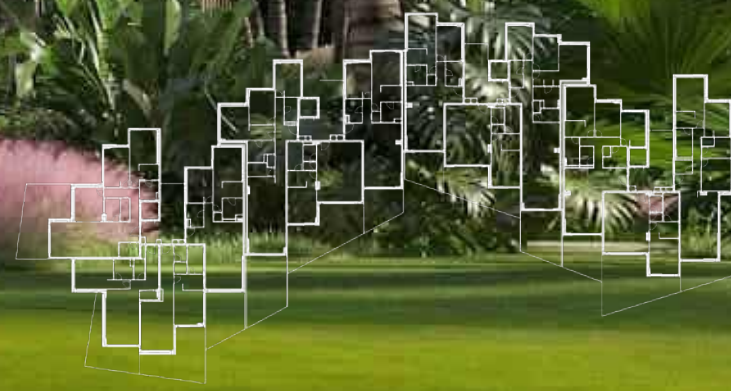
Parking S01

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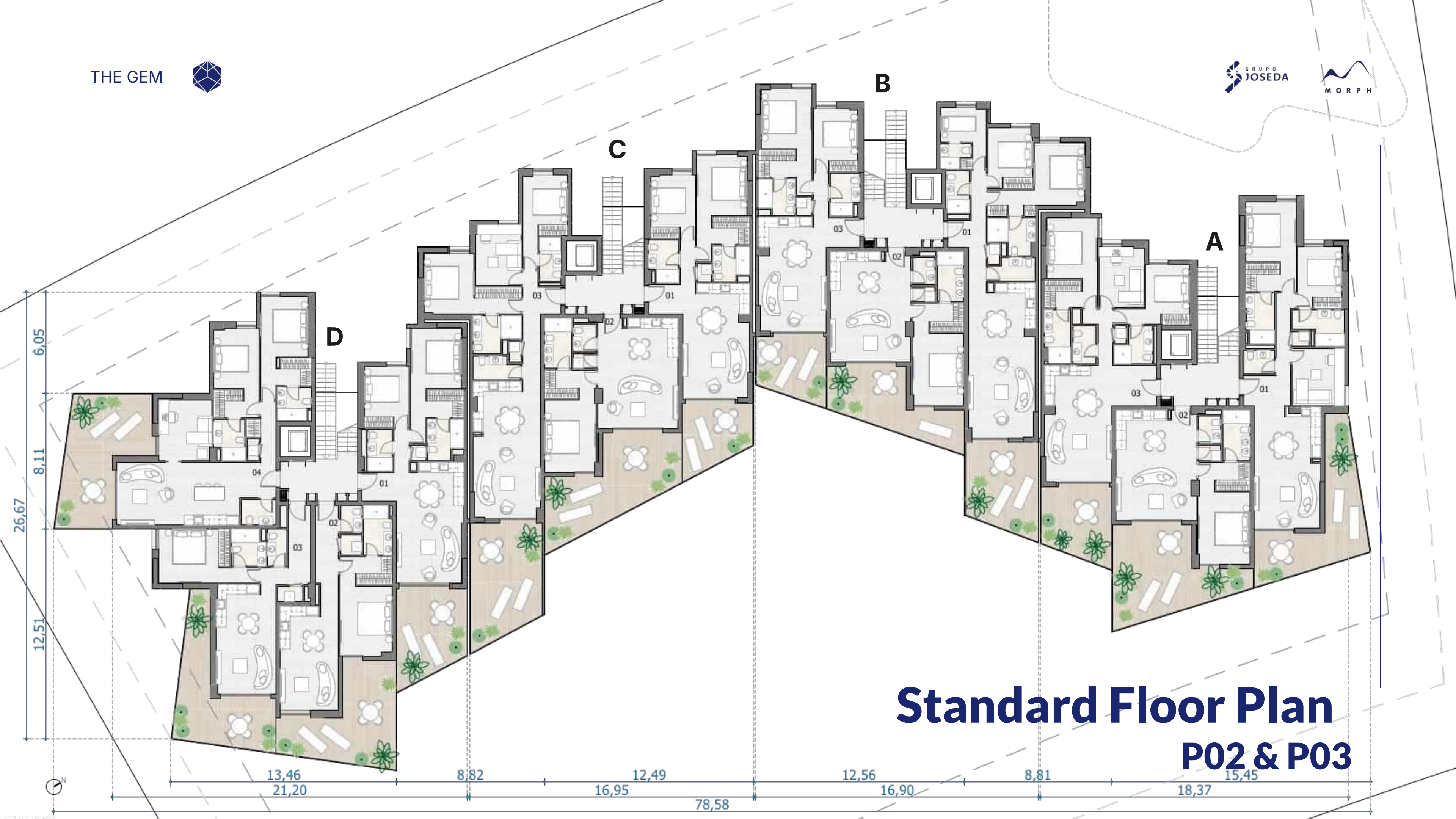
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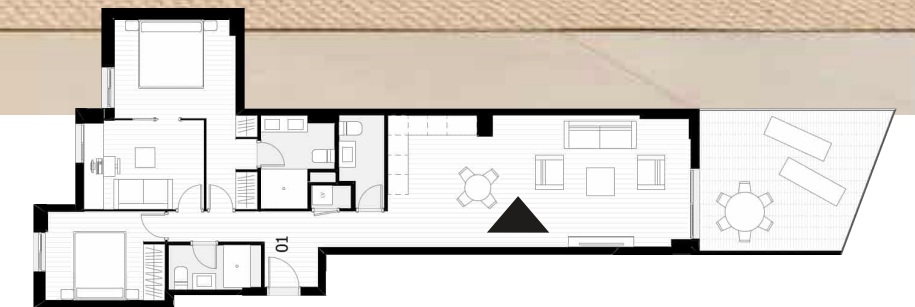
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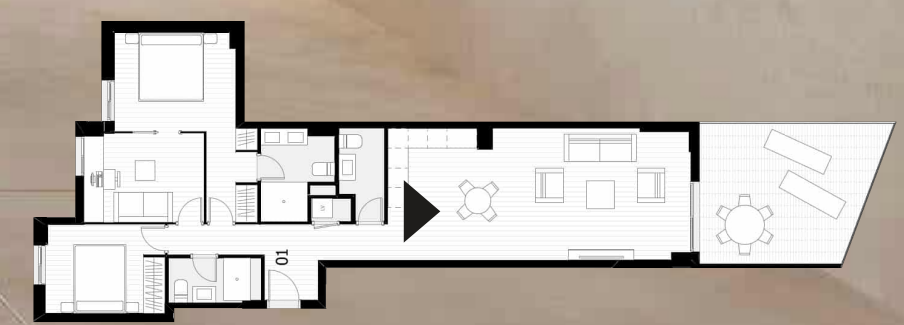


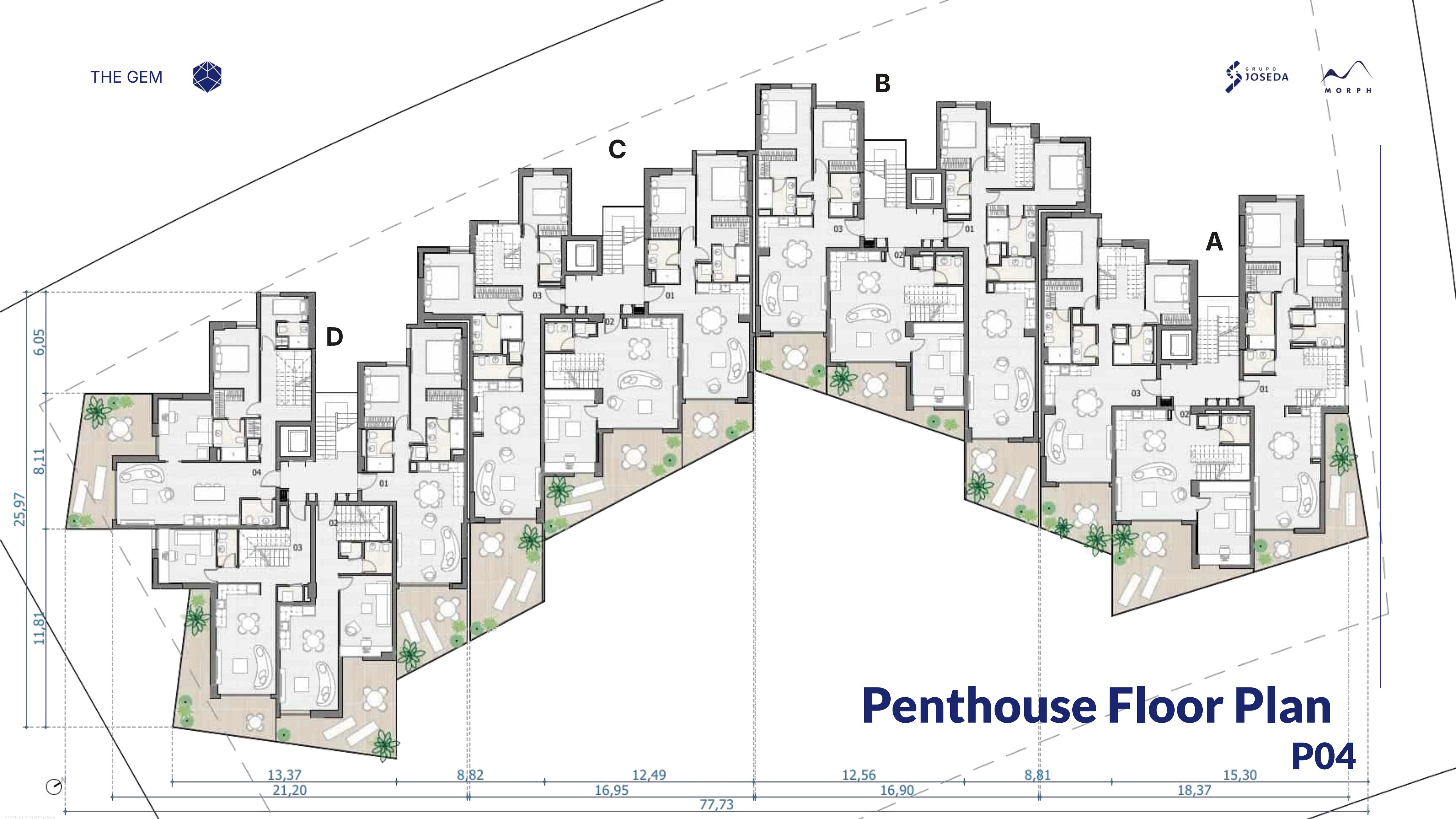


Standard Floor Plan P02 & P03

THE GEM

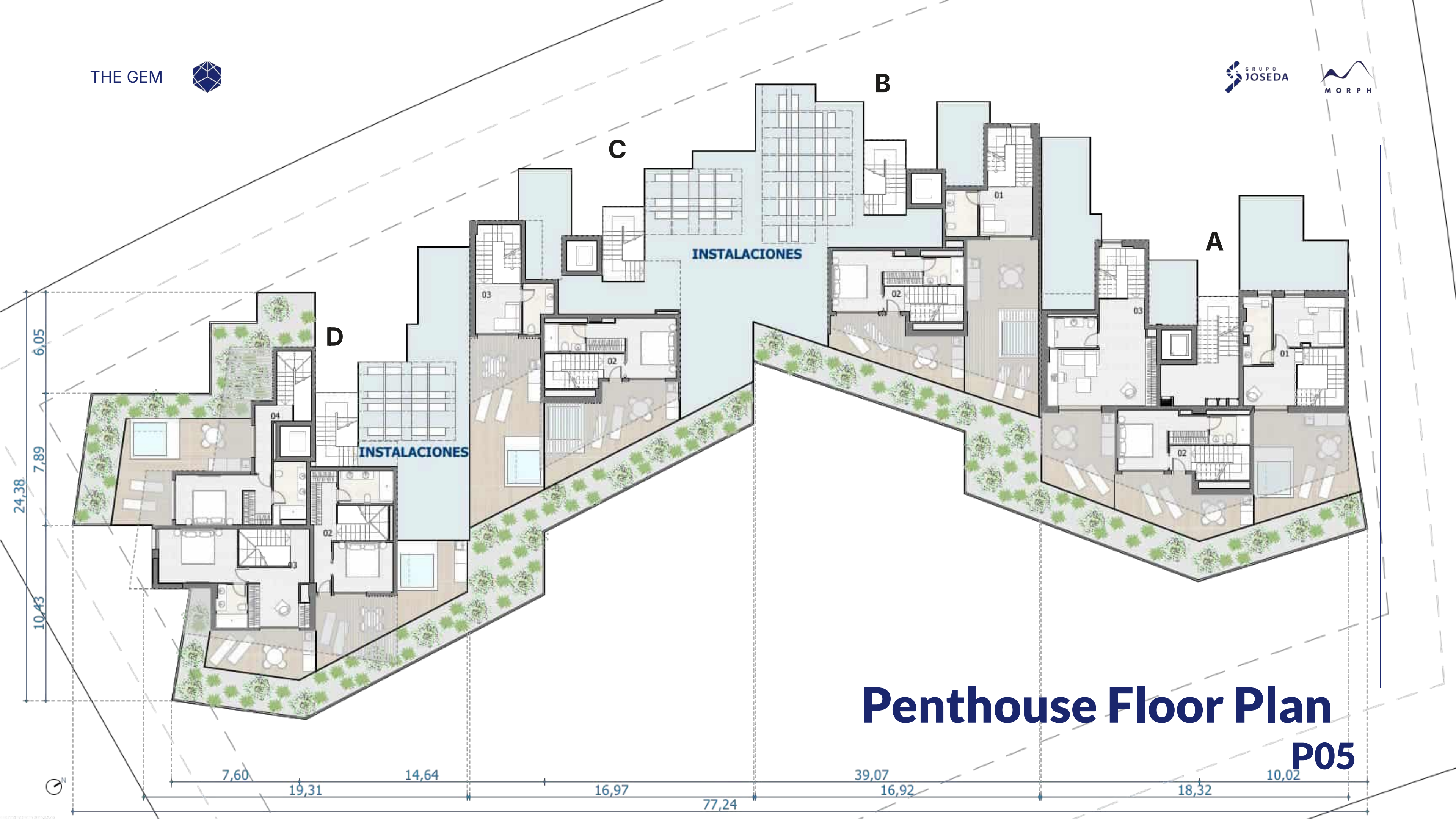






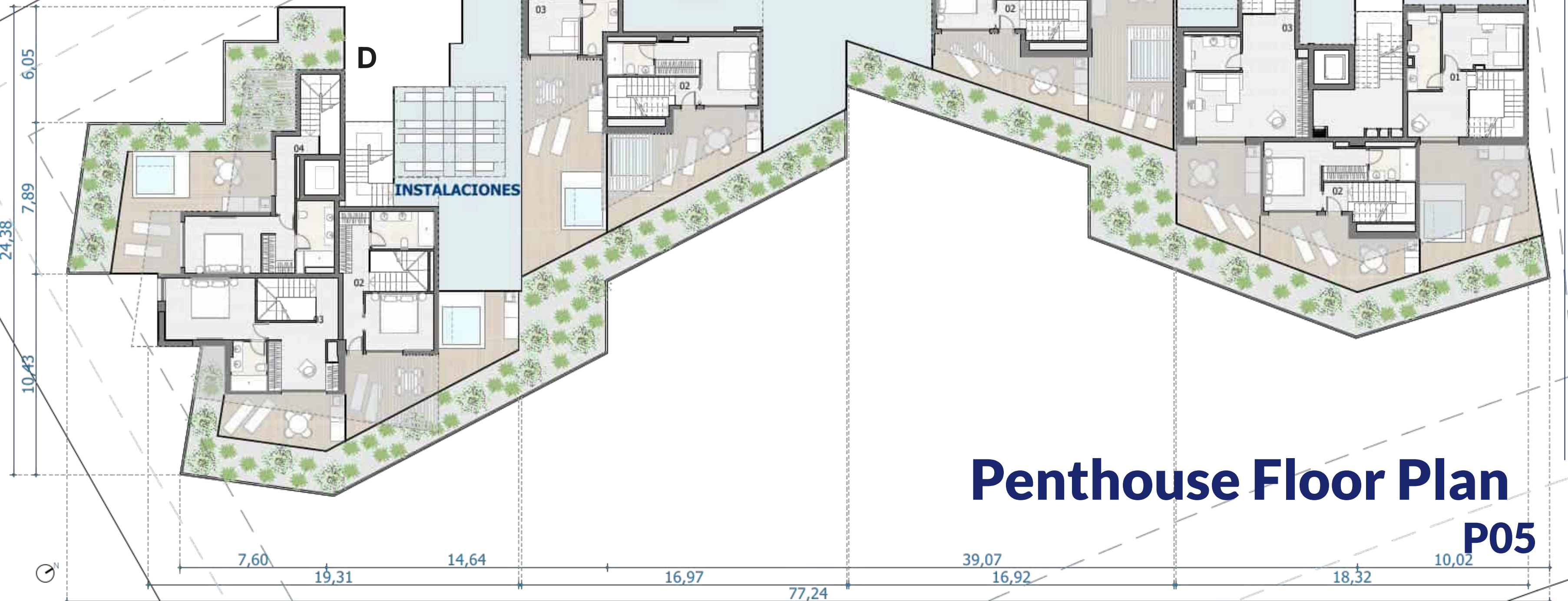
Penthouse Floor Plan

P04

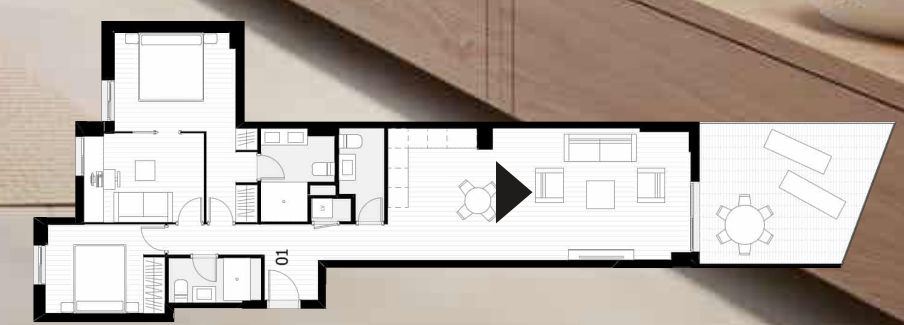


Penthouse Floor Plan

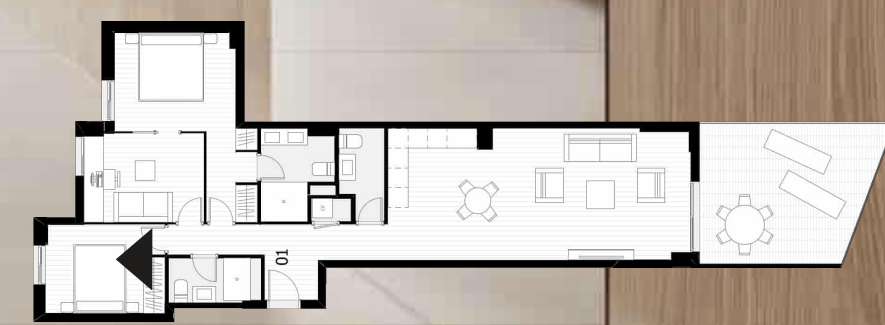
P05



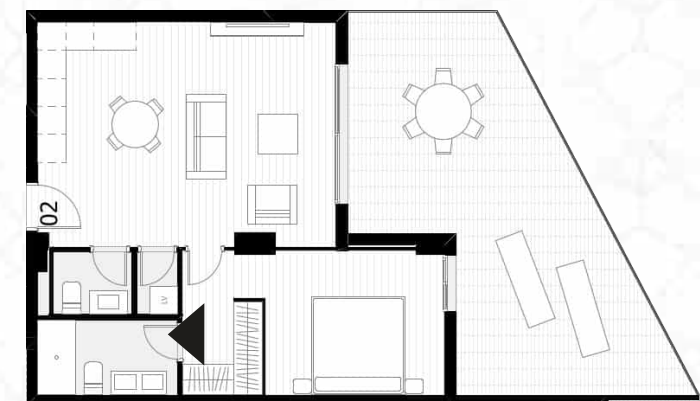
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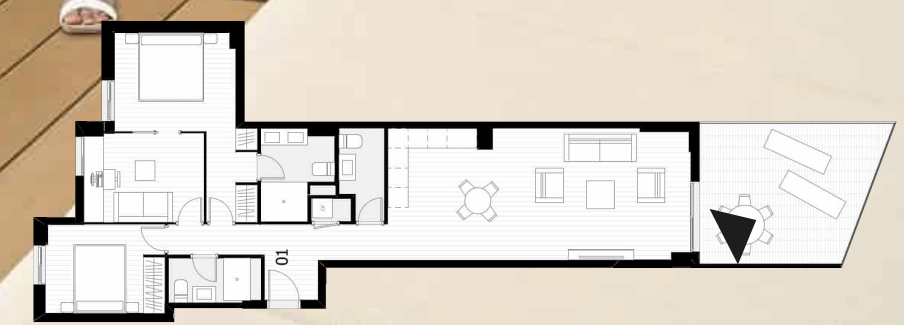
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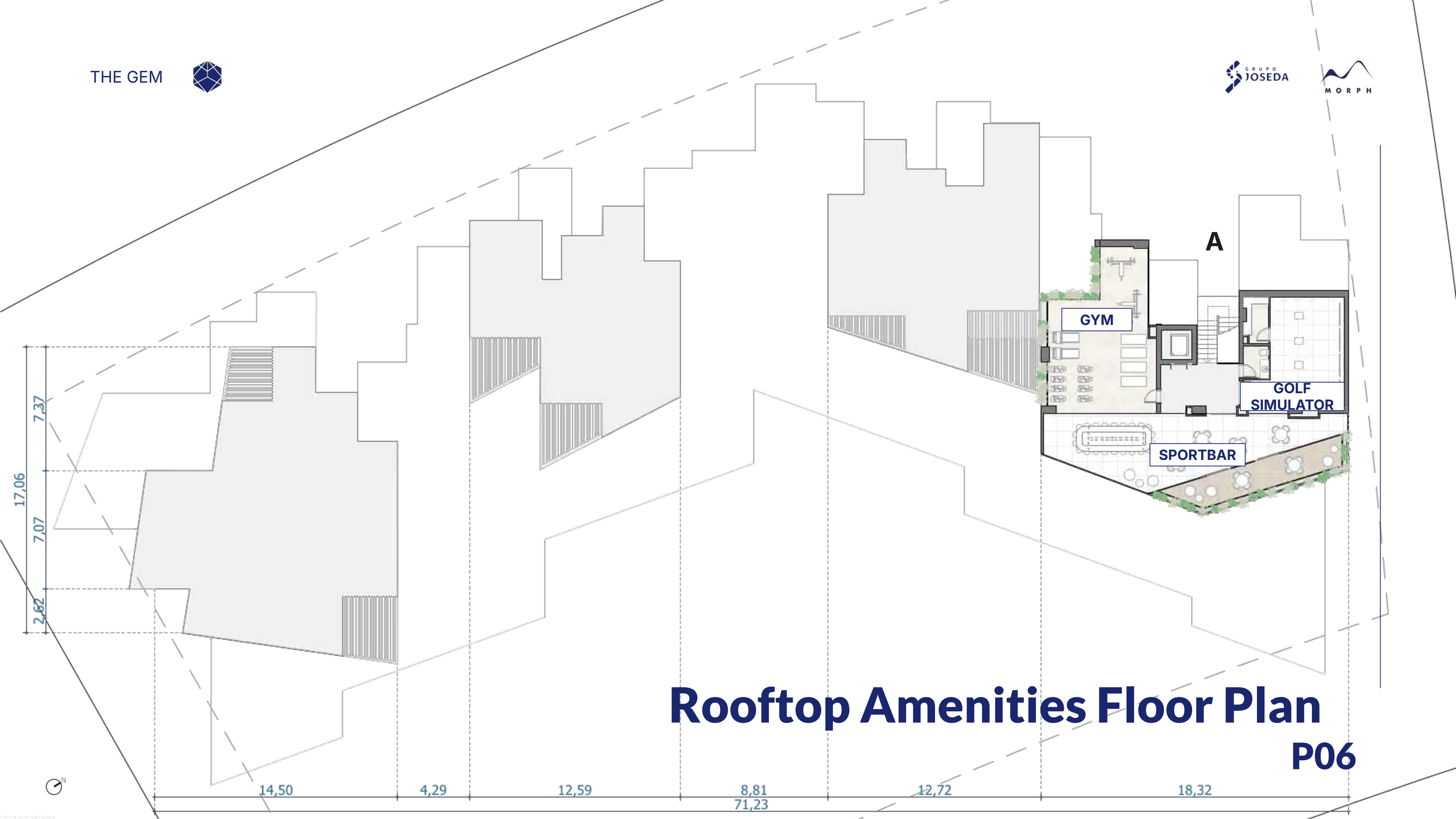


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GYM

GOLF
SIMULATOR

SPORTBAR

A

Rooftop Amenities Floor Plan

P06



14,50

4,29

12,59

8,81

12,72

18,32

71,23

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Large digital display showing golf simulation software interface. The interface includes a menu at the top with options: HISTORY, NUMERIC, OPTIMIZER, SETTINGS, EXIT, REPLAY, and DELETE. The main display area shows a virtual golf course with a green and a blue sky. On the right side of the display, there is a vertical scale from 0 to 30. At the bottom, there is a detailed data panel with the following information:

TOTAL SPIN	8471	OPTIMAL RANGE	8280-9720	DESCENT ANGLE	53°	OPTIMAL BAZE	48°-53°	MAX HEIGHT	36	SMASH FACTOR	1.29
SIDE ANGLE	0	SPIN AXIS	1	CLUB PATH	0.6	FACE TO PATH	0.9	FACE TO TARGET	0.3	SHOT SCORE	62
AVG DEG	1	AVG DEG	1	AVG DEG	24	AVG DEG	0	AVG DEG	24	AVG DEG	1

Smaller digital display showing golf simulation software interface. The display shows a virtual golf course and a large number '146' in the center. Below the main display, there is a data panel with the following information:

BACKSWING	25	DOWNSWING	8471	SWING SPEED	53	SMASH FACTOR	1.29						
RELEASE	109	CLUB HEAD	84	CLUB HEAD	0	CLUB HEAD	0.6	CLUB HEAD	0.9	CLUB HEAD	0.3	CLUB HEAD	62



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02. Dwelling typologies

Garden, terrace & penthouse

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02.1

Standard floor plan & garden



1 Bedroom



P02

INTERIOR AREA	67,52
ROOFED TERRACE	33,40
TOTAL AREA	100,92 m²

ROOM	BUILT AREA
WC	3,38
BATHROOM 1	5,74
UTILITY	1,44
BEDROOM 1	21,70
KITCHEN-LIVING	35,26





2 Bedrooms



P02

INTERIOR AREA	84,95
ROOFED TERRACE	21,56
TOTAL AREA	106,51 m²

ROOM	BUILT AREA
BATHROOM 1	5,91
BATHROOM 2	5,48
UTILITY	0,97
CORRIDOR	1,98
BEDROOM 1	21,38
BEDROOM 2	12,37
KITCHEN-LIVING	36,86





2 Bedrooms + family



INTERIOR AREA	107,59
ROOFED TERRACE	32,63
TOTAL AREA	140,22 m²

ROOM	BUILT AREA
WC	3,86
BATHROOM 1	4,85
BATHROOM 2	4,99
UTILITY	1,13
CORRIDOR	4,51
BEDROOM 1	20,16
BEDROOM 2	17,02
FAMILY	14,76
KITCHEN-LIVING	36,31



P02





2 Bedrooms + service room



INTERIOR AREA	109,88
ROOFED TERRACE	22,97
TOTAL AREA	132,85 m²

ROOM	BUILT AREA
BATHROOM 1	6,43
BATHROOM 2	4,35
BEDROOM 1	19,49
BEDROOM 2	11,76
CORRIDOR	10,07
KITCHEN-LIVING	40,67
SERVICE ROOM	11,92
UTILITY	1,09
WC	4,10

P02



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02.2

Penthouse floor plan





1 Bedroom + family

UPPER LEVEL



P05

LOWER LEVEL



P04



INTERIOR AREA	97,58
ROOFED TERRACE	45,70
UNCOVERED TERRACE	10,93
TOTAL AREA	154,21 m²

ROOM	BUILT AREA
BATHROOM 1	6,34
BEDROOM 1	21,18
FAMILY	17,82
KITCHEN-LIVING	36,24
STAIR	10,10
UTILITY	1,78
WC	4,12





UPPER LEVEL



2 Bedrooms + family



INTERIOR AREA	146,93
ROOFED TERRACE	46,53
UNCOVERED TERRACE	10,36
TOTAL AREA	203,82 m²

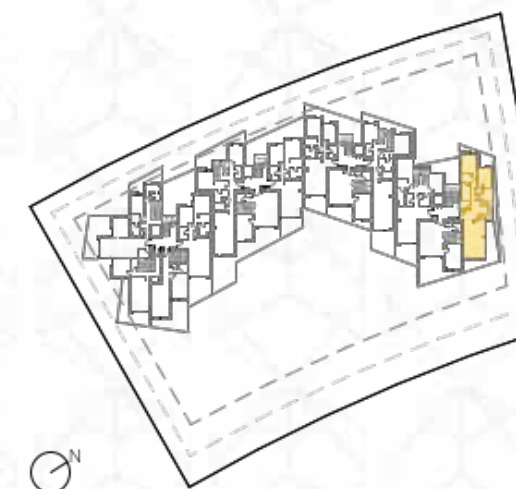
P05

LOWER LEVEL



ROOM	BUILT AREA
BATHROOM 1	7,32
BATHROOM 2	6,45
BEDROO 2	12,59
BEDROOM 1	20,91
CORRIDOR	16,68
FAMILY	15,29
KITCHEN-LIVING	39,05
STAIR	15,10
UTILITY	1,42
WC	3,21
WC 2	8,94

P04





2 Bedrooms + family + service room

room

LOWER LEVEL



UPPER LEVEL



INTERIOR AREA	145,68
ROOFED TERRACE	38,96
UNCOVERED TERRACE	22,89
TOTAL AREA	207,53 m²

ROOM	BUILT AREA
WC	3,86
BATHROOM 1	7,74
BATHROOM 2	4,99
UTILITY	1,13
SERVICE ROOM	11,79
CORRIDOR	9,97
BEDROOM 1	26,78
BEDROOM 2	17,02
STAIR	11,33
FAMILY	14,76
KITCHEN-LIVING	36,31



P04

P05



THE GEM



Surrounded by greenery

Owners of **THE GEM** will be able to enjoy the new 18-hole IGUANAS Golf Course, which is being built within Cap Cana. Designed by **Jack Nicklaus**



FACILITIES

- Practice Hole with Green in common area
 - Golf Simulator in the rooftop, gym and Sports Bar
- Storage units for every apartment in the parking level
- Indoor parking with area for electric carts and loading area
- Elevators with every staircase of the Project from the indoor parking to the apartments
 - Social area with BBQ in the pool area
- Open access to the beach. Discounts for proprietors of **THE GEM** in consumptions at the Beach Club at Juanillo Beach
 - Special Green Fee Rates at the New Las Iguanas Golf Course, designed by Jack Nicklaus
 - **CONFOTUR**: 3% transfer tax exemption and 15 years IPI exemption
 - Access to Cap Cana Marina Restaurants, Fishing Lodge, API Beach Club, Los Establos, Blue Lake
 - Cash & Carry Supermarket situated in Green Village (5 minutes from **THE GEM**)
 - Special Rates for Residents at Colegio Internacional Cap Cana Heritage School-CCHS

03. Payment plan

Legal information



PAYMENT PLAN

RESERVATION 5.000 \$
20 % Upon **SIGNING** the **CONTRACT**, deducting the 5,000 of the RESERVATION
50% During **PROJECT EXECUTION**
30% Upon **FINAL DELIVERY**

START OF CONSTRUCTION: APRIL 2025
COMPLETION and DELIVERY: DECEMBER 2027

04. Team

Introduction & projects

THE GEM



MORPH ESTUDIO



WA
100 #77

Listed as one of the 100
biggest studios in the
world

+175

PROFESSIONALS

DESIGN
SOLUTIONS

ARCHITECTURAL
SERVICES

ENGINEERING
SERVICES

Our **multidisciplinary team** offers **specialized profiles** to meet a wide range of requirements, from leveraging **experience and reliability** to exploring fresh perspectives and innovative ideas.

Our specialists cover architecture, **MEP, structures, certifications and sustainability, landscaping, interior design, construction and computational solutions through our R&D department.**

Morph creates and materializes **unique solutions and innovative projects in design, architecture and engineering.**

Driven by innovation, uniqueness and reliability, our purpose is to revolutionize the way people live.

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MORPH PROJECTS



César Frías - CEO & Creative Director at Morph



Málaga Towers



Wave Garden, Punta Cana



La Rosaleda, Málaga



Becrux, Madrid



Villas Sphere, Sotogrande

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GRUPO JOSEDA

Grupo JOSEDA is a Holding Company, formed by **5 Dominican Companies.**

With **more than 16 years of experience** in the national and international market.

The company has achieved its consolidation as a referent in Key Sectors such as **Electronic Security, Home Automation, Real Estate Development, Import/Export and Terminations.**

With offices in Santo Domingo, Santiago and Punta Cana, Grupo JOSEDA is distinguished by its **commitment to excellence and innovation in all its projects.**

In addition, it is the exclusive representative of **OPPEIN Corp.** in the Dominican Republic, the largest manufacturer of Kitchen and Bathroom Furniture, Doors and Closets, **thus strengthening its leadership position in the market.**



Grupo Jose da



THE GEM

AT CAP CANA

