

Caletón

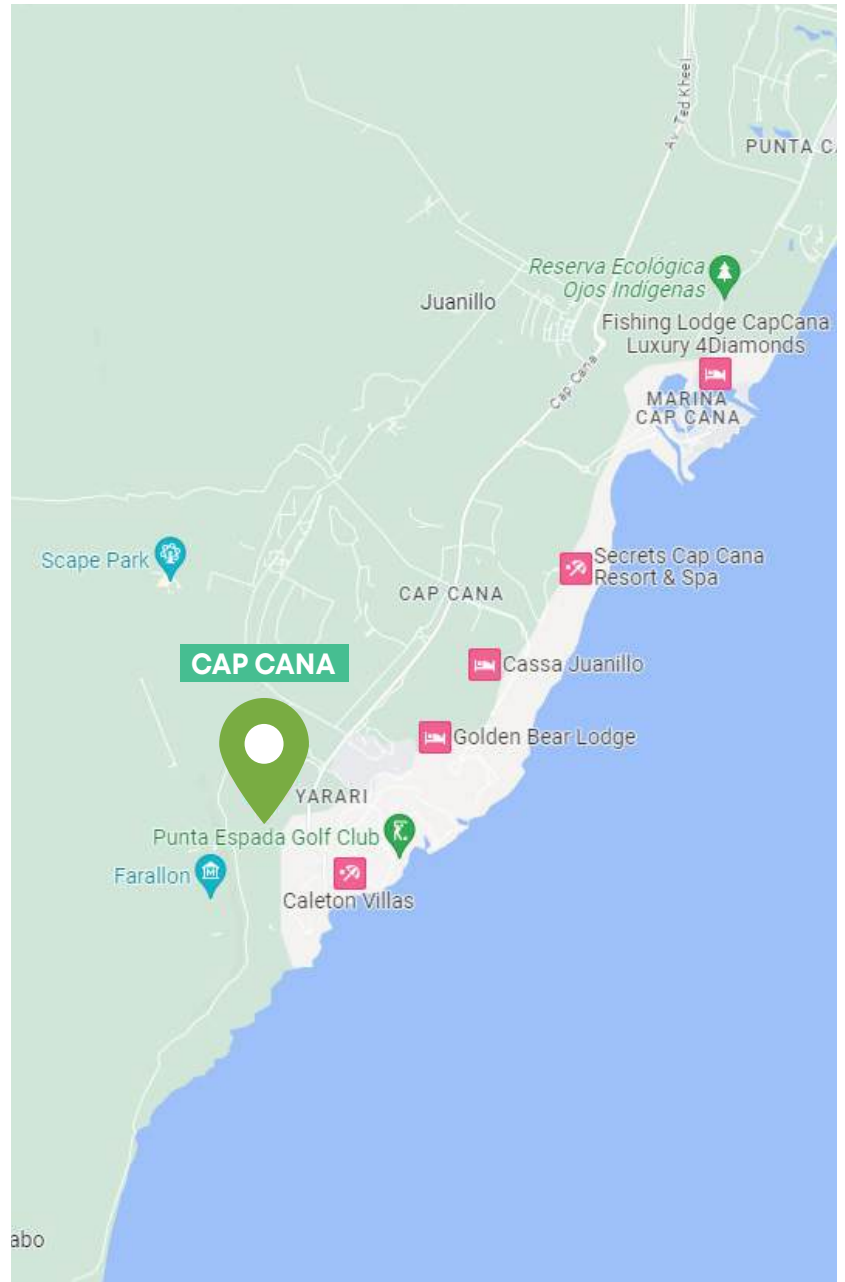
RESIDENCES 256



Nestled along the pristine shores of the Caribbean Sea, we are delighted to present this contemporary villa in the coveted destination of Cap Cana.

Strategically positioned to capture the essence of luxury living, this residence offers a perfect blend of modern elegance and unrivaled beauty.





Cap Cana a city destination, where the allure of the Caribbean Sea meets the sophistication of a premier coastal city.

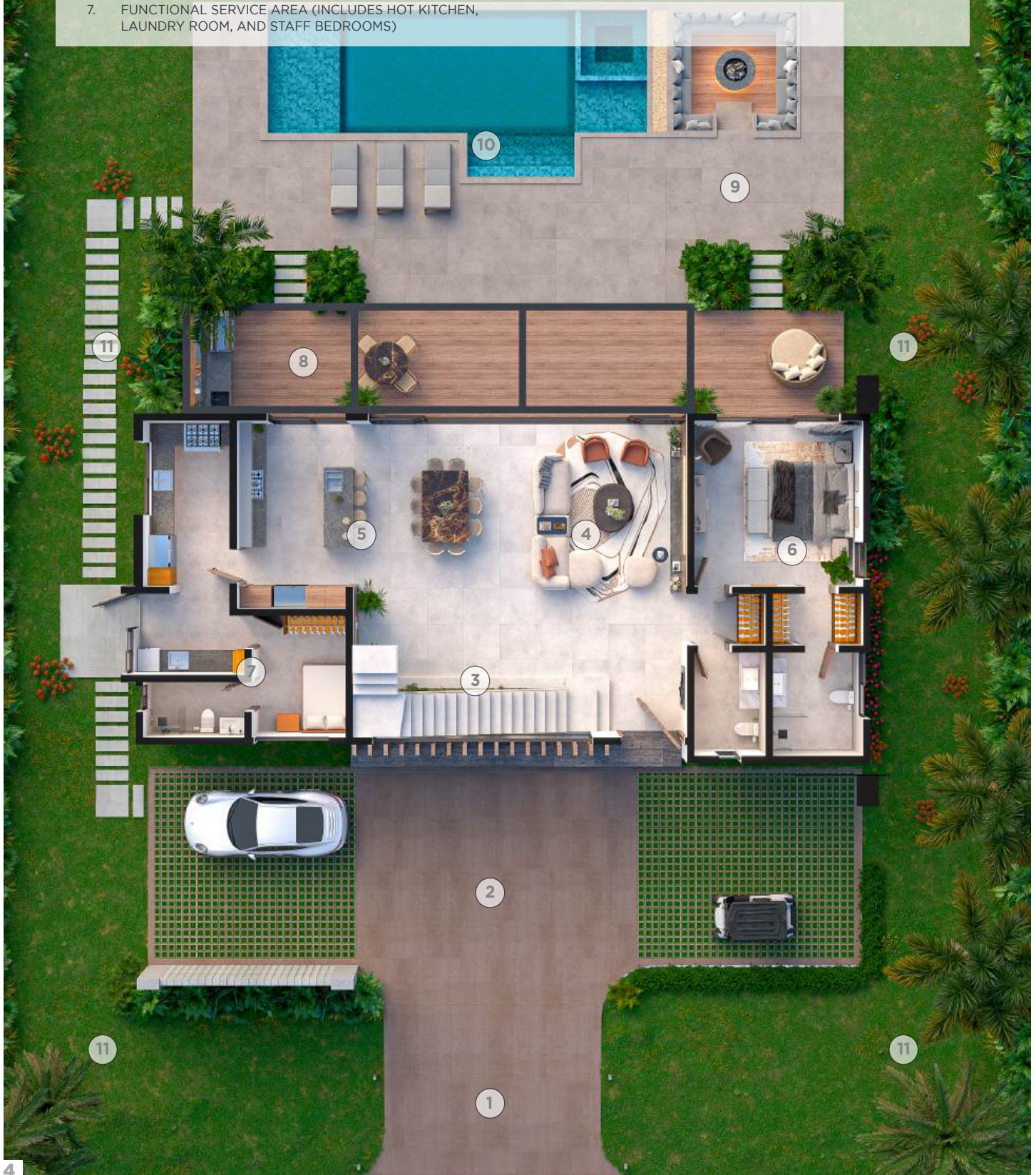
Renowned for its exclusive real estate and upscale resort community, **Cap Cana** epitomizes idyllic tropical living at its finest.



FIRST FLOOR PLAN

2,531.89 sqft

1. PAVED ACCESS RAMP
2. COVERED AND OPEN PARKING AREAS
3. GRAND HALL GRACED BY INTERIOR PATIODATA ROOM
4. MAIN LIVING ROOM WITH EXPANSIVE DOUBLE-HEIGHT CEILINGS
5. DINING ROOM AND FORMAL KITCHEN WITH ISLAND
6. LUXURIOUS MASTER BEDROOM WITH WALK-IN CLOSET AND EN-SUITE BATHROOM
7. FUNCTIONAL SERVICE AREA (INCLUDES HOT KITCHEN, LAUNDRY ROOM, AND STAFF BEDROOMS)
8. COVERED TERRACE WITH OUTDOOR KITCHEN
9. SPACIOUS DECK WITH BELOW-LEVEL LOUNGE AREA
10. LARGE DECK WITH INGROUND FURNITURE AREA
11. SWIMMING POOL WITH SUN DECK AND HEATED JACUZZI AREA
11. LUSH GARDENS



SECOND FLOOR PLAN

2,865.46 sqft

1.

STUNNING DOUBLE-HEIGHT STAIRCASE
2.

SPACIOUS MASTER SUITE WITH EXPANSIVE WALK-IN CLOSET, EN-SUITE BATHROOM, AND PRIVATE BALCONY OVERLOOKING THE POOL
3.

THREE COMFORTABLE SECONDARY BEDROOMS WITH WALK-IN CLOSETS AND EN-SUITE BATHROOMS
4.

GENEROUS FAMILY ROOM
5.

VIEWS OF THE GRAND DOUBLE-HEIGHT MAIN LIVING ROOM



11,369.16 sqft

LOT

5,397.35 sqft

SQUARE FOOTAGE

2,018.02 sqft

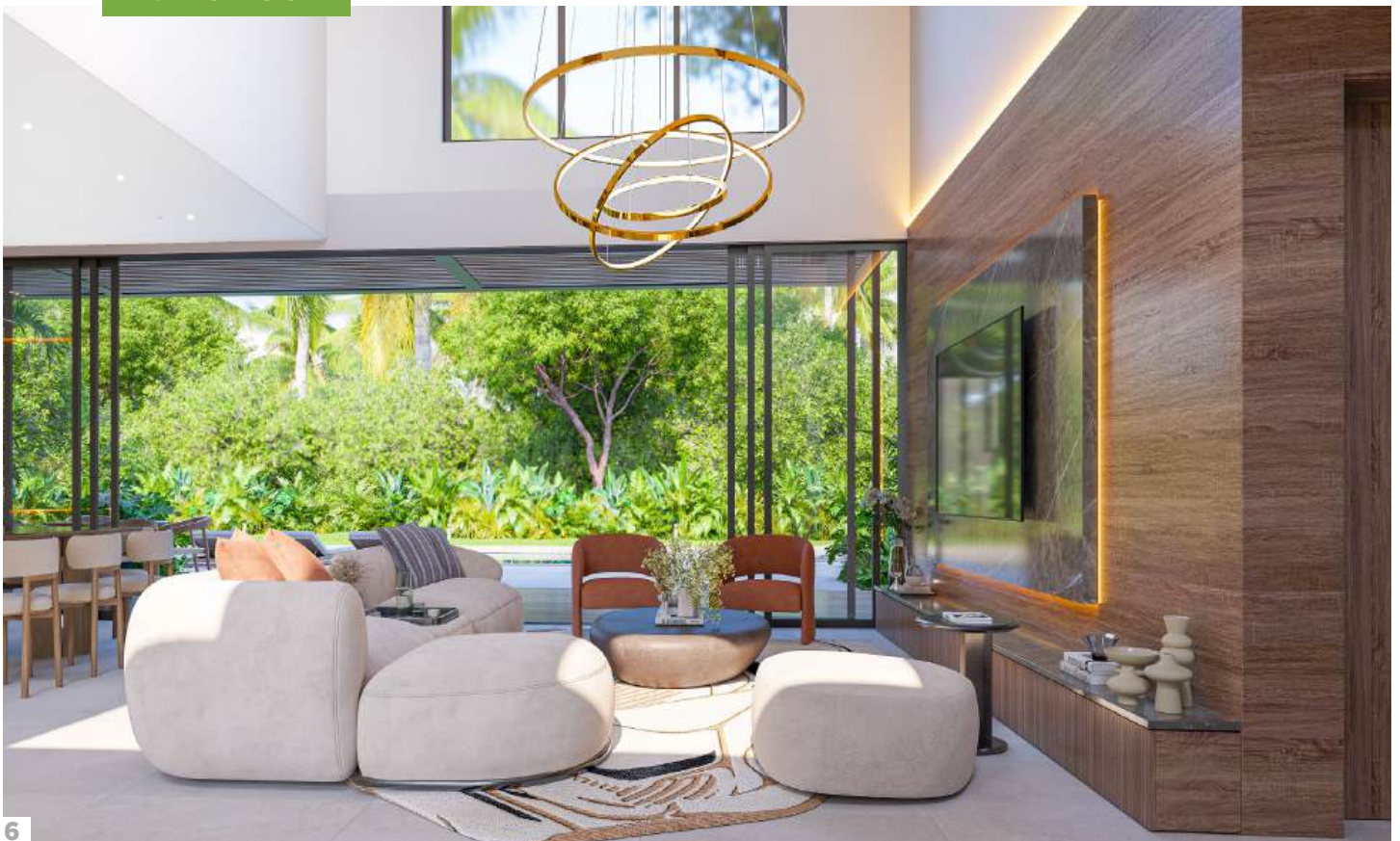
POOL AND DECK

7,415.37 sqft

TOTAL



LIVING ROOM





DINING ROOM





MAGNIFICENT STAIRCASE WITH STAGGERED STEPS

Impressive modern staircase featuring a staggered concrete ramp that offers a majestic view of the Cap-Cana Farallon.

Each step is meticulously crafted with exposed concrete finishes, enhancing its contemporary appeal. Adjacent to the staircase, a stunning indoor garden perfectly complements the design, adding a touch of natural elegance.



KITCHEN



Kitchen featuring exquisite design by the esteemed Italian brand **FEBAL CASA** or similar.





DECK AREA





COUNTERTOPS

Technistone Quartz countertops or a similar quality brand

Quartz, composed of natural quartz—one of the hardest materials on earth—infused with glass or metal elements, creates a diverse and striking aesthetic.

Not only does quartz offer unparalleled durability, but its zero porosity and unique texture inhibit bacterial growth and resist stains, ensuring your family's health and simplifying maintenance. Unlike other materials, quartz countertops require no sealing.

Explore the limitless possibilities of quartz, ranging from classic whites and blacks to rich browns, vibrant golds, and captivating blues. The enduring strength, aesthetic appeal, and wide color palette of quartz make it a standout choice for your kitchen design.



*Reference Images



POOL

The pool at Caletón Residences 256 is nothing short of sublime. We are dedicated to provide you with a spa-like experience in the comfort of your own home, infusing modernity and functionality into every detail:



- A** **COATINGS** in Pool-Coat Stucco.
- B** **SALINE CHLORINATORS** that allow savings of up to 80% in pool maintenance. Saline electrolysis is a swimming pool water treatment and conservation system. The great advantages of this system compared to traditional chlorine have made it the ideal solution for disinfecting pool water.
- C** **JACUZZI AREA** with Hydro-Massage system.
- D** **DECK AREA** covered with coralina or high-traffic, resistant and high-quality porcelain tiles.



INGROUND FURNITURE AREA





TERRACE WITH OUTDOOR KITCHEN



SLIDING DOORS



MA-90 (European) perimeter sliding doors, special for covering large surfaces and glass openings. This harmonious and elegant set of slender proportions lets in a lot of natural light, which contributes decisively to the feeling of well-being in the home. The safety and durability is unique.





WINDOWS

High quality windows in IT 205 (European) material. Slim, light and elegant. Thicker than traditional for greater safety and durability.





MASTER SUITE







Exquisite bathroom furniture made from natural oak, designed by our expert architecture team.

Our modern designs are tailored to fit your spaces and unique requirements, complemented by sleek white quartz countertops.



Partnering with QM Drain, a reputable brand with over 18 years of experience in the market, we offer a comprehensive range of drains for bathrooms and exteriors. Our selection features top-tier design and utilizes high-quality Stainless Steel to ensure durability and style.



FAMILY ROOM



FAUCETS

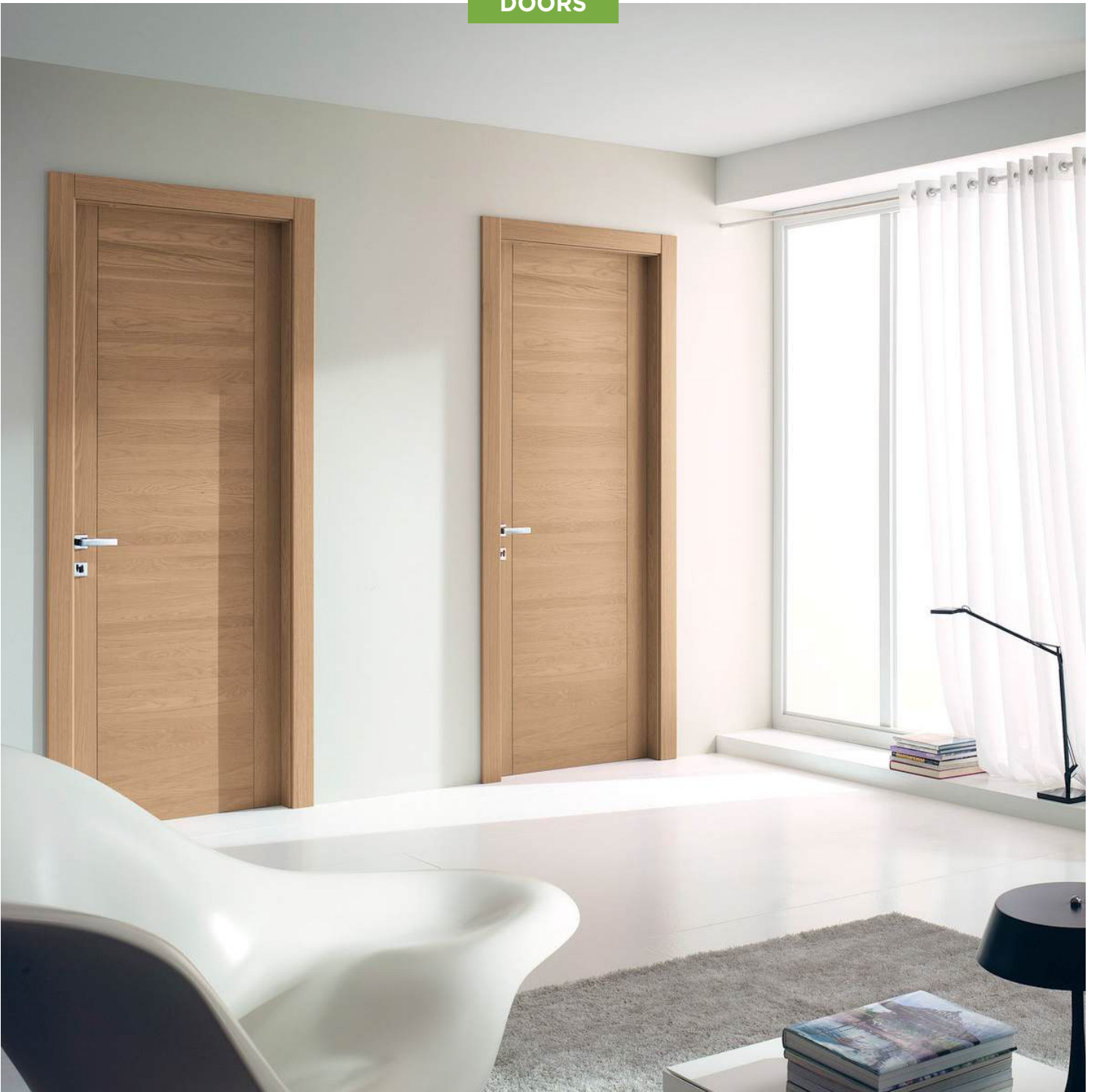


hansgrohe

Indulge in luxury with faucets for bathrooms, showers, and kitchens from the prestigious German brand, **HANSGROHE**.

Renowned worldwide, Hansgrohe is a leading global brand offering comprehensive solutions for bathroom and kitchen accessories.





Oak doors. Safe bet when choosing the material for interior doors due to its excellent quality, durability and beauty. Representing a timeless classic, oak doors offer a myriad of benefits.

Advantages of wooden doors.

Oak is a particularly insulating wood, making it an excellent option to protect us from the cold or heat. Also, they are good as acoustic insulators.

ELECTRICAL OUTLETS ACCESSORIES

FEATURING THE MATIX LINE FROM BTICINO

A **WIDE RANGE** OF COLORS

OUTLET WITH PURPLE PLATE



OUTLET WITH TOPAZ PLATE

bticino

Glossy effect, polished surfaces.

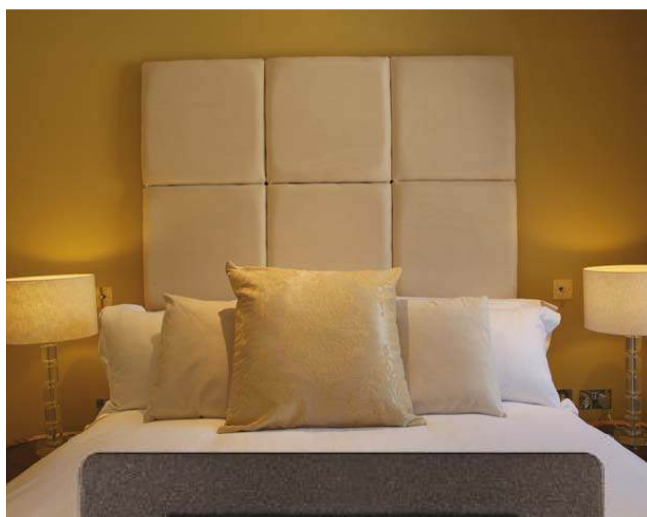
The five finishes of this range offer homogeneous shades of bright colors.

Lime, Purple, Topaz, Pervinca and Sand.

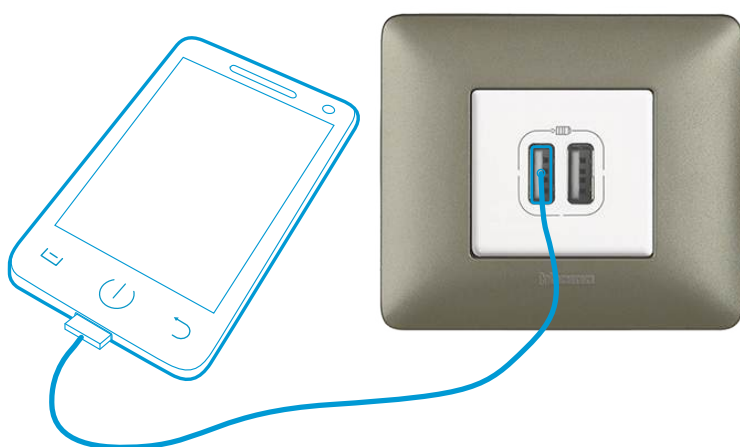
Bright and vivid colors, suitable for environments with personality and character.

Textured:
Lime White, Terracotta, Coffee Brown,
Mercury Blue. Original finishes with a
 surface textured effect.

OUTLET WITH TERRACOTTA PLATE



OUTLET WITH COFFEE BROWN PLATE



USB CHARGER OUTLET

USB charging devices are designed to charge tablets, smartphones and mobiles. The perfect solution for residential and commercial applications.

COVERINGS



High-quality imported porcelain tiles sourced from Spain, Italy, or similar origins, ideal for floors and wall coverings.



** The images showcase projects previously completed by the developer.

