



BY





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MADE BY



THE CALM



A natural composition of warm materials, water, stone, and lush greenery transforms the space into a luxury experience where sophistication is expressed naturally, quietly, and without excess.

The serene, minimalist design unfolds through gentle curves, fluid forms, and organic voids. A tropical sanctuary designed for calm, inspired by water.

THE BEGINNING OF SOMETHING NEW



MOARI BY HERMIDA



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IT'S NOT JUST
THE CARIBBEAN.
IT'S THE CARIBBEAN
RESERVED FOR
A SELECT FEW.



OCEAN
LAKES

TURQUOISE WATERS, WHITE SAND, AND WARM BREEZES



C A P C A N A
REPÚBLICA DOMINICANA

Ciudad Destino

Cap Cana is an exclusive residential and resort destination on the eastern coast of the Dominican Republic, just 15 minutes from Punta Cana International Airport.

Renowned for its thoughtful master planning, world-class infrastructure, and exceptional natural setting, Cap Cana brings together white-sand beaches, a world-class marina, golf courses, luxury hotels, exceptional dining, and an extensive selection of wellness and recreational experiences. It is a destination created for living, vacationing, and investing, with uncompromising standards of quality and international appeal.

PLAYA JUANILLO CAPCANA

A WORLD-CLASS- MASTER PLANNED DESTINATION

- Eight kilometers (five miles) of private Caribbean coastline with crystal-clear waters and white sand.
- JUANILLO BEACH features turquoise waters and an exclusive atmosphere. Its soft sand stays cool even on warm days, while the wide, gently curving shoreline opens onto exceptionally calm waters with minimal waves and no strong currents — ideal for families





SCAPE
PARK
AT CAP CANA

- LAGO AZUL: Approximately 140,000 sq. m. (1.5 million sq. ft.) of freshwater reaching depths of 20 feet in the heart of Cap Cana. Complimentary paddleboards and kayaks are available, along with Balinese daybeds and hammocks for relaxing.
- SCAPE PARK: More than 100 hectares (247 acres) of protected nature featuring ecological trails, caves, and natural cenotes, including one more than 40 meters (131 feet) deep with turquoise waters.
- DORADO WATER PARK: A water park with more than 20 themed attractions designed for all ages.

WHERE WATER
AND ADVENTURE
COME TOGETHER



- Marina Cap Cana features more than 150 slips accommodating yachts up to 250 feet, with first-class services for captains and crew.

Sheltered inland and located near the Mona Passage, it is considered one of the Caribbean's most important marinas.

WHERE EXCLUSIVITY
MEETS THE SEA

MOARI BY HERMIDA



THE CARIBBEAN'S ULTIMATE



- MARLIN FISHING IN CAP CANA: The Billfish Report has named the eastern coast of the Dominican Republic the world's leading billfish destination, with blue and white marlin, sailfish, wahoo, and tuna found in its waters.

In 2025, Marina Cap Cana recorded 7,360 billfish releases out of approximately 10,545 sightings, reaffirming its position as one of the world's premier billfishing destinations.



EQUESTRIAN EXCELLENCE IN AN EXTRAORDINARY SETTING

- LOS ESTABLOS: The first development of its kind in the Dominican Republic, bringing together a wide range of equestrian disciplines, including show jumping, polo, Paso Fino, racing, dressage, reining, endurance riding, and cross-country.

The complex features 250 stalls: 80 at the Equestrian Club, with the remainder distributed among the Polo Center, Paso Fino facilities, and the Racehorse Breeding Center. It is poised to become the largest and most sophisticated equestrian center in the Caribbean and Latin America.





Punta Espada

— C A P C A N A —

- PUNTA ESPADA: An award-winning Jack Nicklaus Signature golf course ranked by Golfweek as the No. 1 Best Golf Course in the Caribbean and Mexico for more than 12 years, and by Golf Digest as No. 35 in the world. This 7,000-yard, par-72 course features eight holes along the Caribbean Sea and ocean views from all 18 holes.
- LAS IGUANAS: Jack Nicklaus's second masterpiece at Cap Cana. Its first nine holes are open exclusively to members. With three oceanfront holes, it will offer an exceptional golf experience and is poised to rank among the world's finest courses.

WORLD-CLASS
OCEANFRONT
GOLF

CAP CANA HOMEOWNER BENEFITS



A private community with 24/7 security and controlled access.



The opportunity to generate rental income supported by strong demand for luxury vacation rentals.



Tax incentives for real estate investors in the Dominican Republic.



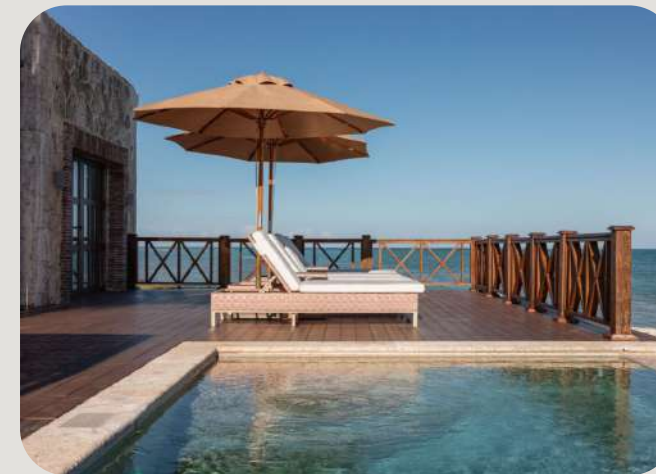
Access to beaches, boutiques, luxury shops, beach clubs, spas, gyms, and fitness centers.



Access to more than 50 restaurants, delis, cafes, and bars.



Preferred rates at Heritage School Cap Cana, Los Establos, Padel Club, and Sanctuary Cap Cana Spa.



Exclusive access to preferred rates and special benefits at Cap Cana hotels.



International culinary experiences.



CAP CANA
REPÚBLICA DOMINICANA

Ciudad Destino



PUNTA CANA INTERNATIONAL
AIRPORT (PUJ)

PUNTA CANA

10
MIN

PLAYA BLANCA

ATLANTIC
OCEAN

CAP CANA

LA CANA GOLF CLUB

MARINA CAP CANA



MOARI



EL DORADO
WATER PARK



PLAYA JUANILLO

SCAPE PARK

LAS IGUANAS GOLF CLUB

PUNTA ESPADA GOLF CLUB

2 HRS

TO SANTO
DOMINGO

CAP CANA LOCATION

CAP CANA MASTER PLAN



MOARI

OCEAN LAKES

ATLANTIC OCEAN



API BEACH

MARINA CAP CANA

FISHING LODGE

JUANILLO BEACH

PUNTA ESPADA

OCEAN LAKE

LAGO AZUL



OCEAN LAKES

A community shaped around an expansive natural lake, where nature, wellness, and lifestyle take center stage. The vision unites luxury residences that blend contemporary architecture, nature, and exclusivity, creating a sophisticated living experience overlooking a turquoise lagoon with immediate access to all of Cap Cana's amenities and infrastructure.

MOARI BY HERMIDA



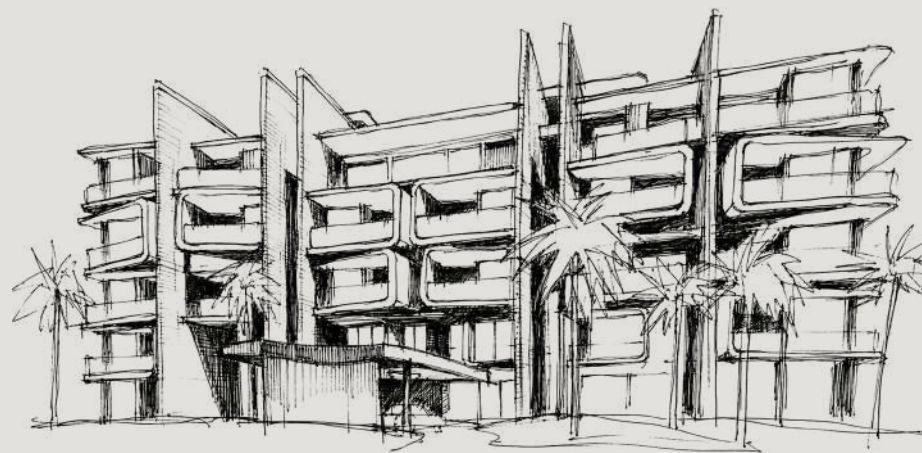
A NEW RESIDENTIAL DISTRICT IN CAP CANA

A NEW WAY OF
LIVING: SERENE,
SOPHISTICATED,
AND NATURALLY
CONNECTED.





ARCHITECTURE THAT TURNS THE LANDSCAPE INTO AN EXPERIENCE



The project was conceived as a residential retreat that connects architecture, nature, and the Caribbean lifestyle in one of the region's most exclusive and high-appreciation destinations.

Ideally located just minutes from white-sand beaches and the renowned Marina Cap Cana, the development also enjoys a direct connection to spectacular Lago Azul, offering open views and a distinctive natural setting that defines the project's experience.

The architecture rises across five residential levels above a basement parking level. Every residence features a spacious private terrace designed to take in and enjoy the tropical landscape.

The project comprises 52 exclusive residences arranged around an elegant central courtyard. This defining element shapes the spatial experience and creates a seamless connection between the social areas, the landscape, and views.



SPACES TO CONNECT, ENJOY, AND LIVE FULLY

MOARI BY HERMIDA

The amenities have been conceived around a natural tropical concept, with spaces designed for wellness, relaxation, and social connection.

The pool and recreation areas blend seamlessly with the Lago Azul landscape, creating a tropical retreat where water, greenery, and architecture come together naturally.



Elegant main lobby



Fitness center



Coworking space



Private meeting room



Game room



Adults-only pool



Children's pool



Jacuzzi



BBQ area



Sauna and gazebo lounge



AN INVESTMENT
WITH ADVANTAGES
FROM DAY ONE

MOARI BY HERMIDA



CONFOTUR BENEFITS

By purchasing a property in this development, you may qualify for benefits under the CONFOTUR Law (Law 158-01), a Dominican Republic government incentive created to promote tourism investment.

Key advantages include an exemption from the 3% real estate transfer tax at the time of purchase and an exemption from the Real Estate Property Tax (IPI) for up to 15 years. These incentives can deliver substantial savings and reduce ownership costs during the early years.

These benefits make your purchase even more attractive, allowing you to enjoy your investment with greater financial advantages and added peace of mind.



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ENTRANCE FACADE



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NIGHT VIEW



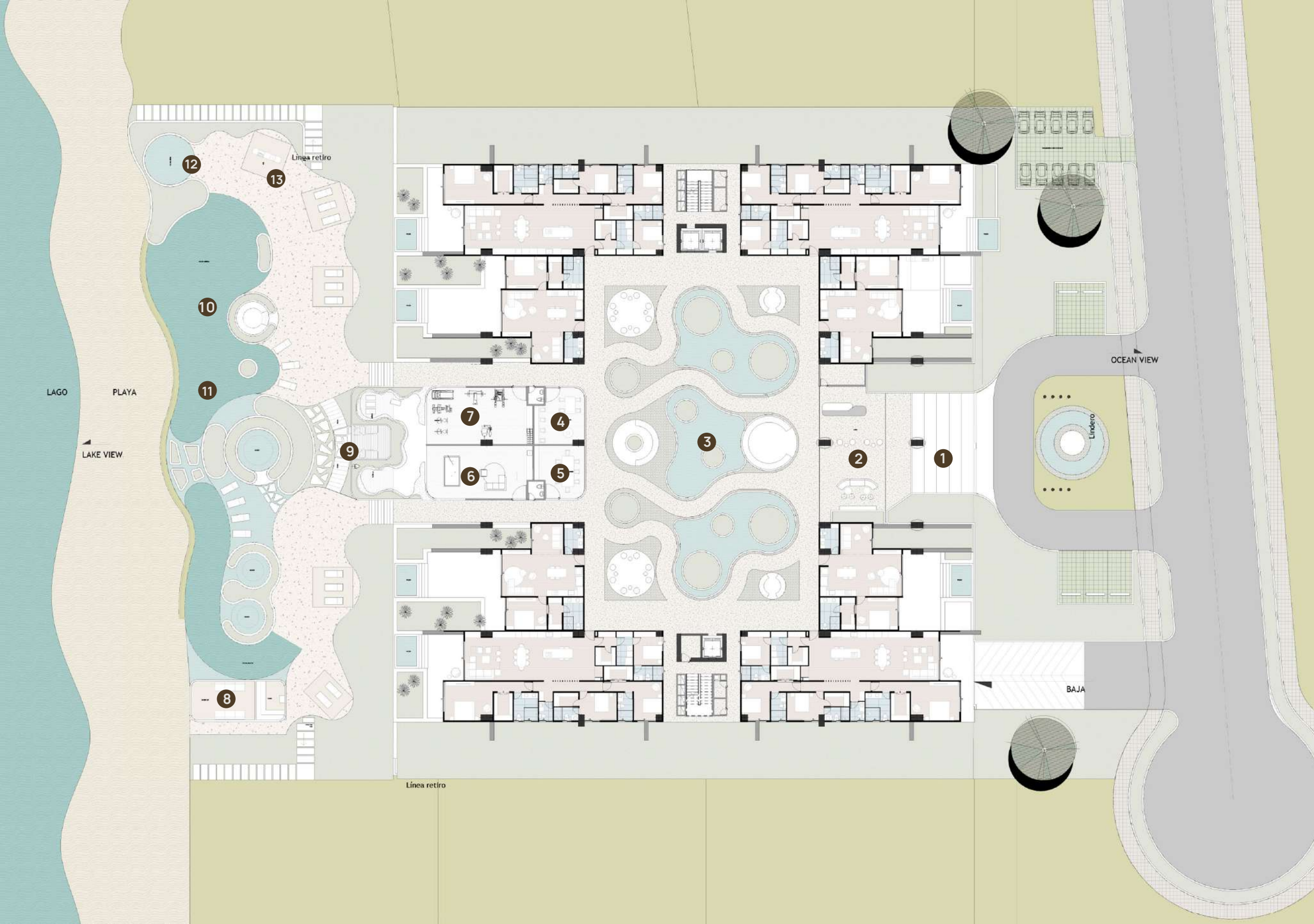
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POOL



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POOL



A COLLECTION OF EXPERIENCES

- 1 Arrival lobby
- 2 Main lobby
- 3 Interior oasis
- 4 Coworking space
- 5 Meeting room
- 6 Game room
- 7 Fitness center
- 8 Sauna and wellness area
- 9 Gazebo and lounge
- 10 Adults-only pool
- 11 Main pool
- 12 Children's pool
- 13 BBQ area



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PORTE-COCHERE / ARRIVAL LOBBY





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LOBBY



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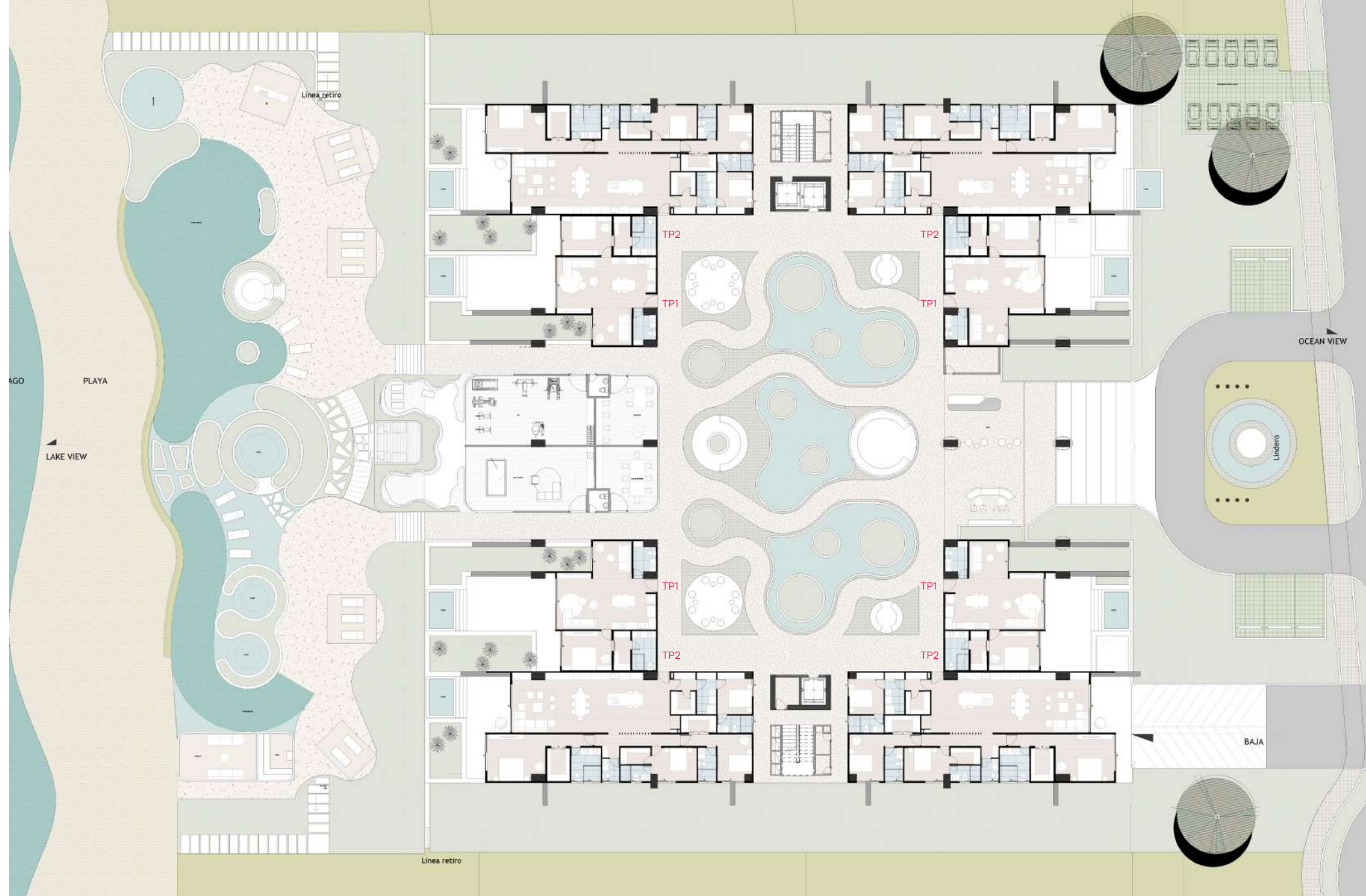


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MEETING ROOM

A VERTICAL
ARCHITECTURAL
COMPOSITION
DESIGNED TO
ELEVATE EVERY VIEW.



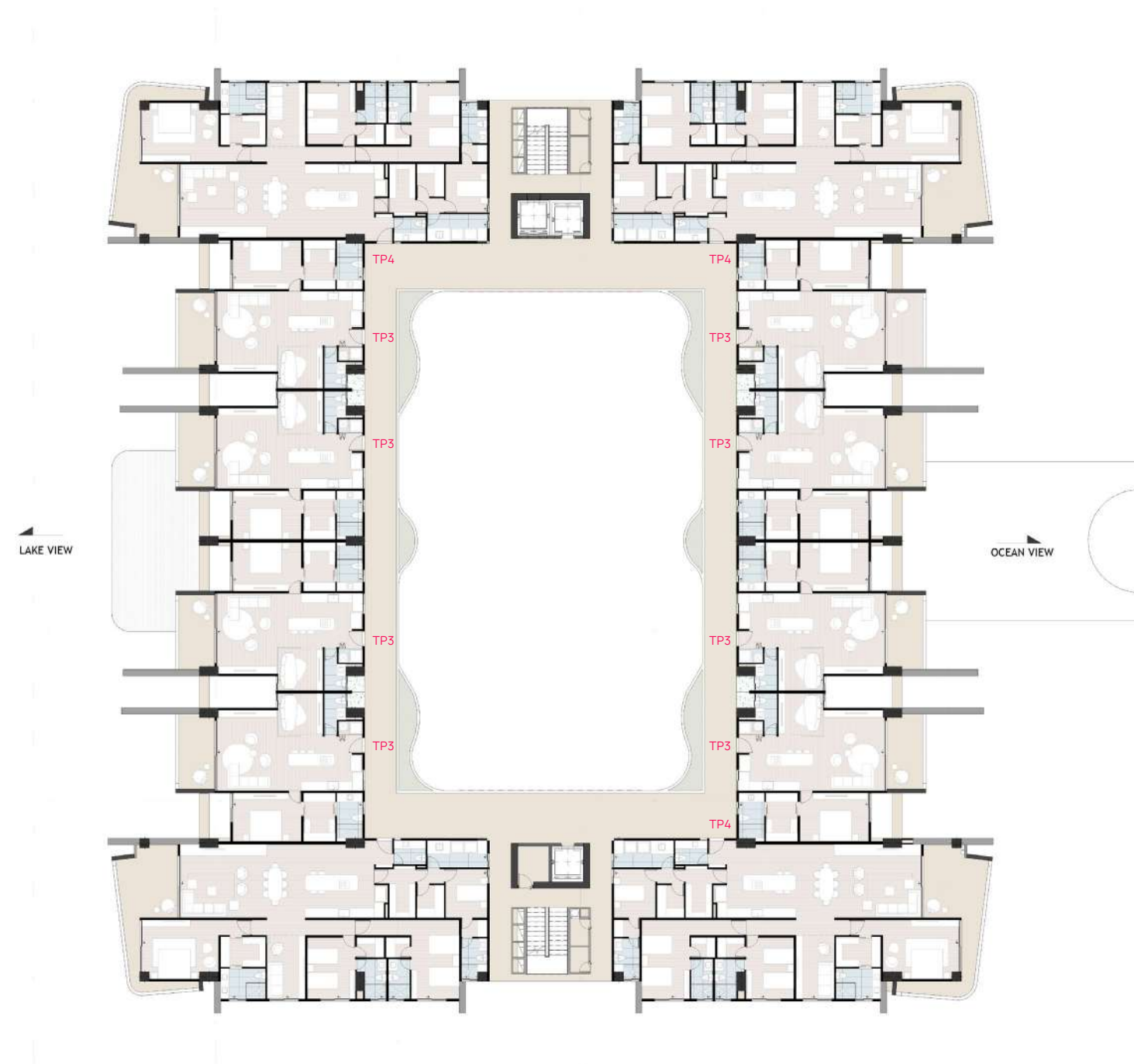


FLOOR PLAN
LEVEL 1

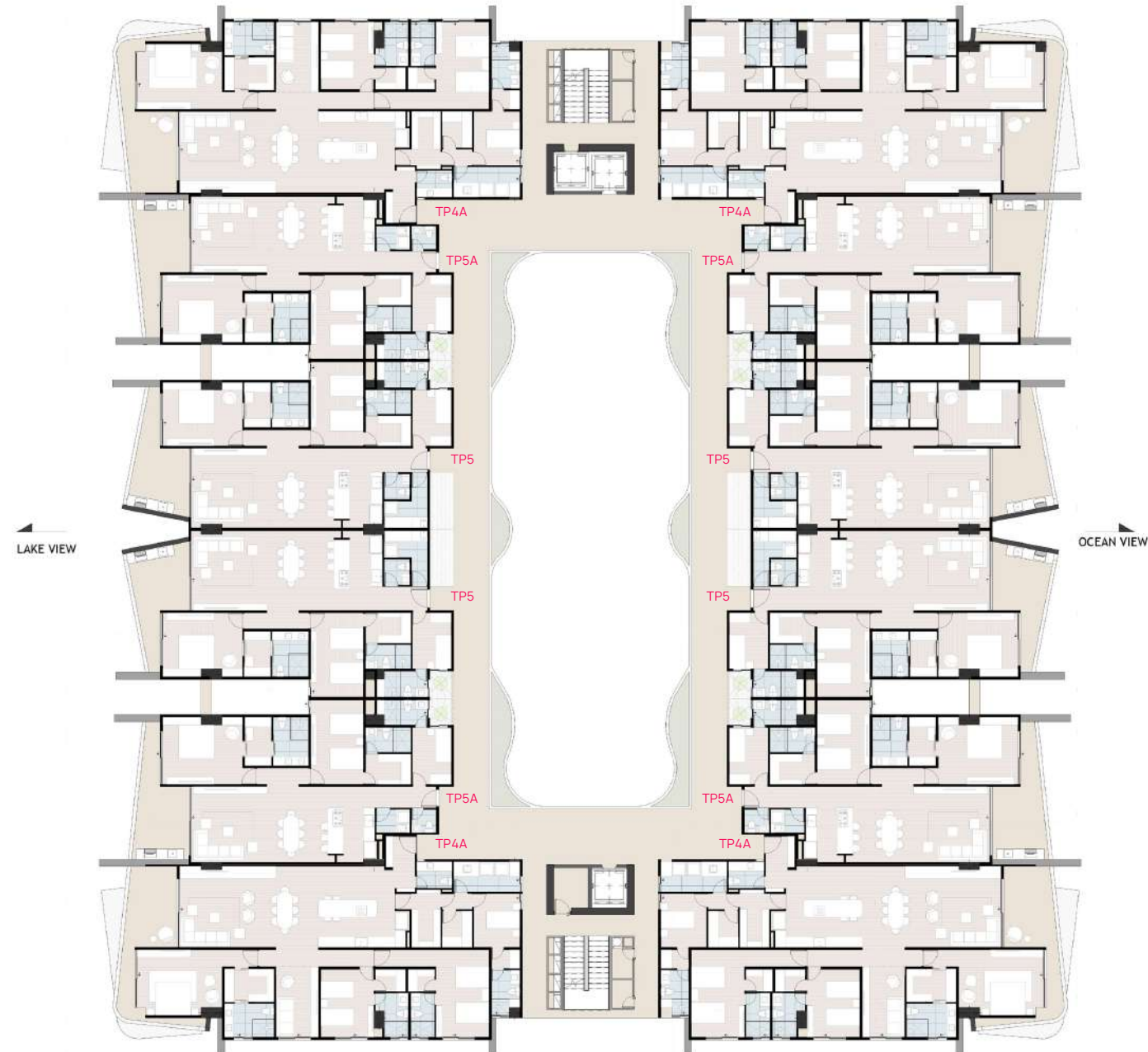
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FLOOR PLAN
LEVEL 2



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MOARI
 BY **HERMIDA**
 DEVELOPMENTS

FLOOR PLAN
LEVEL 3

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FLOOR PLAN
LEVEL 4



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MOARI
 BY **HERMIDA**
 DEVELOPMENTS

FLOOR PLAN
LEVEL 5

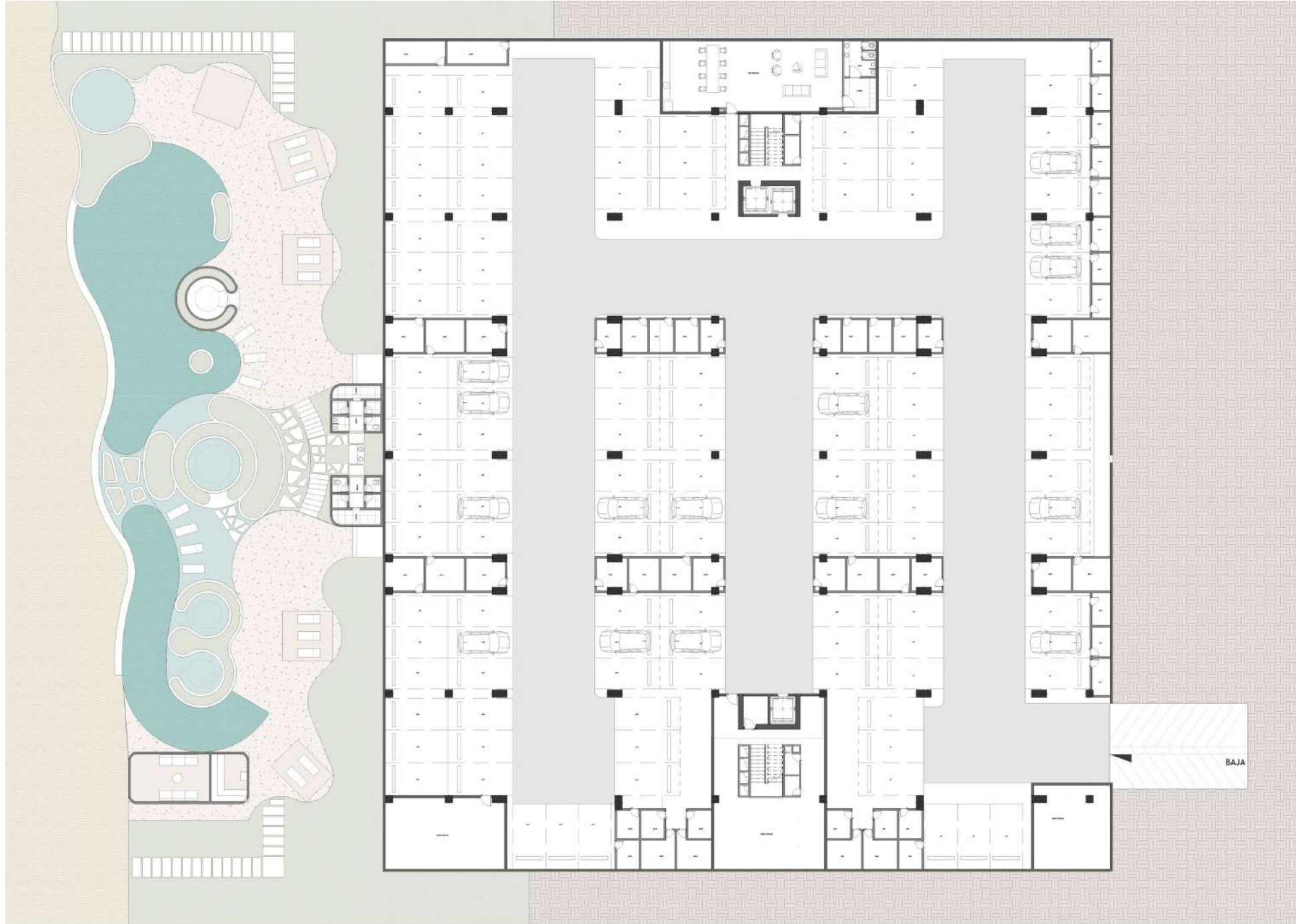
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FLOOR PLAN
LEVEL 6



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FLOOR PLAN

LEVEL S1

RESIDENCE TYPES
DESIGNED FOR
DIFFERENT WAYS
OF LIVING.





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KITCHEN – 3-BEDROOM APARTMENT



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KITCHEN



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KITCHEN





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LIVING ROOM



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BEDROOM 1



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BEDROOM 1



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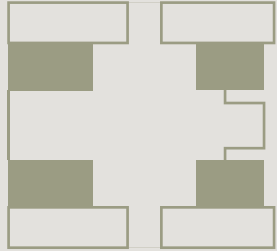
BEDROOM 2



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BATHROOM

ENTRY



RESIDENCE

TP1

LEVEL 1 (OPTION A)

INTERIOR AREA: 81.73 sq. m. (879.7 sq. ft.)

TERRACE: From 57 sq. m. to 86.42 sq. m.
(613.5-930.2 sq. ft.)

BEDROOMS: 1

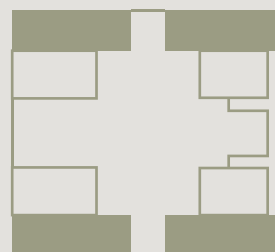
PARKING SPACES: 1

STORAGE LOCKER: 1

PRIVATE PLUNGE POOL

APPLIANCES INCLUDED

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RESIDENCE
TP2

LEVEL 1 (OPTION A)

INTERIOR AREA: 191.38 sq. m. (2,060.7 sq. ft.)

TERRACE: From 21.02 sq. m. to 54.13 sq. m.
(226.3-582.7 sq. ft.)

BEDROOMS: 3

PARKING SPACES: 2

STORAGE LOCKER: 1

PRIVATE PLUNGE POOL

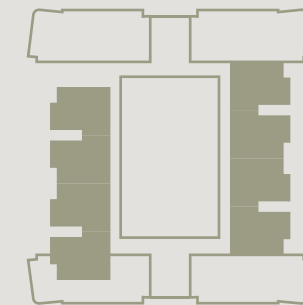
APPLIANCES INCLUDED



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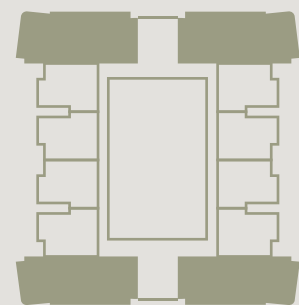
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RESIDENCE
TP3

LEVEL 2
INTERIOR AREA: 82.77 sq. m. (890.9 sq. ft.)
BALCONY: 13.11 sq. m. (141.1 sq. ft.)
BEDROOMS: 1
PARKING SPACES: 1
STORAGE LOCKER: 1

APPLIANCES INCLUDED



RESIDENCE
TP4

LEVEL 2

INTERIOR AREA: 201.60 sq. m. (2,169.3 sq. ft.)

BALCONIES FROM: 28.68 sq. m. (308.7 sq. ft.)

BEDROOMS: 3

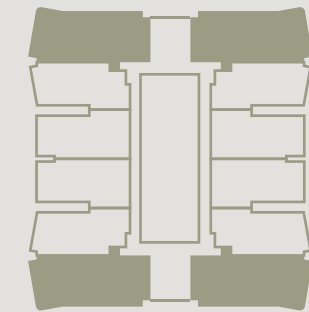
PARKING SPACES: 2

STORAGE LOCKER: 1

APPLIANCES INCLUDED



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RESIDENCE TP4A

LEVELS 3 AND 4

INTERIOR AREA: 204.36 sq. m. (2,199.7 sq. ft.)

BALCONIES FROM: 27.17 sq. m. (292.5 sq. ft.)

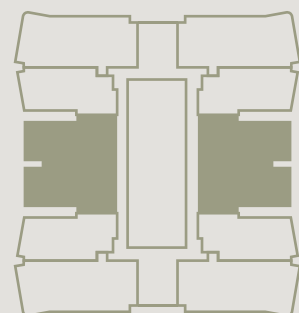
BEDROOMS: 3

PARKING SPACES: 2

STORAGE LOCKER: 1

APPLIANCES INCLUDED

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RESIDENCE
TP5

LEVELS 3 AND 4

INTERIOR AREA: 134.95 sq. m. (1,452.6 sq. ft.)

INTERIOR AREA: 130.84 sq. m. (1,408.4 sq. ft.)

BALCONIES FROM: 17.62 sq. m. (189.7 sq. ft.)

BEDROOMS: 2

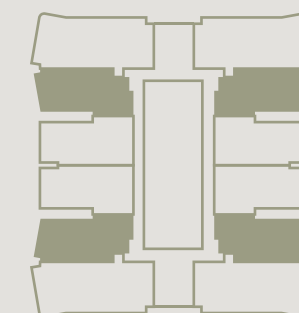
PARKING SPACES: 2

STORAGE LOCKER: 1

APPLIANCES INCLUDED



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RESIDENCE

TP5A

LEVELS 3 AND 4

INTERIOR AREA: 130.84 sq. m. (1,408.4 sq. ft.)

BALCONY: 18.97 sq. m. (204.2 sq. ft.)

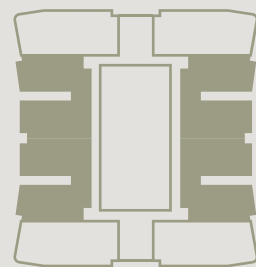
BEDROOMS: 2

PARKING SPACES: 2

STORAGE LOCKER: 1

APPLIANCES INCLUDED

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RESIDENCE
TP9

LEVEL 5

FIRST LEVEL

INTERIOR AREA: 224.33 sq. m. (2,414.7 sq. ft.)

BALCONIES FROM: 37.16 sq. m. (400.0 sq. ft.)

PARKING SPACES: 3

BEDROOMS: 3

STORAGE LOCKER: 1

JACUZZI

SECOND LEVEL

INTERIOR AREA: 33.00 sq. m. (355.2 sq. ft.)

TERRACE: 20.67 sq. m. (222.5 sq. ft.)

APPLIANCES INCLUDED

ENTRY



FIRST LEVEL



SECOND LEVEL

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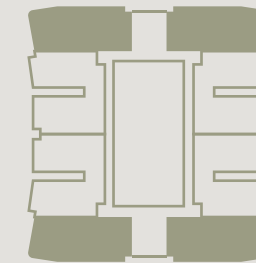
ENTRY

FIRST LEVEL



SECOND LEVEL

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RESIDENCE

TP10

LEVEL 5

FIRST LEVEL

INTERIOR AREA: 201.60 sq. m. (2,169.3 sq. ft.)

BALCONIES FROM: 18.50 sq. m. (199.1 sq. ft.)

PARKING SPACES: 3

BEDROOMS: 3

STORAGE LOCKER: 1

SECOND LEVEL

INTERIOR AREA: 47.09 sq. m. (506.9 sq. ft.)

TERRACE: 32.85 sq. m. (353.6 sq. ft.)

APPLIANCES INCLUDED



PAYMENT PLAN

RESERVATION

USD 5,000

CONTRACT
SIGNING

20%

DURING
CONSTRUCTION

40%

UPON DELIVERY

40%

EXPECTED DELIVERY: FEBRUARY 2030



BUILDING OUR CLIENTS' DREAMS INTO REALITY

We are a construction company with more than 30 years of experience. Founded in Santo Domingo, we develop projects throughout the Dominican Republic and in other countries.

We provide design, construction, and project supervision services for tourism developments, real estate projects, and infrastructure of all types.

We have successfully welcomed a second generation of professionals and team members into our organization, ensuring continuity, innovation, and sustainability across every project we undertake.

Our broad and diverse team brings extensive expertise across disciplines, delivering high-quality projects within the timelines our clients expect.

+100 Completed projects
+1,000,000 m² Of certified construction
+5,000 Hotel rooms

37 Commercial developments

33 Residential projects

19 Hotels

4 Industrial projects

9 Sports academies

2 Energy projects

Infrastructure projects

Select tourism projects



Finest Resorts



Hotel Real Intercontinental



Puerto Bahia



Excellence Punta Cana



Excellence El Carmen



Portillo