



We make the paradise to be your home

Il Lago Beach & Golf is an exclusive luxury 138 Resort-style Residences situated in one of the most prestigious areas in the entire Dominican Republic, Cap Cana/ Punta Cana, also known as the golfing capital of the Caribbean. Surrounded by a beautiful lake and lush gardens, Il Lago residences are designed in a contemporary, elegant style with fine lines and modern, high quality finishes. Il Lago features a variety of spacious housing options including One bedroom + study, Two bedroom and Three bedroom

+ maid's quarters residences to suit everyone's taste. Il Lago is only minutes from the pink sands of Juanillo Beach, Cap Cana. Located just 15 minutes from the Punta Cana Airport, Punta Cana and Juanillo Beach are some of the most developed tourism destinations in the entire Dominican Republic. Whether you are searching for a top quality first or second home, or an investment property and vacation rental, Il Lago provides superior exclusivity, privacy and security so you can truly live the Caribbean dream.

CAP CANA AMENITIES

- Punta Espada Golf Course / A Jack Nicklaus Award winning Golf Course
- State of the art Marina
- Fishing
- Polo
- Eco tourism
- Eco adventures
- Yachting
- Dressage
- Animals encounter
- Restaurants
- Miles of pristine white & pink sand beaches
- Beach amenities such as swimming, sailing, non-motor water sports
- Los Establos /A state of the art equestrian center
- Stunning restaurants and bars

IL LAGO AMENITIES

SERVICES/AMENITIES

- 24-hour concierge
- 24-hour surveillance
- Beach transportation
- Paddles station
- Tennis Court
- Playground
- Private lake beach
- Convenient store

3RD BUILDING

- Lobby with 19' 68" ceilings
- Lounge
- Fitness Center
- Bar
- Outdoor pool with terrace
- Outdoor jacuzzi
- Sundeck
- Game room
- Restrooms (W/M)

6TH BUILDING

- Lobby
- Restaurant (Snack bar)
- Outdoor pool with terrace
- Sundeck
- Cigar bar
- Outdoor jacuzzi
- Adm & Security Offices
- Restrooms (women/men)
- Lounge



RESIDENCE FEATURES

- 1, 2, 3 bedroom layout with Den
- Floor plans from 1,108 to 4,012 square feet (103 to 375 square meters)
- One Private elevator per building
- Lake and ocean views in select residences
- Marble floors in interior areas
- Marble and porcelain bathrooms
- Terraces in wood style porcelain tile
- White coating in all indoor areas
- Aluminum and glass windows and doors with thermal insulation
- Wood style finish in interior doors
- Tempered glass in doors and bathroom shower divisions
- Hurricane-resistant sliding-glass doors
- High resistance chrome finished in kitchen and bathrooms
- Kitchen top and backsplash in quartz or similar stone
- Stainless steel sink
- Stainless steel refrigerator
- Stainless Steel Built-in Gas stoves and ovens
- Gas washer-dryer
- High efficiency air conditioners in all areas
- Built-in LED indoor lighting and in social areas
- Low HOA cost

PENTHOUSE FEATURES

- Spacious, private rooftop terraces with hot tubs and summer kitchens
- "Smart Home" ready infrastructure with ultra-high-speed connectivity.

TIMETABLE

Phase 1 construction commenced in January 2018 for buildings 1, 2 and 3, and completion is slated for February 2020.

PRICING

Pre-construction residences with 1 bedroom plus start at \$397,000 USD (one bedroom plus) and go up to \$1.4 million USD. Penthouse prices available upon request.

RENTAL PROGRAM

Il Lago at Beach & Golf Punta Cana is an ideal real estate investment for individuals who also want to use their units as a "Vacation Rental" property. Il Lago Beach & Golf Punta Cana is essentially a hotel without being a hotel in that it has all the amenities of a luxury resort, but with the conveniences and comforts of a second home. With the best location in the country, Bavaro-Punta Cana, Il Lago is situated in the most exclusive area in Cap Cana. Homeowners or investors can live an authentic Il Lago luxury experience thanks to the spectacular amenities and services available within the complex.

TAX BENEFITS

Properties in Juanillo Beach, which is located just 15 minutes from Punta Cana airport, are eligible to enjoy the Confotur law. This incredible tax benefit law states that the first acquirer of a building in a project that is developed under the amended Tourism Development Law 158-01, also known as "Act Confotur", is eligible for multiple tax exemptions including the following: 1) a) Tax exemption on income, 2) Transfer tax exemption, 3) Exemption from Capital Gains Taxes, 4) Property Tax Exemption or IPI.



DEVELOPED BY:
Consortio Remix
Target Group

ARCHITECT:
World Class
Design by GVA

CONTRACTOR:
Bestin Pro Group

Dont let life pass you by! You will not want to miss out on YOUR chance to live in decadent paradise at Il Lago Beach & Golf

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