

WAVE GARDEN | ANGSANA CAP CANA

CAP CANA, DOMINICAN REPUBLIC • OWNER-DIRECT RESALE

\$407,000 USD

One-bedroom golf-view residence with resort-style living and a managed vacation-rental concept.

RESIDENCE	BED / BATH	TOTAL AREA	PARKING
F304 • 3rd floor	1 bedroom • 1 bath	Area to be verified	1 space

An exceptional Cap Cana opportunity

Discover a privately offered fully furnished one-bedroom residence at Wave Garden, a resort-oriented development in Cap Cana, Punta Cana. Unit F304 combines a functional open-plan layout, private terrace and golf-course outlook with access to a hospitality-led residential concept associated with Angsana Cap Cana. Designed for buyers seeking a Caribbean getaway with potential professionally managed rental use, the property offers an appealing blend of lifestyle and investment positioning.

Residence highlights

- Third-floor residence with golf-course views
- Interior and total area: pending verification against the unit-specific floor plan and current broker listing.
- One bedroom, one bathroom, open living and dining area
- Kitchen, dedicated laundry area and private terrace
- One assigned parking space
- Project specifications include porcelain finishes, double-glazed aluminum windows and air-conditioning systems

Resort lifestyle & rental concept

Wave Garden is planned as a resort-style residential community in Cap Cana. The residence is associated with the Angsana Cap Cana hospitality concept and a vacation-rental administration program. Buyers should request the latest confirmed amenity schedule, operating rules, management agreement and expected opening/delivery details before purchase.

Attractive rental income potential

The Angsana Cap Cana rental program offers an exciting opportunity to combine personal enjoyment with potential income. The developer's financial illustration for comparable one-bedroom typology 102–104 features a 71.5% occupancy assumption, a \$256 average nightly rate, \$62,021 in annual gross rental revenue and \$28,003 in annual net rental income. See attached developer illustration for more information.

Purchase details

Offered at \$407,000 USD as an owner-direct resale / proposed assignment, subject to the applicable developer approval, contractual terms and closing requirements. The project was still under construction at the time of the latest owner update; completion, handover and operational readiness must be independently confirmed.

Private inquiries

For current construction updates, floor plan, specifications, contract details and purchase inquiries, contact the owner directly.

OWNER CONTACT: [Ciro at cirop09@gmail.com or what's app 914-262-9451]

Listing information is based on owner-supplied materials and prior project documentation and is subject to independent verification. Images, if added, should be identified as actual photographs or developer renderings as applicable.

Developer rental income illustration

Angsana Cap Cana | 1BR condo | Typology 102–104 | After ramp up

Estimated annual occupancy	71.5%
Estimated average daily rate (ADR)	\$256
Gross rental revenue	\$62,021
Operating expenses	(\$18,606)
HOA / insurance	(\$2,976)
Total variable costs	(\$21,582)
Gross income after variable costs	\$40,439
FF&E reserve	(\$3,101)
Property tax (as modeled)	\$0
Management / operator fee	(\$9,334)
Projected net annual rental income	\$28,003
Projected net profitability	18.1%
Illustrative 28-day owner-use value	\$5,153
Illustrated global net profitability	12.8%

See attached developer illustration for more information.

Source: Angsana Cap Cana developer illustration for one-bedroom typology 102–104. Confirm F304 square footage before publication.



PROFITABILITY TABLE **ROI**

TABLA DE RENTABILIDAD

TIPOLOGIA | TYPOLOGY

102-104

1

1 BR CONDO

TIPOLOGIA | TYPOLOGY

102-104

CONDOS	ANGSANA CAP CANA	1 BR Condo
Ingresos Income:		182-184
Ocupación estimada/año Estimated occupancy/year		71.9%
Tarifa Media Diaria Estimada (ADR) Estimated Average Daily Rate (ADR)		USD 256.0
Alquiler bruto (promedio/año) Gross rental income (average/year)		USD 62,021
Ingreso Bruto por rentas Gross income from rentals		USD 62,021
Costes Variables Variable Costs:		
Gastos operativos Operating expenses		USD 18,606
Mantenimiento (HOA) y Seguros Maintenance (HOA) and Insurance		USD 2,976
Costes Variables Totales Total Variable Costs		USD 21,582
Ingresos Brutos Gross Income		USD 40,439
Fondo Reserva FF&E FF&E Reserve Fund		USD 3,101
Impuesto a la propiedad Property tax		USD 0
otros Costes Totales - Other Total Costs		USD 3,101
Fee operadora Operator Fee:		
Comisión de Gestión Management Fee		USD 9,334
Ingresos Netos Net Income:		USD 28,003
% Rentabilidad Neta % Net Profit		10.1%
28 días uso privativo 28 days private use		
Valor mercado (ADR x ocupación x 28 días) Market value (ADR x occupancy x 28 days)		USD 5,153
% Rentabilidad Neto global % Global Net Profit		12.8%

ROI



- ESTAS PROYECCIONES SON CON TARIFAS Y OCUPACIONES ESTIMADAS DESPUÉS DEL RAMP UP DEL PROYECTO / AÑO 4.
- THESE PROJECTIONS ARE BASED ON ESTIMATED RATES AND OCCUPANCY AFTER THE RAMP-UP PERIOD OF THE PROJECT (YEAR 4).
- ESTAS PROYECCIONES SE HAN REALIZADO TOMANDO EN CUENTA DATOS DE OCUPACIÓN Y TARIFA REALIZADOS POR EL EQUIPO COMERCIAL DE BANYAN GROUP.
- THESE PROJECTIONS HAVE BEEN MADE USING OCCUPANCY AND RATE DATA PROVIDED BY THE COMMERCIAL TEAM OF BANYAN GROUP.
- ESTAS PROYECCIONES NO SUPONEN UN COMPROMISO POR PARTE DEL OPERADOR NI EL COMERCIALIZADOR.
- THESE PROJECTIONS DO NOT REPRESENT A COMMITMENT BY THE OPERATOR OR THE MARKETING TEAM.
- LOS GASTOS OPERATIVOS INCLUYEN TODOS LOS GASTOS NECESARIOS PARA DICHA OPERACION HOTELERA COMO ENERGIA, COMERCIALIZACION Y LOS GASTOS DE ALOJAMIENTO.
- OPERATING EXPENSES INCLUDE ALL NECESSARY COSTS FOR HOTEL OPERATIONS, SUCH AS ENERGY, MARKETING, AND LODGING EXPENSES.
- SE INCLUYEN LAS CUENTAS APROBADAS POR LA AMERICAN HOTEL & LODGING ASSOCIATION PARA LA OPERACION DE HOTELES Y CONDOHOTELES.
- THE ACCOUNTS APPROVED BY THE AMERICAN HOTEL & LODGING ASSOCIATION FOR HOTEL AND CONDO-HOTEL OPERATIONS ARE INCLUDED.