

Casa Coyaba

Surf House, Playa Encuentro

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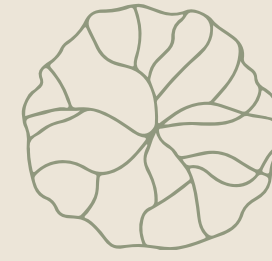
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Coyaba means paradise.

The Taino people were indigenous inhabitants of the Caribbean islands, known for their rich culture and history. In the Taino language, “Coyaba” refers to a peaceful and idyllic place, often associated with natural beauty and harmony.





The north coast of the Dominican Republic.

The north coast is undergoing rapid expansion and is poised for substantial economic growth in the upcoming years. With contemporary new developments, a steady influx of discerning homeowners, and a burgeoning array of tourism attractions, it's clear that the north coast is on track to become the most coveted residential destination in the Dominican Republic.



Playa Encuentro, surf capital of the Dominican Republic.

Playa Encuentro stands as the island's most reliable and renowned surfing location with clear turquoise water and a tropical almond forest along a sandy beach. Nestled within the ***Surf & Wind City Cabarete***, the Dominican Republic's hub for water sports, it caters to a range of aquatic activities including surfing, kitesurfing, wingfoiling, and classic windsurfing.

In close proximity, a diverse selection of restaurants, cafés, yoga studios, gyms, and a host of engaging activities for all age groups await, ensuring a vibrant and fulfilling lifestyle.





An exquisite home nestled near the shoreline.

Casa Coyaba is an elegant beachside residence situated atop a gentle hill 30 meters above sea level. Just 500 meters away lies Playa Encuentro's main surf break, accessible with a leisurely 10-minute stroll through a serene neighborhood surrounded by verdant landscapes. Embrace the tranquility as you make your way through lush greenery, arriving directly at the beach to effortlessly hop-in and join the lineup.



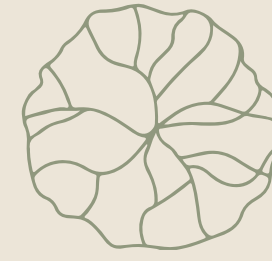




Breathe the breeze.

Experience an airy ambiance with this open-concept design, ensuring optimal airflow throughout the property. The prevailing eastern trade winds guarantee a refreshing breeze even on typically hot summer days, whether you're relaxing on the living room deck, enjoying a meal in the dining area, or preparing dishes in the kitchen. For added comfort, three bedrooms are outfitted with air conditioning, and a swimming pool awaits to keep you in top shape for your next surf adventure.

Complete with ample parking, a guest bathroom, an outdoor shower, a spacious laundry area, and a versatile utility room, this bungalow offers everything you need for a holiday escape, a permanent residence, or a captivating Airbnb opportunity.



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► Lot size: 365 m²

► Living area: ca. 183 m²







A coherent blend of *cool* and *warm* elements.

Our design incorporates a fusion of conventional construction materials like concrete and indigenous wood, resulting in clean lines and a timeless cubic aesthetic. Infused with local charm, the use of Caliche and Coralina stone, along with an array of tropical vegetation including Royal and Coconut Palm trees, Monstera, Bird of paradise and an assortment of banana varieties, adds a distinctive touch.

Amidst the abundant greenery and beneath the sheltering roof, the environment offers a balanced and comfortable climate, ensuring pleasant days and nights.





Harmony in *peace* and *protection*.

Casa Coyaba is thoughtfully designed to meet local specifications, prioritizing safety and resilience in the face of potential natural hazards like hurricanes or earthquakes. A solid foundation of concrete, walls constructed from durable concrete blocks, and reinforced with ample steel rebar guarantee a secure sanctuary, no matter the circumstances.

As modern developments continue to emerge in Playa Encuentro, safety has emerged as a paramount concern for both local tourism and developers alike. While Casa Coyaba embraces an open design within, it seamlessly integrates perimeter property walls and enhances security through an essential lighting system.





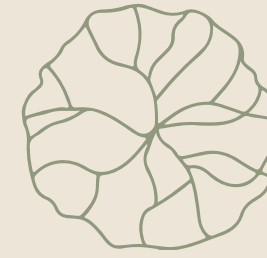












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Property Features

- 3 bedrooms (including A/C)
- 2.5 bathrooms
- Kitchen & dining area
- Living room deck
- Swimming pool
- Laundry room
- Utility room
- Freshwater Tank (underground)
- Septic Tank (underground)
- Parking for two mid-size cars
- Backup power system
- Roof-top terrace (available as upgrade)
- ◆ No monthly community or HOA fees
- ◆ No Appliances included (Washing machine, stove, fridge etc.)
- ◆ Unfurnished
- ◆ Professional landscaping
- ◆ Security concept including camera system
- ◆ 30 min. to international airport Puerto PLata
- ◆ Walking Distance to the beach, cafés & restaurants, gyms
- ◆ Multiple Supermarkets with international products nearby
- ◆ Various international schools and family activities



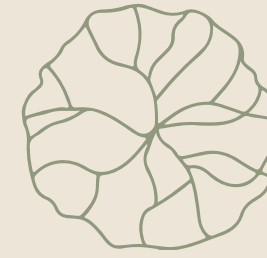
Sales Information

Price: \$425.000 USD

(price may vary due to customization)

- **Payment Terms:** Payment schedule will be determined based on the contractual agreement, tailored to meet the preferences of the buyer.
- **Customizations:** Buyers have the option to modify or alter non-structural components such as interior design, finishing materials, or landscaping with an early down payment. Additional charges may apply based on the scope of modifications.
- **Projected Completion:** The property is anticipated to be completed by february 2026.

Casa Coyaba is designed in collaboration with local architects and engineers and will be build by a highly skilled local construction company under the supervision of German-led company "Nordstrand" with a background in Design, Architecture and International Law.



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Casa Coyaba is a project by

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