



## A Rare Gem



### Informazioni sull'Agente

Nome:	Sabine Mertes
Nome della ditta:	Select Caribbean Properties
Nazione:	Dominican Republic
Experience since:	
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefono:	
Languages:	Spanish
Sito web:	

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 1,750,000

### Posizione

Nazione:	Dominican Republic
Indirizzo:	Investment Propertiesluxury Villas \$ 1
Pubblicato:	29/08/2024
Descrizione:	
Description	

Nestled on 3.78 acres this Cabrera Family Villa

This Cabrera Family Villa is a rare gem. The property is located near Playa Grande and is set on a cliff overlooking the ocean.

The comfortable 5-bedroom villa each with en-suite bathrooms has breathtaking oceanviews views. Four bedrooms are equipped with king-size beds and one bedroom with a queen-size bed. This room is now used as a children's room and a nanny can sleep there if necessary.

One master bedroom features a bathtub and open-air tropical garden shower plus a walking closet of 25m2. The bedrooms have a size of 45m2 and have an unobstructed view of the sea. All rooms are designed with new Coralina tiles.

The open-air living space of 85 m2 borders a rounded terrace with lounge chairs. It is open to the sea and is covered with an imposing Cana roof. All in visual harmony with the semi-circular infinity springwater pool of 25 meters with salt treatment, and with the ocean's horizon below. The perfect place for family,



entertaining, and leisure.

In addition to a dining table for 12 people, the living area has a round bar with a wine cooler and water connection. Adjacent to the living area is an office with a guest toilet.

Surrounded by richly flowered 3.78 acres with herb, vegetable gardens, and fruit trees, the look and feel overflow with the exceptional healing qualities of this area of the island that draws the whales to breed each year in the water below.

The villa sits on a 9.000 m<sup>2</sup> with the option to purchase in addition another plot of 4.300 m<sup>2</sup> to guarantee uninterrupted sea views. The additional lot is priced at \$65.00 the square meter.

In addition to palm trees and other exotic trees, the main property has a separate vegetable and fruit garden, a security house, a dog kennel, and a chicken house. Spacious garage for 3 vehicles and workshop (100m<sup>2</sup>). The garage roof can be converted into an additional terrace for one of the suites. Large lawns for picnics, etc. complete the offer.

This eco-friendly property is powered by solar energy. The villa was designed to be in harmony with the spectacular surroundings of lush tropical vegetation and panoramic views of the ocean.

This private retreat is set on a cliff overlooking the sea, just minutes away from some of the most beautiful beaches on the island and the acclaimed Playa Grande Golf Course designed by Robert Trent Jones, Sr., as his crowning achievement in the Caribbean.

The small, discrete staff will cater to your needs while in the villa. A host of activities await you outside if you can bring yourself to leave the villa and its gardens. This is an exceptional location to celebrate the special moments in your life, be it your birthday, wedding, anniversary, family reunion, or romantic getaway. Let us help you create a vacation customized to your needs.

There is also a working space and Wi-Fi connection. Climb the spiral staircase to relax in the shade or sun on the elegant roof terrace with a 360-degree view of the sea or the verdant hills of the tropical forest. Along with the lounge beds, oversized cushions are available for your comfort.

The house is 90% off the grid - it has a new solar system (35kw) and a backup generator with 21kw. There is well on the property plus a 25.000-liter cistern filled with rainwater through pipes from the roof.

The villa was built in 2010 and was updated in 2022 and is fully self-sufficient and sustainable.

This property is a perfect vacation home investment. Enjoy an evening cocktail as you watch the sun setting behind the palm trees on the hill.

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Features:

\* 24hr Electricity



- \* 24hr Security
- \* Coffee Machine
- \* Events
- \* Family Home
- \* Family Home In El Breton
- \* Gazebo
- \* Internet
- \* Modern Architecture
- \* Pool
- \* Pool Chairs
- \* Satellite TV
- \* Sea View
- \* Security Personnel
- \* swimming pool
- \* Villa In Cabrera For Sale
- \* Wi-Fi

This familyhome luxury villa style property is located in is currently Investment Properties Luxury Villas and has been listed on Select Caribbean Properties. This property is listed at \$ 1,750,000.00. It has 5 beds bedrooms, 5 baths bathrooms, and is 6900 sq ft. The property was built in year.

### **Comune**

Dimensione del lotto: 3.78 acri

### **Building details**

Outdoor Amenities: Pool

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX6.051.914

