ÁGATA

CONDO HOTEL

AT DOWNTOWN PUNTA CANA

THE STORY OF ÁGATA

Some places are designed to be seen.
Others, to be discovered.



INTRODUCTION

A STORY REVEALED LAYER BY LAYER

A place to arrive. A place to live. A place to return to.

Ágata is born where architecture meets nature: water, tropical landscape and contemporary design come together to create a new hospitality experience at the heart of Punta Cana, in Downtown.

Inspired by the natural layers of the stone that gives it its name, every space reveals something different: moments of calm, connection, discovery and escape.

CONTENTS

01 VISION 04
02 ARCHITECTURE 06
03 MATERIALS 14
04 INTERIORS 16
05 LIFESTYLE 20
06 LOCATION 28
07 SUITES 40
08 TEAM 78



CHAPTER 01 · VISION

BUILDER + ARCHITECT

Ágata begins with an idea: to create in Downtown Punta Cana a hospitality experience that brings together ownership, design and a closer relationship with nature.

The project's vision unites two complementary disciplines. Arenacal drives the development and its execution; Acebal Canney Arquitectos & Asociados translates that intent into architecture, proportion, circulation and space.

The result aims to go beyond a conventional building. Ágata has been conceived as a condo hotel with an identity of its own: a place to be enjoyed as an owner and experienced as a guest.



ARENACAL.

DEVELOPED BY

CONSTRUCTORA ARENACAL

A boutique construction firm based in Punta Cana with more than 14 years of experience in luxury villas and hotel and tourism developments across the Caribbean. At Ágata, its role is to bring the project's vision to life.



ACEBAL CANNEY
ARQUITECTOS & ASOCIADOS

ARCHITECTURE BY

ACEBAL CANNEY ARQUITECTOS & ASOCIADOS

Led by Alejandro Acebal Canney, the studio has more than 15 years of experience and a practice focused on residential, commercial and hospitality projects, with particular attention to the integration of architecture and its surroundings.



CHAPTER 02 · ARCHITECTURE

ARCHITECTURE THAT BELONGS TO ITS PLACE

NATURE. PROPORTION. LIGHT. EXPERIENCE.

Ágata proposes an architecture that does not seek to impose itself on the landscape, but to become part of it.

The volumes are arranged around a shared heart where water, greenery and social spaces shape everyday life. The architecture works as a frame for natural light, views and the flow between indoors and outdoors.

This sensibility echoes the philosophy of Acebal Canney, whose hospitality work explores integration with the setting, making the most of every view and a contemporary aesthetic with a tropical character.

At Ágata, architecture becomes the first layer of the experience: from the arrival and the lobby to the suites, gardens, amenities and private rooftops.

5,334.76 m²	4 levels	715.27 m²	83
SITE	+ ROOFTOP	GREEN AREAS	PARKING SPACES



SITE PLAN · LEVEL 1

REFERENCE PLAN

ARCHITECTURE

CURVES, SHADE AND GREENERY

Reference image for illustrative purposes.



LANDSCAPE

LIGHT THROUGH THE LEAVES

Lifestyle image.

LANDSCAPE

TROPICAL BY NATURE

At Ágata, greenery is part of the architecture, not an afterthought.

Gardens, planters and shaded paths soften the volumes, filter the Caribbean light and frame every view. The green areas surround the shared heart of the project, where water and vegetation set the pace of the day.

715.27 m²

GREEN AREAS
7,699 SQ FT

ARCHITECTURE

THE ÁGATA FAÇADE

Reference image for illustrative purposes.

CHAPTER 03 · MATERIALS

MATERIALS THAT TELL THE STORY

Ágata's identity is inspired by matter itself: layers, textures and variations that make every stone one of a kind.



Lifestyle image.



CHAPTER 04 · INTERIORS

SPACES YOU CAN FEEL

Ágata's interiors continue the story that begins outside.

The transition from architecture to interiors is meant to feel natural: bright spaces, a serene palette and elements that let greenery and landscape remain the protagonists.

In the suites, the intention is to balance aesthetics and functionality to serve two ways of use: the owner's personal experience and the needs of a hospitality stay.

COMMON AREAS

In the lobby and common areas, design builds a recognizable identity from the very first moment: an arrival that feels unmistakably Ágata.



DESIGNED TO BE LIVED IN.
CONCEIVED TO HOST.

INTERIORS

NATURAL LIGHT IN EVERY SUITE

Lifestyle image.

TIME OF YOUR OWN

UNHURRIED AFTERNOONS



Lifestyle image.

Serene spaces to rest, read, play or simply do nothing: the suite as a retreat in the heart of Downtown.



CHAPTER 05 · LIFESTYLE

A DIFFERENT WAY TO LIVE PUNTA CANA

Ágata doesn't end at the door of a suite. The experience continues in the water, the gardens, the multipurpose room, the social areas and the surroundings of the project.

Quiet mornings, wellness, remote work, gatherings, sunsets, dining and entertainment: a stay can be shaped in many ways, and Ágata sets the stage for all of them.

As a condo hotel, the proposal connects three dimensions: enjoying a property, living a hospitality experience and, subject to the final operating model, having the option to place it in a rental program when not in use.

KEY AMENITIES

- Pool and jacuzzi
- Restaurant
- Multipurpose room
- Fully equipped gym
- Kids' playground
- Lobby and social spaces
- Gardens and green areas
- Private rooftops with jacuzzi in 11 suites



THE STAY BEGINS LONG BEFORE YOU REACH YOUR ROOM.

OPERATIONS

A CONDO HOTEL THAT RUNS LIKE A HOTEL

Ágata is managed with a hotel mindset: a professional operation takes care of the guest experience and, at the same time, of each owner's property.

01 HOTEL OPERATOR

A professional hotel operator, Bocobay, is in charge of the day-to-day operation of the condo hotel's services.

02 RECEPTION AND LOBBY

Arrival, check-in and service for guests and owners from Ágata's lobby.

03 ON-SITE MANAGEMENT

Administrative offices within the building to look after the pool, gardens, gym, multipurpose room and common areas.

04 PERSONAL USE AND RENTAL

Owners enjoy their suite whenever they wish. When they are not using it, and subject to the final operating model, they may place it in the rental program managed by the operator.

The operating model, included services and rental program terms will be defined in the project's final documentation and in the operating agreement.



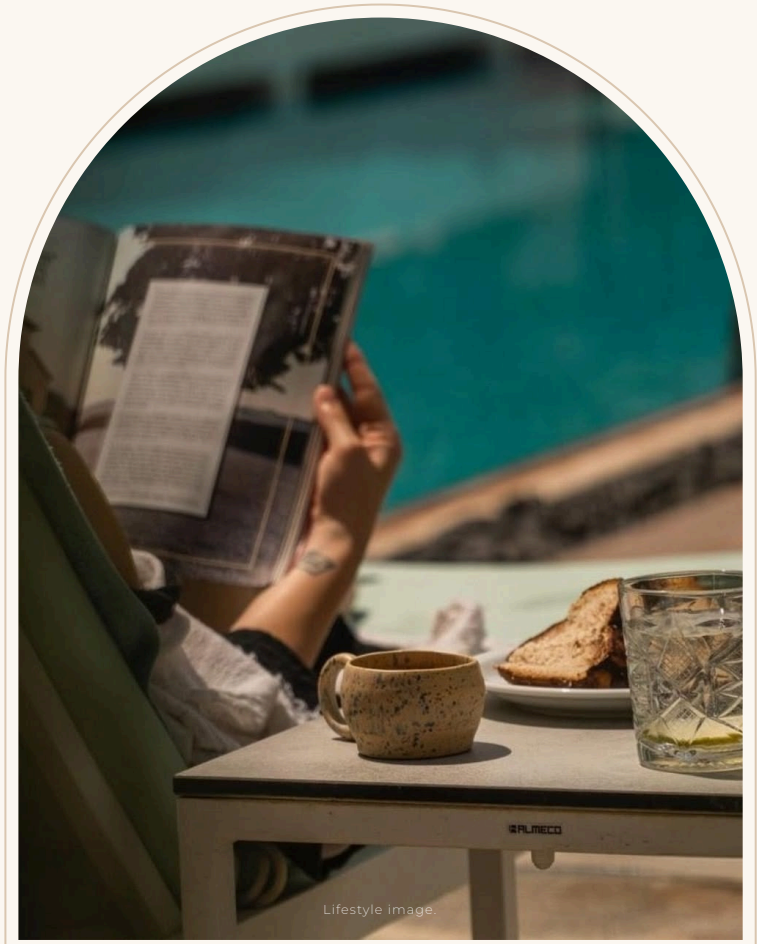
HOSPITALITY

THE STAY BEGINS ON ARRIVAL

Lifestyle image.

THE WATER

MORNINGS BY THE POOL



A coffee, a good read and the water as the view: the pool is the heart of the day at Ágata.

GATHERINGS

AND EVENINGS TO RAISE A GLASS



Every suite overlooks the pool: the natural meeting point for guests, owners and friends.

DINING

ÁGATA'S RESTAURANT

Lifestyle image.

RESTAURANT

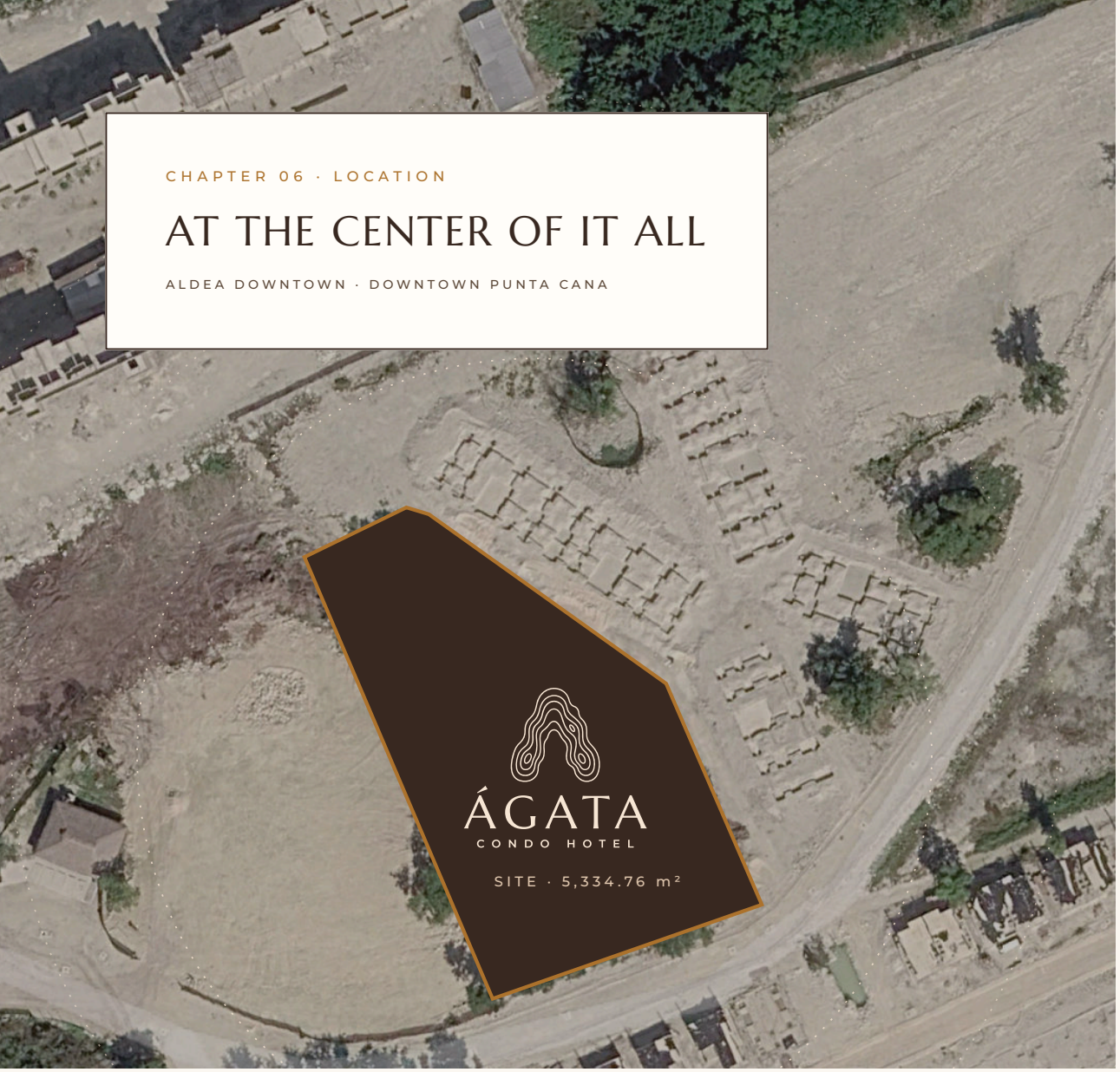
THE TABLE IS ALSO PART OF THE STAY



Lifestyle image.

Ágata will have its own restaurant: breakfasts, unhurried lunches and dinners to close the day without leaving the condo hotel. A space for guests, owners and the people they invite.

Restaurant concept, hours and operation subject to the final operating model.



CHAPTER 06 · LOCATION

AT THE CENTER OF IT ALL

ALDEA DOWNTOWN · DOWNTOWN PUNTA CANA

PUNTA CANA → DOWNTOWN PUNTA CANA → ALDEA DOWNTOWN → ÁGATA

Ágata sits within Aldea Downtown, a private and tranquil enclave in the heart of Downtown Punta Cana.

Its location pairs a serene atmosphere with easy access to dining, shopping, entertainment and services. For a condo hotel, this relationship with its surroundings broadens the guest experience and adds convenience for the owner.

Downtown Punta Cana thus becomes a natural extension of Ágata: a base from which to experience the destination beyond the traditional resort stay.

CONNECTIVITY

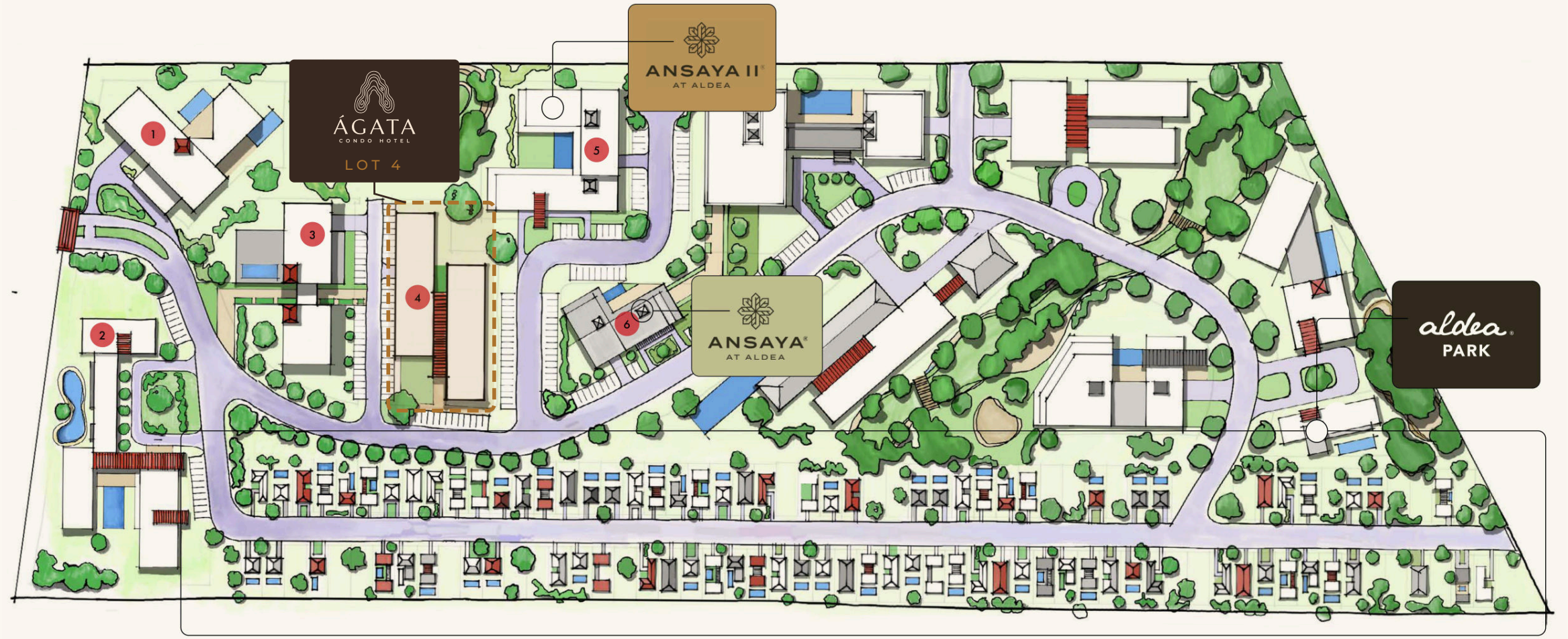
THE CARIBBEAN, CONNECTED TO THE WORLD.

Punta Cana's air connectivity offers direct access to key markets in North America, Latin America and Europe.



MARKET / CITY	APPROX. FLIGHT TIME
MIAMI	approx. 2 h 10 min
NEW YORK	approx. 3 h 50 min
TORONTO	approx. 4 h 16 min
BOGOTÁ	approx. 2 h 45 min
MADRID	approx. 8 h
LONDON	approx. 8 h 20 min
PARIS	approx. 8 h 30 min
FRANKFURT	approx. 11 h 35 min

Approximate direct flight times from Punta Cana International Airport (PUJ). They may vary by airline, season and schedule.



CHAPTER 06 · LOCATION

ALDEA DOWNTOWN, WITHIN DOWNTOWN PUNTA CANA

Ágata is part of Aldea Downtown, a master-planned community within Downtown Punta Cana, the urban center of the destination. Its master plan brings together residences, projects such as Ansaya and Ansaya II, the Aldea Park and generous green areas connected by internal roads.

Ágata occupies lot 4 of the community: a private, tranquil setting, with the shopping, dining and entertainment of Downtown just minutes away.

PUNTA CANA → DOWNTOWN PUNTA CANA → ALDEA DOWNTOWN → ÁGATA · LOT 4

ON THE MASTER PLAN

- ÁGATA CONDO HOTEL · LOT 4
- Ansaya and Ansaya II at Aldea
- Aldea Park

Aldea Downtown master plan, for reference only and subject to change by the developer. Lot numbering as per the master plan.

CHAPTER 06 · LOCATION

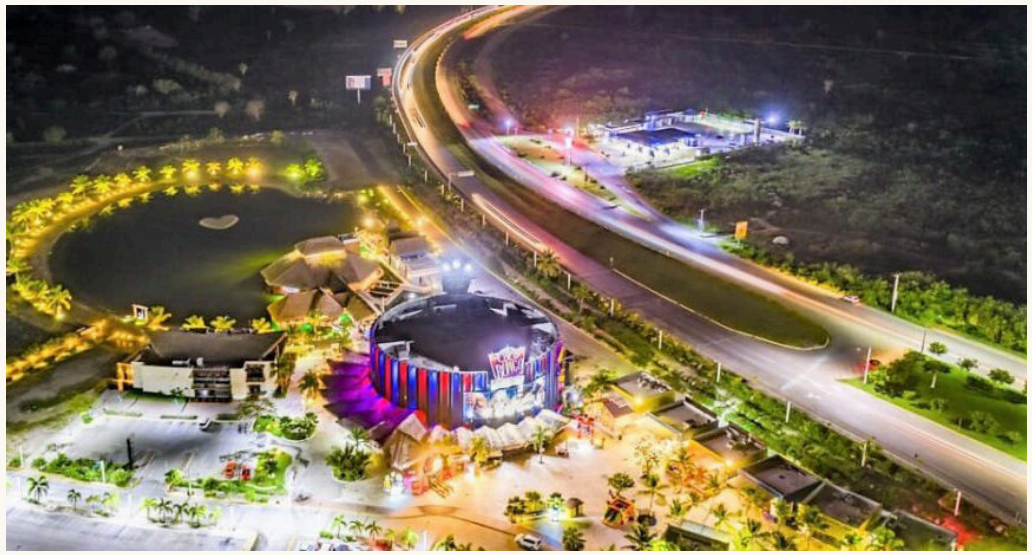
DOWNTOWN LIFE, MINUTES AWAY

Ágata sits at the center of Downtown Punta Cana's life, surrounded by shops, restaurants, entertainment and services.

From Aldea Downtown, everyday life is just minutes away: shopping at Downtown Mall or Plaza San Juan, dinner at Hard Rock Café, a show at Coco Bongo or an afternoon at Caribbean Lake Park.

A location that adds convenience for owners and experiences for guests, to enjoy Punta Cana beyond the resort.





DOWNTOWN PUNTA CANA BY NIGHT · COCO BONGO

AROUND ÁGATA

EVERYTHING YOU NEED, CLOSE BY

SHOPPING AND SERVICES

- Downtown Mall
- Plaza San Juan
- Central Park

DINING AND ENTERTAINMENT

- Hard Rock Café
- Coco Bongo
- Dinner in the Sky

LEISURE AND SPORTS

- Caribbean Lake Park
- Dolphin Explorer
- Ciudad Deportiva

HOTELS

- AC Marriott

Reference aerial image; the locations shown are approximate.

CHAPTER 06 · LOCATION

LIVE THE BEACH, ENJOY DOWNTOWN



Ágata combines the urban life of Downtown Punta Cana with proximity to some of the most celebrated beaches in the Caribbean.

Less than 2 km from the Bávaro hotel zone, the sea becomes part of the routine: a morning on the sand, a sunset by the water and a return to the calm of home, with restaurants, shops and entertainment just steps away.

NEARBY BEACHES · BY CAR

ÁGATA Aldea Downtown	
LOS CORALES Bávaro Beach	5 min
EL CORTECITO Bávaro Beach	7 min
ARENA GORDA North Bávaro	15 min
CABEZA DE TORO South Bávaro coast	15 min
MACAO Natural beach	20 min
JUANILLO Cap Cana	35 min



BÁVARO BEACH

PUJ AIRPORT	12 km · 14 min
LA ROMANA	83.2 km · 55 min
MICHES	101.4 km · 1 h 30 min
SANTO DOMINGO	196.8 km · 2 h 25 min

Approximate driving times from Aldea Downtown; they may vary with traffic and route. Road distances from the location study by AC Arquitectos (Oct. 2026).



PUNTA CANA

SUNSETS WORTH SHARING

Lifestyle image.

AT THE END OF THE DAY

The beach in the morning, Downtown in the afternoon and a drink at sunset before heading back to Ágata.

Punta Cana is best lived without resort schedules: with the freedom to choose, each day, how to enjoy the destination.

ÁGATA CONDO HOTEL

GOLDEN HOUR IN DOWNTOWN

Reference image for illustrative purposes.



CHAPTER 07 · SUITES

YOUR SPACE WITHIN ÁGATA

The suites are the most personal layer of the project.

Ágata comprises 62 one- and two-bedroom suites, all overlooking the pool, designed to combine comfort, functionality and an experience true to the condo hotel concept. On level 4, eleven suites are duplexes with a private rooftop and jacuzzi.

62 SUITES
1 AND 2 BEDROOMS

78 BEDROOMS
IN TOTAL

11 PRIVATE
ROOFTOPS

TYPE	LAYOUT	TOTAL FROM	SQ FT	UNITS
A	1 Bedroom + Service area	85.82 m²	924	3
A.I	1 Bedroom + Study	85.82 m²	924	8
B	Suite Lock-Off	42.63 m²	459	16
C	1 Bedroom + Study	100.28 m²	1,079	4
D	1 Bedroom	78.45 m²	844	4
F	2 Bedrooms	105.01 m²	1,130	4
G	2 Bedrooms	99.36 m²	1,070	4
H	1 Bedroom	71.35 m²	768	4
I	2 Bedrooms	97.59 m²	1,050	4
J	2 Bedrooms	101.15 m²	1,089	4
K	1 Bedroom + Study	87.70 m²	944	3
L	1 Bedroom	78.00 m²	840	4

1 parking space per suite plus 21 visitor spaces: 83 surface spaces. Figures, areas, unit types, fittings and delivery conditions will be presented in accordance with the final commercial and architectural documentation.

YOUR PROPERTY.
YOUR STAY.
YOUR ÁGATA.

UNIT TYPE

A

1 BEDROOM + SERVICE AREA

Bedrooms	1
Bathrooms	2
Parking	1
Interior area	72.75 m²
Terrace	13.07 m²
Total from	**85.82 m² · 924 sq ft**
Units	3
Levels	1, 2, 3

Reference plan, not to scale.



UNIT TYPE

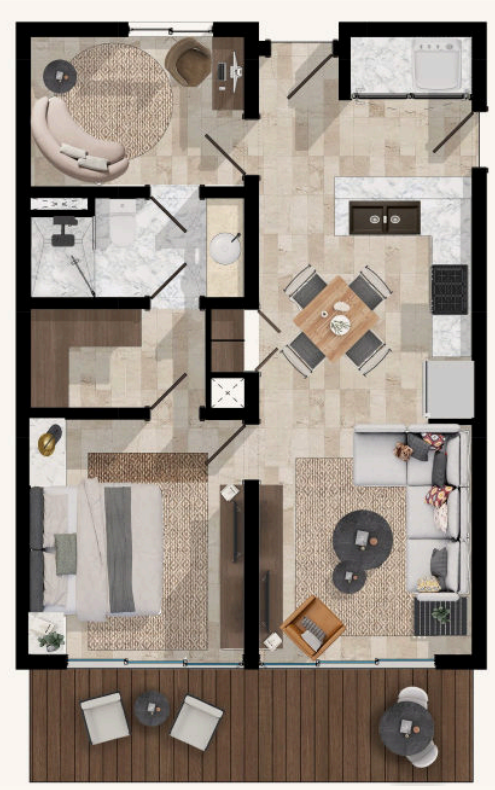
A.1

1 BEDROOM + STUDY

Bedrooms	1
Bathrooms	1
Parking	1
Interior area	72.75 m²
Terrace	13.07 m²
Total from	**85.82 m² · 924 sq ft**
Units	8
Levels	1, 2, 3, 4

Duplex variant with private rooftop and jacuzzi on level 4 (3 suites): up to 147.38 m² (1,586 sq ft) in total.

Reference plan, not to scale.



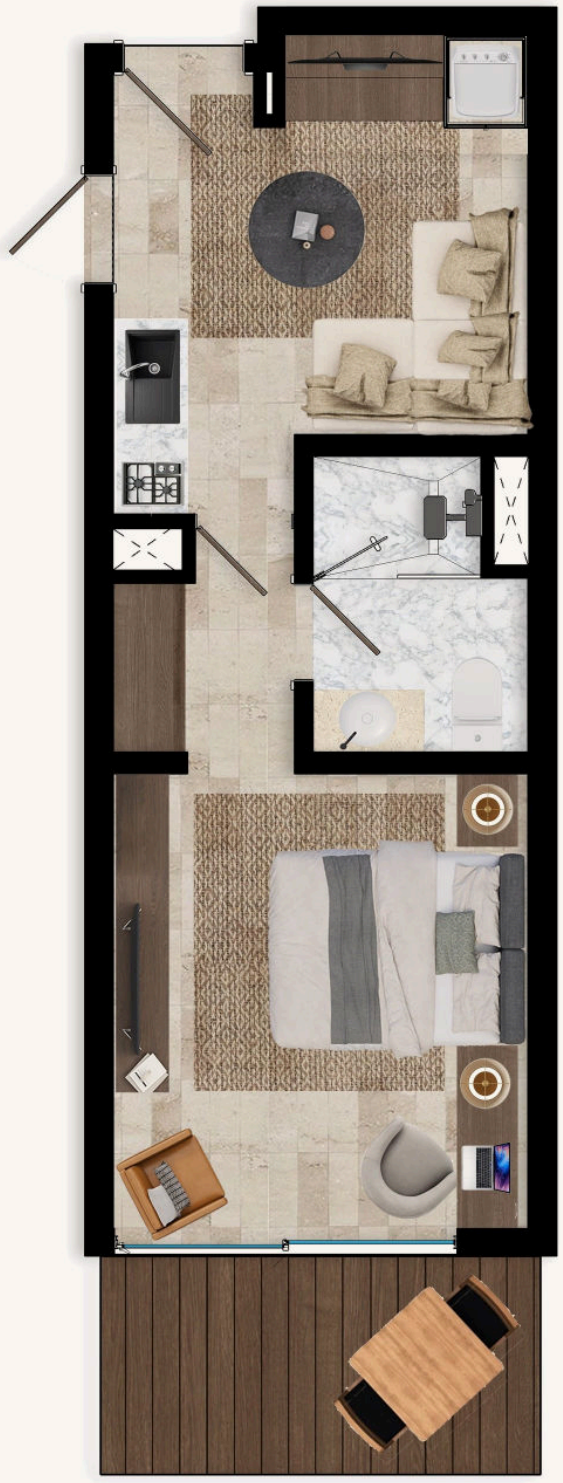
UNIT TYPE

B

SUITE LOCK-OFF

Bedrooms	1
Bathrooms	1
Parking	1
Interior area	36.15 m²
Terrace	6.48 m²
Total from	**42.63 m² · 459 sq ft**
Units	16
Levels	1, 2, 3, 4

Reference plan, not to scale. Areas in m² subject to the final architectural documentation.



TYPE B

SUITE LOCK-OFF

Reference image for illustrative purposes.

UNIT TYPE

C

1 BEDROOM + STUDY

Bedrooms	1
Bathrooms	1
Parking	1
Interior area	85.89 m²
Terrace	14.39 m²
Total from	**100.28 m² · 1,079 sq ft**
Units	4
Levels	1, 2, 3, 4

DUPLEX VARIANT · PRIVATE ROOFTOP

Level 4 · suite 410. Interior 95.76 m² + covered terraces 49.12 m² + open terrace 23.17 m² + planter 4.86 m² = **172.91 m² (1,861 sq ft)**. Rooftop with jacuzzi, bathroom, lounge area and BBQ.



Reference plan, not to scale. Areas in m² subject to the final architectural documentation.



TYPE C

1 BEDROOM + STUDY

Reference image for illustrative purposes.

UNIT TYPE

D

1 BEDROOM

Bedrooms	1
Bathrooms	1
Parking	1
Interior area	62.54 m²
Terrace	15.91 m²
Total from	**78.45 m² · 844 sq ft**
Units	4
Levels	1, 2, 3, 4

DUPLEX VARIANT · PRIVATE ROOFTOP

Level 4 · suite 406. Interior 67.63 m² + covered terraces 35.03 m² + open terrace 26.87 m² + planter 5.58 m² = **135.11 m² (1,454 sq ft)**. Rooftop with jacuzzi, bathroom, lounge area and BBQ.



Reference plan, not to scale. Areas in m² subject to the final architectural documentation.



TYPE D

1 BEDROOM

Reference image for illustrative purposes.

UNIT TYPE

F

2 BEDROOMS

Bedrooms	2
Bathrooms	2
Parking	1
Interior area	91.09 m²
Terrace	13.92 m²
Total from	**105.01 m² · 1,130 sq ft**
Units	4
Levels	1, 2, 3, 4

DUPLEX VARIANT · PRIVATE ROOFTOP

Level 4 · suite 415. Interior 99.17 m² + covered terraces 44.19 m² + open terrace 41.35 m² + planter 5.40 m² = **190.11 m² (2,046 sq ft)**. Rooftop with jacuzzi, bathroom, lounge area and BBQ.



Reference plan, not to scale. Areas in m² subject to the final architectural documentation.



TYPE F

2 BEDROOMS

Reference image for illustrative purposes.

UNIT TYPE

G

2 BEDROOMS

Bedrooms	2
Bathrooms	2
Parking	1
Interior area	84.28 m²
Terrace	15.08 m²
Total from	**99.36 m² · 1,070 sq ft**
Units	4
Levels	1, 2, 3, 4

DUPLEX VARIANT · PRIVATE ROOFTOP

Level 4 · suite 407. Interior 96.23 m² + covered terraces 36.25 m² + open terrace 25.52 m² + planter 7.01 m² = **165.01 m² (1,776 sq ft)**. Rooftop with jacuzzi, bathroom, lounge area and BBQ.



Reference plan, not to scale. Areas in m² subject to the final architectural documentation.



TYPE G

2 BEDROOMS

Reference image for illustrative purposes.

UNIT TYPE

H

1 BEDROOM

Bedrooms	1
Bathrooms	1
Parking	1
Interior area	55.69 m²
Terrace	15.66 m²
Total from	**71.35 m² · 768 sq ft**
Units	4
Levels	1, 2, 3, 4

CONNECTING SUITE

Can be connected to the adjoining Type B (lock-off) suite to create a larger unit.

Reference plan, not to scale. Areas in m² subject to the final architectural documentation.



TYPE H

1 BEDROOM

Reference image for illustrative purposes

UNIT TYPE

I

2 BEDROOMS

Bedrooms	2
Bathrooms	2
Parking	1
Interior area	89.37 m²
Terrace	8.22 m²
Total from	**97.59 m² · 1,050 sq ft**
Units	4
Levels	1, 2, 3, 4

DUPLEX VARIANT · PRIVATE ROOFTOP

Level 4 · suite 405. Interior 98.73 m² + covered terraces 27.80 m² + open terrace 29.07 m² + planter 2.54 m² = **158.14 m² (1,702 sq ft)**. Rooftop with jacuzzi, bathroom, lounge area and BBQ.



Reference plan, not to scale. Areas in m² subject to the final architectural documentation.



TYPE I

2 BEDROOMS

Image for illustrative purposes.

UNIT TYPE

J

2 BEDROOMS

Bedrooms	2
Bathrooms	2
Parking	1
Interior area	92.41 m²
Terrace	8.74 m²
Total from	**101.15 m² · 1,089 sq ft**
Units	4
Levels	1, 2, 3, 4

DUPLEX VARIANT · PRIVATE ROOFTOP

Level 4 · suite 404. Interior 100.84 m² + covered terraces 27.77 m² + open terrace 33.77 m² + planter 2.75 m² = **165.13 m² (1,777 sq ft)**. Rooftop with jacuzzi, bathroom, lounge area and BBQ.



Reference plan, not to scale. Areas in m² subject to the final architectural documentation.





TYPE J

2 BEDROOMS

Reference image for illustrative purposes.

UNIT TYPE

K

1 BEDROOM + STUDY

Bedrooms	1
Bathrooms	1
Parking	1
Interior area	74.25 m²
Terrace	13.45 m²
Total from	**87.70 m² · 944 sq ft**
Units	3
Levels	2, 3, 4



Duplex variant with private rooftop and jacuzzi on level 4 (suite 401): up to 152.26 m² (1,639 sq ft) in total.

Reference plan, not to scale.

UNIT TYPE

L

1 BEDROOM

Bedrooms	1
Bathrooms	1
Parking	1
Interior area	64.00 m²
Terrace	14.00 m²
Total from	**78.00 m² · 840 sq ft**
Units	4
Levels	1, 2, 3, 4



Duplex variant with private rooftop and jacuzzi on level 4 (suite 403): up to 142.42 m² (1,533 sq ft) in total.

Reference plan, not to scale.

CHAPTER 08 · TEAM

THE TEAMS BEHIND THE VISION

A project is defined by its design, but also by the team able to turn an idea into reality.



Reference image for illustrative purposes.

Ágata brings together development, architecture, construction and every discipline needed to take the project from its initial vision to completion.

DEVELOPER & BUILDER

ARENACAL

ARCHITECTURE

ACEBAL CANNEY
ARQUITECTOS & ASOCIADOS

SALES & MARKETING

netix®

HOTEL OPERATOR

BOCOBAY



Fernando de los Santos

EXECUTIVE · ARENACAL

ARENACAL

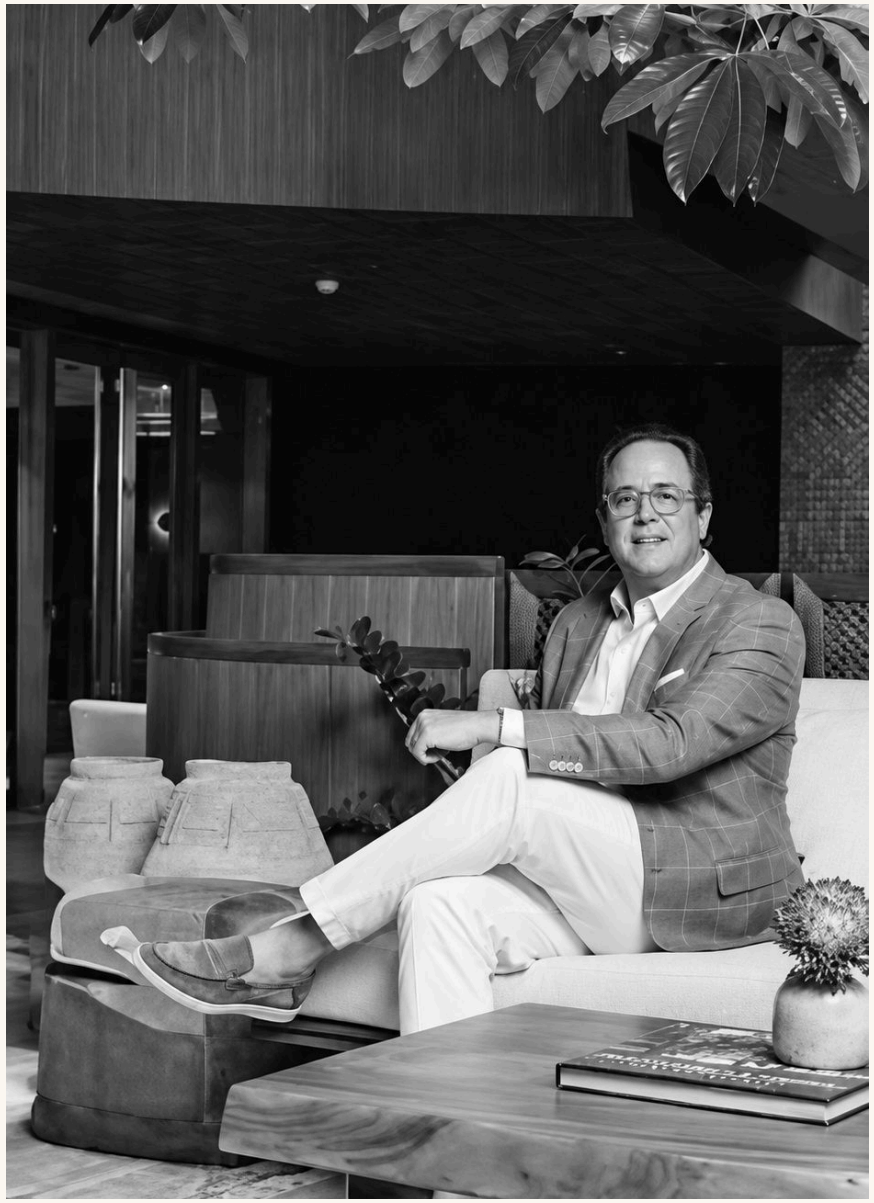
CONSTRUCTION · DEVELOPMENT

Arenacal is a boutique construction firm based in Punta Cana, specialized in high-value projects: luxury villas and hotel and tourism developments in the Caribbean. With more than 14 years of experience, it integrates construction, renovation, planning and site supervision across residential, commercial and tourism projects.

Its track record includes projects such as Hotel Lopesan, the Lopesan Beach Club, Juanillo 27, Villa Corales and Villa Escaveola, guided by three values: quality, integrity and commitment.

ITS ROLE AT ÁGATA

Arenacal is Ágata's developer and builder. It drives the development and execution of the project and is responsible for bringing its vision to life: from planning and construction to the handover of every suite.



Alejandro Acebal Canney

DIRECTOR · ACEBAL CANNEY ARQUITECTOS & ASOCIADOS

ACEBAL CANNEY
ARQUITECTOS & ASOCIADOS

ARCHITECTURE

Led by Alejandro Acebal Canney, the studio has more than 15 years of experience and a practice focused on residential, commercial and hospitality projects, with particular attention to the integration of architecture and its surroundings.

ITS ROLE AT ÁGATA

At Ágata, the studio translates the project's vision into architecture, proportion, circulation and space. The volumes are arranged around a shared heart where water, greenery and social spaces shape everyday life, with a contemporary aesthetic of tropical character.



Staiwer Pillier

CEO & FOUNDER · NETIX

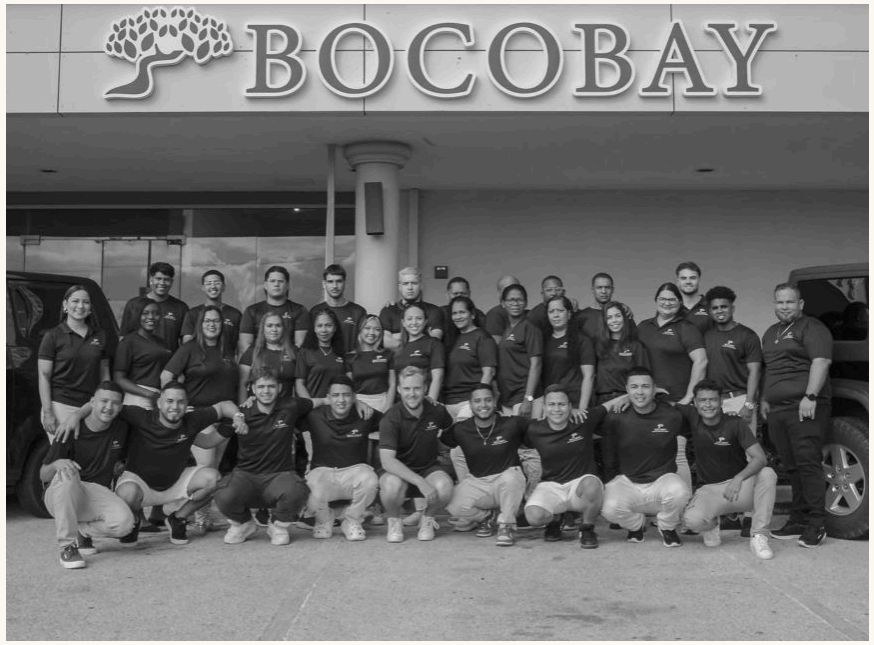
netix®

SALES & MARKETING

NETIX is a firm specialized in elevating the value of real estate projects, headquartered in the Dominican Republic. It integrates brand strategy, creative direction and communication to build distinctive identities and solid market positioning. Its vision combines aesthetic sensibility, industry knowledge and precise execution, accompanying each project from its conception to its launch in the market.

ITS ROLE AT ÁGATA

NETIX leads the sales and positioning of Ágata, shaping a strategy that reflects the project's vision and character. Its work brings together brand identity, communication and sales presentation, along with personalized attention to buyers, investors and strategic partners.



The Bocobay team

HOTEL OPERATOR

BOCOBAY

HOTEL OPERATOR

Bocobay is an operator of luxury vacation rentals and condo hotels with operations in Aruba and Curaçao. It manages high-end properties in the Caribbean, such as O Condominium on Eagle Beach, Aruba, with a model that brings together specialized local teams, professional housekeeping, a 24-hour concierge and curated experiences for every guest.

For owners, Bocobay offers end-to-end management: distribution across the main booking platforms, dynamic pricing and a proprietary platform with real-time information on their property's performance. Today it works with more than 250 owners and has earned thousands of five-star reviews.

ITS ROLE AT ÁGATA

Bocobay joins Ágata as its hotel operator. Its role connects ownership with the hospitality experience: operating the condo hotel's services and, subject to the final operating model, managing the suites placed in the rental program.

ÁGATA
CONDO HOTEL

AT DOWNTOWN PUNTA CANA

A condo hotel where water, tropical landscape and contemporary design come together to create a new hospitality experience at the very heart of Punta Cana.

DEVELOPED BY

ARENACAL.

The images, renderings and plans in this document are artistic representations for illustrative purposes only. Areas, specifications, amenities and conditions are for reference and remain subject to the final commercial and architectural documentation.