



COCOTAL | PUNTACANA

# PUNTACANA



BEACHES



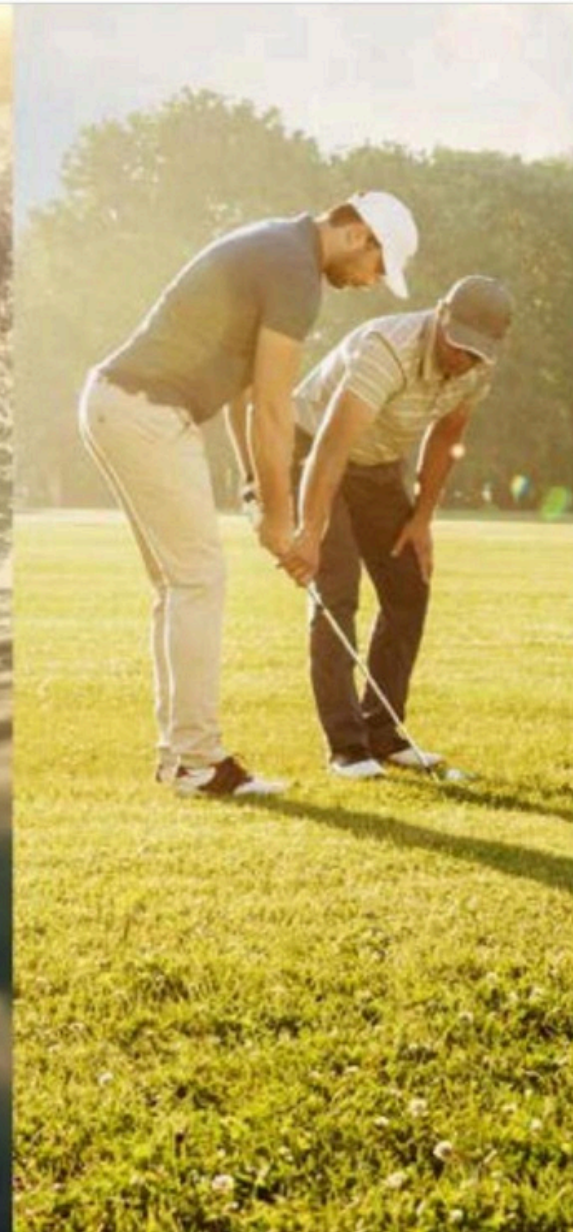
WATER SPORTS



GOLF COURSES



BAR AND RESTAURANTS







MELIÁ HOTELS

COCOTAL GOLF & COUNTRY CLUB

SHARK BY GIALDE

# LOCATION

- Strategically located in the Bávaro hotel zone •
- Just 15 minutes from Punta Cana International Airport •
- Across from the Palma Real Shopping Village •
- 5 minutes from tourist areas such as El Cortecito and the Downtown Punta Cana



# Cocotal Golf BY MELIÁ



Cocotal Golf & Country Club is an exclusive gated residential community and a 27-hole golf resort located in the heart of Bavaro, Punta Cana.

The course is known as the “Picasso of golf course design” for its harmonious integration with the natural terrain and old coconut groves, designed by six-time Spanish champion Pepe Gancedo.

Tiburón by Gialde will feature all the amenities available at Cocotal Golf & Country Club:

CLUBHOUSE | HOLE 10 & 9 SPORT BAR | SWIMMING POOLS  
Padel Courts | Tennis | Football | Security  
PERMANENT | ACCESS CONTROLS

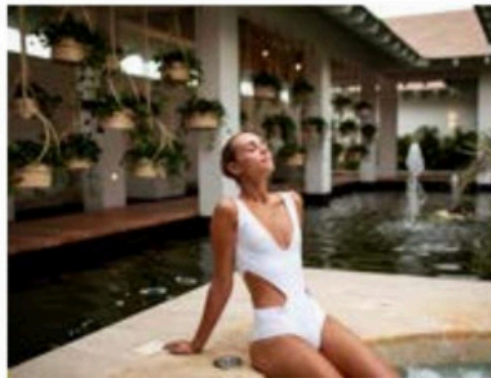


# MELIÁ

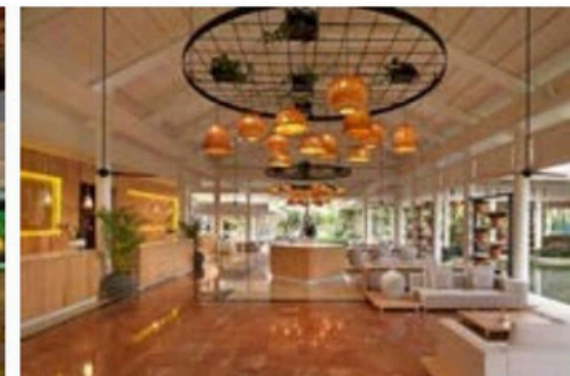
CARIBBEAN BEACH

ALL INCLUSIVE - FOR EVERYONE

Owners at Tiburón by Gialde can enjoy a large number of exclusive benefits at the Meliá Caribe Beach hotel.



- Private beach access • 25% discount on All Inclusive plans and day passes (Day Pass) and overnight stays, as well as hotel spa and restaurant services • Free use of the resort's gym, sauna and sports courts





# SPECTACULAR VIEW TO HOLE 12 OF THE GOLF COURSE





# PERFECT HARMONY

## WITH NATURE



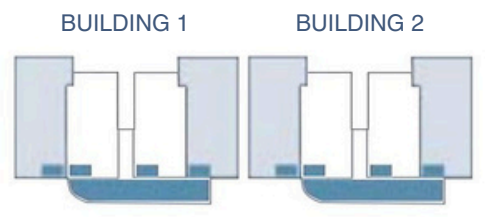
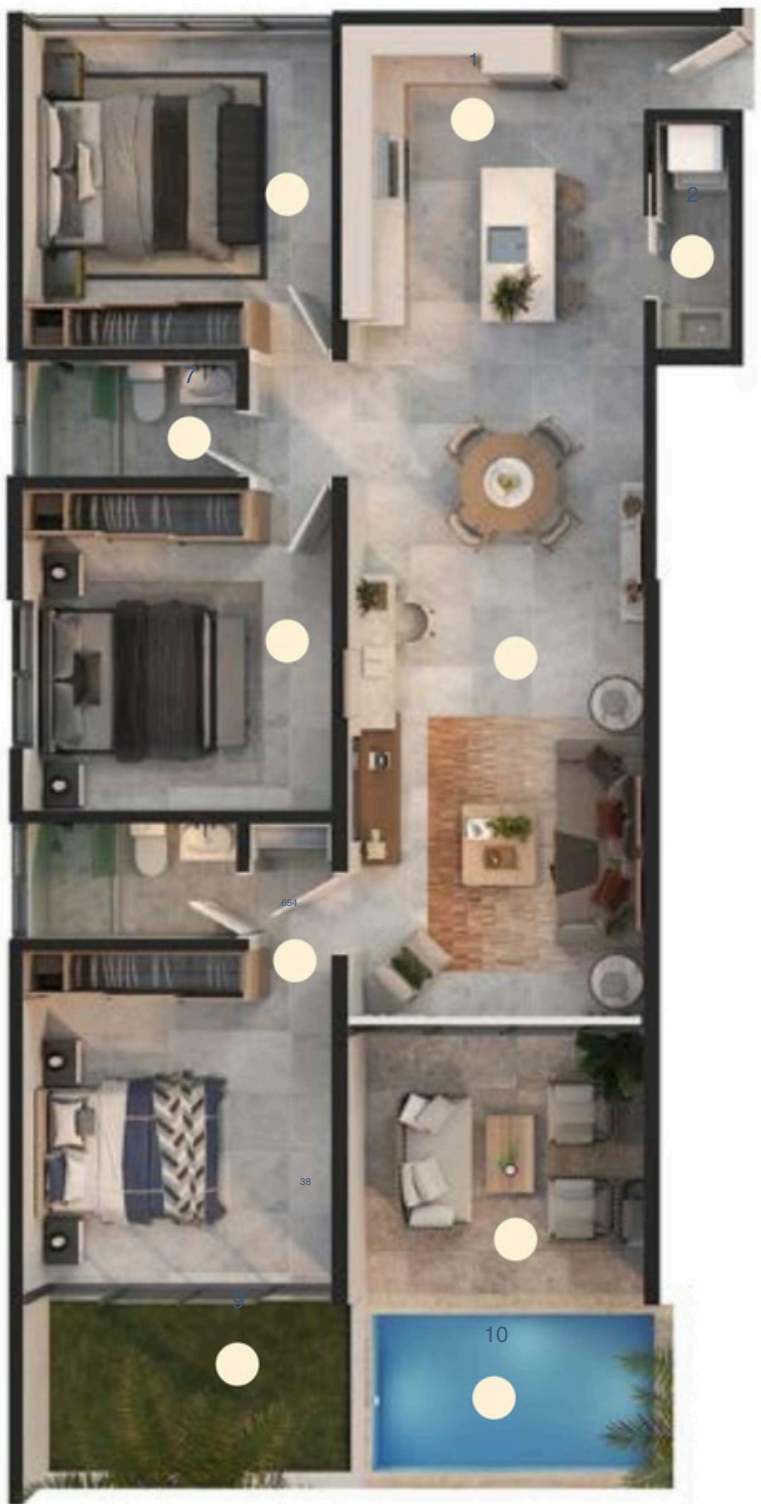
Tiburón by Gialde is a residential complex consisting of 2 continuous buildings of 3 levels each, with an impressive view of the 12th hole of the Golf Course.

24 two- and three-bedroom apartments including four penthouses, with private pools for owners and all the amenities that Cocotal Golf & Country Club offers.







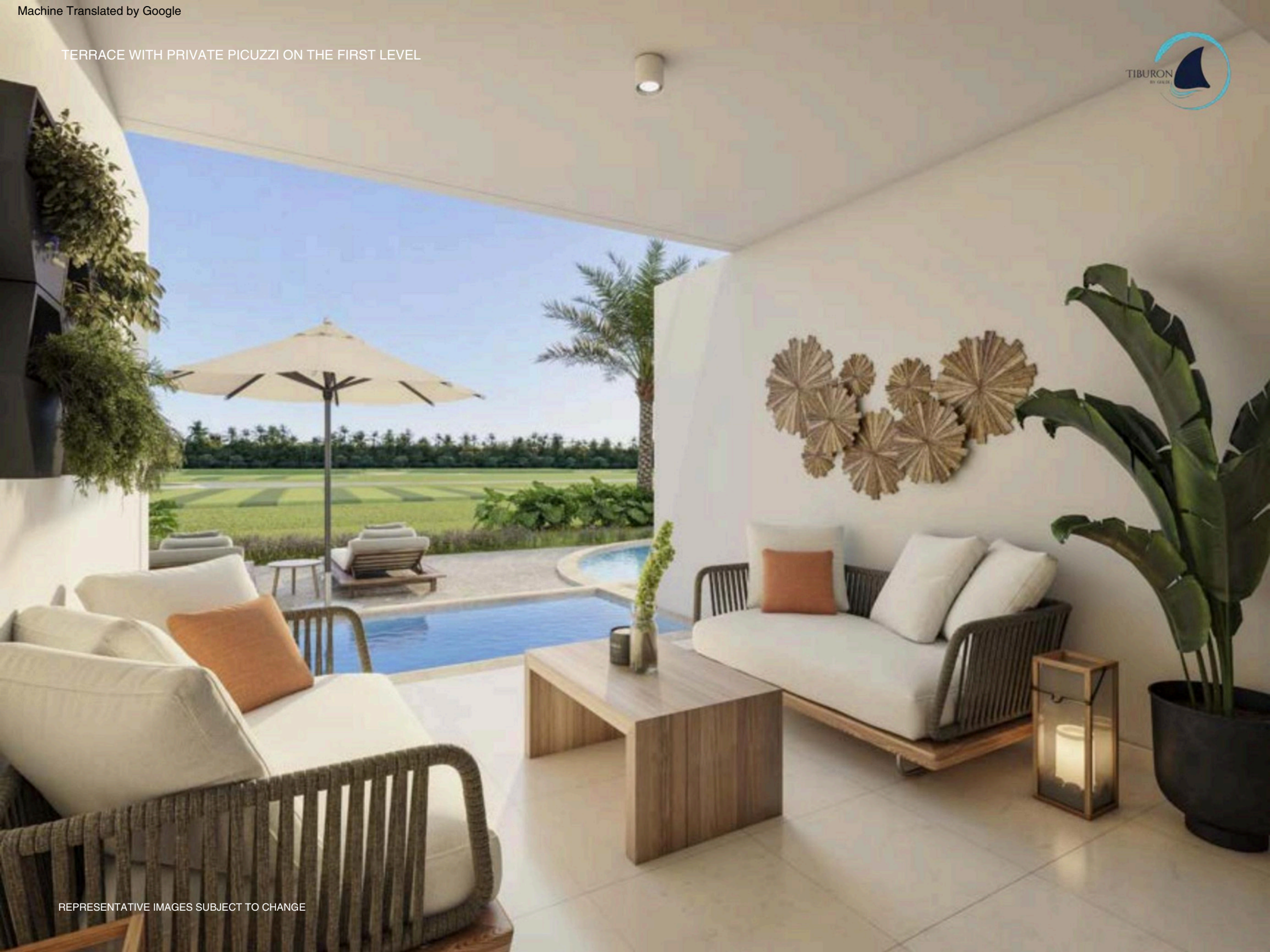


FIRST LEVEL  
3 BEDROOMS  
00 M2

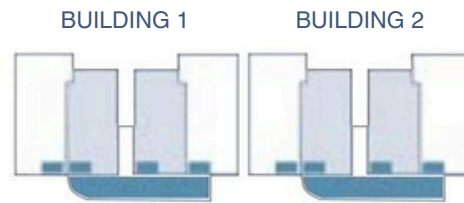
- OPEN KITCHEN
- WASHING AREA
- LIVING-DINING ROOM
- ROOM 1 WITH CLOSET AND BATHROOM
- ROOM 2
- ROOM 3
- BATHROOM
- TERRACE
- 10 PRIVATE GARDEN
- PRIVATE PICUZZI







TERRACE WITH PRIVATE PICUZZI ON THE FIRST LEVEL







**FIRST LEVEL  
2 BEDROOMS  
00 M2**

-  OPEN KITCHEN
-  WASHING AREA
-  LIVING-DINING ROOM
-  BEDROOM 1 WITH WALK-IN CLOSET AND BATHROOM
-  ROOM 2 WITH CLOSET
-  BATHROOM
-  TERRACE
-  PRIVATE GARDEN
-  PRIVATE PICUZZI



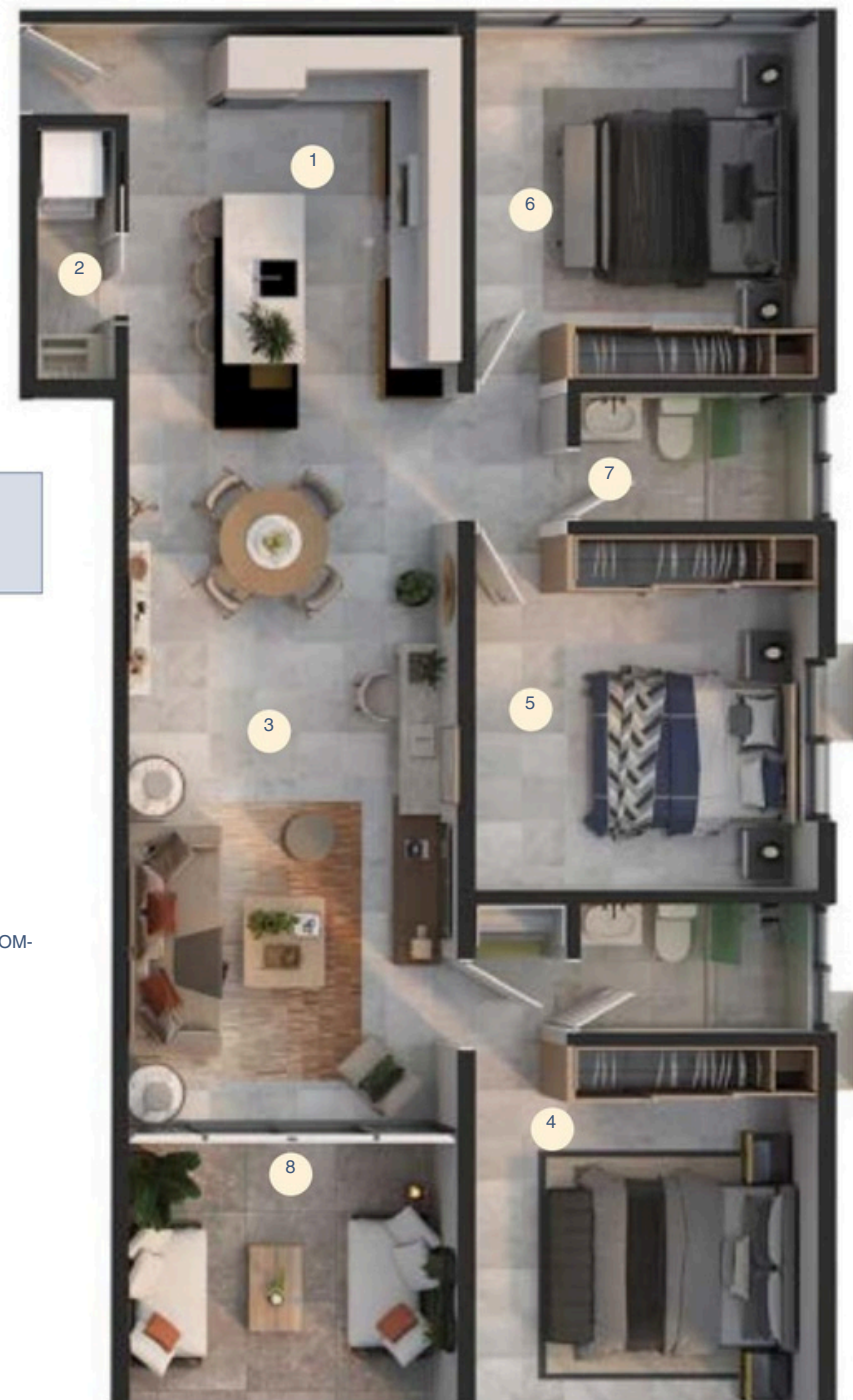
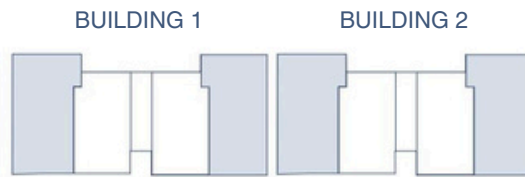


EXAMPLE OF AN OPEN KITCHEN



REPRESENTATIVE IMAGES SUBJECT TO CHANGE





## SECOND LEVEL 3 BEDROOMS 00 M2

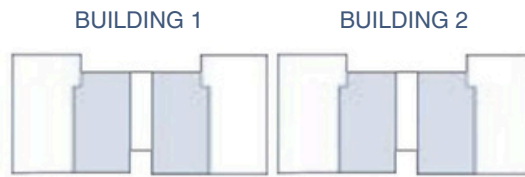
- 1 OPEN KITCHEN LAUNDRY AREA LIVING ROOM-
- 2 DINING ROOM BEDROOM 1 WITH
- 3 CLOSET AND BATHROOM BEDROOM 2
- 4 ROOM 3BATHROOM TERRACE
- 5
- 6
- 7
- 8



EXAMPLE MASTER BEDROOM







**SECOND LEVEL  
2 BEDROOMS  
00 M2**

- OPEN KITCHEN
- WASHING AREA
- LIVING-DINING ROOM
- BEDROOM 1 WITH WALK-IN CLOSET AND BATHROOM
- ROOM 2 WITH CLOSET
- BATHROOM
- TERRACE

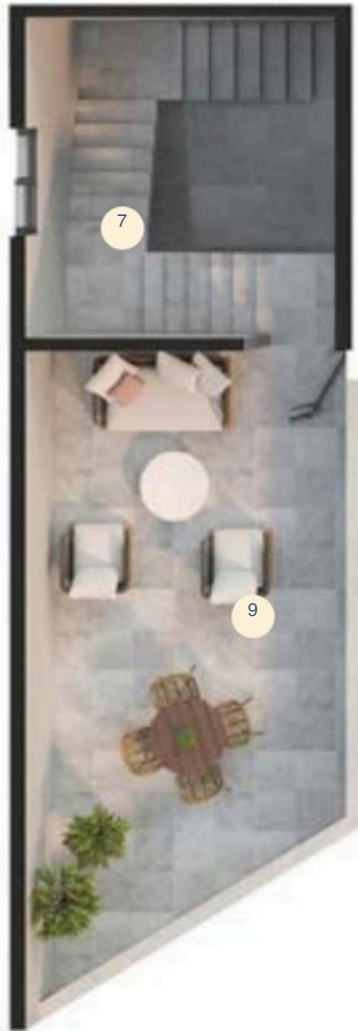




FIRST FLOOR

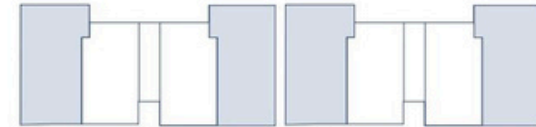


SECOND FLOOR



BUILDING 1

BUILDING 2



TYPE A PENTHOUSE  
 THIRD LEVEL  
 2 BEDROOMS  
 00 M2

- 1 OPEN KITCHEN
- 2 WASHING AREA
- 3 LIVING-DINING ROOM
- 4 ROOM 1 WITH CLOSET AND BATHROOM
- 5 ROOM 2
- 6 BATHROOM
- 7 LADDER
- 8 TERRACE
- 9 OPEN TERRACE



FIRST FLOOR



BUILDING 1










BUILDING 2



PENTHOUSE TYPE B  
THIRD LEVEL  
2 BEDROOMS  
00 M2

SECOND FLOOR



-  OPEN KITCHEN
-  WASHING AREA
-  LIVING-DINING ROOM
-  ROOM 1 WITH WALK-IN CLOSET AND BATHROOM
-  ROOM 2
-  BATHROOM
-  LADDER
-  TERRACE
-  OPEN TERRACE





## TERMINATIONS MATERIALS AND FINISHES

- Imported ceramic tile flooring •
- Wooden doors • Water-
- resistant melamine kitchen cabinets •
- Quartz countertops and backsplash • Bathrooms
- with imported ceramic or coral stone • Hansgrohe
- or similar brand faucets

### INCLUDES:

- Air conditioning units in bedrooms •
- Kitchen extractor
- fan • Stove and oven •
- Water heater •
- Washer-dryer









COCOTAL | PUNTA CANA

## PAYMENT BREAKDOWN

**US\$ 5,000**

TO RESERVE

**20%**

Down payment

**40%**

Payment plan

**40%**

Upon delivery