

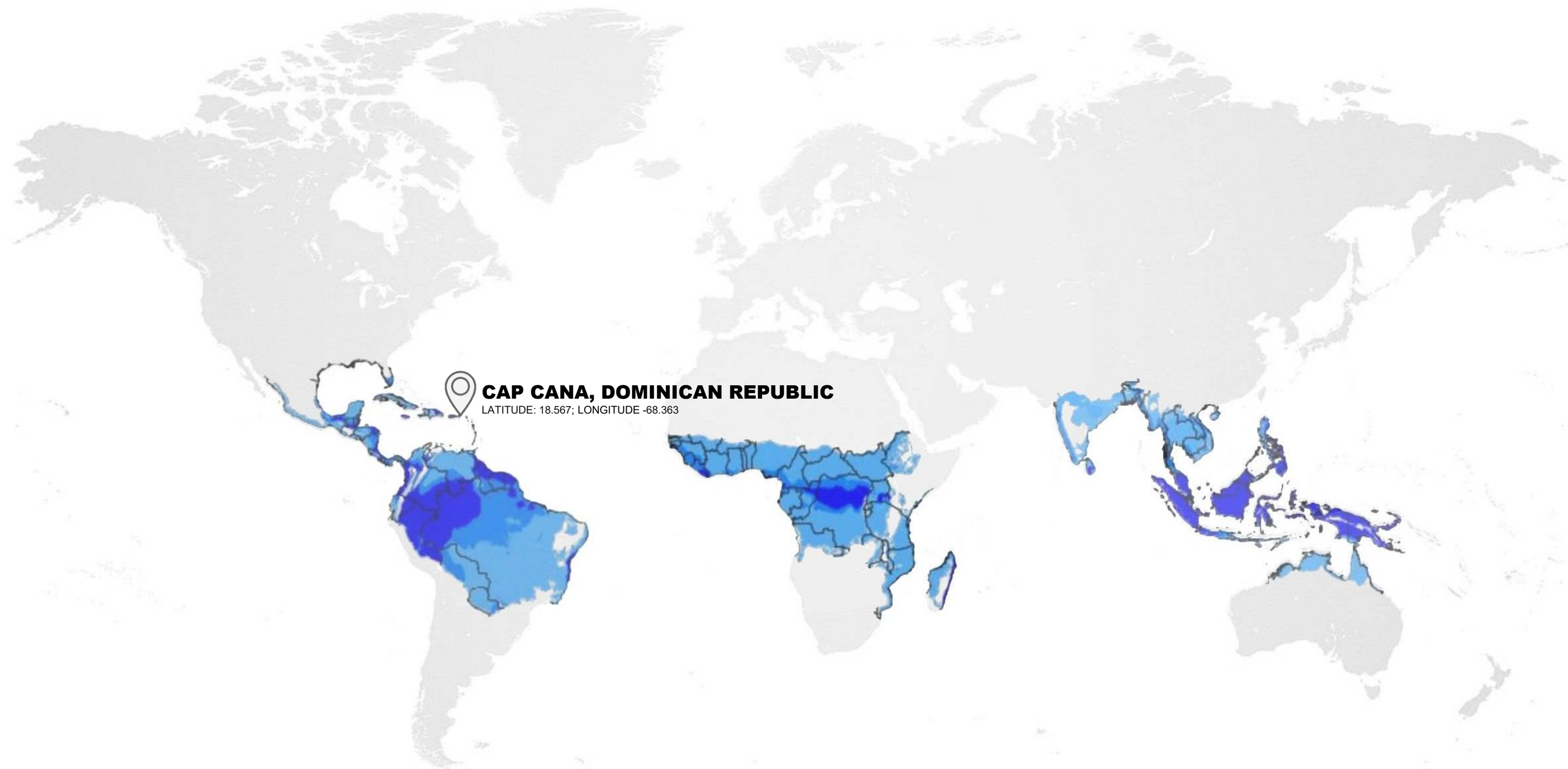
SITE LOCATION
DO_PCN_EDENROCESTATES

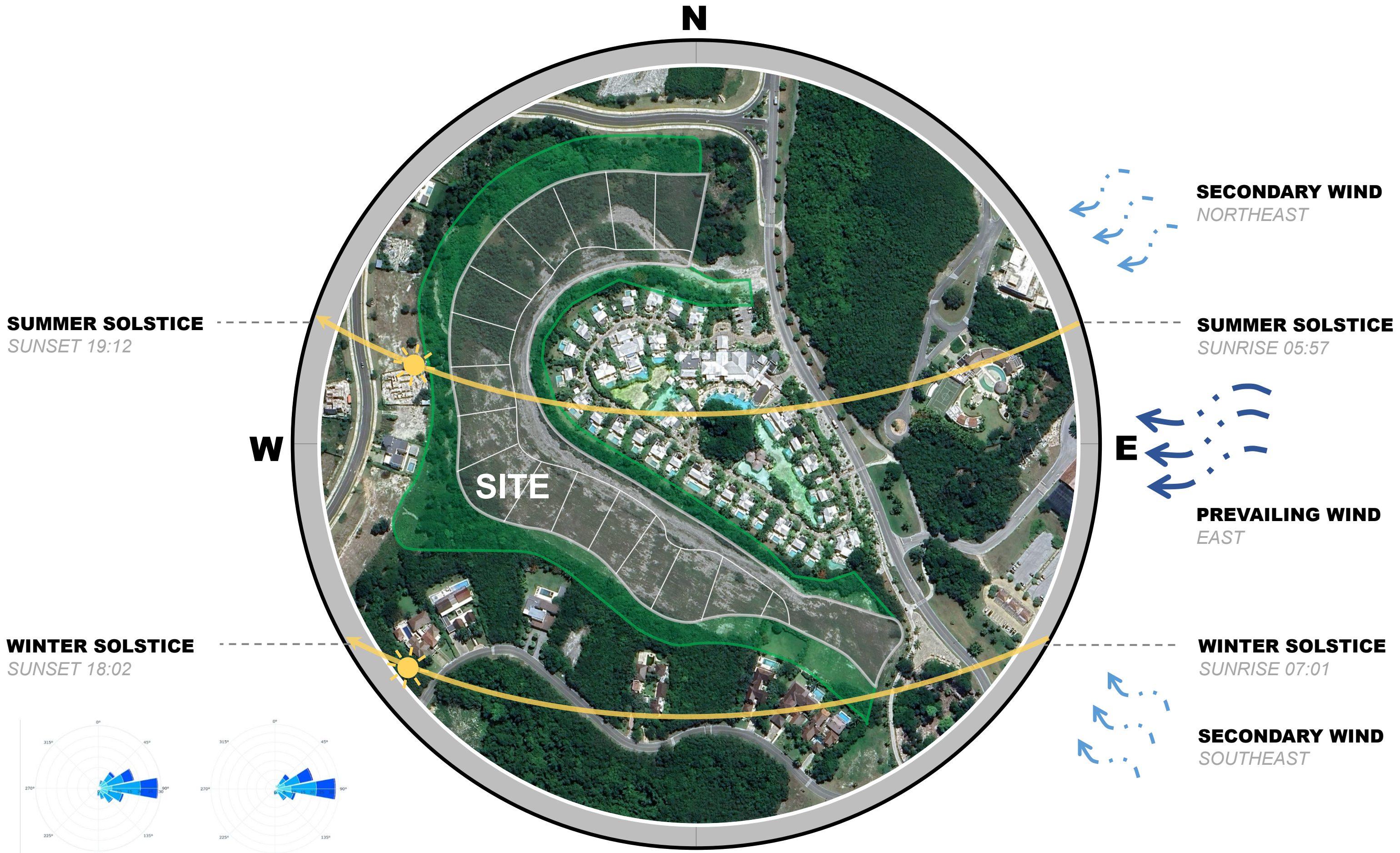
CAP CANA, DOMINICAN REPUBLIC

REF: DO_PCN_EdenRocEstates_240139 - General\01 SAOTA\WS01_INC\02_INC Report to Client

TROPICAL CLIMATIC ZONES

- Zone Af – Tropical Rainforest
- Zone Am – Tropical Monsoon
- Zone Aw – Tropical Savanna (Dry Winter)
- Zone As – Tropical Savanna (Dry Summer)





SUMMER SOLSTICE
SUNSET 19:12

SECONDARY WIND
NORTHEAST

SUMMER SOLSTICE
SUNRISE 05:57

PREVAILING WIND
EAST

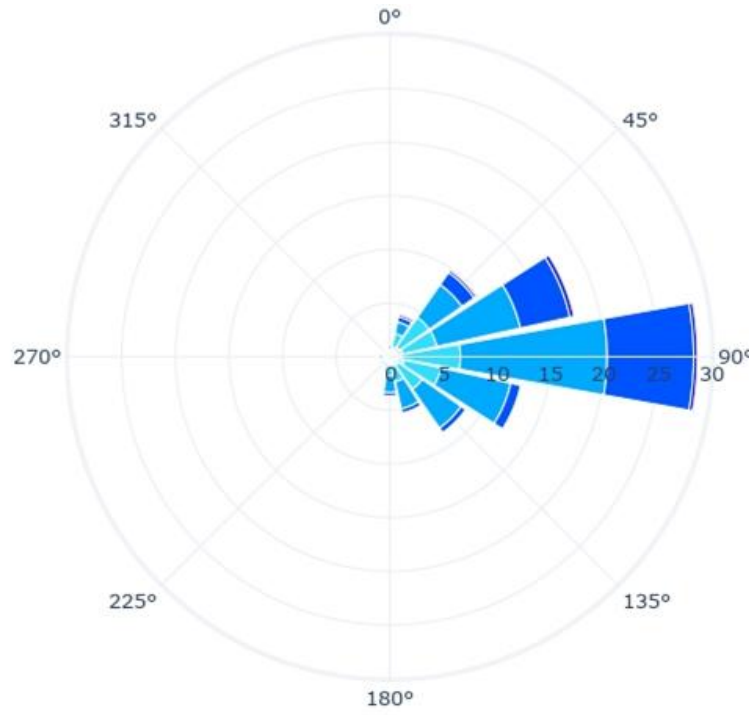
WINTER SOLSTICE
SUNSET 18:02

WINTER SOLSTICE
SUNRISE 07:01

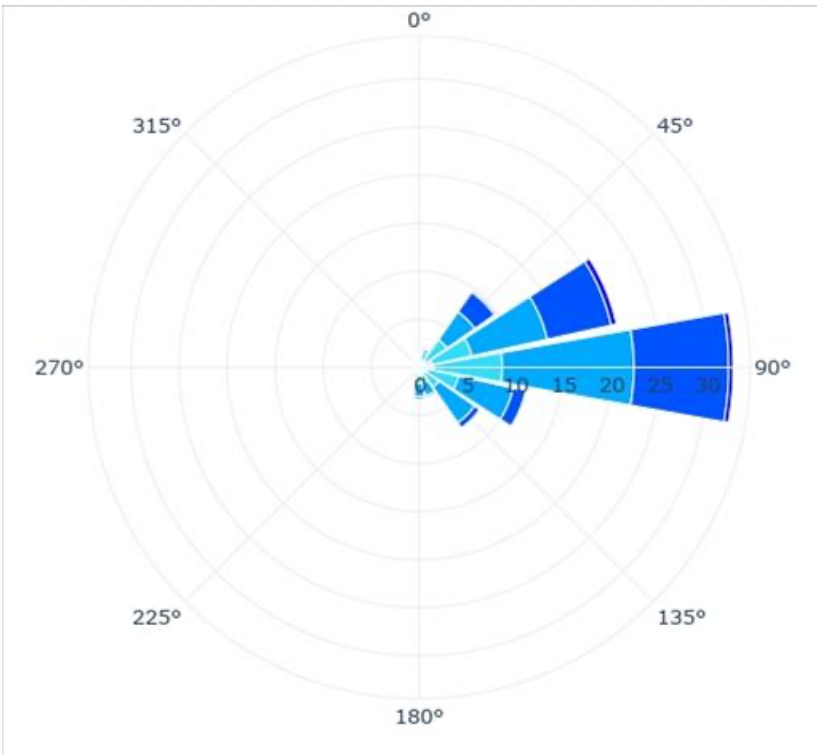
SECONDARY WIND
SOUTHEAST



WINTER WIND ROSE

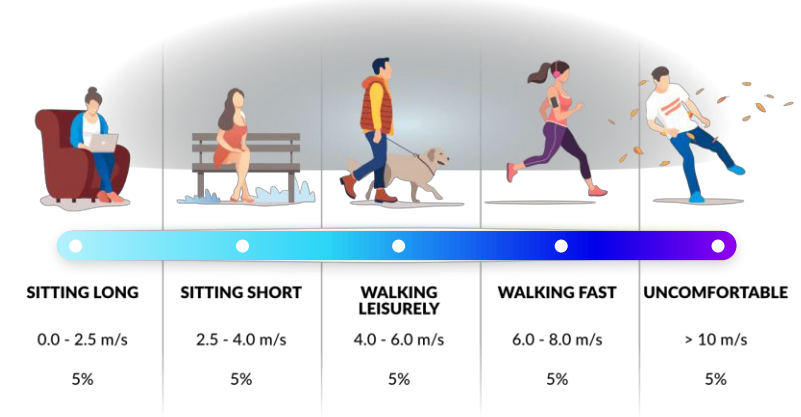


SUMMER WIND ROSE



WIND SUMMARY:

From December to May and again from June to November, Cap Cana, Dominican Republic experiences predominantly moderate to strong winds coming from the east, with occasional winds from the east-northeast and east-southeast. Throughout both periods, wind speeds generally range between 10 and 30 km/h, with the highest frequency in the 25–30 km/h range, especially from the east. These consistent patterns reflect the year-round influence of the Caribbean trade winds, with slightly stronger easterly winds observed during the wetter, hurricane-prone months between June and November.



TEMPERATURE SUMMARY:

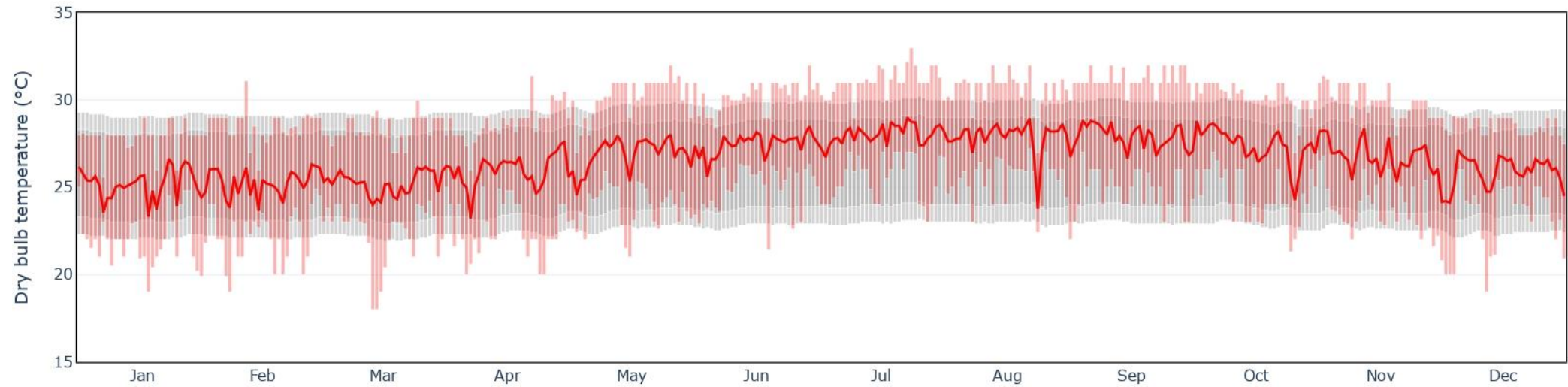
Cap Cana maintains warm temperatures year-round with little seasonal variation. Daily averages (the red line) generally range between 24–28 °C, with the coolest period from December to March (around 24–26 °C) and the warmest from June to September (around 27–28 °C). Extreme highs occasionally reach close to 32 °C, while lows rarely dip below 20 °C. Overall, the climate is consistently hot and stable, reflecting a tropical setting with only slight warming in summer months.

HUMIDITY SUMMARY:

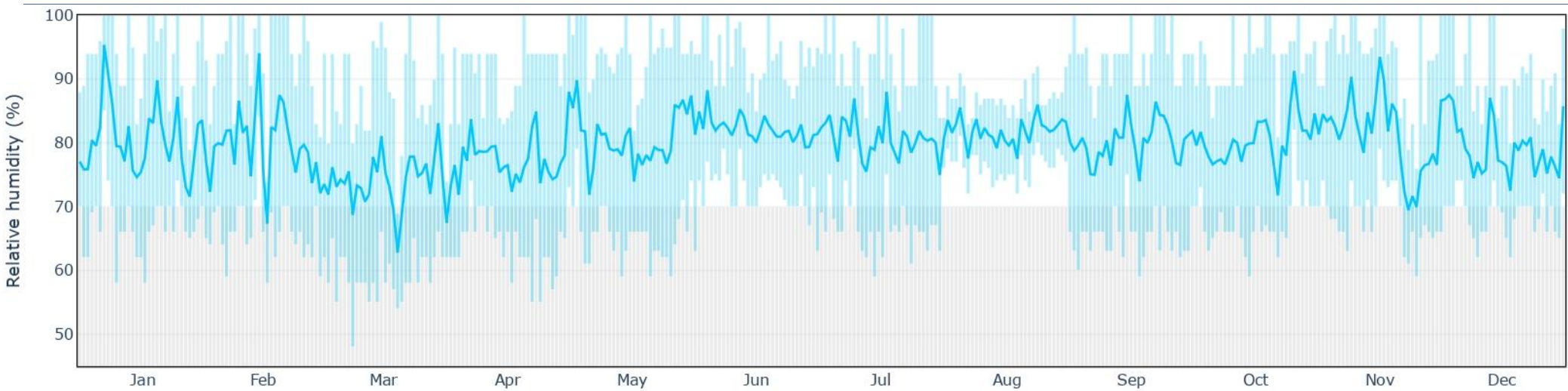
The graph shows that Cap Cana, Dominican Republic, has consistently high relative humidity throughout the year, mostly ranging between 70% and 90%. Humidity peaks above 90% in January, February, and late in the year, with slight dips to around 65–70% in March and September. Overall, the climate is humid and tropical with little seasonal variation.

Source: [CBE Clima Tool](#)

TEMPERATURE CHART



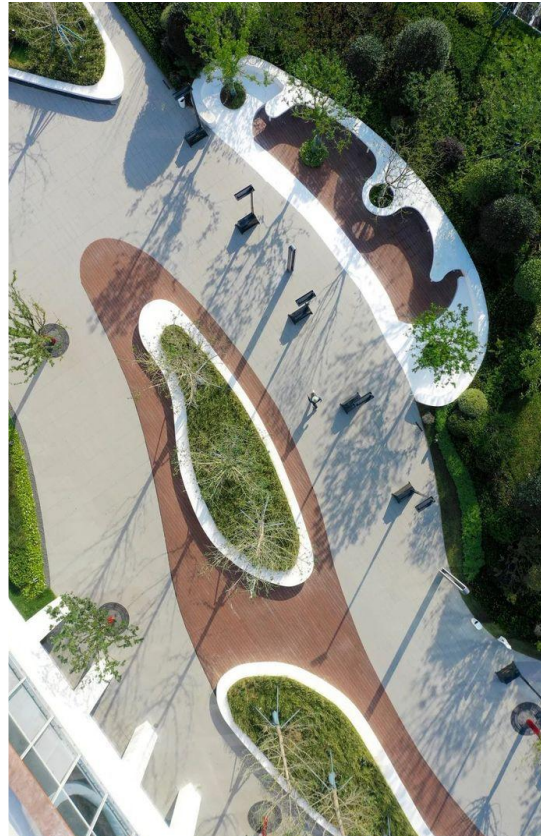
HUMIDITY CHART



MASTERPLAN

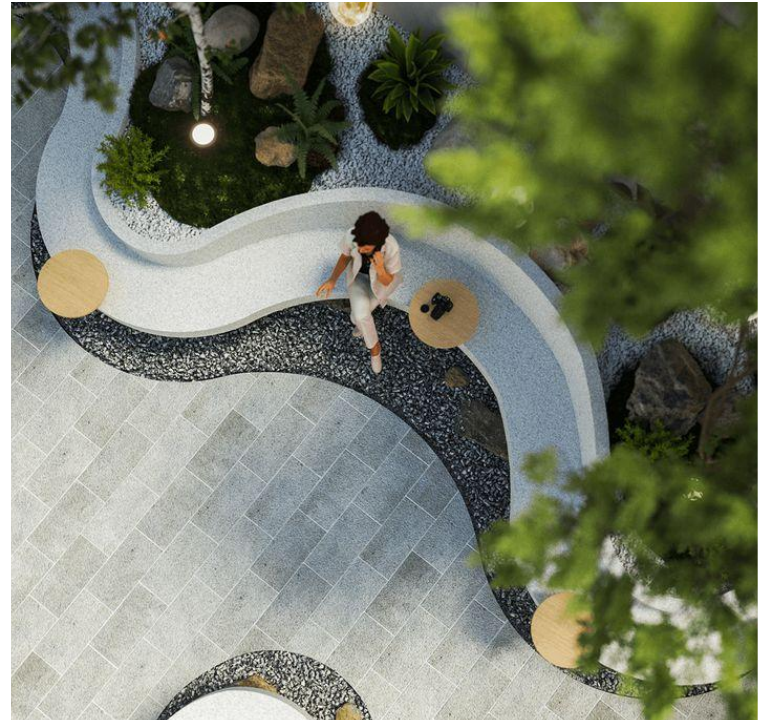
FORM CONCEPT

*Irregular
Balance
Nature
Connection*



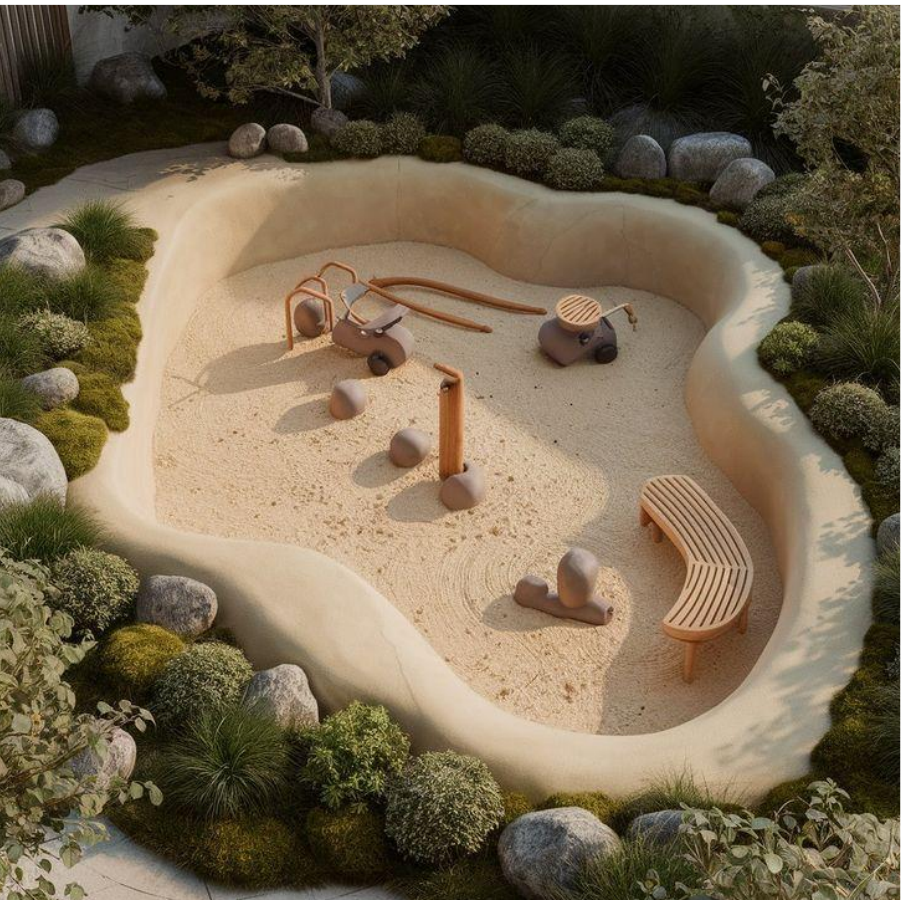
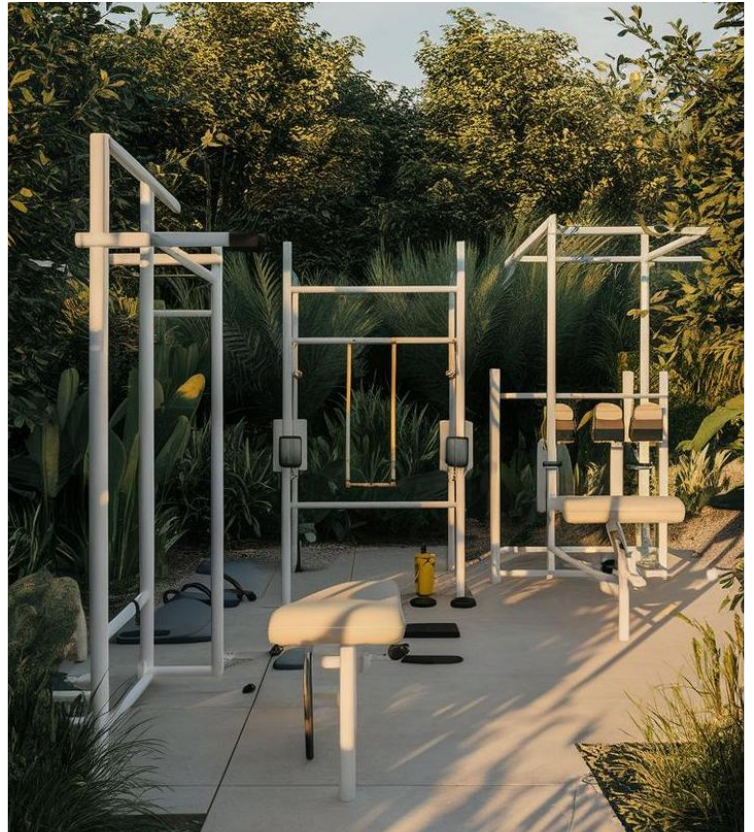
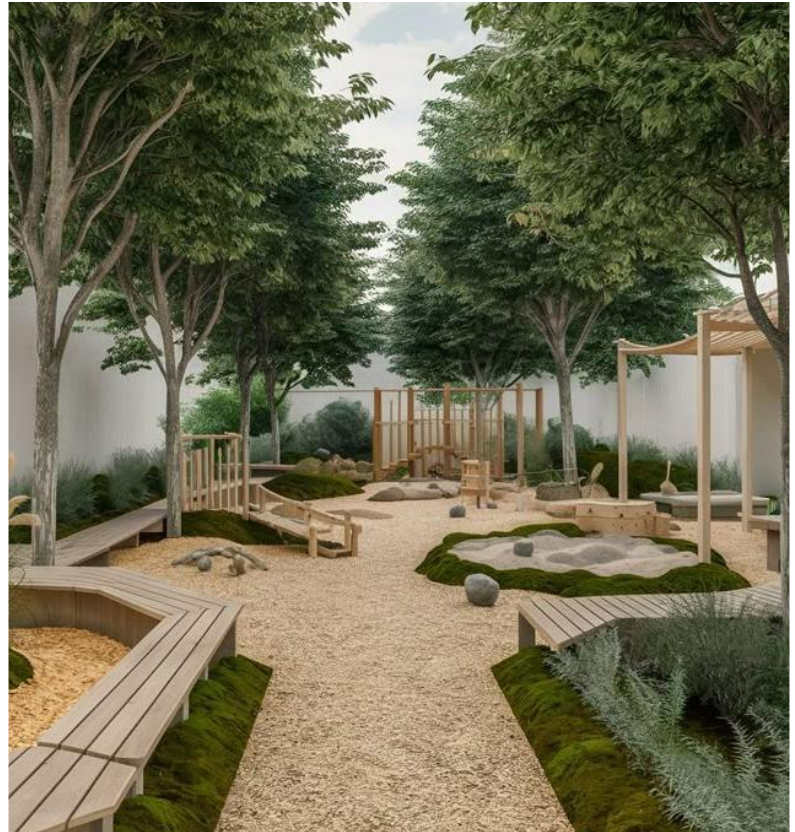
SCULPTURE GARDEN

Experiential
Exploration
Connection to nature



KIDS PLAY AREA

Active
Connection to nature
Playful



REF IMAGES

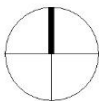
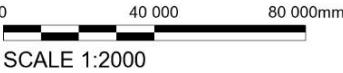
DO_PCN_EDENROCESTATES





CAP CANA, DOMINICAN REPUBLIC

REF: DO_PCN_EdenRocEstates_240139 - General\01 SAOTA\WS01_INC\02_INC Report to Client

SAOTA

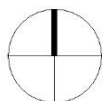
CALETÓN LUXURY			
No. Lote	Área Total	Habitaciones	Niveles
1	2,253.77 m2	6	2
2	2,243.68 m2	6	2
3	2,147.81 m2	6	2
4	2,112.40 m2	6	2
5	2,290.45 m2	6	2
6	1,916.29 m2	6	2
7	1,843.18 m2	6	2
8	1,798.76 m2	6	2
9	1,791.57 m2	6	2
10	2,419.19 m2	6	2
11	1,909.01 m2	6	2
12	1,926.75 m2	6	2
13	1,824.34 m2	6	2
14	1,909.09 m2	6	2
15	2,190.02 m2	6	2
16	1,740.81 m2	6	2
17	2,554.87 m2	6	2
TOTAL	34,871.98 m2	102 Hab	



BOUNDARY LINES	
	CADASTRAL BOUNDARY
	PROJECT AREA
	SERVITUDE AREA
	GREEN BUFFER



0 40 000 80 000mm
SCALE 1:2000

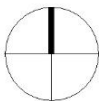
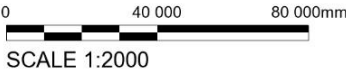




PLOT INFORMATION				
NO.	DESCRIPTION	SQM	GARDEN SQM	TOTAL SQM
01	VILLA TYPE A	2253m²	1021m²	3274m²
02	VILLA TYPE A	2243m²	1244m²	3487m²
03	VILLA TYPE A	2147m²	1432m²	3579m²
04	VILLA TYPE A	2111m²	1526m²	3637m²
05	VILLA TYPE A	2290m²	1516m²	3806m²
06	VILLA TYPE B	1916m²	1309m²	3225m²
07	VILLA TYPE B	1843m²	1123m²	2966m²
08	VILLA TYPE B	1798m²	894m²	2692m²
09	VILLA TYPE B	1861m²	1796m²	3657m²
10	VILLA TYPE C	2467m²	3669m²	6136m²
11	VILLA TYPE C	2003m²	941m²	2944m²
12	VILLA TYPE C	1832m²	747m²	2579m²
13	VILLA TYPE C	1824m²	701m²	2525m²
14	VILLA TYPE C	1909m²	874m²	2783m²
15	VILLA TYPE C	2190m²	878m²	3068m²
16	VILLA TYPE C	1740m²	1017m²	2757m²
17	SPORT CENTRE	3750m²	1952m²	5702m²

VILLA TYPE KEY	
<div></div>	ENTRANCE
<div></div>	VILLA TYPE A - NORTHERN
<div></div>	VILLA TYPE B - WESTERN
<div></div>	VILLA TYPE C - SOUTHERN
<div></div>	SPORT CENTER

BOUNDARY LINES	
<div></div>	CADASTRAL BOUNDARY
<div></div>	PROJECT AREA
<div></div>	SERVITUDE AREA
<div></div>	GREEN BUFFER



NATURAL SYSTEMS	
	GREEN BUFFERS
	VILLA GARDENS
	WATER BODIES
	HARDSCAPE

ENTRANCE WATER FEATURE

A water feature creates a memorable and elegant entry experience. Movement, reflections, and sound add dynamic beauty to the entrance. The gentle sound of water adds calm and serenity to the arrival experience.

PROPERTY GREEN BUFFER

Trees, shrubs, and ground cover absorb and scatter sound waves, reducing traffic noise. Green buffers hide roads, vehicles, and infrastructure from residential or recreational areas.

GREEN BUFFER

The tree buffer functions as a natural screen within the estate, providing privacy, reducing noise, and softening the visual impact of built areas between the new development and the old.

WATER BODIES

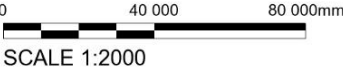
Water adds dynamic beauty through reflections, movement, and light play. The presence of water creates a calming atmosphere. Promotes relaxation and mindfulness

MEANDERING WALKWAYS

Meandering paths encourage exploration and slow movement, ideal for leisure and reflection. Walking through greenery fosters a deeper connection to the landscape.

VILLA GARDENS

Gardens extend the usable space of a villa, ideal for dining, entertaining, or relaxing. Access to greenery reduces stress and encourages outdoor activity. Safe, enclosed spaces for children to play and explore..



GARDEN WALKWAY	
	GREEN AREA
	WATER BODY / FEATURE
	BUGGY PARKING
	HARDSCAPE
	SEATING
	GREEN BUFFER

SCULPTURE GARDEN

A sculpture garden provides residents with a serene, contemplative space where curated artworks complements the natural environment. This transforms outdoor areas into immersive destinations

SEATING IN NATURE

This provides residents with a tranquil space for relaxation and social interaction. They encourage outdoor living, enhance the connection to the landscape, and create moments of pause.

RUNNING TRACK

This promotes health and wellness while enhancing the outdoor experience. It provides resident with a 1km running loop, which encourages an active lifestyle within a serene, landscaped environment

KIDS PLAY AREA

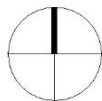
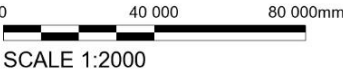
Surrounded by nature, this kids play area provides an engaging environment that encourages outdoor activity and imaginative play. The natural setting promotes wellness and sensory experiences.

GREEN BUFFER

The tree buffer functions as a natural screen within the estate, providing privacy, reducing noise, and softening the visual impact of built areas between the garden walkway and existing villas and road.

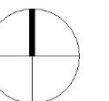
OUTDOOR GYM

Easily accessible fitness equipment motivates residents to stay active. Trees, gardens, and natural elements create a calming and energizing environment. Shared fitness spaces encourage casual socializing and community bonding.





0 40 000 80 000mm
SCALE 1:2000



MASTERPLAN
DO_PCN_EDENROCESTATES

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SAOTA

