



KITE
beach
AVENUE

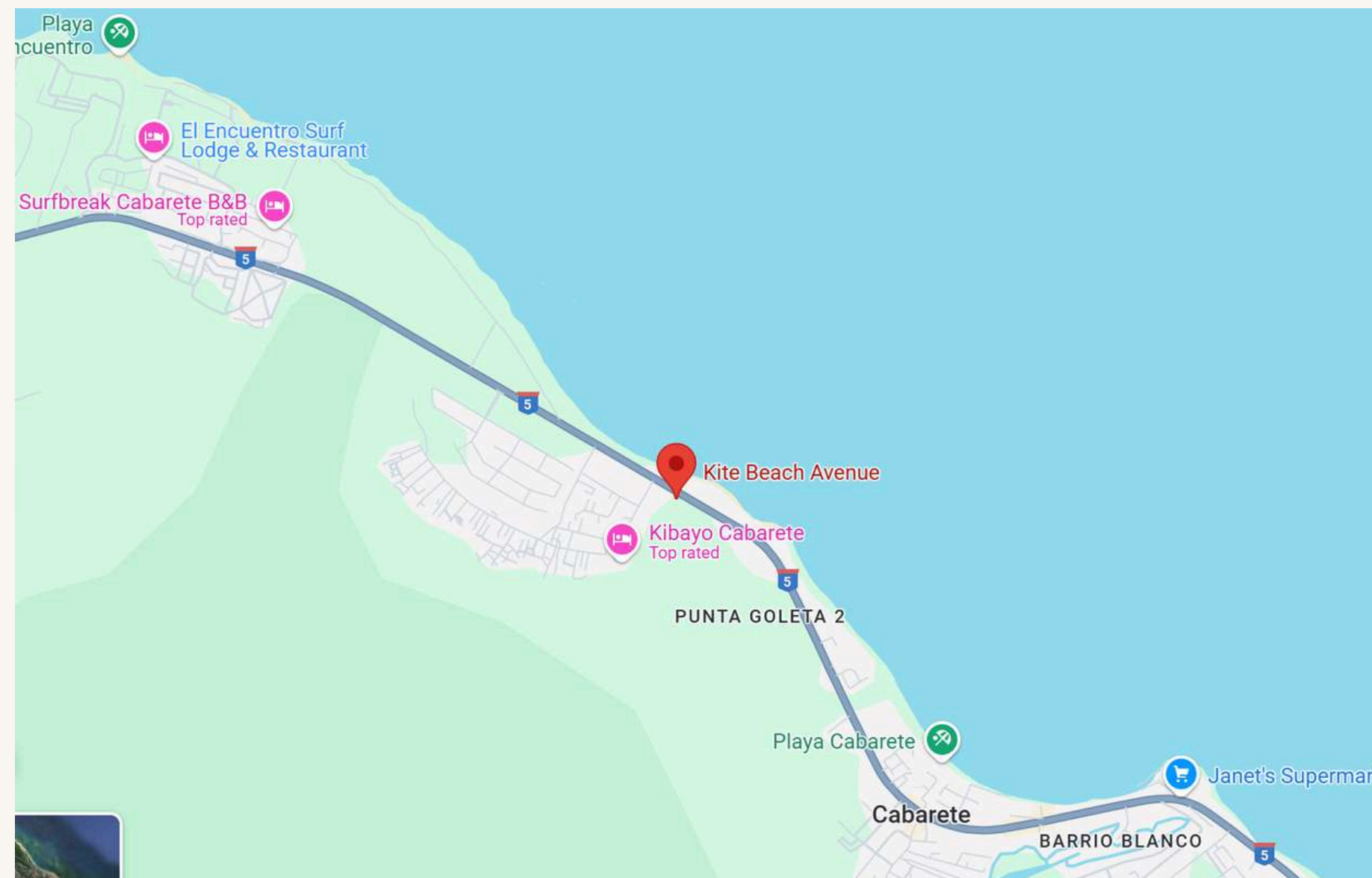
The logo features the word "KITE" in a bold, dark blue, sans-serif font. A stylized kite, composed of two overlapping curved shapes in dark blue and teal, is positioned above the letter "K". The word "beach" is written in a light orange, cursive script font, overlapping the letters "I" and "T" of "KITE". Below "KITE" is the word "AVENUE" in a light teal, sans-serif font. A dark blue, wavy line is positioned below "AVENUE".

Kite Beach Avenue is an exclusive gated community featuring **two-story single-family villas**, each spanning over 290 m² (3,121 ft²). It will be developed in several phases with the first one comprising 14 houses built on **individual lots of approximately 380m²** (4,090 ft²). All the land lots within the project already have their individual titles that can be transferred hassle-free to the buyer.

Designed to elevate the lifestyle of the North Coast, Kite Beach Avenue offers **24/7 security, premium amenities, and a private community area** exclusive to residents, including various courts, children's playground, and other recreational spaces.



Kite Beach Avenue is strategically located just **steps from Cabarete's best kiteboarding spot** as well as minutes away from Cabarete Center, Encuentro surfing beach and other top tourist attractions. Besides, the area boasts partial ocean and mountain views, tropical breezes, easy access to world-class kiting fun, with **nearby trails, lagoon and national park for hiking, biking or SUP adventure**. The community blends modern tropical architecture with unparalleled comfort and privacy.



MASTER PLAN



Set on a 13,372.41 m² (143,936 ft²) plot in Cabarete, the development will unfold in two phases:

Phase 1: Construction of the initial 14 villas on individual lots of approximately 380 m² (4,090 ft²).

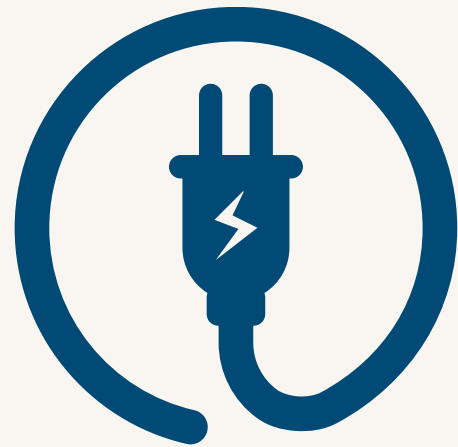
Phase 2: Completion of additional villas and the community recreational area.

Each villa shares a cohesive architectural design with customizable options, offering three distinct models to suit your preferences: **Villa Type A, Villa Type B, and Villa Type C**. These variations allow you to personalize your home with features like wooden pergola roofs, BBQ areas, and an optional fourth bedroom.

AMENITIES



Security



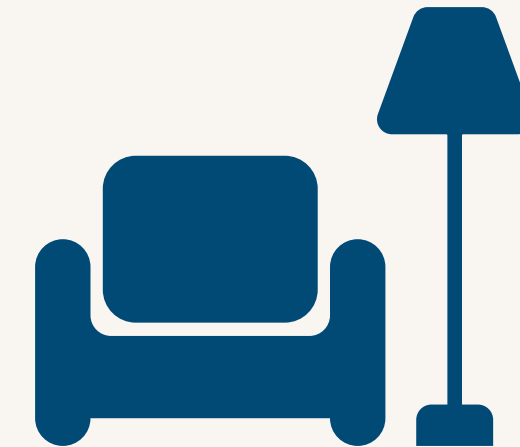
24/7
Electricity
& Water



Recreational
areas



Private beach
access



Interior
design



Private
administration

VILLAS

ARCHITECTURAL HIGHLIGHTS

Inspired by the tropical charm of the region, Kite Beach Avenue villas feature an **L-shaped layout** that seamlessly integrates indoor and outdoor living. Key design elements include:

- **High fixed windows and a floating staircase** for a striking, modern façade.
- **Tropical-style pitched roofs with dark gray tiles.**
- **Climate-conscious design**, with terraces positioned to capture refreshing northeast breezes and to let natural light flood through sliding glass doors.





TYPE A
US\$590,000



TYPE C
US\$685,000



TYPE B
US\$625,000

VILLA TYPE A

DETAILS

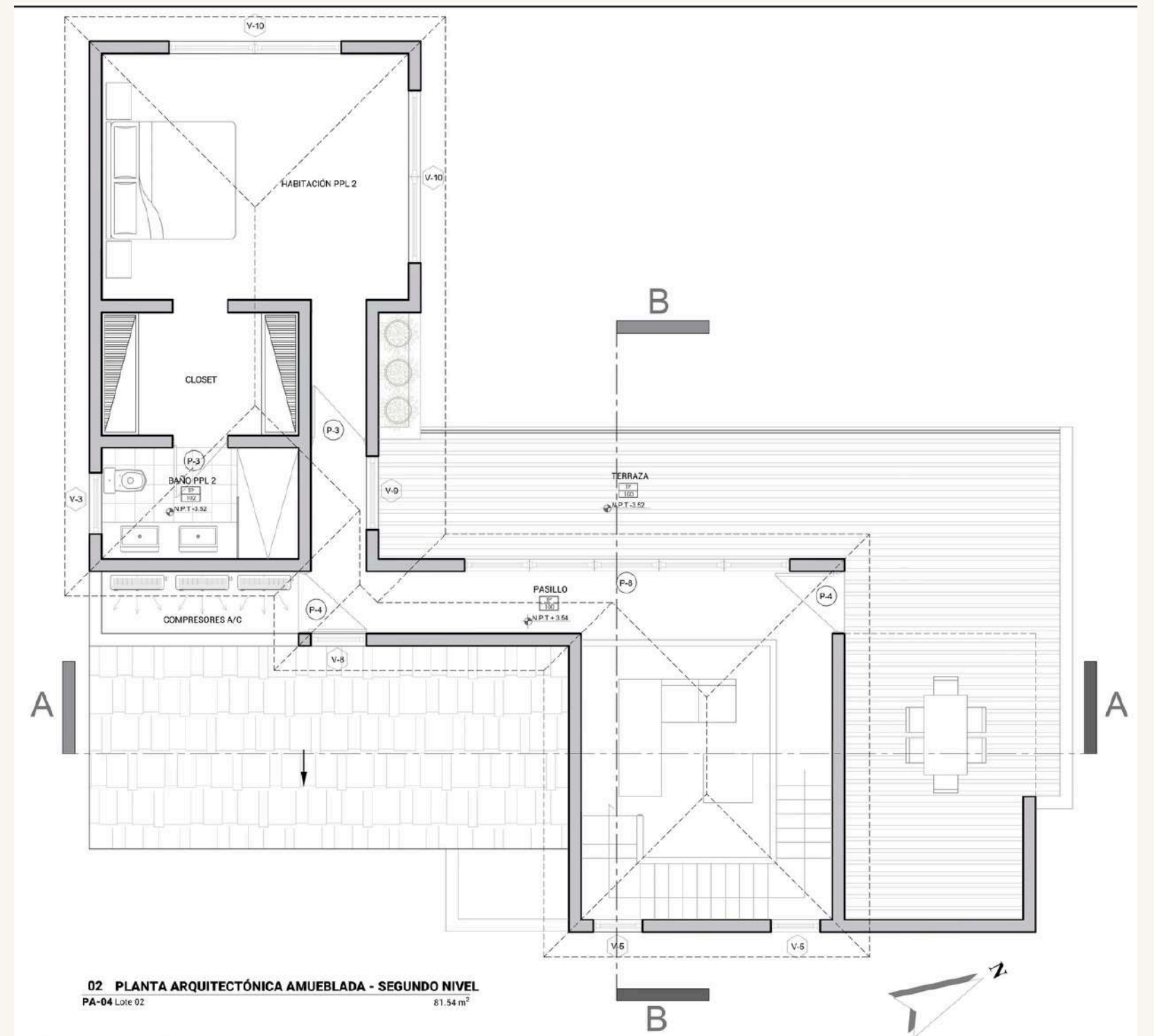
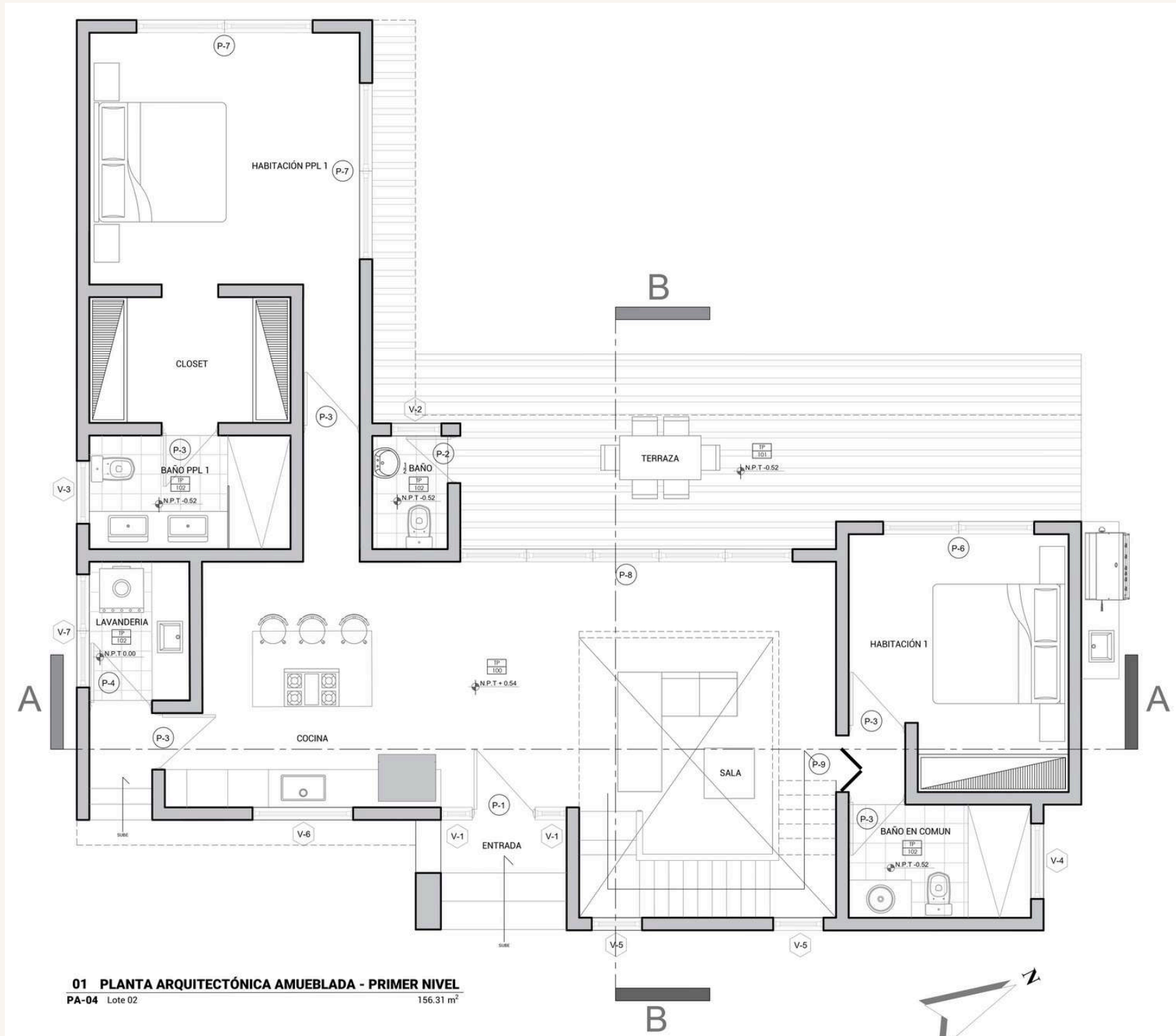


- 237.85 m² living space and 52.15 m² open terraces
- 3 bedrooms and 3.5 bathrooms
- 7.5x3 m private pool with integrated seating, outdoor shower and pool-house
- Non covered BBQ area
- Non covered parking for 2 vehicles
- Tropical landscaping included

Price: US\$590,000

GROUND FLOOR

SECOND FLOOR



VILLA TYPE B

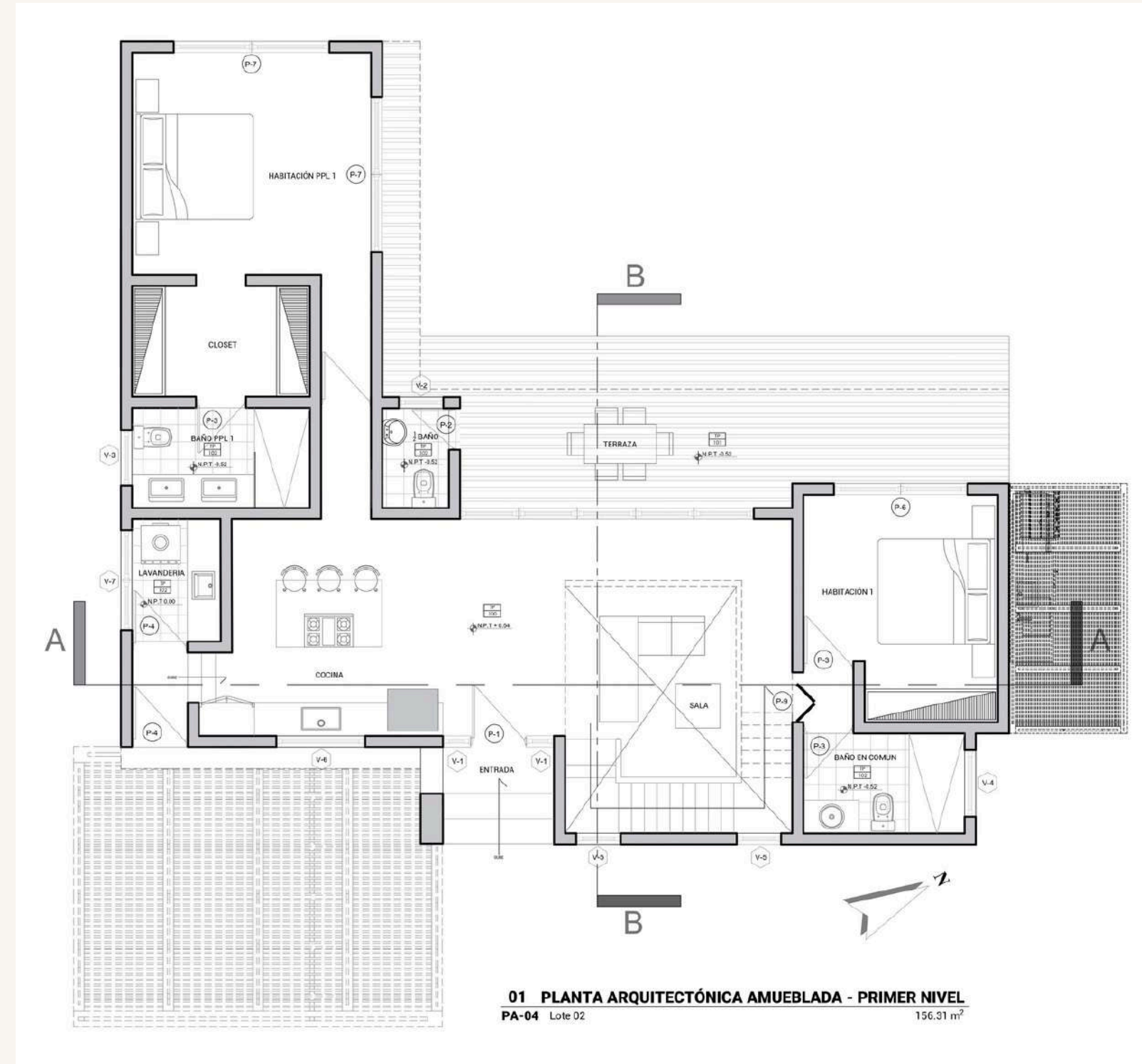
DETAILS



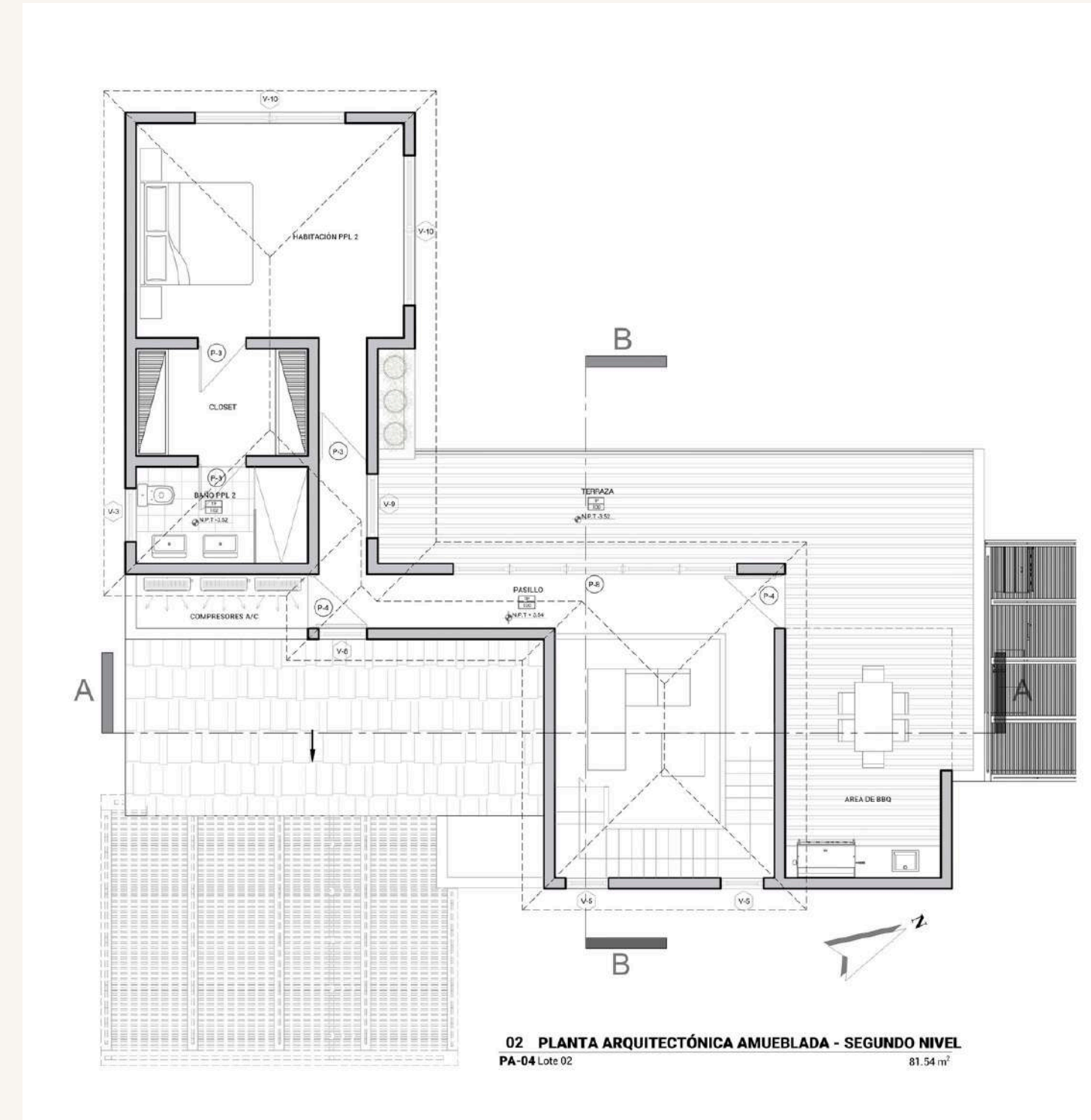
- 237.85 m² living space and 52.15 m² open terraces
- 3 bedrooms and 3.5 bathrooms
- 7.5x3 m private pool with integrated seating, outdoor shower and pool-house
- 2 covered BBQ areas
- Covered parking for 2 vehicles
- Tropical landscaping included

Price: US\$625,000

GROUND FLOOR



SECOND FLOOR



VILLA TYPE C

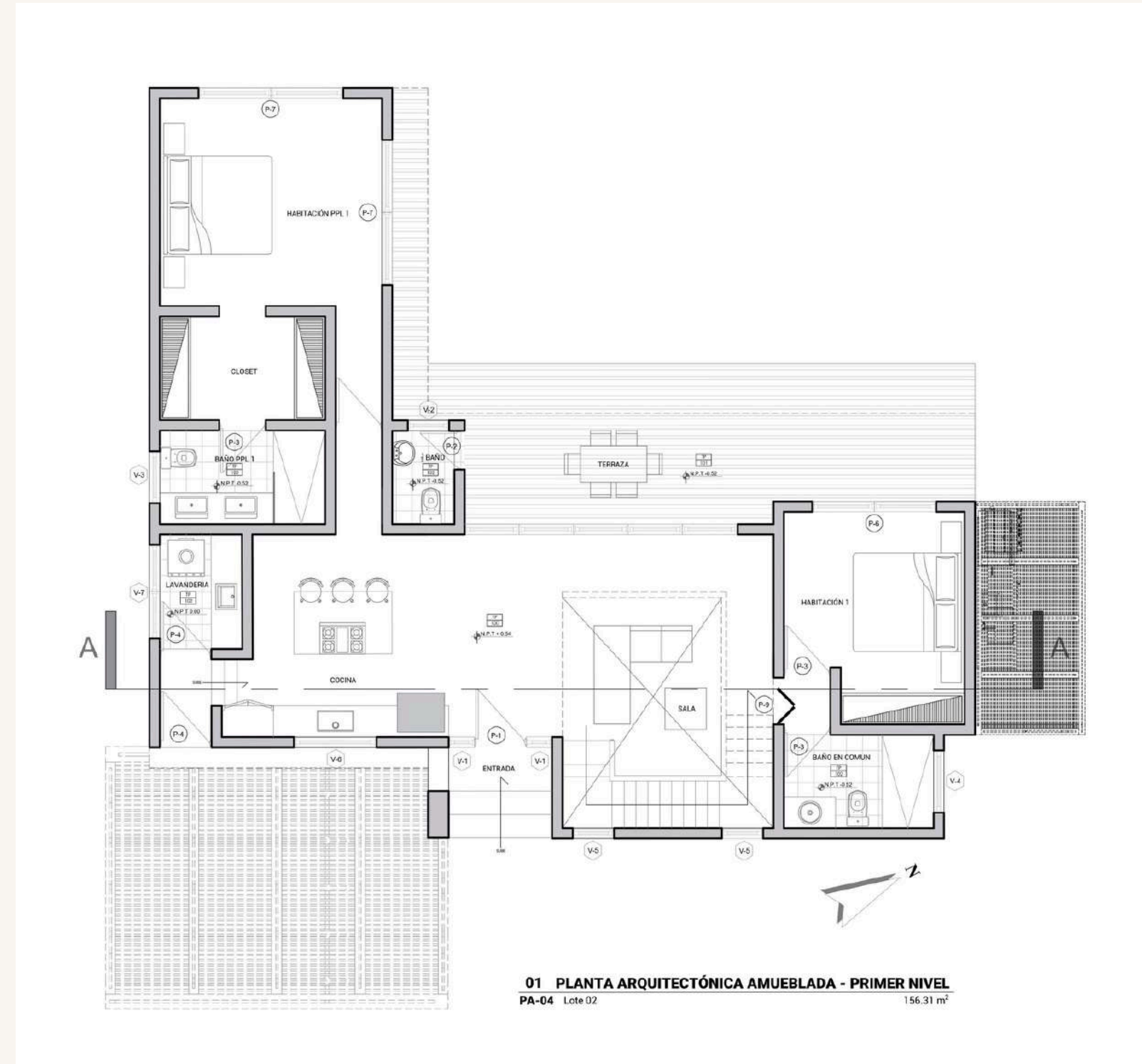
DETAILS



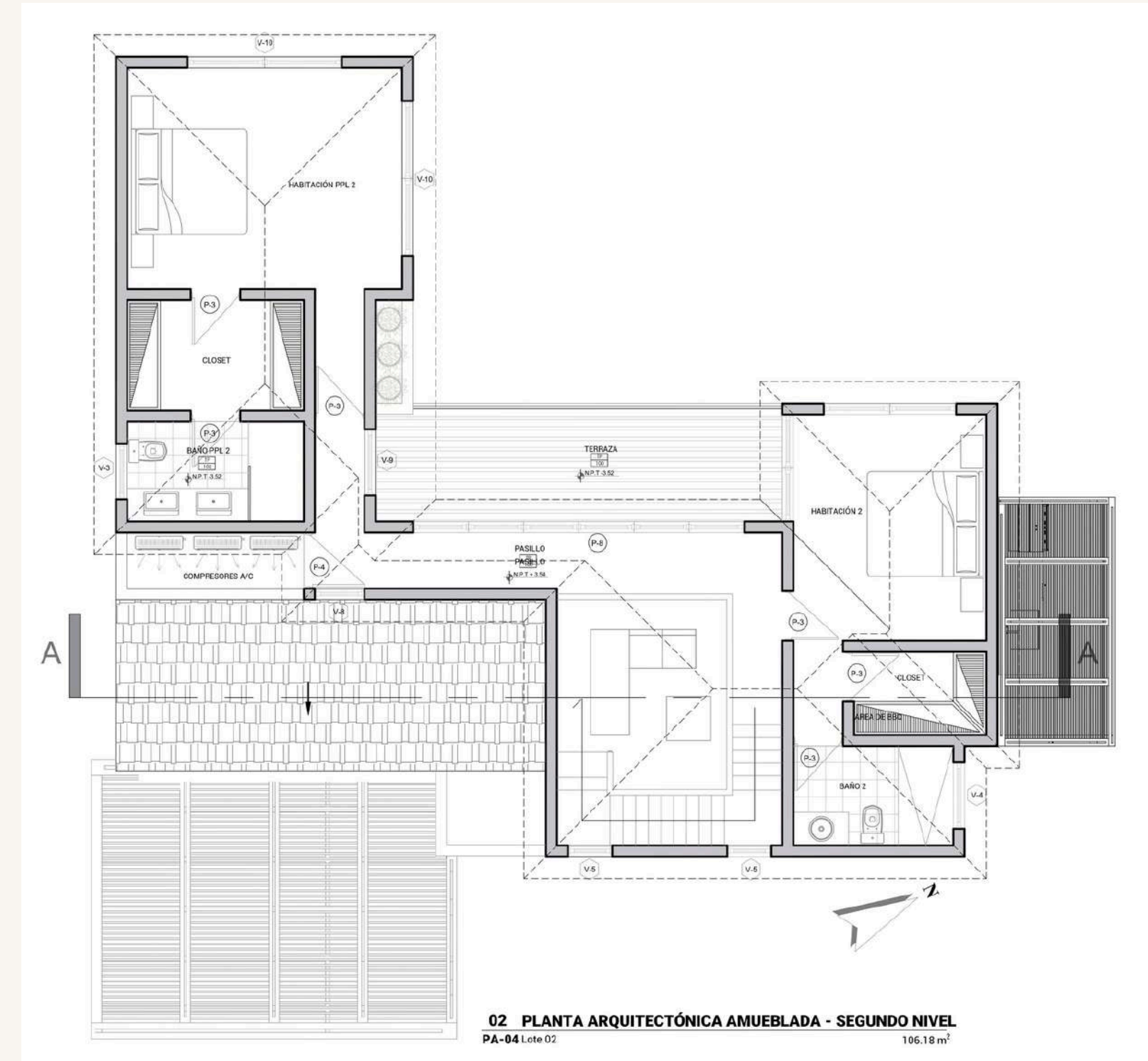
- 262.49 m² living space and 40.82 m² open terraces
- 4 bedrooms and 4.5 bathrooms
- 7.5x3 m private pool with integrated seating, outdoor shower and pool-house
- 2 covered BBQ areas
- Covered parking for 2 vehicles
- Tropical landscaping included

Price: US\$685,000

GROUND FLOOR



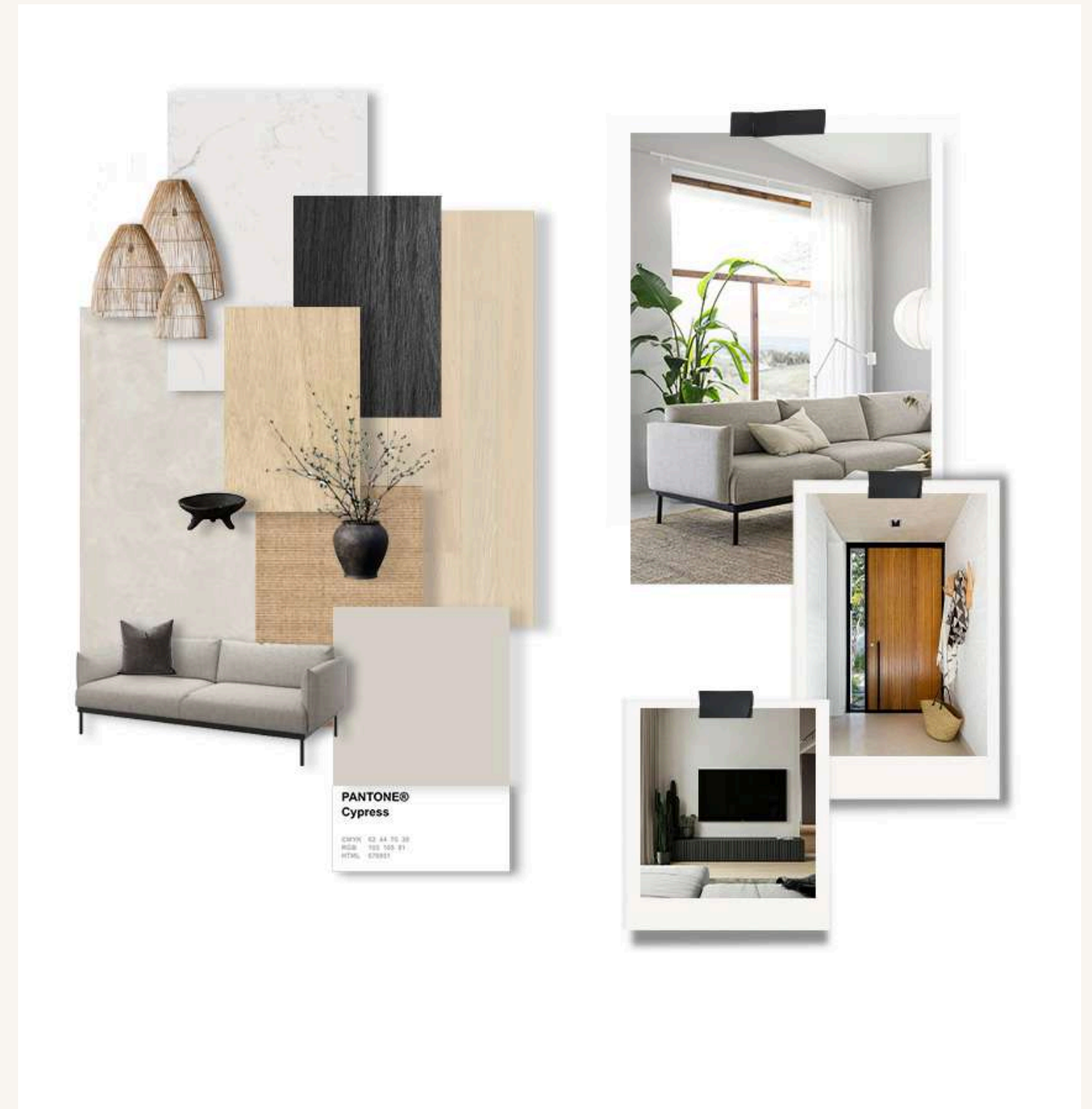
SECOND FLOOR



Inspired by the beauty of the coastal environment, the design combines **natural materials with a modern and timeless aesthetic.**

More than a residence, these villas represent an investment in quality of life, designed for those who want to connect with nature without sacrificing the comforts of modernity. The selection of finishes includes the **use of natural fibers** and a color palette of **light grays and beige.**

To provide contrast and elegance, **black details, white quartz surfaces,** and light woods such as **Andean oak** are incorporated, lending warmth and a timeless character to the spaces.





Kite Beach Avenue will offer **professionally curated interior design packages** to ensure a cohesive and stylish living space from day one. Choose between two thoughtfully crafted options – **each tailored to different budgets** – both using high-quality furnishings and **decor sourced from trusted local suppliers**. These turn-key solutions eliminate the stress of shopping around and guessing what fits, giving you a beautifully harmonized interior without the hassle. Just bring your suitcase – we've taken care of the rest.

The available furniture and interior design packages **start from US\$35,000**

Model	Reservation	Promise of sale and construction start (30%)	2nd floor construction (30%)	Grey work completion and first painting (30%)	Property and title delivery (10%)	Total
Model A	US\$20,000	US\$157,000	US\$177,000	US\$177,000	US\$59,000	US\$590,000
Model B	US\$20,000	US\$167,500	US\$187,500	US\$187,500	US\$62,500	US\$625,000
Model C	US\$20,000	US\$185,500	US\$205,500	US\$205,500	US\$68,500	US\$685,000

Notes:

1. All land lots already have their individual titles that can be transferred hassle-free to the buyer.
2. The prices include the land lot of around 380 m² (4,090 ft²) and house construction.
3. Furniture and interior design options are available from US\$35,000.



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