



LAS TERRENAS · SAMANÁ · DOMINICAN REPUBLIC



Villa 1

Villa & Bungalows · Las Terrenas

Completed · Available Now

Purchase Price USD 2,200,000

approx. EUR 1,879,000 · EUR equivalent non-binding

400+ m² Living Space 4 Bedrooms ~400 m to beach 100% Solar

AT A GLANCE

Living Space	400+ m ²
Bedrooms	4 (3 main + loft)
Plot	Own plot
Beach	~400 m (as the crow flies)
Energy	100% Solar
Status	Completed · Available Now

Key Highlights

- 400+ m² total living space
- 4 bedrooms – 3 main house + 1 loft
- Pool terrace with 180° ocean view
- Separate loft with private entrance
- 100% solar powered – no electricity bills
- All licenses in place – move-in ready

PROPERTY DESCRIPTION & FEATURES

This exclusive estate combines modern living with a stunning location and open design. It offers a stylish main house as well as a fully equipped loft with a separate entrance – two independent living units for the price of one.

The total living space exceeds 400 m² and impresses with a well-thought-out layout and light-filled architecture. Thanks to generous glass fronts, you enjoy an unobstructed view of the sea and surrounding nature from almost every room.

Main House (2 Floors)

- 3 bedrooms – each with its own designer bathroom
- Ground floor: kitchen + bedroom with grey bathroom
- 1st floor west: master bedroom with golden bathroom
- 1st floor east: bedroom with black bathroom
- Floating staircase & light-filled rooms
- Pool terrace with direct outdoor access
- Generous glass fronts & ocean view

Loft / Guest Apartment

- Separate entrance – completely independent
- Ground floor: own kitchen + living area with dining table
- 1st floor: bedroom with en-suite bathroom
- Large roof terrace with 360° panorama
- Ideal for guests, rental or home office

INFRASTRUCTURE & UTILITIES

This property is designed for maximum supply security and independence.

Power Supply

- Official grid connection via the local provider Luz y Fuerza with a dedicated electricity meter.
- Smart metering system with separate meters for individual rooms and circuits – monitorable via app.
- Fully operational solar system: the property's entire own demand is covered by solar energy. External grid connection as backup.

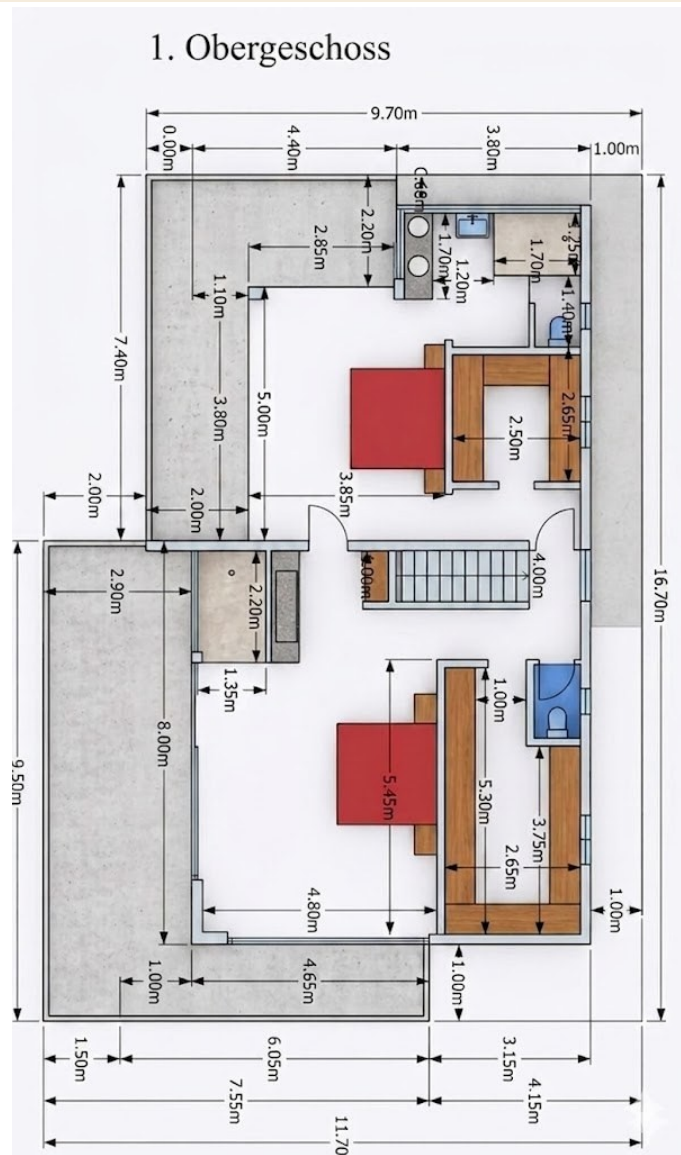
Water Supply

- Two independent water connections: one shared connection plus one exclusive connection – maximum supply security.
- Rainwater harvesting: the roof area is designed to collect rainwater.

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FLOOR PLAN – 1ST FLOOR (UPPER)

Living space 1st floor	approx. 175 m ²
House width	11.70 m
House depth	16.70 m
Bedroom 1	approx. 5.00 × 3.80 m (with walk-in closet)
Bedroom 2	approx. 5.45 × 5.30 m (with walk-in closet)
Bathroom per room	available
Terrace / Balcony	approx. 2.00 × 9.50 m



Floor plan 1st Floor (Upper)

PHOTO GALLERY



Unobstructed ocean view – ~400 m to the beach



Elevated hillside with mountain panorama



Access & location



Open kitchen with floating staircase



Kitchen with island



Bedroom with ocean-view terrace



Bedroom with glass front



Panoramic windows



Garden view



Children's room with corner windows



Designer bathroom in gold with ocean view



Designer bathroom in black

INVESTMENT & CONTACT

This property comes with full building permits and offers exceptional investment potential:

- All licenses and permits in place
- Legally clean property
- Ideal as a family residence or holiday home
- Excellent as a vacation property or income asset
- Attractive investment with rental potential
- Turnkey handover

Your Personal Contact

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All information is based on owner data. EUR equivalents are non-binding. USD purchase price is binding. Subject to prior sale and error.

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