



BELARA

GARDEN LIVING





BELARA Garden Living was created for those who understand that a home is not simply a space — it is an experience. Conceived in the nature oriented community of Green Village in Cap Cana, it is a project that carries with it the unhurried elegance of the Belle Époque and lets it breathe beneath the Caribbean sun: gardens woven into the architecture, light that pours in generously, and an atmosphere where every corner feels like a reason to stay.

A place where living well is not something you aspire to. It is where you begin.





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A NATURAL AND INTENTIONAL
WAY OF LIVING

An architectural rendering of a modern building at sunset. On the left, a large brick archway frames the view. To the right, a multi-story building features a prominent glass canopy over a walkway. A tall palm tree stands in the foreground. The sky is filled with soft, golden light from the setting sun. A white car is parked on the street, and a few blurred figures of people are visible, suggesting a lively urban environment.

CONCEPT

BELARA Garden Living was born from a single image: a French woman of 1900 who has chosen the Caribbean as her home. She brought with her the sophistication of the Belle Époque — the interior gardens, the overhead light, the details that tell a story — and let them breathe under the tropical sun. The result is a home with a character all its own: elegant without being stiff, warm without being casual, and built on the belief that beauty and functionality were always meant to exist together.



VISION

BELARA's vision is as simple as it is ambitious: to create spaces that tell a coherent story — where beauty and functionality are not negotiated, but built together from the ground up. A Caribbean retreat designed to be truly lived in, where every corner follows a logic of wellbeing, where aesthetics are not decoration but conviction, and where anyone who walks through the door feels, without question, that they have arrived home.

A stylized map of the Cap Cana area. The map features a network of white lines representing roads and paths. Several brown location pins are scattered across the map, indicating various points of interest. In the center, a dark green pin is labeled 'GREEN VILLAGE'. Above it, a circular logo for 'BELARA GARDEN LIVING' is visible. The text 'CAP CANA' is written in a serif font in the upper left corner. The background is a mix of light green and light blue, representing land and water respectively.

CAP CANA

TROPICAL ELEGANCE AT GREEN VILLAGE

Green Village Condos is a vibrant, thoughtfully planned residential community within Cap Cana, designed around three core principles: wellbeing, connectivity, and quality of life.

Its prime location places residents steps away from a commercial plaza with restaurants, a market, a beauty salon, and more. At its core, a central park — accessible directly from BELARA's atrium and visible from the building's terraces — anchors the community with greenery and open space.

Beyond that, the neighborhood actively fosters an engaged lifestyle through yoga groups, sports, and wellness-focused community experiences, creating a residential ecosystem where comfort, community, and a life well-lived come together naturally.

[SEE LOCATION IN MAP](#)



JUANILLO BEACH

One of the most exclusive beaches in the area, known for its white sand, turquoise waters, and the relaxed, unhurried atmosphere of Caribbean luxury.



PUNTA ESPADA GOLF

A Jack Nicklaus-designed golf course, internationally acclaimed for its breathtaking views of the Caribbean Sea.



LA MARINA

A world-class marina surrounded by over 20 restaurants, boutiques, and exclusive nautical experiences — all within a sophisticated waterfront setting.



EQUESTRIAN CITY

A premium equestrian center offering polo experiences, riding lessons, and activities inspired by the Caribbean equestrian lifestyle — complemented by a padel complex, restaurant, and café.



EDEN ROC, St. Regis, Secrets, and Sanctuary

Four luxury boutique hotels, a beach club with high-end dining, an elegant atmosphere, and a front-row experience of luxury by the sea. Four five-star all-inclusive hotels.



SCAPE PARK

An adventure and nature park featuring cenotes, zip lines, caves, and one-of-a-kind eco-tourism experiences, all within Cap Cana.



EL DORADO PARK

The largest family waterpark in the Caribbean; with rides, entertainment, and recreational experiences for all ages.

A tropical scene featuring palm leaves and a pool of water. The water is clear and reflects the sky and the surrounding greenery, creating a shimmering effect. The palm leaves are dark green and have a feathery texture. The overall atmosphere is serene and natural.

LIVING, BREATHING
ARCHITECTURE



ARCHITECTURAL DETAILS

BELARA is conceived around a single idea: that a building can be organized around light, air, and a story worth telling. Multi-level open spaces are placed throughout the structure not as an aesthetic choice, but as a functional one — they allow natural light and ventilation to move freely through every corner of the building, giving it a quality rarely found in residential architecture. It genuinely breathes.

The corridors are not hallways. They are curated walks with a view, designed to connect the life inside the building with the amenities and landscape that surround it. Running the full length of the building, a gallery of art keeps the project's identity present at every turn — a quiet but constant reminder of what BELARA is about.

At the heart of it all sits the central atrium: the luminous soul of the building. It draws from the grand European galleries of the 19th century while feeling completely at home next to the park that wraps around BELARA. And on the outside, a façade of arches and ornamental detail makes one thing immediately clear — this building has a personality of its own

BELARA announces itself from the street. A grand arch of Dominican coralina stone frames the main entrance, crowned by a glass vault of metal framework drawn from the Mercado Colón in Valencia — a nod to the ornate iron-and-glass architecture that defined European public spaces at the turn of the century.

To the right, a towering wall of soft rose-toned brick — the kind that calls to mind the grand façades of the Museo del Prado — opens into two arches that handle both pedestrian and vehicular access with equal grandeur. Floor by floor, balconies repeat in succession, their ornamental wrought iron railings gradually consumed by tropical greenery that climbs, blooms, and spills over the edges as if it belongs there.

This is an architecture that speaks two languages — local stone and European reference — and it's precisely that contrast that gives BELARA its most authentic voice.



A close-up photograph of a hand gently touching a palm frond. The scene is bathed in warm, golden light, suggesting a sunset or sunrise. The background is filled with more palm fronds, creating a lush, tropical atmosphere. The text is centered over the image in a white, serif font.

UNE BELLE
ÉPOQUE CARIBÉENNE



CENTRAL ATRIUM

Inspired by the elegance of European architecture and adapted for the Caribbean climate, the central atrium brings natural light, ventilation, and vegetation into the rhythm of everyday life. It is a space designed with a clear purpose: to connect the building's architecture with the wellbeing and nature that surround it.



LOBBY BAR

More than a reception area, this is a space designed for arriving, gathering, and enjoying — with open views toward the central atrium, the piano bar, and the grand stone wall. Its visual openness, lush vegetation, and bronze ornamental columns come together to create an arrival experience that stays with you, whether you live here or are visiting for the first time.



LOBBY BAR

A sophisticated setting where music, design, and hospitality converge to make every arrival feel like a special occasion — for residents and guests alike.



ART GALLERY

Over 25 curated spaces turn every walk through the building into a cultural and sensory experience. Art is not something you visit here — it is woven into daily life, allowing residents to feel, live, and breathe BELARA's artistic identity at every turn.






A modern, luxurious hotel lobby. In the center, a woman in a light-colored dress stands behind a large, dark, polished reception desk with a complex, metallic, infinity-like base. On the desk, there is a silver Apple iMac and a white chair. The background features a wall of dark, vertical panels with several hanging light fixtures made of many small, warm-toned lights. To the right, there is a large, arched opening leading to a bright area, and a wall covered in dense green foliage. The floor is made of light-colored, polished tiles. The overall atmosphere is warm and sophisticated.

AMENITIES






SOCIAL

Spaces designed for sharing, connecting, and creating moments worth remembering — all within a sophisticated setting.

-  Lobby & Piano Bar
-  Central Atrium
-  Coworking
-  Cinema
-  Billiard Lounge





WELLNESS

A curated collection of experiences centered around wellbeing, relaxation, and the kind of daily balance that most people only find on vacation.

-  Spa Lounge
-  Jacuzzi
-  Lap Pool





DEPORTIVO

Spaces designed to support an active, healthy lifestyle — every day.

-  Gym
-  Running Track
-  Yoga Area
-  Golf Simulator

FAMILIAR

Thoughtfully designed spaces where every member of the family finds their place.

-  Kids Club
-  Sky Garden
-  BBQ Area
-  Social Terrace



COWORKING

A space conceived for focus and creativity, where the atmosphere does as much work as you do.



CINEMA

A warm, inviting setting designed for sharing films, sporting events, and the kind of moments that are always better watched together — all within the comfort of BELARA.



Lorem ipsum

SPA

A refuge within the sanctuary. BELARA's massage and aromatherapy cabins are designed around one essential idea: that stepping away from the noise, restoring your balance, and remembering that wellbeing is not a luxury — it is where everything else begins.



GYM

A fully equipped fitness center with the Caribbean Sea and Las Iguanas Golf Club as its backdrop. At BELARA, even your workout comes with a view worth showing up for.



RUNNING AND YOGA TRACK

A track designed to connect body and mind — where movement, breathing, and wellbeing come together on BELARA's fifth level, with the ocean breeze at your back and sweeping views of Las Iguanas Golf Club ahead.



GOLF SIMULATOR

A space designed to sharpen your game and enjoy the process — in a setting that makes even practice feel like an occasion.



BILLIARD LOUNGE

A lounge designed for the kind of evenings that stretch longer than planned — with a bar, karaoke, billiards, and board games in an elegant, social setting.



SKY GARDENS

A space designed to pause, connect with nature, and take in the sweeping views of Green Village's Central Park.



KIDS CLUB

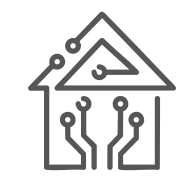
Because the little ones deserve their own Belle Époque, BELARA's kids area is a safe and welcoming space where children can play and explore freely — giving adults the peace of mind to relax nearby without a second thought.



CENTRAL PARK ACCESS



WHAT MAKES BELARA UNIQUE



REAL LUXURY

At BELARA, generous proportions do more than impress — they define the experience. These are residences that give space back its leading role, drawing from an era when living large was not a privilege, but simply the natural way of life..



AMENIDADES

A wide and varied offering. Social, athletic, wellness, and relaxation experiences — all designed for those who live BELARA to the fullest.



GARDEN LIVING

In the most vibrant community in Cap Cana, Green Village's central park does not surround the building — it becomes part of it.



LIVING, BREATHING ARCHITECTURE

Natural light, cross ventilation, and open spaces take center stage — creating a living experience that feels fresher, freer, and deeply connected to its surroundings.



DESIGN WITH ITS OWN IDENTITY

Inspired by European elegance and reinterpreted for the Caribbean, BELARA brings together art, architecture, and lifestyle in a way that simply does not exist anywhere else.



ELEGANT SIMPLICITY

MASTER PLAN AND APARTMENT TIPOLOGIES

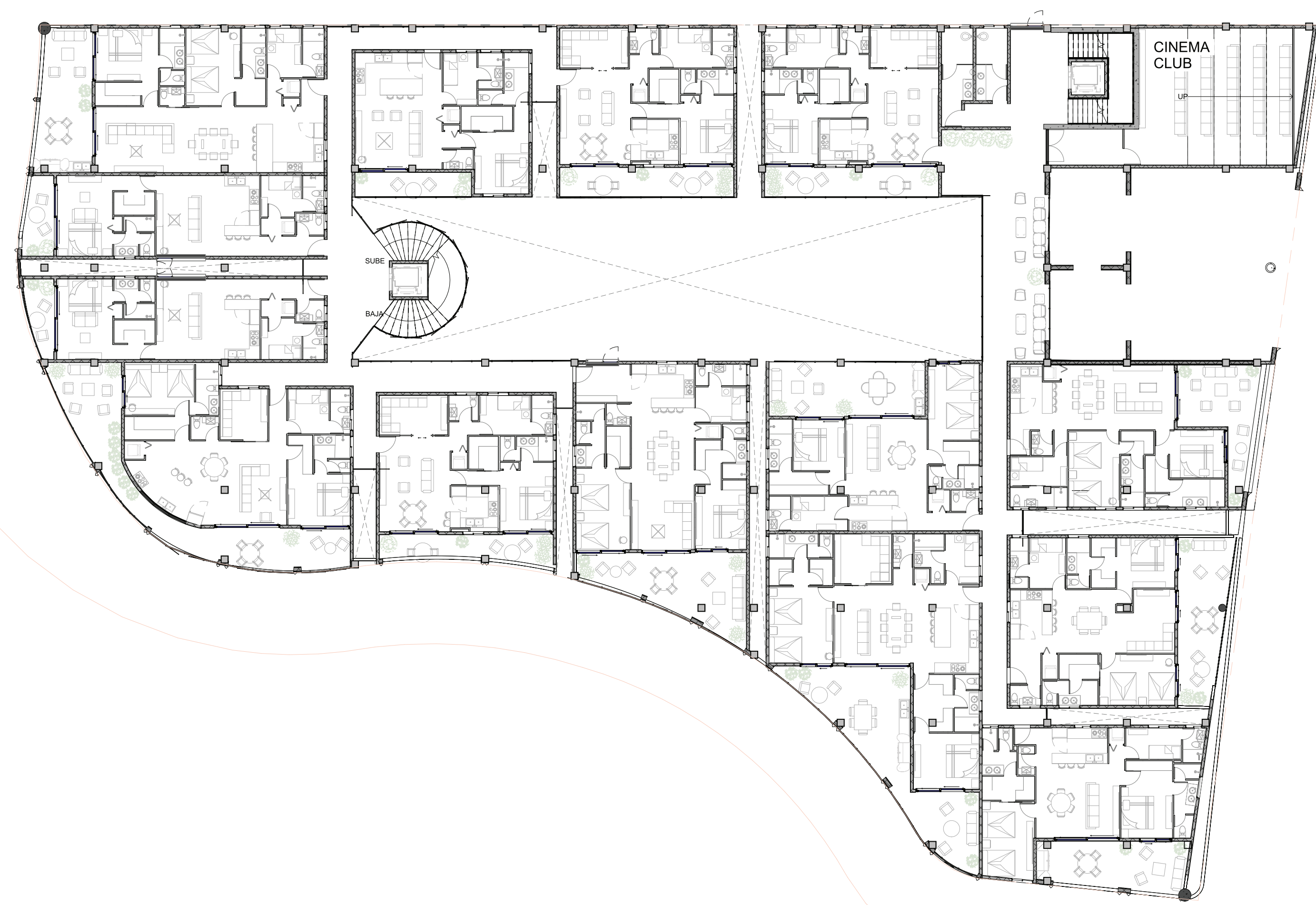


LEVEL 1

Welcome, wellness & well living

The main level brings together everything that gives BELARA its energy. From the double-height lobby and coworking space to the lap pool, jacuzzi, interior garden, and kids area — every space on this level was designed with one intention: to bring people together, support their wellbeing, and make social life feel effortless.

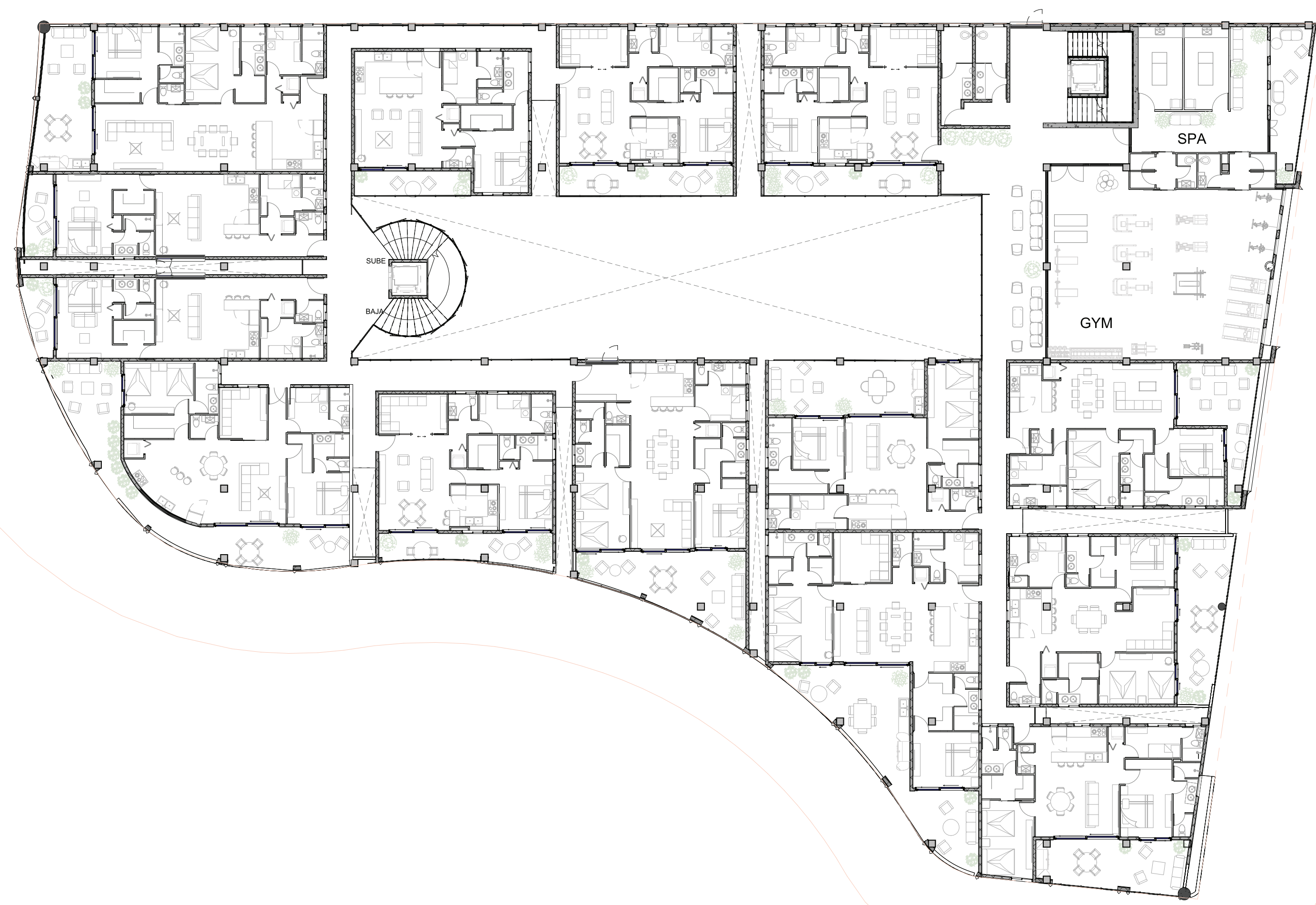




LEVEL 2

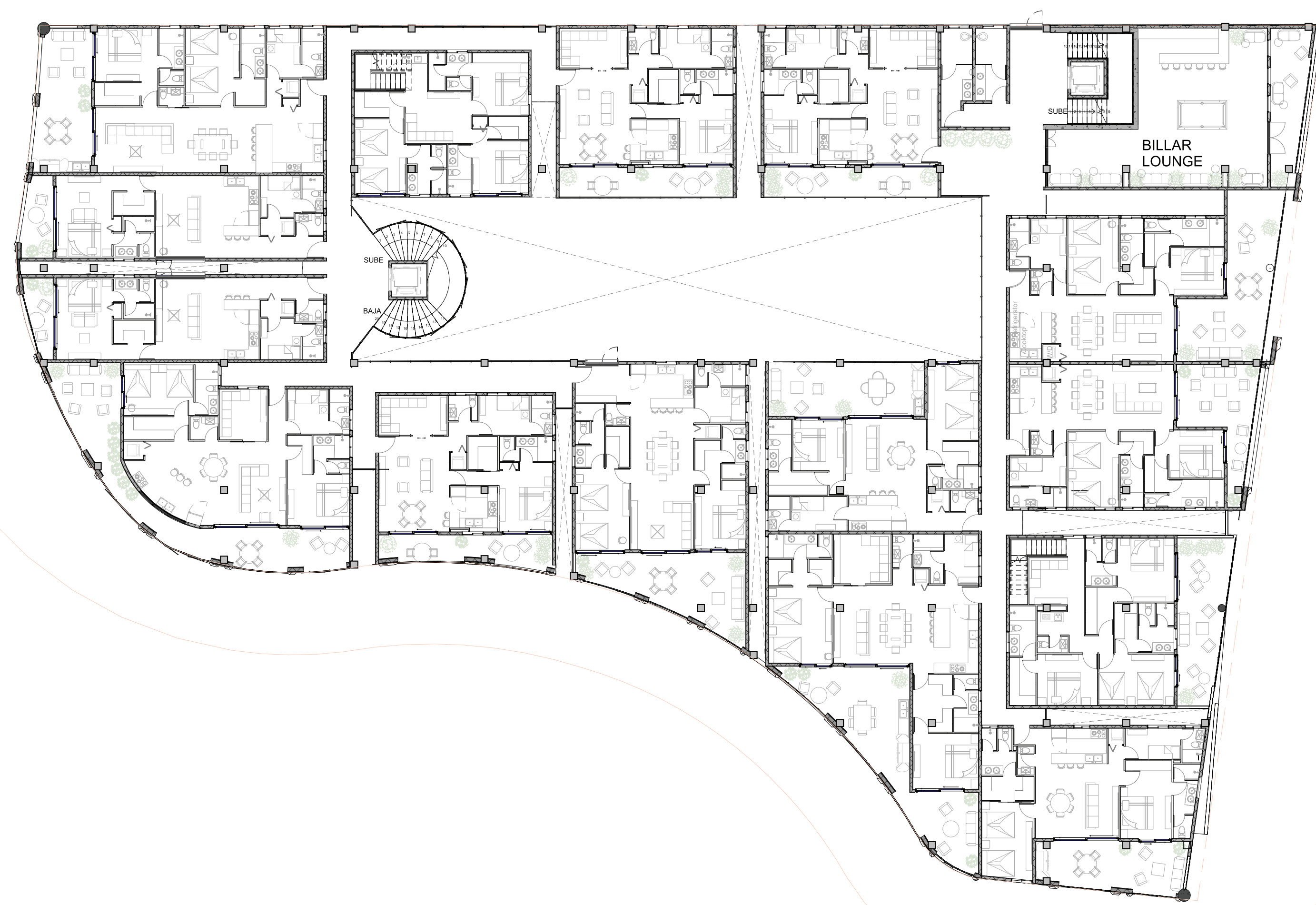
Entertainment & Shared Experiences

A level dedicated to enjoyment and stepping away from it all. The private cinema offers a warm, intimate setting for sharing special moments and losing yourself in an immersive experience — without ever leaving home. The Art Gallery also begins here.



LEVEL 3 Body & Mind

Built around the idea of whole-body wellbeing, this level brings the gym and spa lounge together in one cohesive space — striking the perfect balance between physical activity, relaxation, and personal care.



LEVEL 4

A new way of socializing

A billiard lounge complemented by an outdoor terrace — the kind of setting that naturally draws people in, slows the pace down, and turns an ordinary evening into something worth savoring.

LEVEL 5 Rooftop Experience

The top level is where the Caribbean lifestyle finds its fullest expression. An outdoor BBQ area for gathering and sharing, alongside an open-air fitness zone where movement, fresh air, and sweeping views of Cap Cana come together in a way that makes you wonder why you would ever want to be anywhere else. The sky garden complements the rooftop experience.





BELARA DESIGN PRINCIPLES

At BELARA, every residence is conceived as a living experience where classic elegance meets tropical freshness. At BELARA, every residence is conceived as a living experience where classic elegance meets tropical freshness. Each space reinterprets the Belle Époque spirit through a contemporary lens: generous proportions, abundant light, comfort, and a constant connection to nature.

- Open-plan social areas, free of unnecessary corridors, designed to maximize flow, enjoyment, and the pleasure of shared daily life.
- Bedrooms with the comfort of a fine hotel, conceived as private retreats.
- Master bedrooms accommodate King-size beds, while semi-master bedrooms are sized for double Queen beds — offering space, rest, and flexibility in equal measure.
- Generous terraces that function as natural extensions of the interior, where the garden living experience reaches its fullest expression — surrounded by vegetation, flooded with light, and open to the breeze.
- Floor-to-ceiling windows designed to frame the views, draw in natural light, and encourage cross ventilation — reinforcing that sense of freshness, openness, and tropical wellbeing that defines life at BELARA.

- A guest bathroom that is comfortable, functional, and discreetly integrated — designed to elevate the experience for both residents and visitors without drawing attention to itself.
- A service bedroom with a full bathroom, incorporated to meet the practical demands of contemporary life with order and ease.
- Island-style kitchen with a breakfast bar, designed as the social and culinary heart of the home — where cooking, hosting, and sharing become part of the daily ritual.

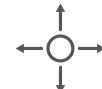

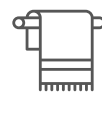




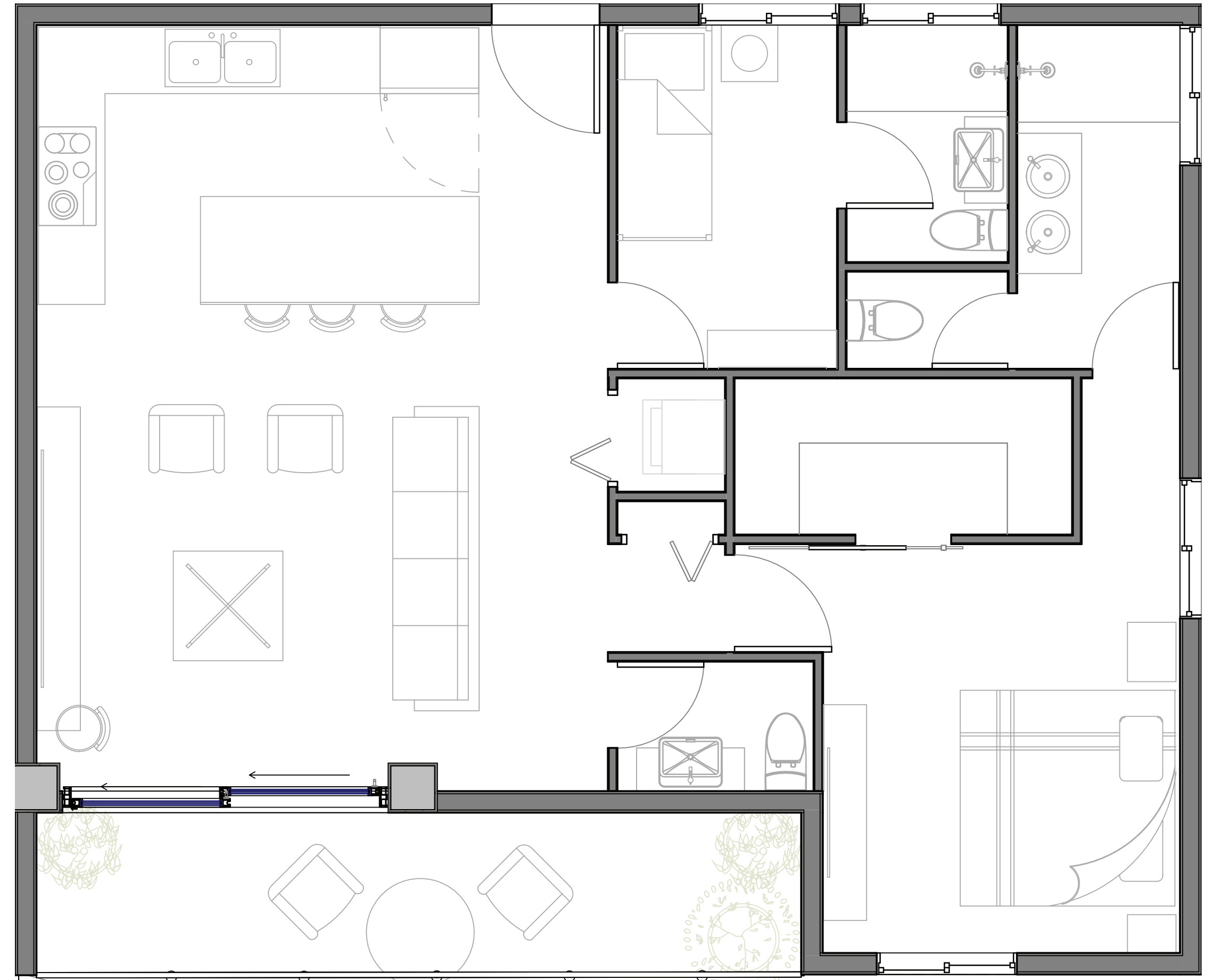
- Flooring: Large-format porcelain tile.
- Kitchen: Moisture-resistant MDF cabinetry with quartz countertops.
- Bathrooms: Porcelain tile on floors and walls, moisture-resistant MDF vanities with quartz countertops.
- Closets: Moisture-resistant MDF doors with hanging rails.
- Doors: Moisture-resistant MDF.
- Windows: P40 aluminum frames with double-pane glass.
- Included appliances: White goods package + VRF Multi Split air conditioning.
- Electrical: European standard wiring with smart switches.
- Plumbing: PPR pressure pipes and PVC drainage.



1 Bedroom Apartment +service bedroom

Aurore & Bohème

-  Size from 1,044 sq ft
-  Bedrooms: 1 Bedroom
-  Bathrooms: 2 1/2
-  Balcony/Terrace: from 102 sq ft to 269 sq ft
-  Parking: 1



1 Bedroom Apartment +Study +service bedroom

Modelo Cristal

 Size from 1,249 sq ft

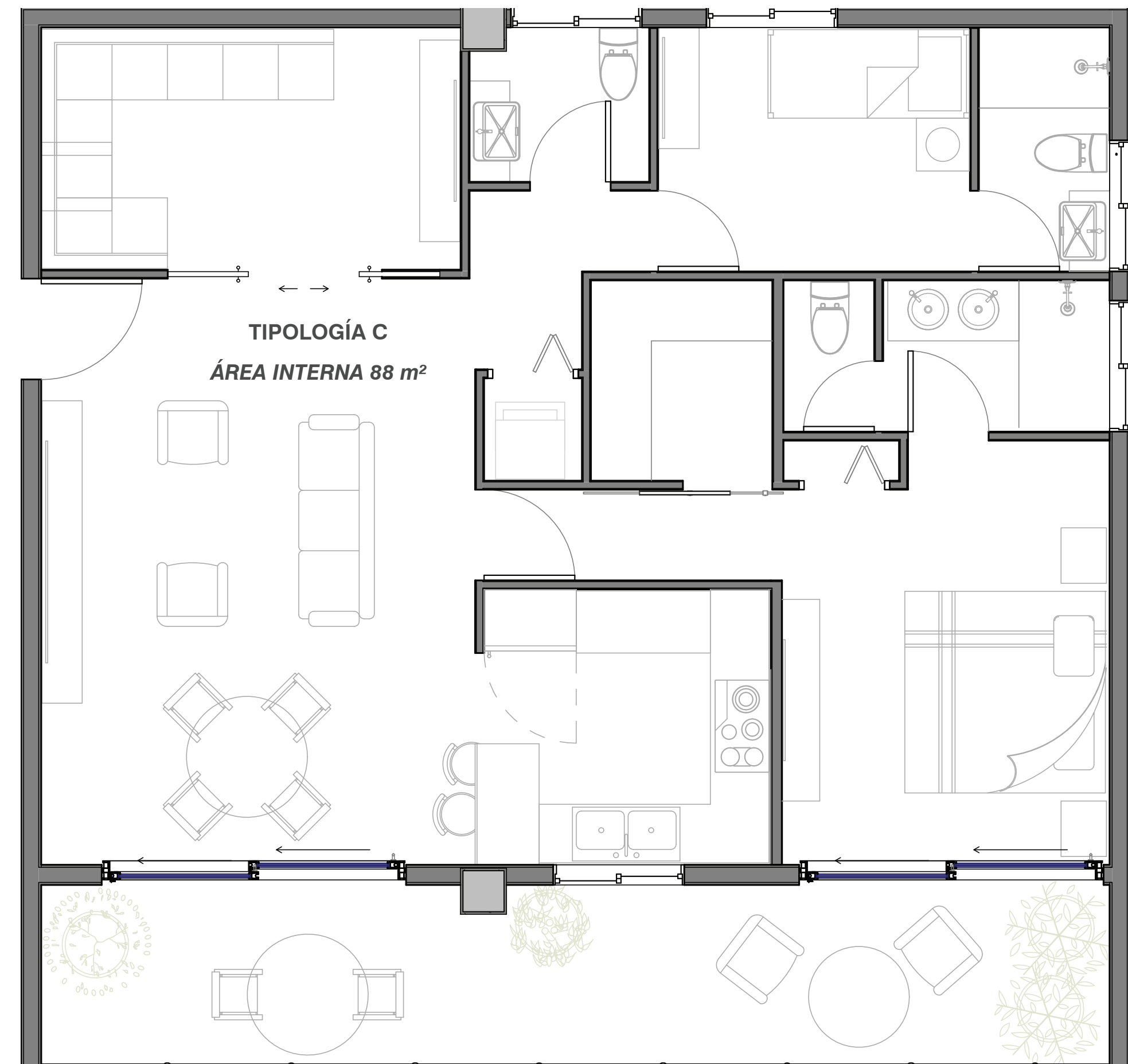
 Bedrooms: 1 Bedroom

 Study: 1 Study

 Bathrooms: 2 1/2

 Balcony/Terrace: from 215 sq ft to 269 sq ft

 Parking: 1











2 Bedroom Apartment +service bedroom

Dauphin, Etoile, Féerie, Galerie
Harmonie, Ivoire, Jardin, Melodie

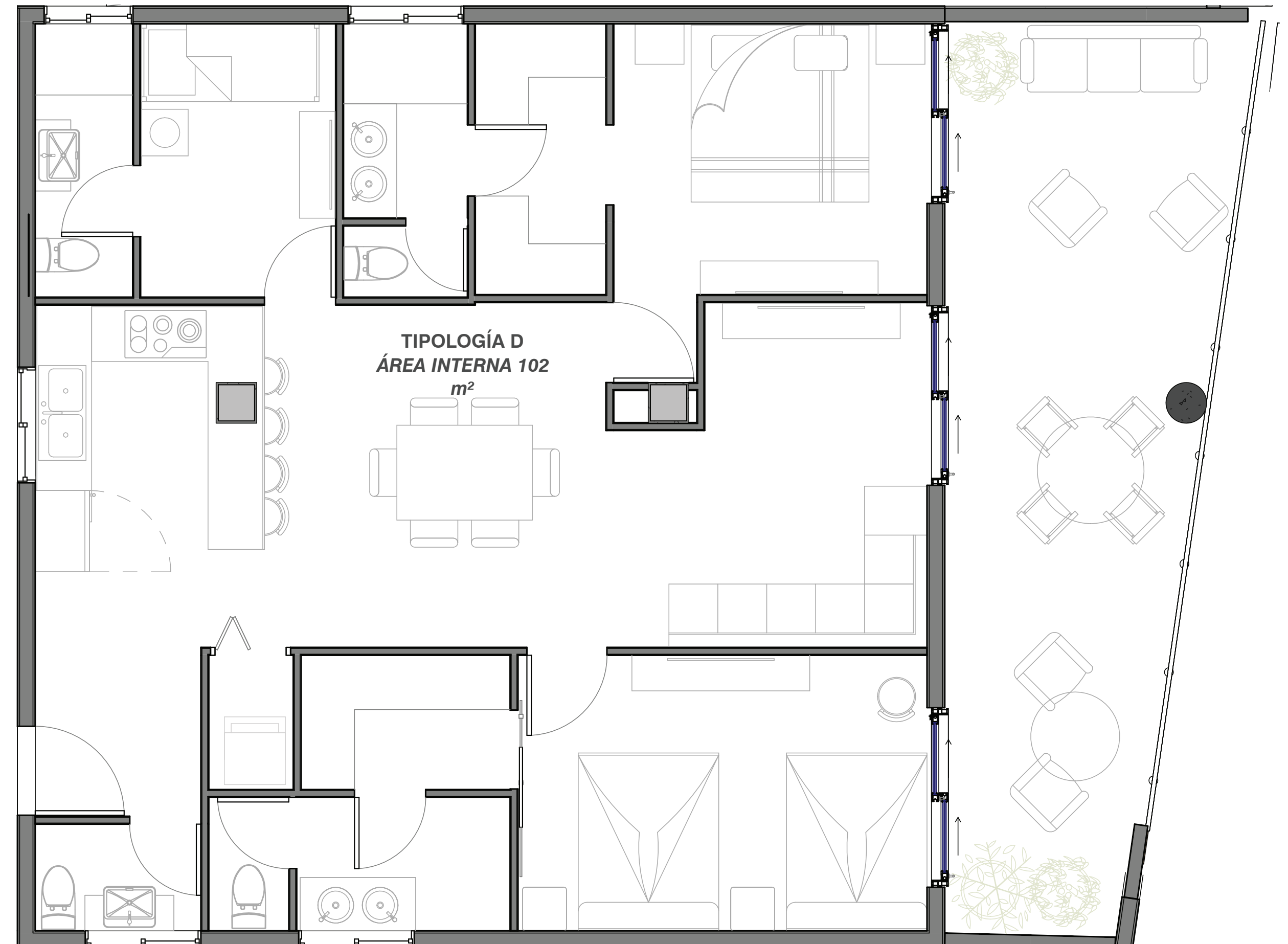
↻ Size from 1,399 sq ft to 1,755 sq ft

🛏 Bedrooms: 2 Bedrooms

🚿 Bathrooms: 3 1/2

☂ Balcony/Terrace: from 377 sq ft to 484 sq ft

🚗 Parking: 2



2 Bedroom Apartment +Study +service bedroom

Kaléidoscope & Lumière

↻ Size from 1,970 sq ft to 2,121 sq ft

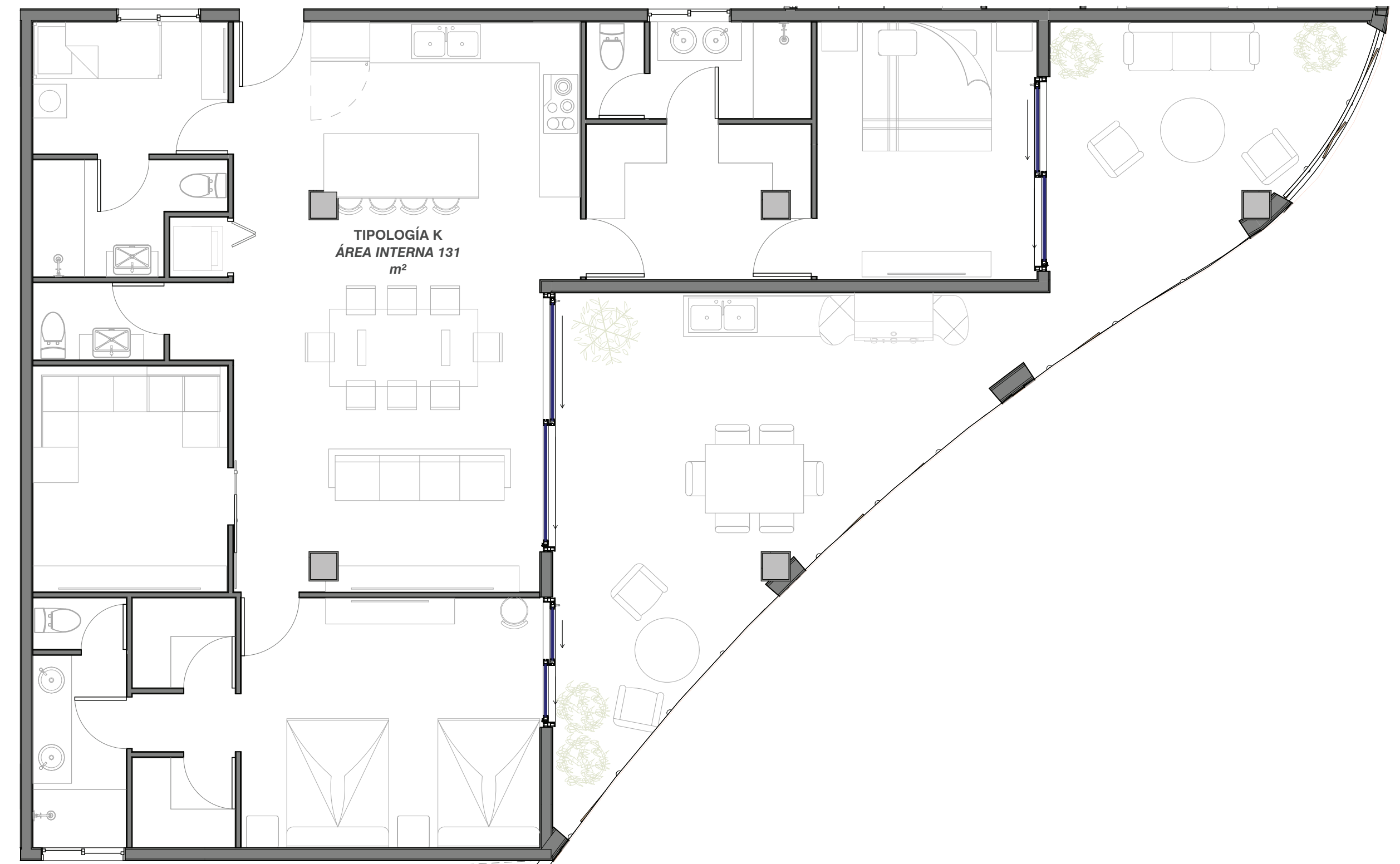
🛏 Bedrooms: 2 Bedrooms

📖 Study: 1 Study

🚿 Bathrooms: 2 1/2

☂ Balcony/Terrace: from 592 sq ft to 614 sq ft

🚗 Parking: 2















3 Bedroom Apartment +Study +service bedroom

Noblesse, Opera, Palais

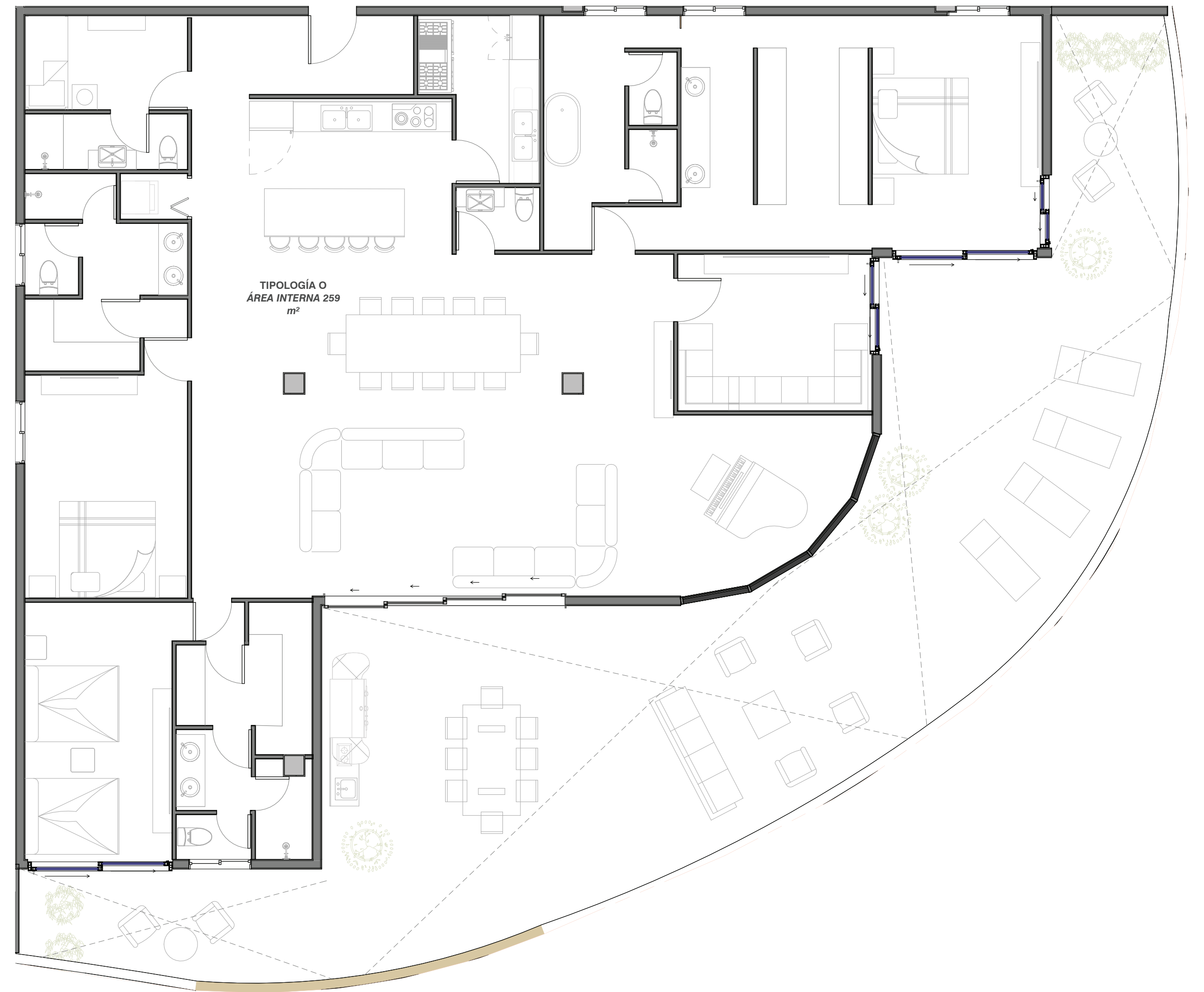
↻ Size from 4,284 sq ft to 5,113 sq ft

🛏 Bedrooms: 3 Bedrooms

🚿 Bathrooms: 4 1/2

☂ Balcony/Terrace: from 1,615 sq ft to 2,099 sq ft

🚗 Parking: 3

















PAYMENT PLAN
RESERVE WITH US\$5,000

20%

SEPARATION

40%

DURING
CONSTRUCTION

40%

UPON
DELIVERY
(DECEMBER 2029)



KMA is a Dominican company with deep experience in the development and construction of residential, commercial, and infrastructure projects. Their track record spans major urban developments and buildings across Cap Cana, Punta Cana, Santo Domingo, and other cities throughout the country — delivering integrated solutions that bring together design, engineering, functionality, and construction quality. Driven by a commitment to creating spaces with lasting value, KMA develops projects built to meet the demands of an increasingly discerning market.







SKY GARDENS

A space designed to pause, connect with nature, and take in the sweeping views of Green Village's Central Park.