

IDAMAR

PRIVATE RESIDENCES

LAGUNA

Green
becomes
home.

Private Golf &
Garden Residence

GUAVABERRY
30 September 2026

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01 GUAVABERRY

A place for your own rhythm

Resort & Country Club

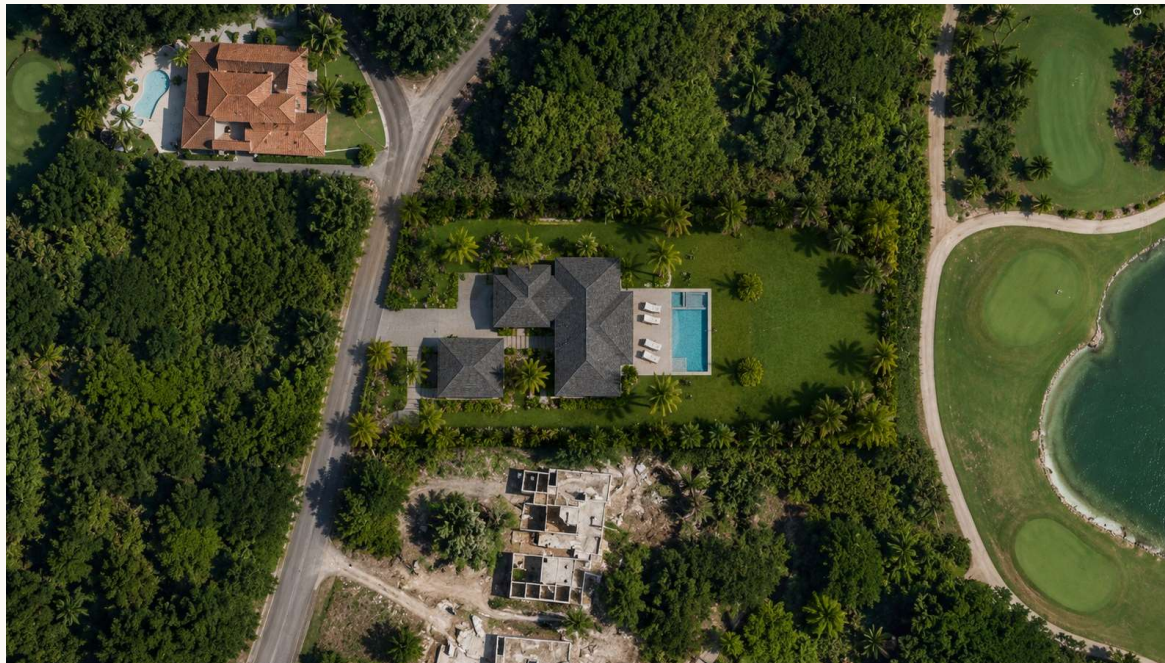
Tropical greenery, an established residential setting and controlled access define Guavaberry.

Near Juan Dolio and the south coast, with road connections to Santo Domingo and the international airport.



1,725.84 m² for your residence

Site illustration incorporating the villa concept. Not a survey or construction drawing.



Street side.
Garden side.
Golf views.

Arrival from the street. Living spaces, pool and garden open towards the golf course and its lake.

Arrival

An arrival
with a
character
of its own

An inviting entrance with warm
finishes and an integrated two-
car garage.



Light that leads you on



Open-plan living connects the foyer, dining area and terrace.

Views open to the greenery.

Cook. Stay.



A generous island. Integrated appliances and custom-built storage.

A prep kitchen or pantry can be added to suit your needs.

Your own private retreat



Four

suites with
private
bathrooms.

The master suite features
a walk-in dressing room
and garden views.

Calm

with room
to unfold

Natural stone, warm wood and views of greenery. A freestanding bathtub and spacious shower create your private spa.



The journey, too, is part of living



Sightlines, daylight and planted transitions give the foyer and corridors a character of their own.



Warm.

Natural stone and
mineral surfaces.

Wood with walnut
or oak character.



Dark frames and
subtle
metal accents.

Refined.

Final selections depend on material samples, suitability for the climate and your personal preferences.



As the day
winds down in the garden

Your own garden with pool
and terrace. Planting and
shade create privacy.

A balance of togetherness and privacy

LIVING & ENTERTAINING

Open-plan living and dining
Designer kitchen with island
Office and guest WC
Terrace, pool and garden

SERVICE & COMFORT

Laundry, utility and technical spaces
and storage.
Integrated garage for two vehicles.

PRIVATE SPACES

Master suite with bathroom and dressing room
Three further suites, each with a private bathroom
Individual wardrobe or dressing areas
Four bathrooms plus guest WC



Generous spaces, clearly defined

430

m² interior area, approx.

520

m² total covered area, approx.

4

private suites

Plot: 1,725.84 m². Planned living, terrace and lifestyle areas total approximately 690 m².

Concept figures. Areas overlap and must not be added together. Final figures will be defined during design.

Space to focus and unwind



Your office

A quiet workspace is part of the Signature concept. A discreet panic room configuration can be specified separately.

Your wellness area

A gym, sauna, spa and relaxation area extend the residence in the Wellness edition.

A sky office or viewing pavilion can be considered during the bespoke design process.

Built for tropical living

STRUCTURE & GROUND CONDITIONS

Surveys, ground investigations and structural design form the foundation. Structure and drainage work together.

OPENINGS & FLOORING

Large-format glazing and carefully detailed thresholds. Slip-resistant finishes in outdoor areas.

ROOF & FAÇADE

Articulated hip roofs and generous overhangs provide shade. Mineral finishes define the façade.

MATERIAL SELECTION

Climate suitability, durability and maintenance matter as much as texture and colour.

Comfort working behind the scenes

CLIMATE & DAYLIGHT

Zoned air conditioning, shade and effective cross-ventilation. Solar tubes bring daylight into the planned master dressing room.

UTILITIES

Generator, solar panels, battery storage and a water reserve are sized and offered as coordinated options.

LIGHTING & SMART HOME

Coordinated lighting zones and provisions for controls. Extended automation according to the chosen edition and your preferences.

ACCESS & PROTECTION

Access control, cameras, alarms and an optional panic room are discreetly integrated into the architecture.

The specific systems and security provisions depend on the chosen edition.

Close to your project, even from afar

IDAMAR is your central point of contact on site.

Planning

Agreed plans and a clear specification document your wishes.

Transparency

Progress reports and photographs keep costs and schedules transparent.

Decisions

The cost and schedule implications of every change are documented. You approve them in writing before implementation.

One point of contact. Documented decisions. Ongoing support on site.

Quality

becomes visible
during
construction

BEFORE CONSTRUCTION

Plans, materials, samples and technical details are checked and approved.

DURING CONSTRUCTION

Defined inspections cover the structure, roof, waterproofing, systems and finishes.

BEFORE HANDOVER

Water, air conditioning, electrics, pool and controls are tested. Outstanding items are documented.

MOVING IN

You receive an introduction to your home, project documents, maintenance guidance and an orderly handover.

Your residence.
Your place in the green.



LAGUNA SIGNATURE

from USD 1,495,000

Including the plot, villa, pool and landscaped outdoor areas.



Indicative pre-construction price based on current project information. Binding offer following design.

Three editions. One Laguna.

Edition	Price range (USD)	Planned scope
Signature	from 1,495,000	Plot, villa, pool, four suites, office, kitchen, basic systems, two-car garage and outdoor areas.
Wellness	from 1,645,000	Signature plus gym, sauna and spa, with enhanced smart-home, comfort and security systems.
Bespoke Turnkey	1,795,000–1,895,000*	Bespoke turnkey fit-out with furniture, décor, premium built-ins and agreed individual requirements.

*Bespoke from USD 1,795,000. Indicative range varies with the selected configuration.

Taxes, transfer fees, financing and any additional services not agreed are charged separately.

Your personal touch makes it home

Your lifestyle

Living, guests, work or wellness: together we define the spaces and functions that matter to you.

Your materials

Finishes, built-ins, lighting and fittings are sampled and recorded in your personal specification.

Your clarity

You see what is included, which options can be added and how your decisions affect the budget and schedule.

Renders illustrate the design concept. Approved plans and specifications are binding.

Arriving is just the beginning.

Your relationship with IDAMAR continues
beyond the handover of the keys.

Aftercare and local support give you a reliable point of
contact. Maintenance, property management and rental
management can be arranged as required.



Let us talk about
your Villa Laguna.

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IDAMAR

NOT JUST REAL ESTATE.
REAL VALUES. REAL LEGACY.



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