



THE TOP 10 LIST OF LUXURY VILLAS IN THE DOMINICAN REPUBLIC

>>>>> *North Coast Cities, its best 5 stars villas, Summer 2010.*

Renting or buying a villa is a personal or business decision, and having the pleasure of enjoying one in the lap of luxury means you are a top player in whatever lifestyle you've chosen to live. The first few top luxury villas built in the island of Dominican Republic were built in the North coast, around

the beachfront stretch of land between Puerto Plata and Cabrera, spanning Sosua, Cabarete, Rio San Juan, Gaspar Hernandez. The largest ones being in Cabrera, such as Castellamonte, Flor De Cabrera, Golden Dolphin, Sea Star, Balaji Palace. Then in Sosua, villas such as La Bandera, Catalina, Lion's Gate, among others, are still some of the most expensive in the market.

Here's our top ten list of the best luxury villas in the Dominican Republic:

1. *Lions Gate*
2. *Balaji Palace*
3. *Castellamonte Del Mare*
4. *Villa La Catalina*
5. *The Golden Dolphin*
6. *Flor De Cabrera*
7. *Villa Lazy Heart*
8. *Casa Kimball*
9. *Villa Cabofino*
10. *Villa Sunrise*

This list refers to the value, design, location and dedication put into each one of these villas to preserve a high level of living, well above standard. Some of these luxury homes are offered as vacation rentals, like small private hotels for the wealthy. It is very hard to place one villa below the next, because so many of them are similar in high end style, decoration and value. This list is intended to bring information to possible buyers or investors (and vacation rental clients) about the luxury villa market and save them time when shopping around for a nice place to live in, or just stay over for vacation.



1. Number one in the list is the [Lions Gate](#), a 23,000 sq ft. villa that boasts excellence from every corner. Built to impress, with a 2.8 million gallon man-made lake, beach, underground casino, sauna, game room, oversized swimming pool with bar and a bottom recreation of Atlantis, the lost continent including sunken broken columns and terracotta vases. The poker table in the casino has a glass window from where you can see who's swimming in the deep of the pool, and vice versa. Upon entering this mansion you sense the richness in the carefully crafted Corinthian columns supporting the inverted-V thresholds separating the living spaces. The house is massive, with the most expensive flooring in the area, burl walnut and custom cut white marble. This clearly is a villa built for a movie star given its ultra luxury specs. The movie room is a real theater with lazy sofas and a

large screen, with the original red carpeting and wallpaper detail, sound proof with full Dolby surround system. A bar and billiard room for the big guys feels like the elite private clubs in Paris and Morocco. Its sales price went down because of the current recession, and anyone can have it for under US\$12 million. The house has a hydraulic Mitsubishi elevator with capacity for 10 people. Being top of the list, it awaits for a very special owner looking to become the number one tenant in the North. Having 3 secluded, private beaches in top location Sea Horse Ranch including an equestrian center and club house; it is a house worth its value. This house is only available for sale, if you are in the small circle of possible buyers, call 829-477-2038 to get a private tour of the property. Private jets and charter flights land at POP airport in Puerto Plata (10 mins away). Cabarete can now rank top with the best luxury villa of 2010.



This villa ranks number one because it offers one of the highest standards of living in the whole Caribbean area.



2. The second place in our list goes to a very special villa, one that

looks and feels like taken out of the book of the thousand and one nights. [The Balaji Palace](#) is the dream of a visionary who created an Indian Palace in the Caribbean with majestic proportions, adding intricate detailing to every inch of its walls. First seen from the driveway, you have the notion of being transported into a smaller version of the famous Taj Mahal, looking up at the high walls and vaulted ceilings displaying an architectural challenge of perfection and balance. Inside, the tall pillars and perfectly cut archways give the

interior a dimension seen in the finest palaces around the world. 12 luxury suites, spread into 4 oceanfront mega suites, 2 garden suites, 5 junior suites and 1 double by the garden. The villa includes a helipad, private beach, 4 Jacuzzis, spa area, bar, and a splendid swimming pool. To say this mansion has spectacular views is to underestimate it, and the furniture is by far of the finest found around the world. With a high rental ticket, you can spend a night in this palace villa for about \$3,500.00 and perhaps make a serious inquiry for the purchase of it (around US\$20.0 million). Such a special place requires a wealthy individual who understands the value beyond the money, for this place requires a *pure soul of an owner*. There is a soothing, if not healing atmosphere once you come in and feel the ocean breeze within the realms of Balaji. Mugal Emperor Shah Jahan built the Taj Mahal in 1653 as his wife's final resting place; had he known the Balaji he'd give her this Caribbean beach palace for the best days of her life.



A rich tour of Indian cultural heritage is what the visitor sees at the Balaji Palace, in Rio San Juan Dominican Republic.



3. Our third choice is a Tuscan-style masterpiece, an oceanfront villa in

Cabrera; [Castellamonte del Mare](#). One of the top ten in the Caribbean area, this Italian-inspired cliff top mansion has 8 luxurious suites facing the ocean and a magnificent swimming pool spread along the terrace including a fancy gazebo and plenty of space to entertain parties or just keep it among the family. The large kitchen is a wish came true for the true gourmet, and original frescos painted the old way greet you as you walk up along the artfully crafted stairway to the second level, the rooms and bathrooms reminiscent of the old grandness of an Italian palazzo. Set right next to the Orchid Bay beach, its multimillion dollar

neighbors are world class, high profile citizens living the low profile dream in the Caribbean. The owners spent a lot of time and effort into making this magnificent property, which is one of the most successful luxury villa rentals in the Dominican Republic and the Caribbean. Tuscan and Greek details in the ceramic tiles of the bathrooms echo the times when the Romans built an empire and the rebirth of villas began, turning into a long tradition. Completely furnished with lavishly decorated interiors and a wide range of amenities including spa services on site. Probably the first luxury villa to enter the fractional ownership real estate market in the Dominican Republic, it offers you real ownership of 5 weeks per year for only US\$650,000.00 deeded under a fractional owners program. To own this villa as a whole it takes around US\$7.3 million. Dial 809-377-2038 for having the details on this property.



Castellamonte del Mare is the ultimate luxury villa also available as a top rental right next to a secluded beach.



4. When exquisite taste meets a generous budget, one can only get our

number four choice of the best luxury villas in the Dominican Republic. [Villa Catalina](#) is the type of architecture found in the best ocean front communities of Palm Beach and the West coast of the U.S. where the affluent families build their homes. Its three acres of land in a prime location facing the ocean makes it almost perfect, but then the modern style and exclusive decoration is what really stands out from the rest. This fine piece of real estate has 5 ample suites, 7 bathrooms, an infinite edge swimming pool and needless to say, top luxury finish materials and furnishings. The fine roof shingles seen from an aerial shot define the style,

white below from inside as seen in the vaulted ceilings. This home was conceived for spaciousness, from the very beginning. The decoration includes contemporary art and the architectural details follow the same conceptual balance. This villa is neighbor of the top ten list choice number one, so you can have an idea of the caliber of these homes and the residential community where it stands. Its elegant wooden floors in the living areas offer a subdued tone that matches the light white tones of the walls and furniture. A black and white kitchen with dark wood cabinets and stainless steel accents has roomy, spacious areas to mingle and cook, even entertain with friends and family within so much space. A preferred luxury rental in the area of Cabarete, this deluxe home is rented for US\$3600.00 per night and could be your favorite oceanfront home for about US\$10.0 million.



This house has a class of its own, one of the top villa rentals in the Dominican Republic also available for sale.



5. A classic castle-looking home bringing back memories of fairy

tales, our fifth pick is a distinguished European classic blend that catches the eye with its beautifully designed exterior and opulent interiors. Built on a high ground, this 17,000 sq. ft. luxury villa has a large land of 8 acres, with 2 separate properties, a putting green, horse stables, fitness room, swimming pool, baseball diamond (yes, for real) and a lot other features. [The Golden Dolphin](#) is surrounded by expansive green areas, and its interiors include arched, vaulted wood ceilings with half circle archways and Roman columns combined with elegant dark wood furniture over white marble flooring in the dining room. The front entrance has double stairs side by side in stone, purely

Mediterranean by any standards. The 9 bedrooms were all designed with different themes and names, and its 11 bathrooms bear signature fixtures of the highest quality. Abundant tropical vegetation keeps the temperature cool in the property, and air conditioned is also used in the suites and other living areas. Below, a wine cellar holds hundreds of bottles of fine wine and other spirits, and outside there's a private tennis court to practice whenever you want. A viewing deck has direct views to the Atlantic Ocean, also to whale watching during the whale mating season. This villa is set on a large plot of land in Cabrera, Dominican Republic and can be reached by car or by helicopter (you can land in the front yard). A famous rental for family vacations, it costs US\$2600.00 per night in high season. Ownership requires around US\$11 million, 80 acres included.



The Golden Dolphin is all refined elegance and quiet opulence, one of the best villas for sale in the Dominican Republic.



6. The sixth position in this list goes to [Flor De](#)

[Cabrera](#), which is a pure reflection of good taste and grandeur in design. This beach villa in Cabrera draws attention from every angle, its elegant profile dominating the scenery. Its 10 bedrooms and 11

bathrooms make it one of the best villas for family trips, weddings and other special cases where numerous rooms are needed. Its interior ceilings are covered in fine mahogany wood, and the floors in creamy marble cut to match and last. Glass doors framed by red-stained fine wood let the viewer enjoy the views in and around the villa. Its many interior patios covered in marble and individually styled makes believe this is a family house you've known for long. The game room has a nice bar area and plenty of space around the pool table, with several other table games and a very special poker table set in a sort of small area fit for a gamer seeking privacy. The movie room is right within the game area, with lazy boys and controlled audio system. The swimming pool flows from inside the house into a manicured garden with cascading water from natural rocks that makes it look like an oasis facing the ocean, just a few meters from the golden sand beach lined with swaying coconut palms. Inside the villa, generously large living spaces offer a comfortable life with several lounge areas, a luxury dining room table for 18 people, movie room, gym workout room, and master suites with beachfront balconies. Lavishly decorated with the finest pieces, this villa can be considered one of the top three vacation villas in the Orchid Bay area in Cabrera, Dominican Republic. Your family can spend a weekend in this beautifully inspired villa for around US\$3750.00/night. Why not buy this fine piece of paradise, it takes serious bidders starting at US\$6.9 million.



Seen from any angle, Flor de Cabrera leaves a lasting impression on the visitor, specially seen from the beach or from a plane.



7

. A Dominican Republic villa like [Lazy Heart](#) is what most of us

dream about, an 11 bedroom European style villa that fits 21 people, right on the beach of Orchid Bay. Designed by an award-winning architect on 10 acres of exotic beachfront, the villa's layout was inspired in French and English styles with the usage of stone, red/brown clay roof tiles, wooden beams in the high ceilings and imported floor tiles. Surrounded by tropical trees and beautiful scenery, the villa offers a high end lifestyle with private areas, clay tennis court, horse stable, wine cellar, exquisite bar area with lounge, heated swimming pool with coral stone deck, a secluded white sand beach and

a large dining table for 14 people. The interiors are well appointed with luxurious furnishings, and the villa is fully staffed to meet the rental demand. Several suites are detached from the main building for privacy purposes, including a grand master suite. An entertainment room has a large 30" TV screen with satellite, and a pool table. The swimming pool area is surrounded by tropical trees that give it total privacy, and the bar is the place to be for a drink and chat with friends or family. The private community of Orchid Bay sits on a stretch of beach in a secluded area of the North coast, preferred by many high profile visitors who search for a serene environment of luxury Caribbean living without the hassles of the media and urban life. As this goes, many fly with their private aircraft into a smaller airport called El Catey (AZS) in the neighboring town of Samana. This area is one of the fastest growing investment locations in the Caribbean, with many large scale projects on the way and new roads being built for those purposes. This purely European villa in this fantastic location has a unique charm that makes it only available for rental, at US\$2,500.00 per night.



This Caribbean luxury property is one of the most special homes in the North Coast, good to know it can be rented.



8. Being new doesn't always mean you can't achieve grandness in a

sudden moment, but in architecture and design new can also translate into greatness when the final product excels in many ways. [Casa Kimball](#) is a new villa built less than 2 years ago by famous architect Jasmit Rangr, and commissioned by Spencer Kimball. This opulent waterfront house follows balance and form resulting in a panoramic feast for the guests, from every angle. Its modern lines are projected forward and expanded into living spaces with open views to a blue ocean that seems to be the centerpiece of this beautifully conceived modern villa. Polished wooden ceilings and marble-covered flooring are used in conjunction with slim frames that leave

a direct vista of the outside, into the inside. According to the builder, this villa is a mirror image of his luxury apartment in New York, and the design and capacity makes it an ideal place for parties, family reunions and special events. The 156 feet long lap pool that extends into the ocean can be considered one of the best of its kind, with night time luminescent lighting, and the rooftop lounge with its unobstructed 280-degree views is a perfect spot to share a sunset with your loved ones. The Cliffside Jacuzzi was built at a lower level so it can be private from the rest of the property, always facing the ocean. Entertaining is a must in the villa, with a large flat screen TV, audio system and games including billiards and karaoke. A business center conveniently placed in the villa allows visitors to be in touch when needed. Gardens and landscaping in Casa Kimball follow the Zen tradition of space and openness, and its designer is well known for incorporating nature into his masterpieces. The house is available as a vacation rental and also for weddings and family gatherings. Such a well designed villa can be perfect for corporate retreats and special meetings.



This villa is an open window to the Atlantic Ocean, designed for a much laid back lifestyle in the lap of luxury.



9. When most people were thinking about buying a flat piece of land to build their perfect villa, someone else had a vision of the birds nesting in the cliff side, and came up with the idea to build **Cabofino** as their private retreat. Cut into the rock and mountain side, this 12,000 square foot villa in Cabrera, Dominican Republic is the most private home in the island. Its 10 suites are distributed facing the pool area, the tennis court and the garden areas, all facing the ocean from a very secluded perspective. Seen from an airplane, this is an impressive place that appears out of nowhere, surrounded by lush green trees and foliage. Below, the villa has several small gazebos and stairs from where

visitors can experience fascinating moments with a quiet natural environment away from it all. An ocean front Jacuzzi a few steps down from the swimming pool has a small natural cave, and has become a photographer's delight. The villa interior combine wood and stone like ancient Japanese temple homes and also has a tiki bar with a nice entertainment area full of sofas and wicker seats. This villa could be considered a mix between Asian and Spanish styles. Manicured gardens and stone walkways greet the visitor who enters the villa through a private driveway that winds down into the side of the cliff and enters the villa to see a private retreat like no other. Sunbathe by an alluring slate bottom pool and soak in a free form rock whirlpool Jacuzzi with cave, or enjoy sunset cocktails by the bar. This hidden paradise can be rented for US\$2,500/night and probably purchased if the offer is good enough. You can see this villa with more details at www.goldenkeymanagement.com



Few villas around the world are built into a hill and offer private tennis court, extensive living spaces and many amenities



10.

One of the best features of private Caribbean retreats should be a nice beachfront, add to that a touch of Balinese styled architecture that splits the suites into separate units and you got yourself a joyful vacation spot. [Villa Sunrise](#) is one of those few places where Indonesian influence produced a splendid work of art that sits on a breath taking golden sand beach, preferred by many travelers each year. Set on two acres of tropical beachfront land, the property is 20 feet above in a rock cliff just a step from the beach. The main house has a master bedroom, and there are 4 additional separate areas with seven suites, each with its own bathroom and air conditioning. The main

villa is the meeting place where several separate lounging areas offer a lot of space for groups or large families, including 2 bar areas. A beautiful swimming pool is shaped like a lotus, and there is also a hot tub conveniently placed near the pool. A romantic dining pavilion outside stands next to it, where you can have staff arrange candle lit dinners for romantic moments. The architecture of the units that make up Sunrise villa are based on wood painted mahogany reddish just like the original Balinese ones, and the classic roofing also resembles its Asian origins. Throughout the house, you can feel the sunrise outline designed into the glass doors and overhead above the verandas. The panorama views of this beautiful vacation villa will leave good memories that last forever. The rental rate starts at US\$1,350.00 per day.



The owners of this exotic Caribbean villa have turned it into one of the most successful luxury rentals in the Dominican Republic.

ABOUT THE TOP TEN LUXURY VILLAS IN THE DOMINICAN REPUBLIC:

This list is put together every year by Golden Treasures Luxury Villas, done based on our rental and sale experience in the North coast market and can be modified as new villas enter the market or existing ones are upgraded and achieve a higher status. Buying or renting luxury villas in the Dominican Republic is our business, we are constantly listing new ocean and beach front properties to keep the options as varied and selective as possible. The owners of the properties included here were not contacted regarding this top ten list, and the value and price of the properties is not dependable on the list, but on the market value and each individual owner's perception. Prices are subject to change, feel free to contact us anytime or just visit the website for the current rental and sales prices.

Golden Treasures

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