



ITZÁ

GOLDEN RESIDENCES

FOLLOW THE LIGHT





*ITZÁ is an architectural statement. Drawing from the monumentality of ancient structures and reinterpreted through a lens shaped by the cosmopolitan energy of the world's most iconic destinations, it brings together architecture, lifestyle, wellness, and investment in a single, unprecedented proposition.*

*This is not simply a building. ITZÁ is a contemporary monument where light, design, and energy converge to create a living experience that is sophisticated, vibrant, and impossible to ignore.*

*Built for those who demand more than luxury — who seek a distinctive architectural identity and a high-value asset in one of the Caribbean's fastest-growing corridors — ITZÁ does not follow the standards. It sets a new one.*



# 1 THE CONCEPT

- Inspiration
- Vision

# 2 LOCATION

- Energy and Connection
- Experiences and Lifestyle

# 3 PROJECT

- Follow the light
- Amenities

# 4 ARCHITECTURE

- Master Plan
- Typologies

# 5 INVESTMENT

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- Payment Plan

# 6 ABOUT THE DEVELOPER

- KMA Developments





FOLLOW  
THE LIGHT



# Concept

ITZÁ was born from a powerful convergence of monumentality, modernism, and cosmopolitan energy. Drawing from the authority of the world's most iconic structures and reinterpreted through a contemporary vision, it stands as a residential monument built for those who expect more from where they live.

More than a building. ITZÁ represents a new architectural vision for Cap Cana — bold, sophisticated, and designed to command attention by day and by night.

Imágenes de carácter ilustrativo y referencial. Las especificaciones finales se rigen estrictamente por el contrato de compraventa.



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# Vision

Golden Lakes is in the middle of a transformation. The new Cap Cana Commercial District is redrawing the map of the area — and ITZÁ is positioned exactly where that convergence happens, with a presence that imposes, that stays with you, and that looks like nothing else in the Caribbean.

ITZÁ will be recognized for three things: its monumental architecture, its hotel-grade management, and its ability to appreciate in value within the fastest-growing tourism corridor in the Western Hemisphere

An aerial photograph of a beach. The top of the image shows the ocean with white foam from waves washing onto the shore. The rest of the image is a vast expanse of golden sand. In the lower-left quadrant, a person is lying on their back on the sand, wearing a hat and dark clothing. Their shadow is cast to the right. A trail of footprints leads from the person towards the bottom of the frame. The text 'A STATEMENT IN ARCHITECTURE' is overlaid in white, serif, all-caps font on the right side of the image.

A STATEMENT IN  
ARCHITECTURE

# GOLDEN LAKES BEGINS HERE

ITZÁ sits at the center of Cap Cana's Downtown, at the intersection of the main avenue and El Dorado avenue — a corner built to be seen, remembered, and reached from anywhere in the Ciudad Destino.

The project is set within Golden Lakes, facing a large navigable lake whose shoreline holds a lakeside beach — the kind of place where a day of rest or non-motorized water sports feels like the most natural thing in the world. A setting where the landscape itself becomes an amenity.

Five minutes to Cap Cana's Marina and beaches. Steps from the new Lake District Commercial District. Everything that defines a life well-lived, within immediate reach.



A solo unos minutos del Aeropuerto Internacional de Punta Cana.

VER UBICACIÓN EN MAPS





# LOCATION

Golden Lakes



## GOLDEN LAKES

A setting of lakes and natural surroundings that invites you to embrace the serenity and exclusivity of life in Cap Cana.

## JUANILLO BEACH

One of the most exclusive beaches in the area — white sand, turquoise water, and the kind of unhurried luxury that only the Caribbean delivers.



## PUNTA ESPADA GOLF

A Jack Nicklaus-designed course — internationally recognized, and framed by the Caribbean Sea.

## LAKE DISTRICT

The new commercial and corporate district redefining business and lifestyle in the heart of Cap Cana.



## EL DORADO PARK

The largest family waterpark in the Caribbean — with rides, entertainment, and recreational experiences for every age.



## LA MARINA

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



## LOS ESTABLOS

A premium equestrian center offering polo, horseback riding, and experiences rooted in the Caribbean equestrian lifestyle.



## SCAPE PARK

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



EN EL MISMO  
TRAYECTO DEL SOL



ITZÁ borrows the language of the world's great universal icons — the majesty of the Maya pyramids and the spectacular nighttime energy of Las Vegas — not to imitate them, but to invoke what already lives in the collective memory: grandeur, permanence, brilliance.

That visual capital is translated into four stepped pyramidal towers rising over Golden Lakes with an unmistakable presence, separated by a reflecting pool that doubles the sky and suspends the architecture between water and light.

At night, beams of light ascend from the peaks like beacons over Cap Cana — a monumental gesture that turns every façade into a stage. These are not decorative elements. They are essential to the identity of the project, and they transform the spatial experience, creating a sophisticated visual journey from day to night.







WELLNESS  
MONUMENTAL





# WHAT MAKES US SPECIAL



## Signature Architecture

ITZÁ reinterprets the majesty of a contemporary pyramid through a bold, monolithic structure — turning the building into a modern monument and an unmistakable landmark in Cap Cana.



## Prime Location

In the heart of Cap Cana's downtown, steps from the Commercial District and within easy reach of everything the destination has to offer.



## 360° Terrace

ITZÁ's stepped architecture transforms every setback into a livable extension of the home — creating outdoor spaces far more generous than what a conventional residential tower allows.



## Living Façade

The exterior design integrates a large-format strategic lighting system that brings the building to life after dark, elevating the property's status and setting it completely apart in the destination's nighttime landscape.



## Rental Friendly

Designed from the ground up to welcome both leisure and business travelers, with Smart Living technology built in to streamline hotel-style management and maximize return on investment.

# AMENITIES

 Private Sports Bar


 24 Hour Restaurant

 Social Areas

 Coworking

 Retro Game Zone

 Lake Club

 Relaxation Areas

 Integrated Landscaping

 Gym

 Lap Pool

 Smart Living

 Rental Friendly



# 24 Hour Restaurant

Always Open Snacks, Fast Food and Beverages, with Garden and Pool Views

Imágenes de carácter ilustrativo y referencial. Las especificaciones finales se rigen estrictamente por el contrato de compraventa.



GYM

Pool Views while exercising in a fully equipped Gym.



# PRIVATE SPORTS BAR

The perfect balance between exclusivity and sporting passion — designed for experiencing the biggest moments in sport.



# RETRO ARCADE ZONE

Test your luck and have a great time in this Las Vegas-inspired Arcade Room.



# COWORKING

Flexible, modern workspaces designed for digital nomads and professionals who refuse to compromise.

# MONUMENTAL

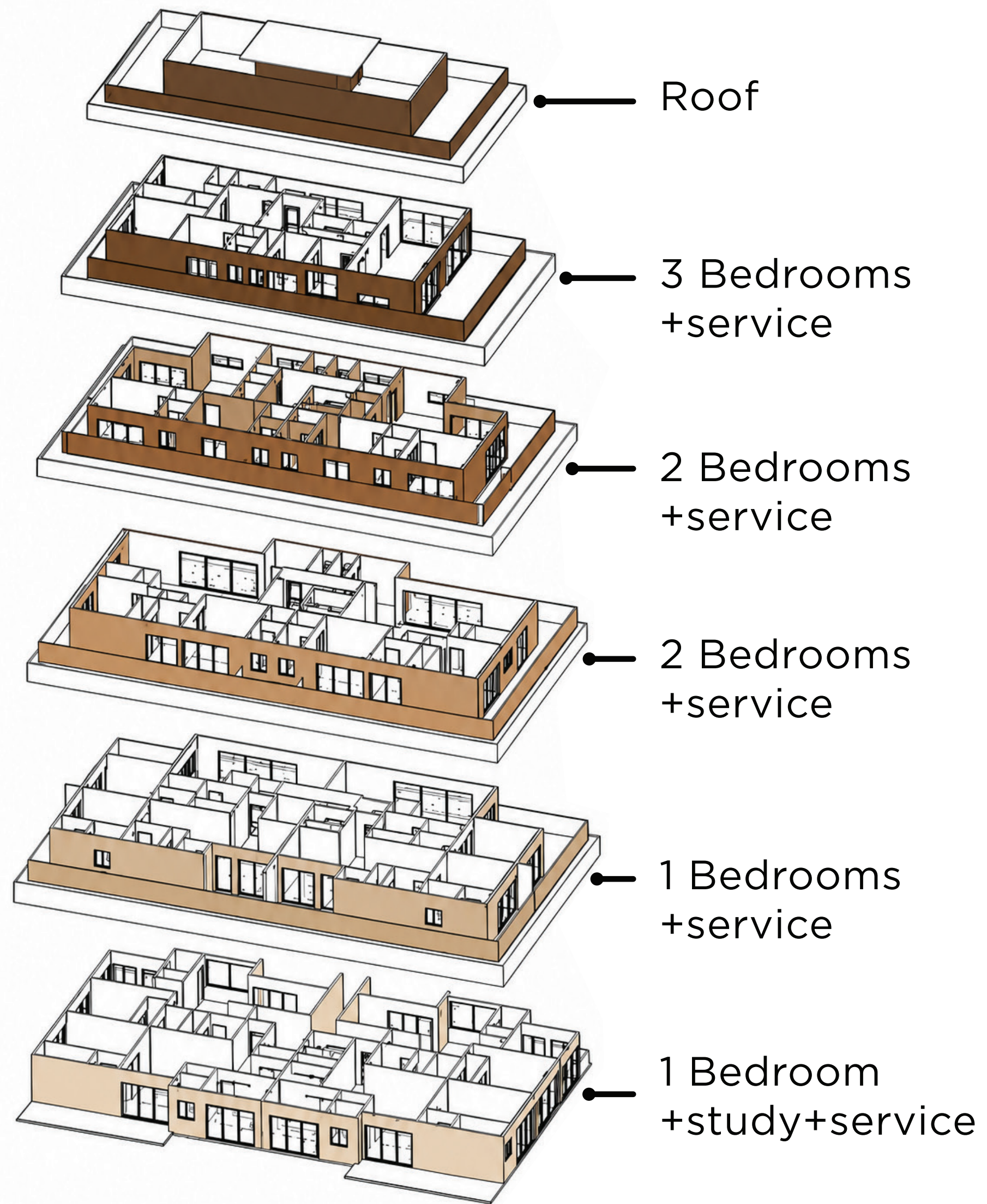




# IMPRESSIVE ARCHITECTURE



ITZÁ  
GOLDEN RESIDENCES



## PYRAMID LAYOUT

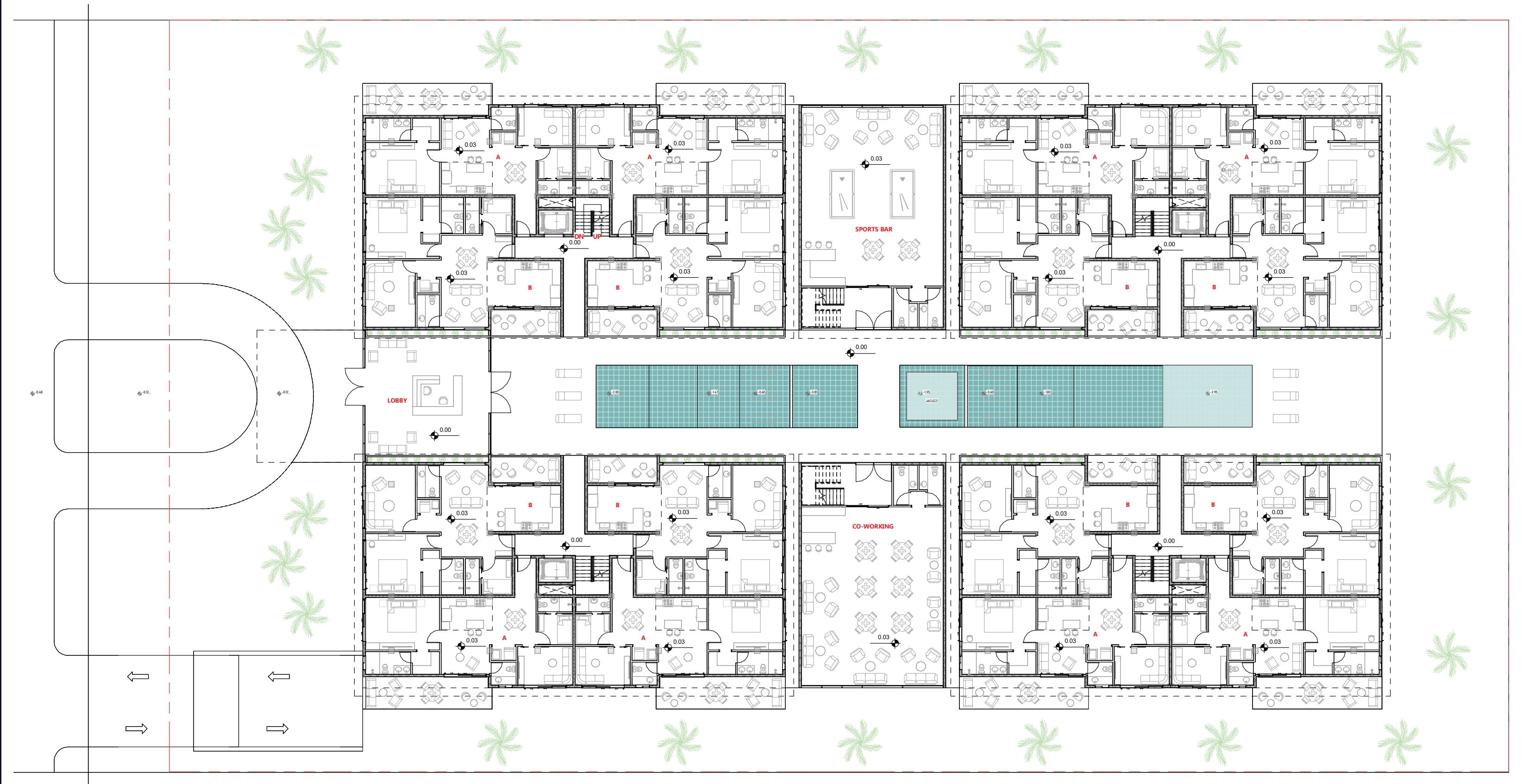
True to their form, the four pyramids of ITZÁ organize residences with the same clarity and intention as their architecture — from one-bedroom apartments to three-bedroom penthouses at the crown.

# LEVEL 1

## Lobby

### Amenities and Connection

The main level sets the tone from the moment you arrive. A hotel-style drop-off leads into the lobby, opening onto a full-length pool that runs the length of the project and marks the entrance to each of the four pyramids. Rounding out the level: a 24-hour restaurant and a Sports Bar — because at ITZÁ, the experience never stops.



## LEVEL 2 180 Degrees of Terrace

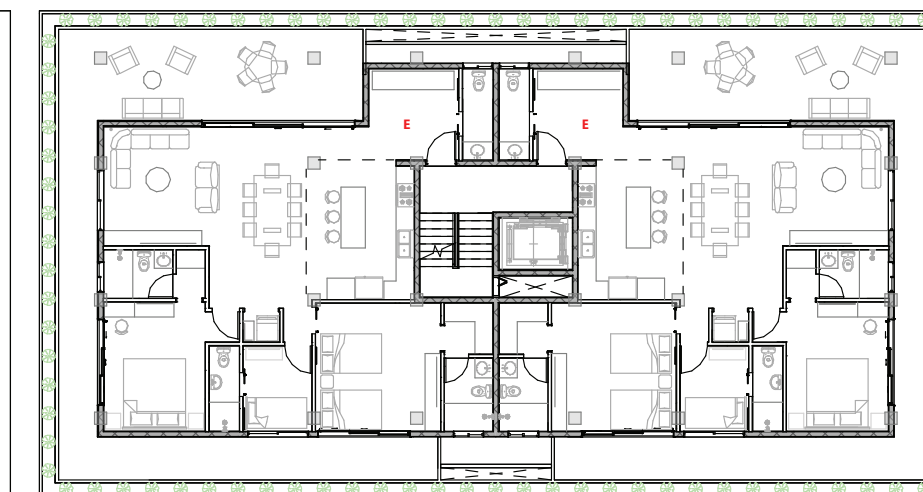
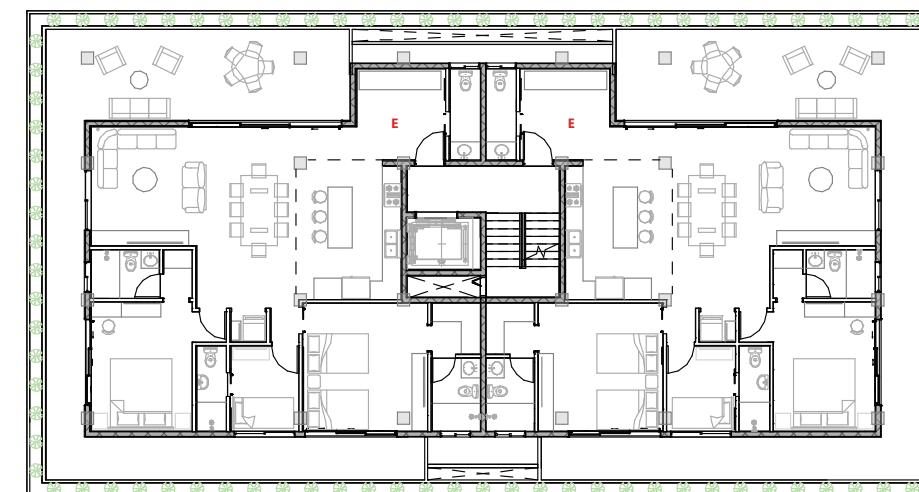
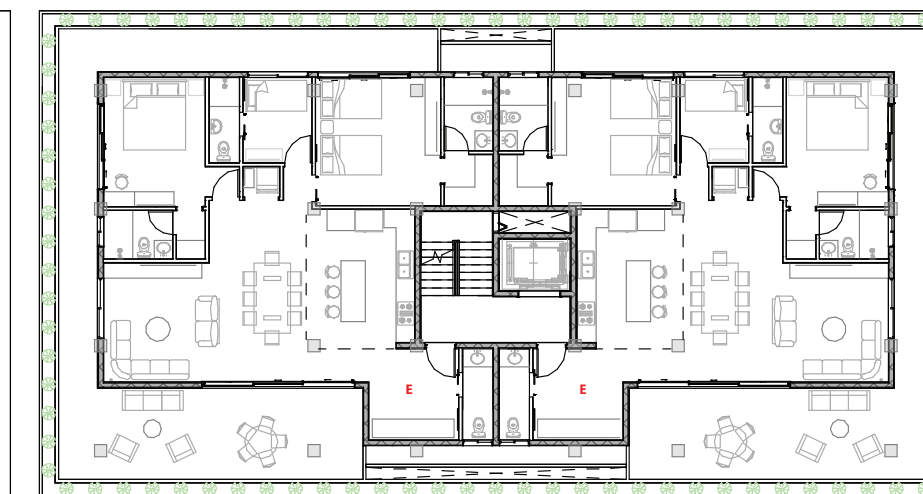
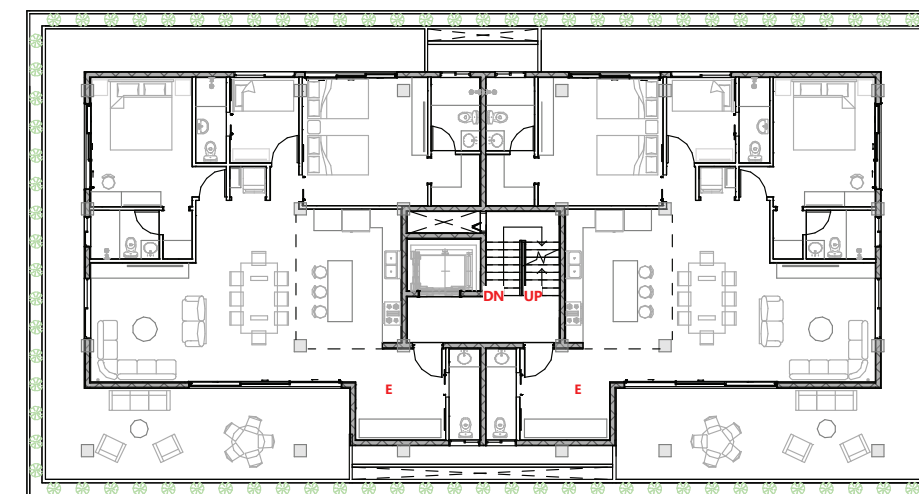
The second level introduces one-bedroom-plus-service apartments, four per pyramid, each wrapped by a terrace that runs along two of the unit's exterior walls.

On the amenities side: a Coworking Space, a Retro Game Zone, and the Gym — where the views make every workout worth showing up for.



## NIVEL 3 270 Grados de Libertad

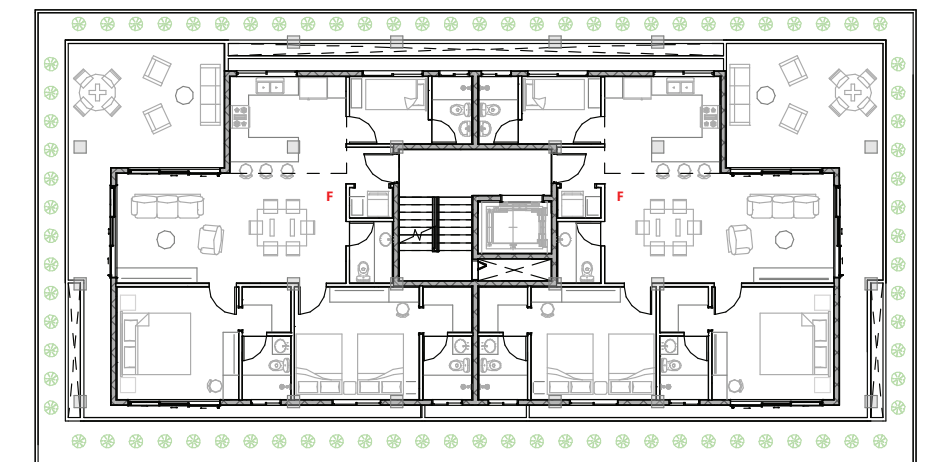
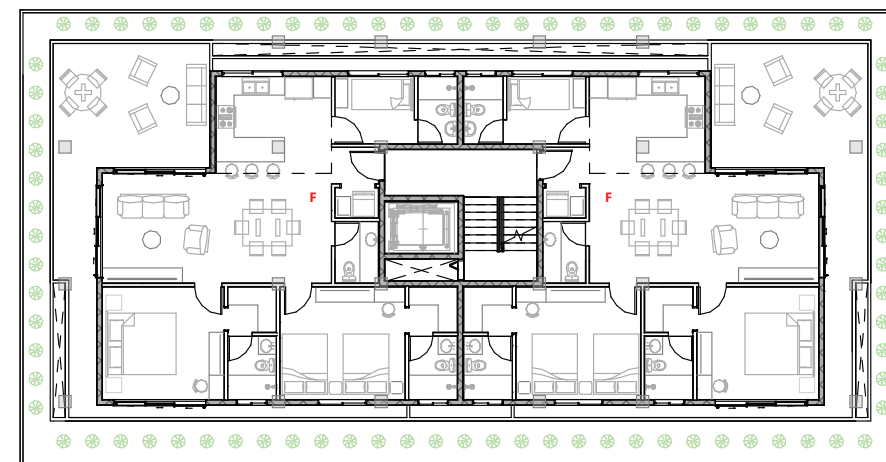
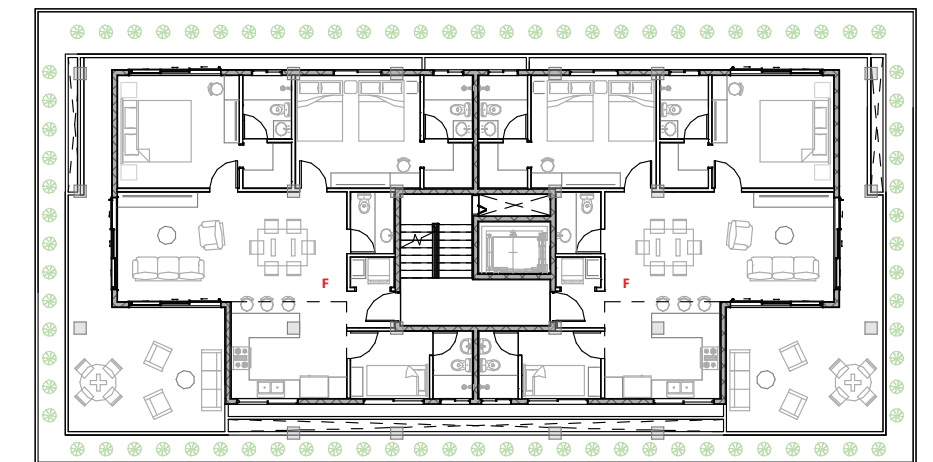
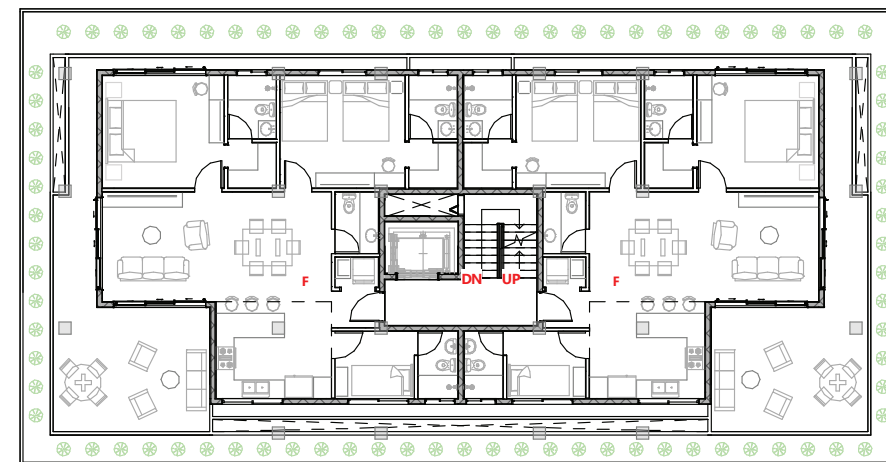
The first exclusively residential level features two two-bedroom-plus-service apartments per pyramid — each wrapped by a 270-degree terrace that floods every corner of the unit with light, ventilation, and open-air living.



## LEVEL 4

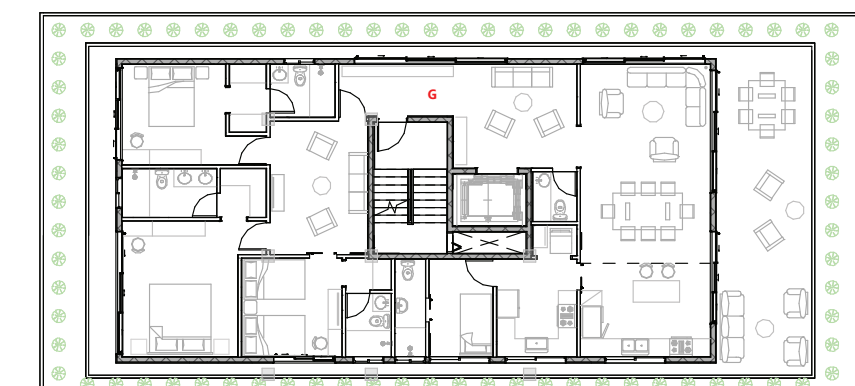
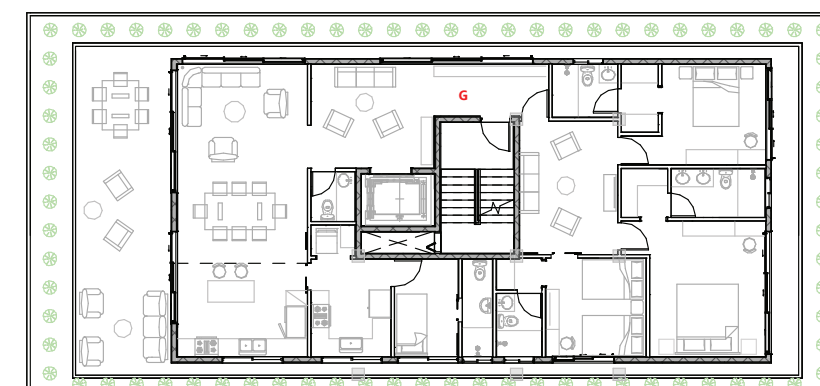
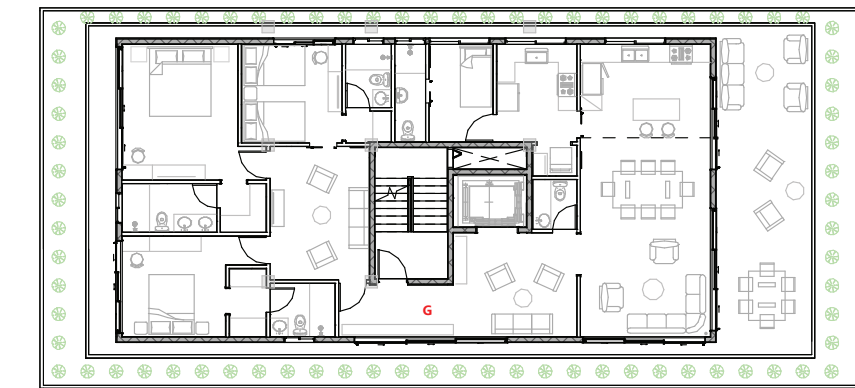
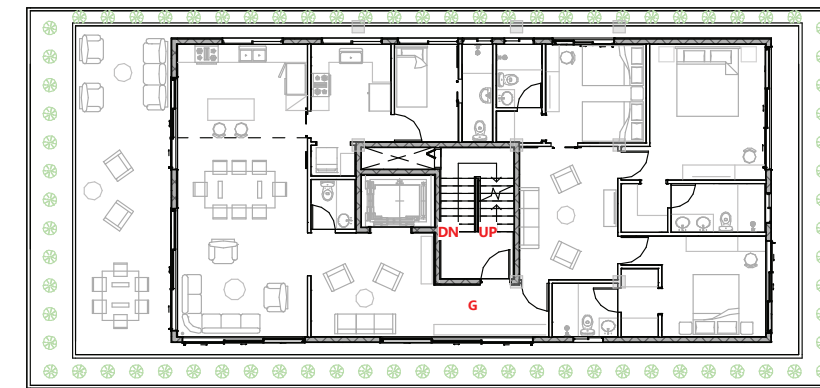
# Exclusive Views on the Terrace

Two two-bedroom-plus-service apartments per pyramid — a more exclusive outlook and greater privacy in every room. The same 270-degree terrace continues to wrap the unit, flooding the building with light and adding architectural value at every level.



LEVEL 5  
Top of  
the World

The crown jewel. Four exclusive penthouses with private elevator access and a 360-degree terrace wrapping the entire building — with views in every direction you choose to look





# ITZÁ DESIGN PRINCIPLES

- Generous terraces conceived as natural extensions of the interior — offering 180, 270, or 360-degree views from every area of the apartment.
- Floor-to-ceiling windows designed to reinforce the sense of openness, freshness, and tropical wellbeing that defines life at ITZÁ.
- Bedrooms with hotel-level comfort, conceived as private retreats. Master bedrooms accommodate King-size beds, while semi-master bedrooms are sized for double Full beds — offering space, rest, and flexibility in equal measure.
- Open-plan social areas, free of unnecessary corridors, designed to maximize flow, enjoyment, and the pleasure of shared daily life.
- Generous island kitchens with a breakfast bar — the social and culinary heart of the home, where cooking, hosting, and sharing become part of the daily ritual.
- A guest bathroom that is comfortable, functional, and discreetly integrated — designed to elevate the experience for both residents and visitors.
- A service bedroom with a full bathroom, incorporated to meet the practical demands of contemporary life with order and ease.

# 1 Bedroom + Study + Service

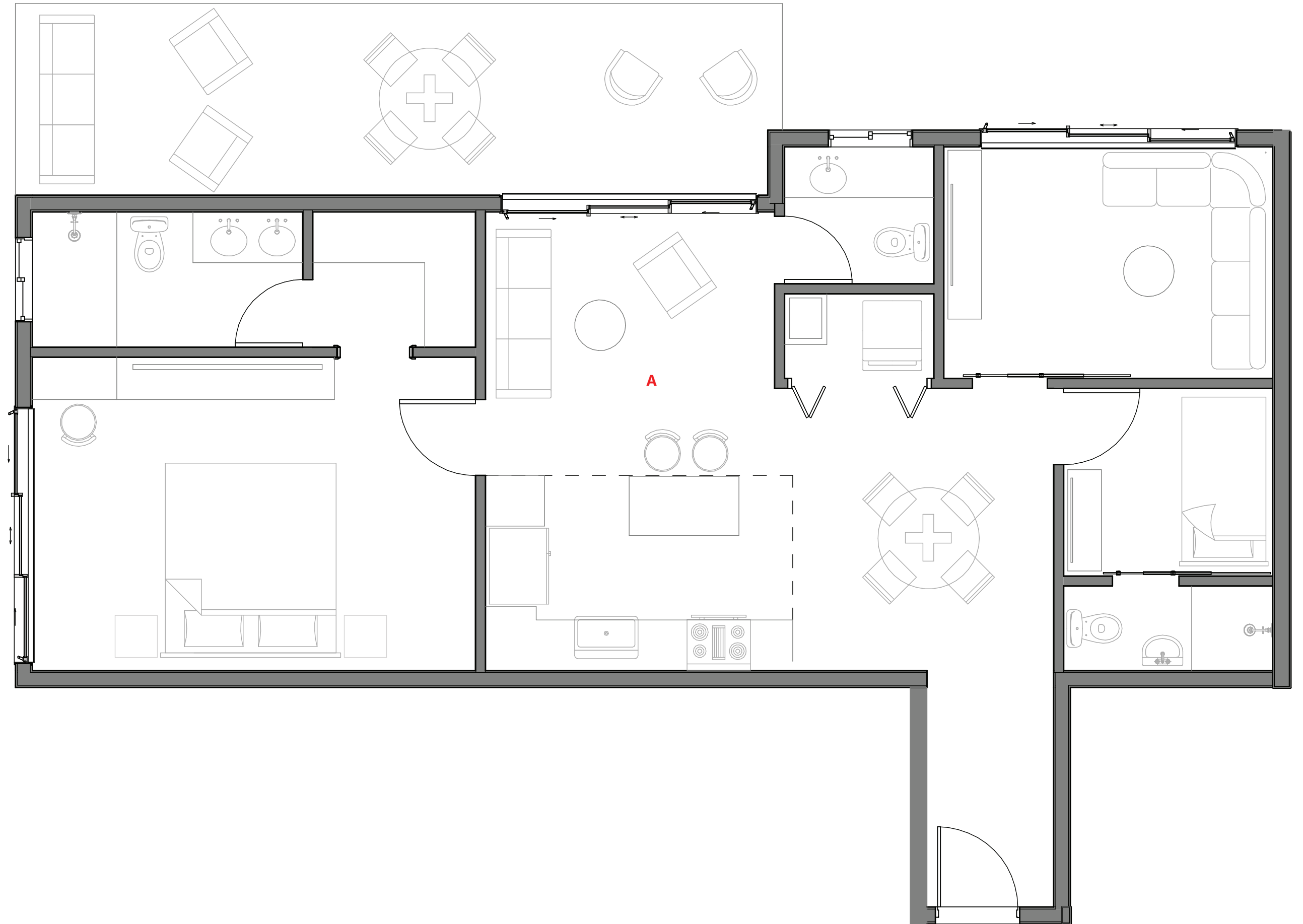
 Size from 1,259 sq ft

 Bedrooms: 1 Bedroom + Service Bedroom

 Bathrooms: 2 1/2

 Terrace: from 291 sq ft · Garden: from 506 sq ft

 Parking: 1











# 1 Bedroom + Service

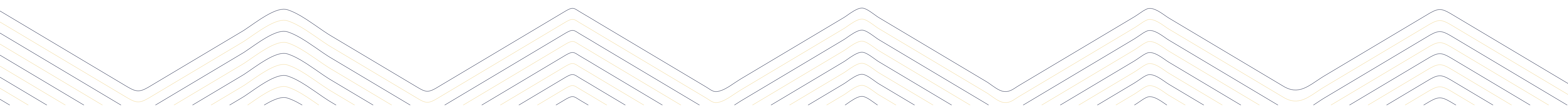
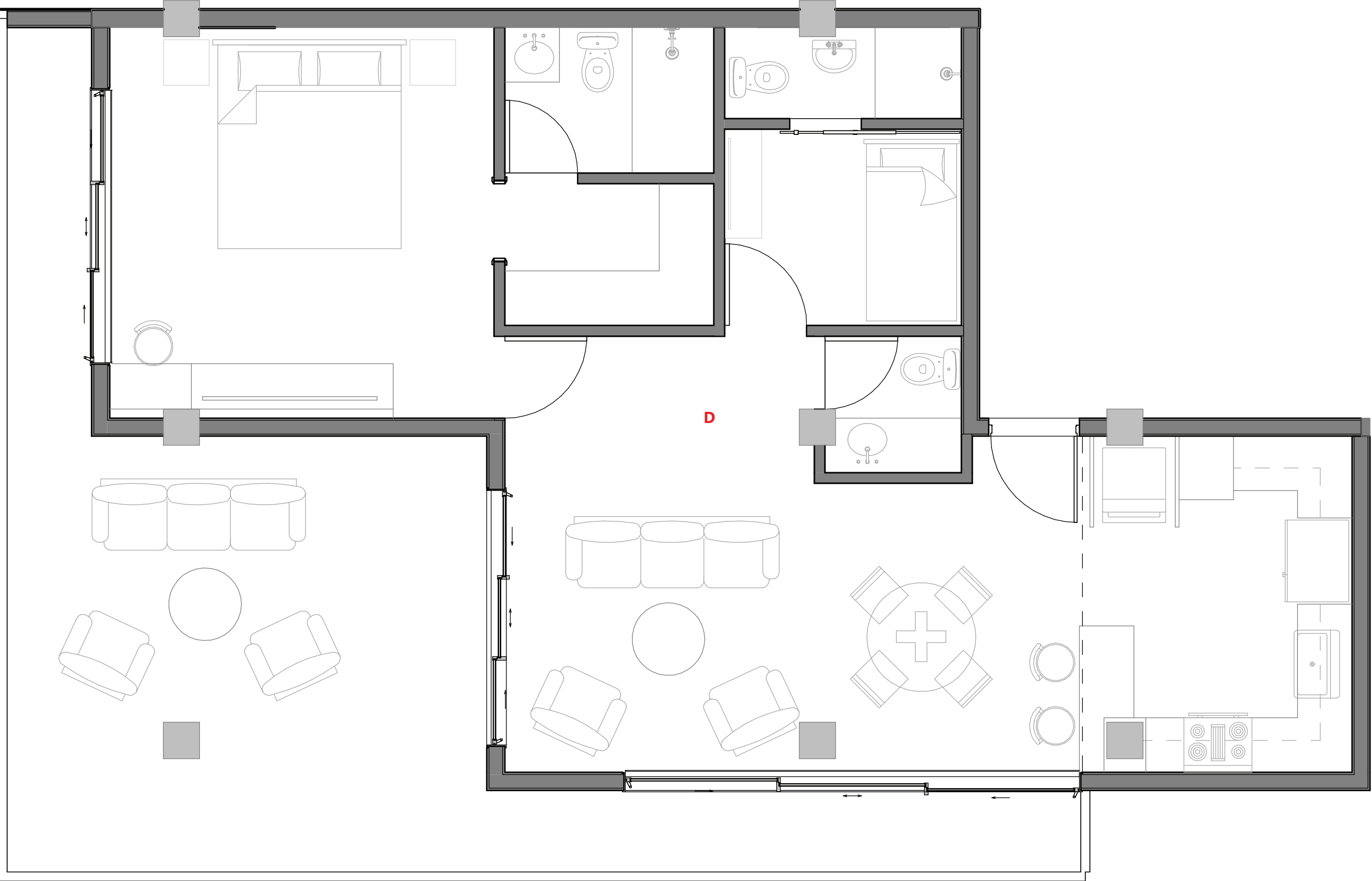
Size from 1,109 sq ft

Bedrooms: 1 Bedroom + Service Bedroom

Bathrooms: 2 1/2

Balcony/Terrace: from 108 sq ft

Parking: 1











# 2 Bedrooms +Service

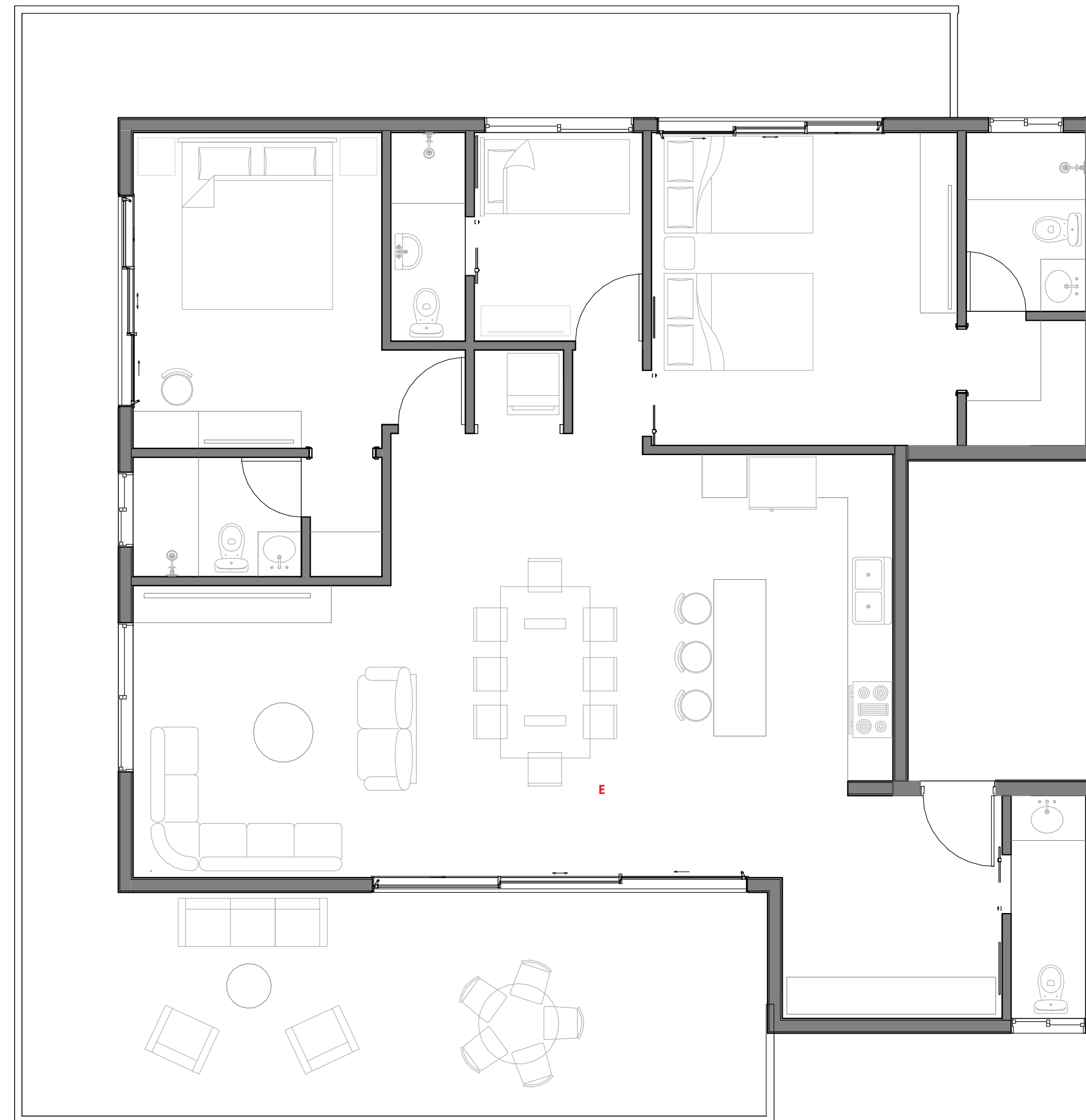
 Size from 1,625 sq ft

 Bedrooms: 2 Bedrooms + Service Bedroom

 Bathrooms: 3 1/2

 Balcony/Terrace: from 441 sq ft

 Parking: 2







# 3 Bedroom +Study+ Service

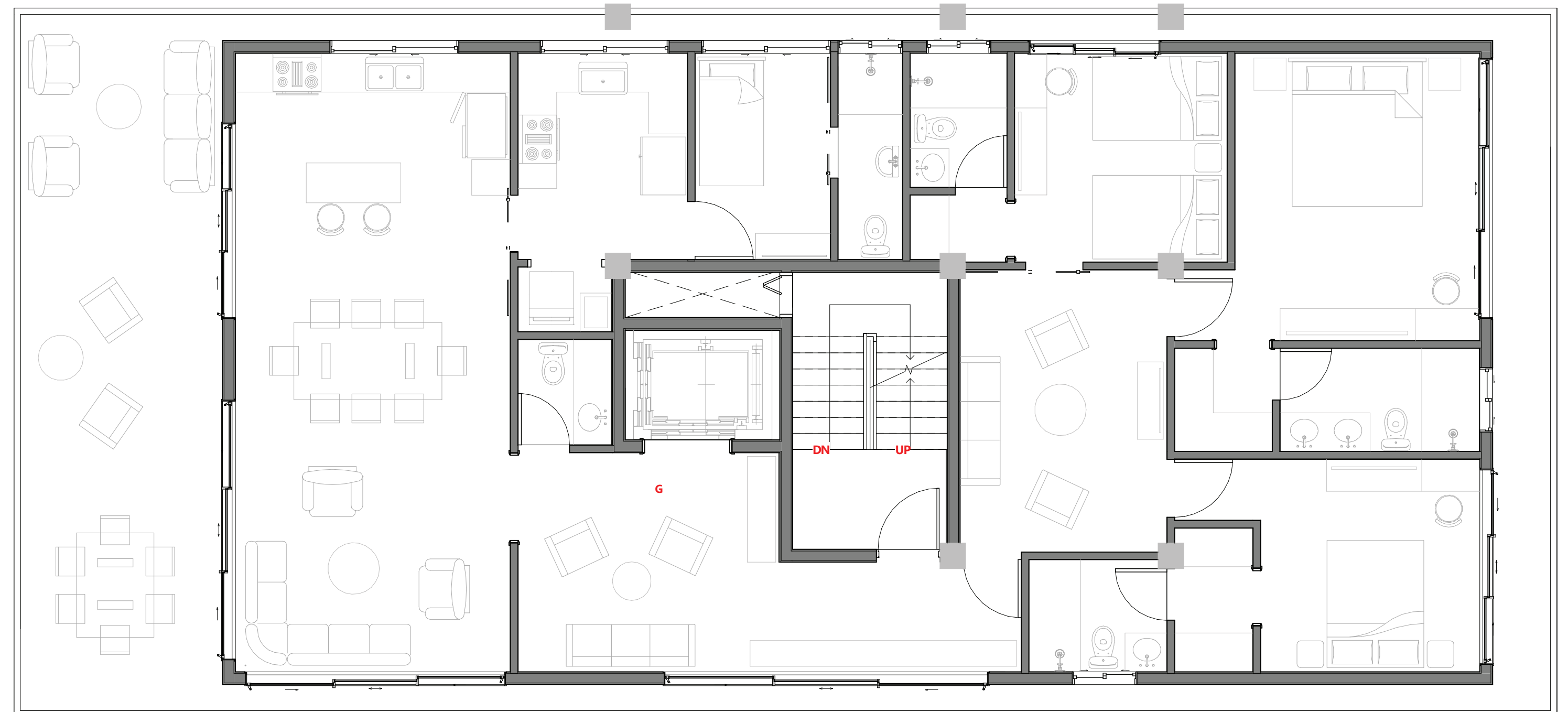
Size: 2,641 sq ft

Bedrooms: 3 Bedrooms

Bathrooms: 4 1/2

Balcony/Terrace: 714 sq ft

Parking: 3













PAYMENT PLAN

RESERVE WITH US \$5,000

20%

INITIAL PAYMENT

40%

DURING CONSTRUCTION

40%

UPON DELIVERY



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.



