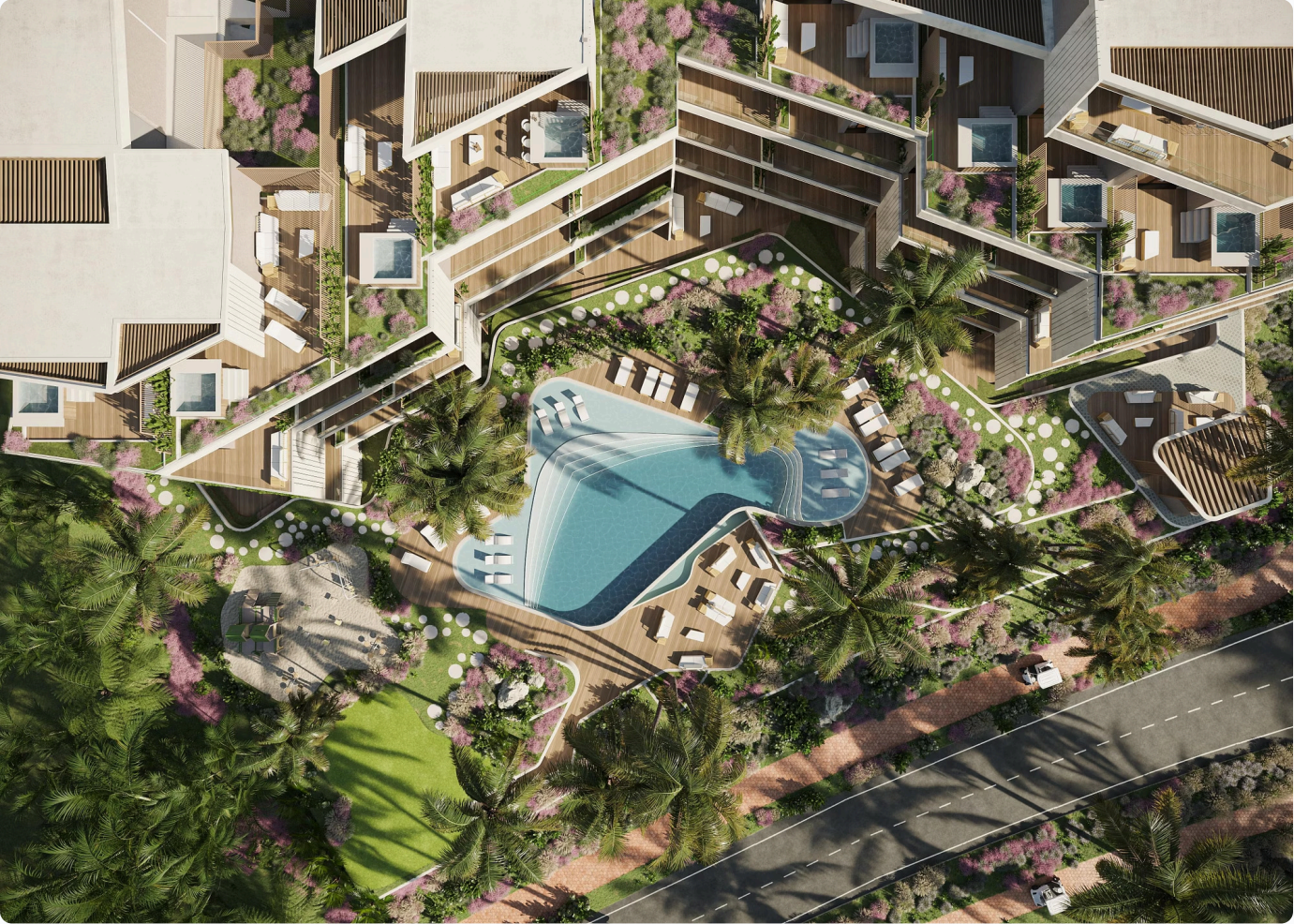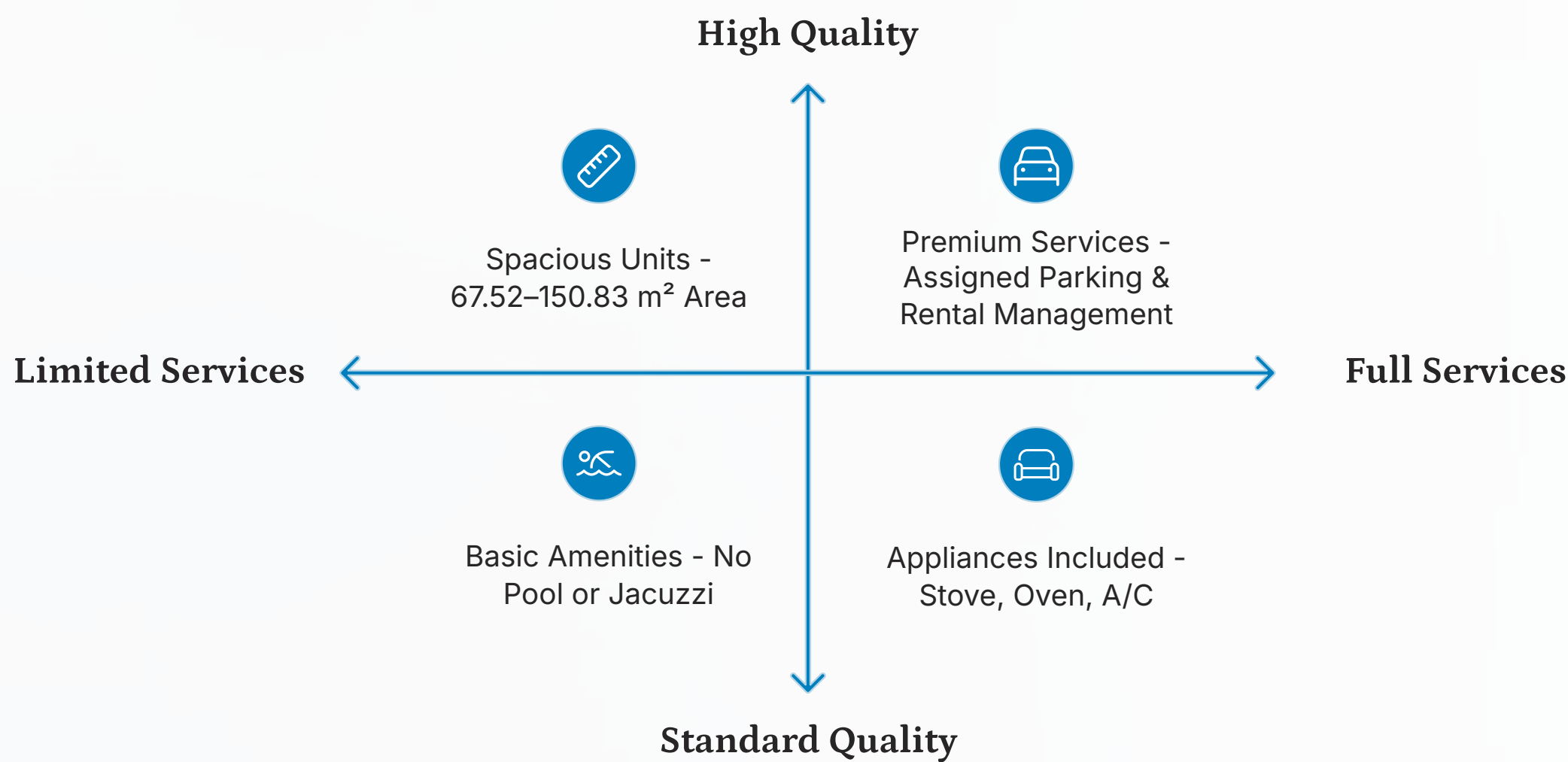# THE GEM AT CAP CANA

Explore our exclusive collection of high-end residential units, designed for sophisticated living.

🏗️ General Information

- **Developer:** Grupo Joseda
- **Unit Type:** Apartments
- **Number of Units:** 52
- **Number of Buildings:** 1
- **Floors per Building:** 5
- **Bedrooms:** 1 – 2
- **Full Bathrooms:** 1 – 2
- **Half Bathrooms:** 0

High Quality

Limited Services ← → **Full Services**

- Spacious Units - 67.52–150.83 m² Area
- Premium Services - Assigned Parking & Rental Management
- Basic Amenities - No Pool or Jacuzzi
- Appliances Included - Stove, Oven, A/C

Standard Quality

📐 Dimensions

- **Construction Area:** 67.52 – 150.83 m² (727 – 1,624 sqft)
- **Land Area:** M²: *To be confirmed* | Sqft: *To be confirmed*

🛁 Amenities

- **Private Pool Included:** ❌
- **Jacuzzi Included:** ❌
- **Additional cost for pool:** US$ *To be confirmed*
- **Additional cost for jacuzzi:** US$ *To be confirmed*

🪑 Furniture and Appliances

- **Furnished:** No
- **Partially Furnished:** No
- **Appliances included:**
- ✅ Stove
- ✅ Oven
- ✅ Extractor
- ✅ Refrigerator
- ✅ A/C in bedrooms
- ✅ A/C in living room
- Washer/Dryer -not included
- Dishwasher- not included
- Water heater- not included
- Ceiling fans - not included

Furniture Package Available: No included

Furniture Package Price: US$ *N/A*

🚗 Parking

- **Assigned:** Yes
- **Quantity Included:** 1 space

💵 Maintenance and Fees

- **HOA Fee / Maintenance:** US$ 3 per m² monthly
- **Residential Maintenance Fee (Cocotal, Cana Bay, etc.):** US$ *To be confirmed*
- **Vacation Rental Management Available:** ✅ Yes

💰 Finances and Payments

- **Reservation:** US$ 5,000
- **Payment Plan:**
- 20% within 30 days of reservation
- 50% during construction
- 30% upon delivery
-
- **Estimated Delivery:** November 2027
- **Construction Start:** April 2025
- **Estimated Completion:** December 2027
- **CONFOTUR:** ✅ Yes

Overview of Available Units

Our portfolio features a diverse range of units across multiple floors and typologies, offering various sizes and amenities.

1

Diverse Typologies

From 1-bedroom units to 2-bedroom + Family/Services.

2

Multiple Floors

Units available on floors 1, 2, 3, and 4 (PH).

3

Varied Sizes

Interior built areas range from 67 m² to 150 m².

Floor 1: Ground Level Residences

Key Features

- Units with private gardens and terraces.
- Ideal for outdoor living and entertaining.
- Variety of bedroom configurations.

Floor 1 offers unique units with direct access to outdoor spaces, perfect for those seeking a blend of indoor comfort and natural surroundings.

Floor 2: Elevated Living

Highlights

- Units with covered terraces for extended living space.
- No garden or solarium on this floor.
- Focus on interior comfort and balcony views.

Units on Floor 2 provide comfortable living with ample covered terrace space, offering elevated views without the need for ground-level gardens.

Made with GAMMA

Floor 3: Refined Residences

Similar to Floor 2, units on Floor 3 emphasize spacious interiors and covered terraces, designed for a refined urban lifestyle.

A	A301	2 + Family	108.66	$451,000
A	A302	1	67.52	$310,000
B	B301	2 + Services	109.88	$430,000
C	C303	2 + Family	108.35	$440,000
D	D304	2 + Family	107.59	$440,000

Floor 4: Penthouse Collection

The exclusive penthouse units on Floor 4 offer expansive living spaces, including solariums, for ultimate luxury.

Spacious Interiors

Larger interior built areas, up to 150.83 m².

Private Solariums

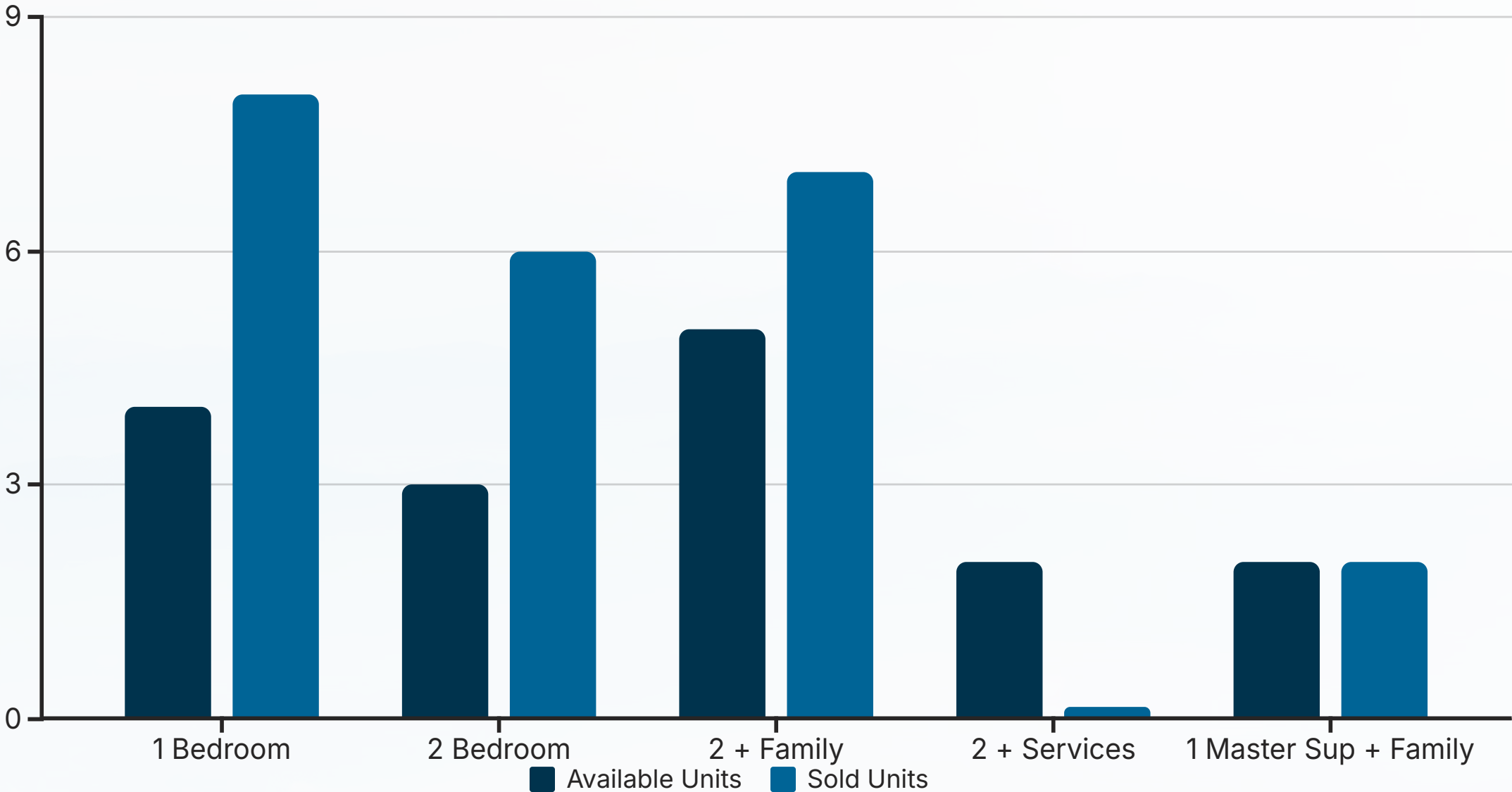Select units feature private solariums for sunlit relaxation.

Generous Terraces

Large covered terraces, some over 50 m².

Pricing and Availability

Our units are competitively priced, with some already sold due to high demand. Act fast to secure your dream home.

Chart legend: Available Units, Sold Units

Categories: 1 Bedroom, 2 Bedroom, 2 + Family, 2 + Services, 1 Master Sup + Family

Key Highlights

207
Largest Unit (m²)
Interior built area of our largest unit.

67
Smallest Unit (m²)
Interior built area of our most compact unit.

108.66
Avg. Terrace (m²)
Average size of covered terraces.

39.93
Max. Garden (m²)
Largest private garden space available.

Contact me today !

Ready to find your perfect home? Contact us today for a personalized tour and more information on our available units.

Email Us　**Call Now**