



Kaoni

PUNTA CANA

# WELCOME TO



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Where exclusivity meets nature.

An exclusive development of **186 duplex residences** designed for luxury living in full harmony with nature, situated in one of the premier master-planned communities in the Dominican Republic.

Kaoni features world-class amenities, sports facilities, thoughtfully landscaped green spaces, and views overlooking a park of over **40,000 m²**.

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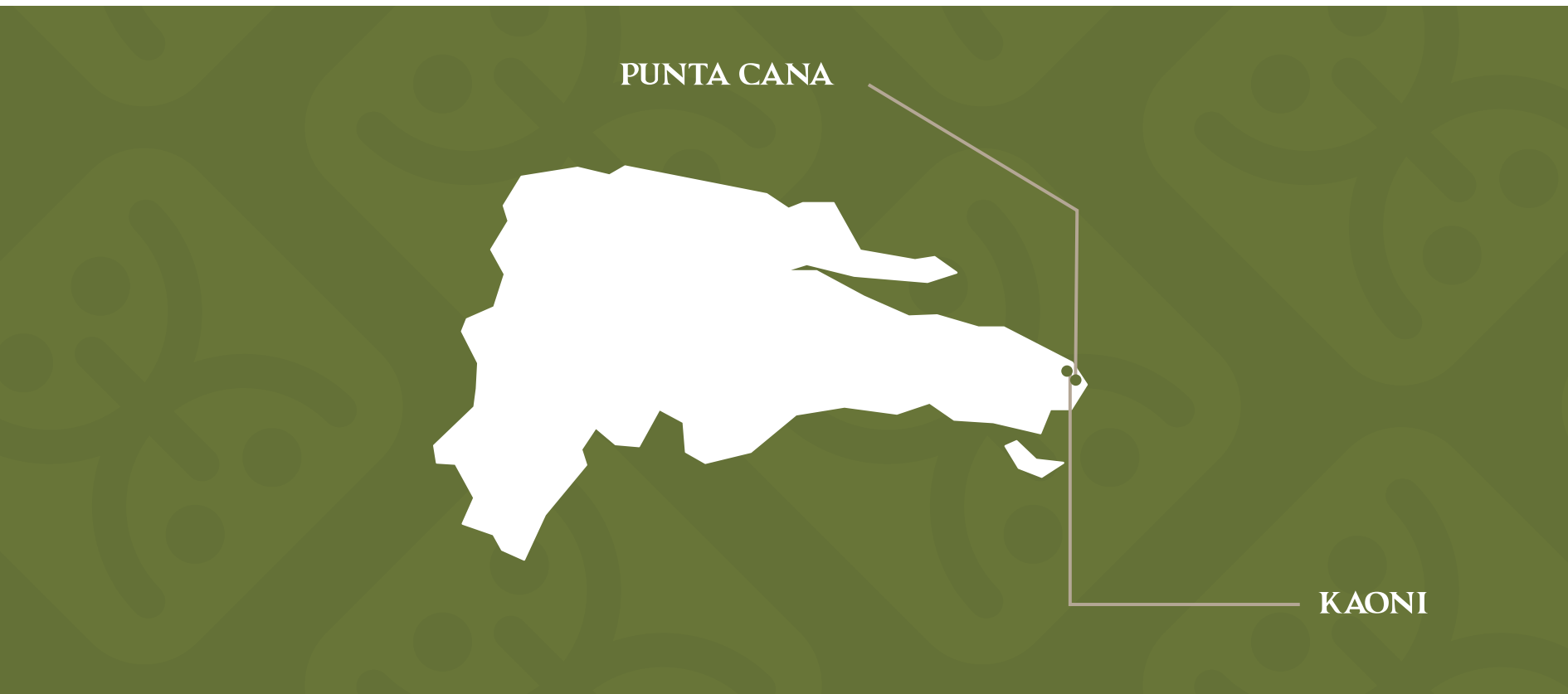




# THE PUNTA CANA AREA

With an impressive **20 miles** of crystal-clear beaches, the eastern coast of the Dominican Republic is a true tropical paradise.

The iconic destinations of Bávaro and Punta Cana come together to create the famous Coconut Coast (Costa del Coco)—a vibrant area filled with exclusive, all-inclusive luxury resorts.



Kaoni is located within the master-planned community of La Reserva, just 10 minutes from Punta Cana International Airport and a mere five minutes from the Caribbean's most breathtaking turquoise beaches.

Plus, in just minutes, you'll have seamless access to world-class golf courses, top-tier resorts, and a wide array of high-end amenities—allowing you to fully embrace the ultimate Caribbean lifestyle and completely unwind.



OCÉANO  
ATLÁNTICO



**Kaoni**  
PUNTA CANA

#### DISTANCES DISTANCIAS



##### GOLF

|                            |        |
|----------------------------|--------|
| Catalonia Caribe Golf Club | 2 min  |
| Cocotal Golf Course        | 15 min |
| Corales Golf Course        | 15 min |



##### LIFESTYLE

|                          |       |
|--------------------------|-------|
| Downtown Punta Cana      | 5 min |
| San Juan Shopping Center | 5 min |



##### BEACH / PLAYAS

|                    |        |
|--------------------|--------|
| Cabeza de Toro     | 5 min  |
| Los Corales        | 15 min |
| Bavaro Beach       | 20 min |
| Playa Blanca Beach | 20 min |
| Marina Cap Cana    | 25 min |



##### AIRPORT / AEROPUERTO

|                                  |        |
|----------------------------------|--------|
| Punta Cana International Airport | 10 min |
|----------------------------------|--------|

MAR  
CARIBE

# LA RESERVA

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Panning a massive 43-million-square-foot (1,000-acre) master-planned community, La Reserva is one of the premier developments in the Dominican Republic. Built around a lifestyle philosophy that seamlessly blends nature, luxury, and sustainability, it offers the ideal environment for both elevated living and long-term capital appreciation.

The master plan is thoughtfully designed around the Bávaro Lagoon, acting as the central focal point from which main avenues flow in a radial, organic layout. Expanding from this core is an interconnected network of green spaces where water plays a starring role—bringing fresh energy to every residential sector, public space, and shared amenity.

The integration of the roadway network within the overall design encourages a greener, more sustainable lifestyle, inviting residents to choose eco-friendly transportation options.

An architectural landscape rooted in natural beauty!

With a strategic location just minutes from the airport, top beaches, Downtown Bávaro, and the very best of Punta Cana, La Reserva is the ultimate destination for those seeking to enjoy the Caribbean coastline while living in full harmony with nature.

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# LA RESERVA















# KAONI

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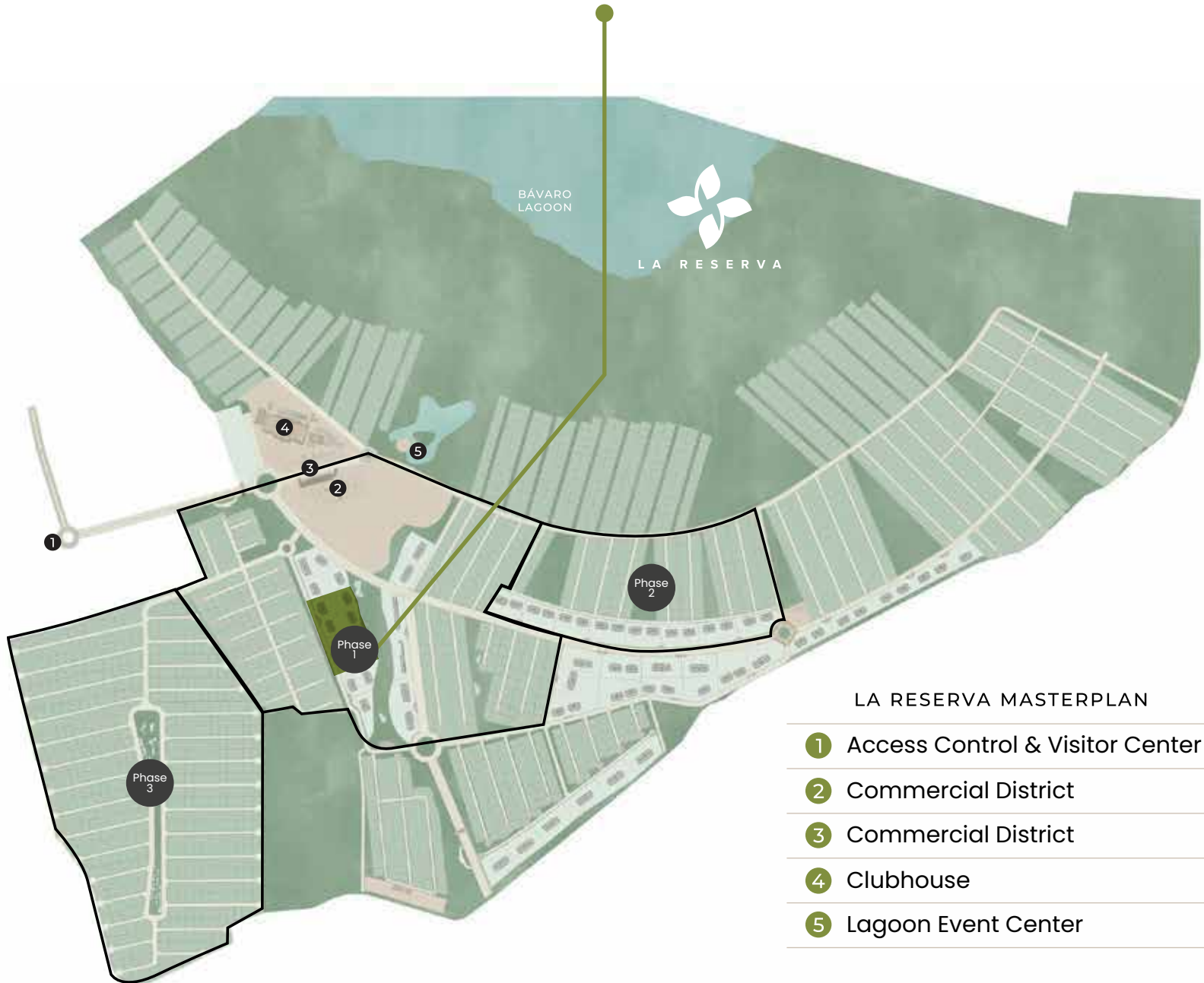
Discover Kaoni, a private gated community within the La Reserva master plan,  
designed for those seeking way more than just a property.

Kaoni is a nature-inspired sanctuary where every space is thoughtfully  
crafted for tranquility and enjoyment, complete with an extensive array  
of world-class amenities.





  
**Kaoni**  
PUNTA CANA



LA RESERVA MASTERPLAN

- 1 Access Control & Visitor Center
- 2 Commercial District
- 3 Commercial District
- 4 Clubhouse
- 5 Lagoon Event Center

This floor plan is preliminary and subject to change, as it has been prepared based on the Architectural Execution Project. Logayra reserves the right to make any necessary modifications due to technical and/or legal requirements, or as mandated by any public authority or regulatory entity, in all cases aligning the final plan As-Built Documentation. All stated dimensions and square footage are approximate and may undergo adjustments for technical and/or legal reasons during the course of construction.







# DUPLEX GARDEN

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Total area starting at: 128.27 m<sup>2</sup>



## GROUND FLOOR

Interior 77.24 m<sup>2</sup> · Terrace: 5.58 m<sup>2</sup> · Garden: 45.45 m<sup>2</sup> · 2 Bedrooms · 2 Bathrooms  
1 Parking Space · Laundry Room





DUPLEX GARDEN



PATIO DUPLEX GARDEN



PATIO DUPLEX GARDEN  
PICUZZI



# DUPLEX ROOF

Total area starting at: 134.12 m<sup>2</sup>



## UPPER FLOOR

Interior 71.10 m<sup>2</sup> · Terrace: 15.68 m<sup>2</sup> · Roof 47.43 m<sup>2</sup> · 2 Bedrooms · 2 Bathrooms  
1 Parking Space · Laundry Room





DUPLEX ROOF



# AMENITIES

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BBQ AREA



SWIMMING POOL



PICKLEBALL COURT



HAMMOCK AREA



GATED ACCESS  
WITH GUARDHOUSE



KIDS PLAY AREA

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POOL AND PICKLEBALL COURT













**Kaoni**  
PUNTA CANA





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**Vonan Properties** is part of Vonan Group, a corporate group specializing in real estate development and construction across Spain, Mexico, and the Dominican Republic, backed by an extensive track record in residential and condo-hotel projects.

#### Our brands



Since 2018, **Vonan Group** has built and delivered over **1,300 homes**, with more than **2,500 residences** and **600 land** plots currently under development at various stages of the real estate process.



# WHERE WE OPERATE

THE CARIBBEAN'S INDUSTRY LEADER



arekatowers

ziennacancun

koatowerscancun

villaltalagunacancun

CANCUN



**Kaoni**  
PUNTA CANA

**ANDARA**  
CAP CANA

TULUM

SAUMERIA

copaltulumhotel

ALDEASAVIATULUM

VILLALTA  
LAGUNA

ZIENNA  
Cancun

Saumeria

KOA TOWERS

LA RESERVA  
ALDEA SAVIA

ALDEA SAVIA  
TULUM

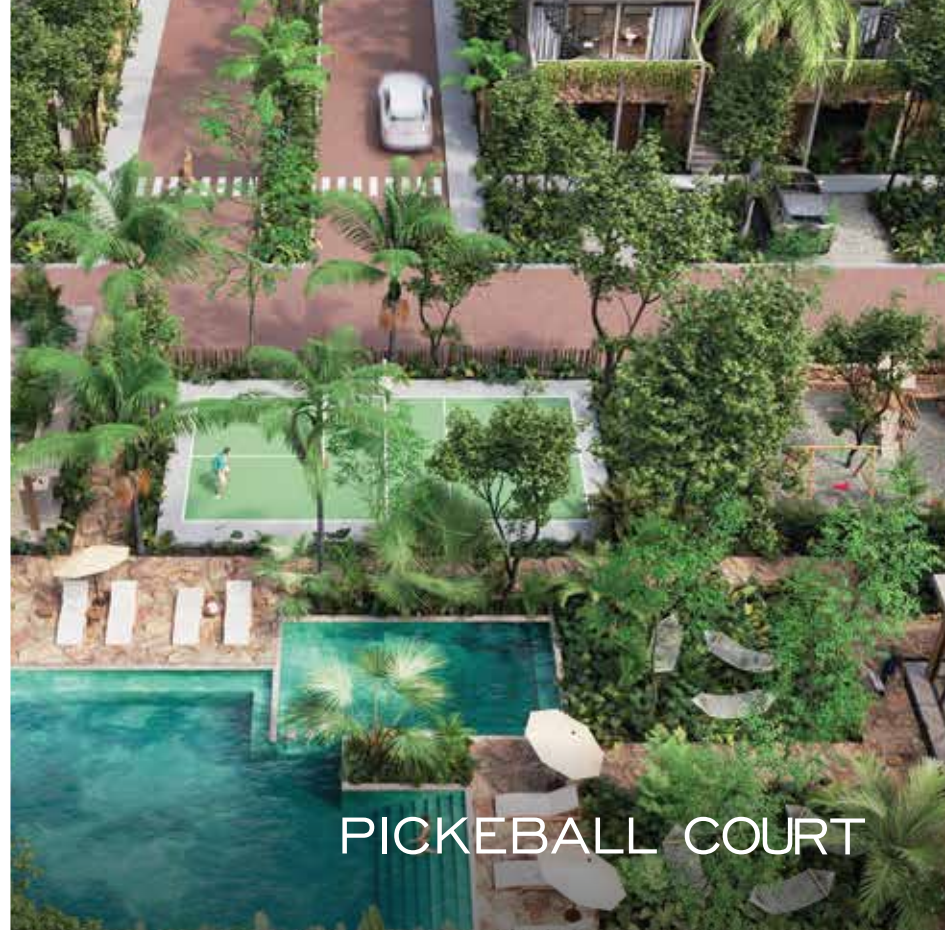
AREKATOWERS

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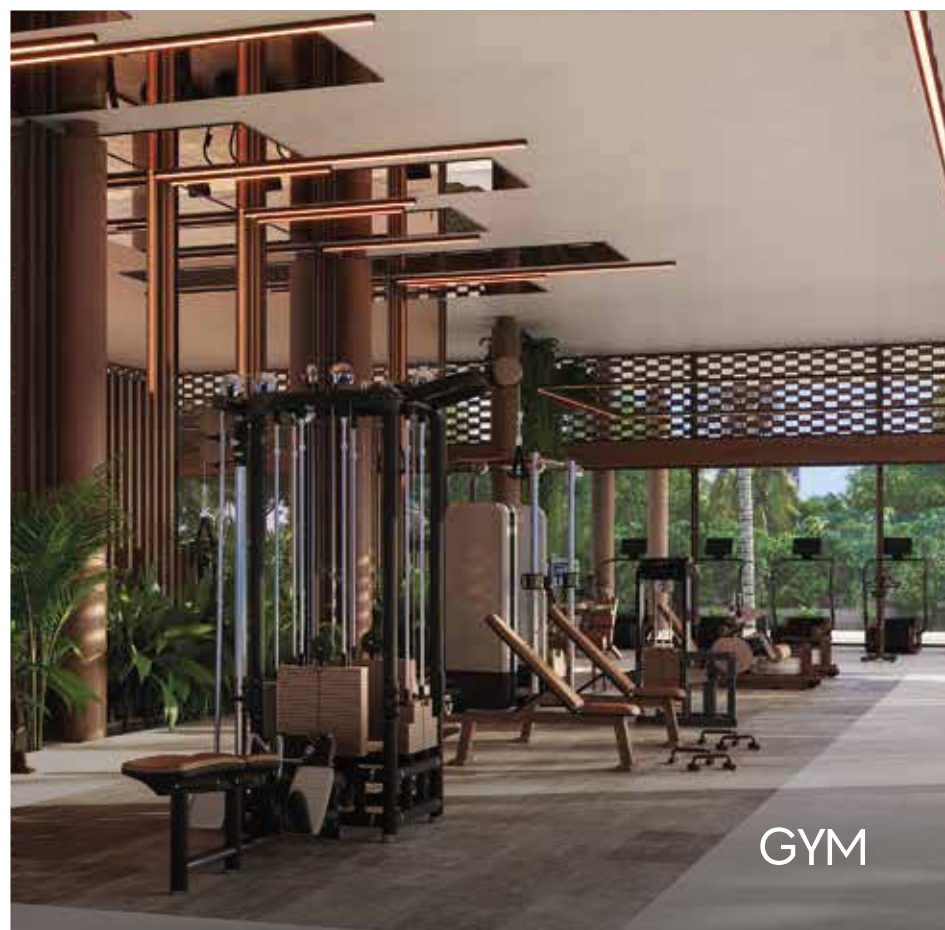
POOL



PICKEBALL COURT



KIDS PLAY AREA



GYM



