

MACAO



RANCH







Located just 20 minutes from Playa Macao, in the El Salado sector of the Dominican Republic, Macao Ranch is a residential development of contemporary country homes. Macao Ranch's proximity to Highway 105 provides quick connectivity by car to nearby centers and tourist attractions.

A private equestrian community, an exclusive neighborhood, just minutes from the sea, with all the facilities to accommodate equestrian activities and amenities that make it a unique development of its kind.

Immersed in a bucolic setting, the exclusive community of only 323 units is designed for horse lovers who prefer to live in permanent contact with nature, in a beautiful tropical and lush environment of gently rolling hills.

Upon entering Macao Ranch, the owner will be able to enjoy a unique landscape that harmoniously combines tropical vegetation with large areas and facilities designed for equestrian practice. The complex has



a traffic circle at the entrance, a node that allows traffic to be distributed in order to gain access to the development.

The equine area covers a total of 15.000 square meters. It offers versatile facilities to accommodate, maintain, and groom the horses in an ideal environment in contact with nature, comprising an open stable and boxes according to the preferences of the owner's horses, a large paddock, and training arenas, complemented by a network of safe riding trails.

After riding and storing their horses, Macao Ranch residents can relax in the common areas, ride a bicycle, or stroll through the street development. Macao Ranch also offers an amenity area with a swimming pool in a location that allows for privileged views of the landscape and the development.

Macao Ranch homes are the distinctive combination of luxury and comfort. Clad in stone to ensure low maintenance and maintain their good looks over time.



At the same time they provide an image in keeping with a relaxed, country and simple yet sophisticated ambiance.

Macao Ranch offers comfort and privacy by way of offering (2) bedroom and three (3) bedroom homes, all designed to be spacious, functional, and practical, adjusted to the climatic conditions and needs of their owners. The one-story homes offer a comfortable and attractive lifestyle: a spacious living room, dining room, and kitchen; 2 or 3 bedrooms, 2 bathrooms, a powder room, laundry area, and parking for two cars. The social area connects directly to the patio-garden and the bedrooms open onto the side patio, while the bathrooms have a curved wall containing an open green area outdoors.

As extras, the houses can also have a maid's room, an outdoor jacuzzi, a swimming pool, and an outdoor wooden deck.

Macao Ranch offers cozy outdoor areas and amenities that make it an ideal property to live in contact with nature, as well as meeting and recreational spaces



that make it an exceptional place for its inhabitants to live in an exclusive, comfortable and safe environment.

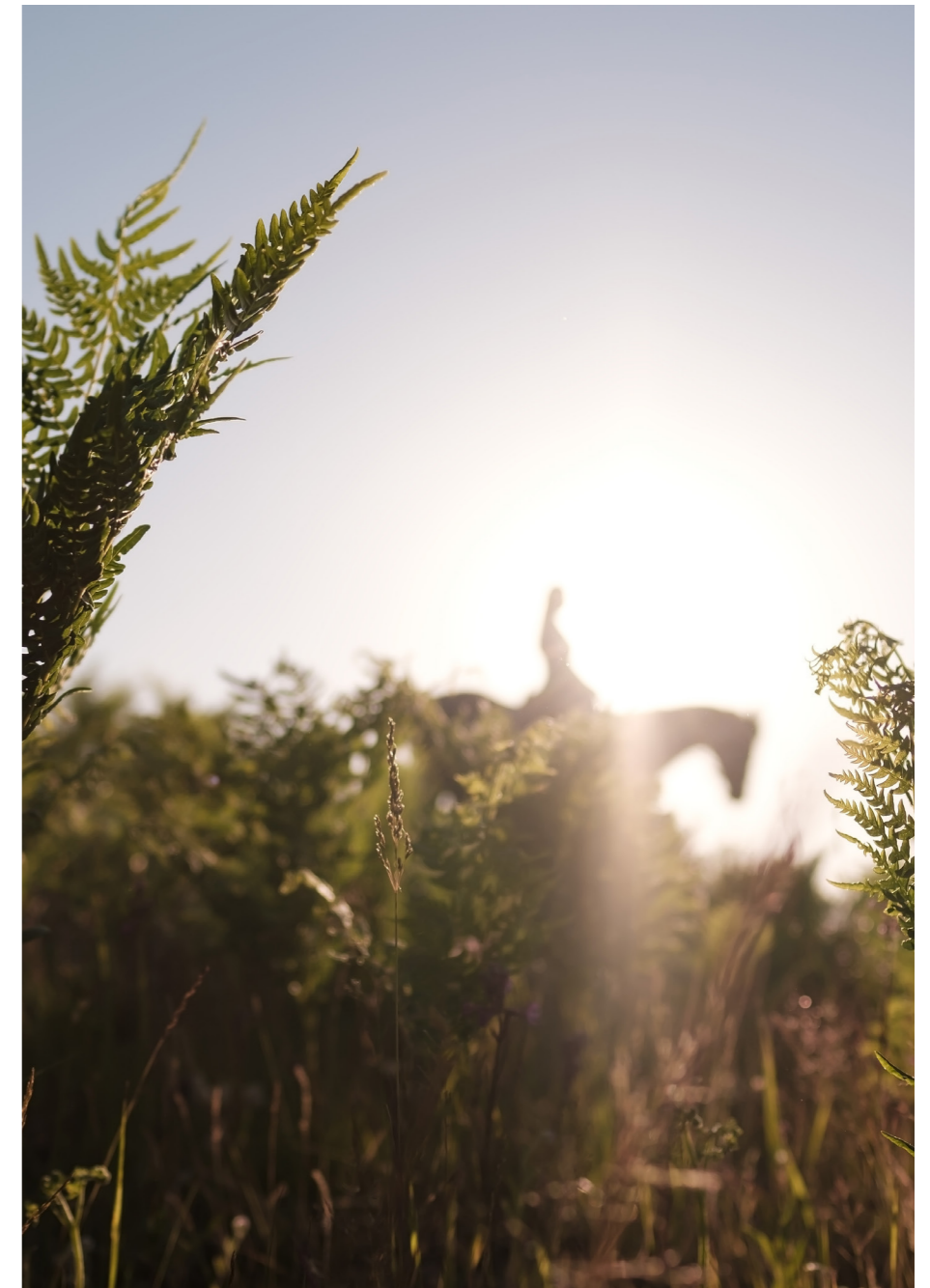
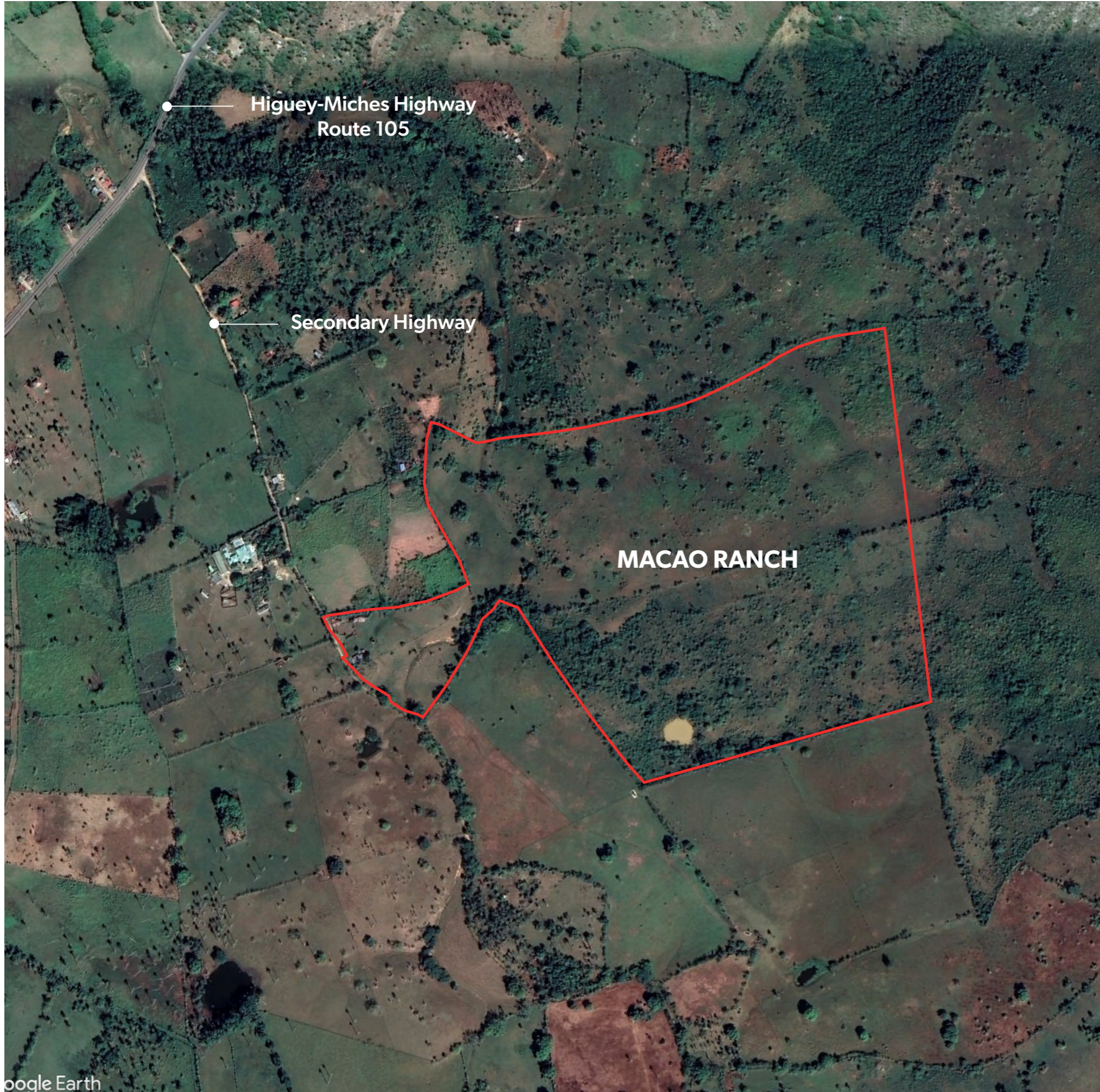
The boundaries between the parcels are formed by walls clad with the same stone that covers the houses to create an integral image of the whole. The plot is delimited by perimeter stone walls of varying heights, which adapt to the terrain and context.

The houses have transitional spaces between the interior and exterior, which become places to enjoy social gatherings outdoors. With modern interiors, Macao Ranch promises to be a model of living with accentuated style and sophistication.

Macao Ranch is a new lifestyle.









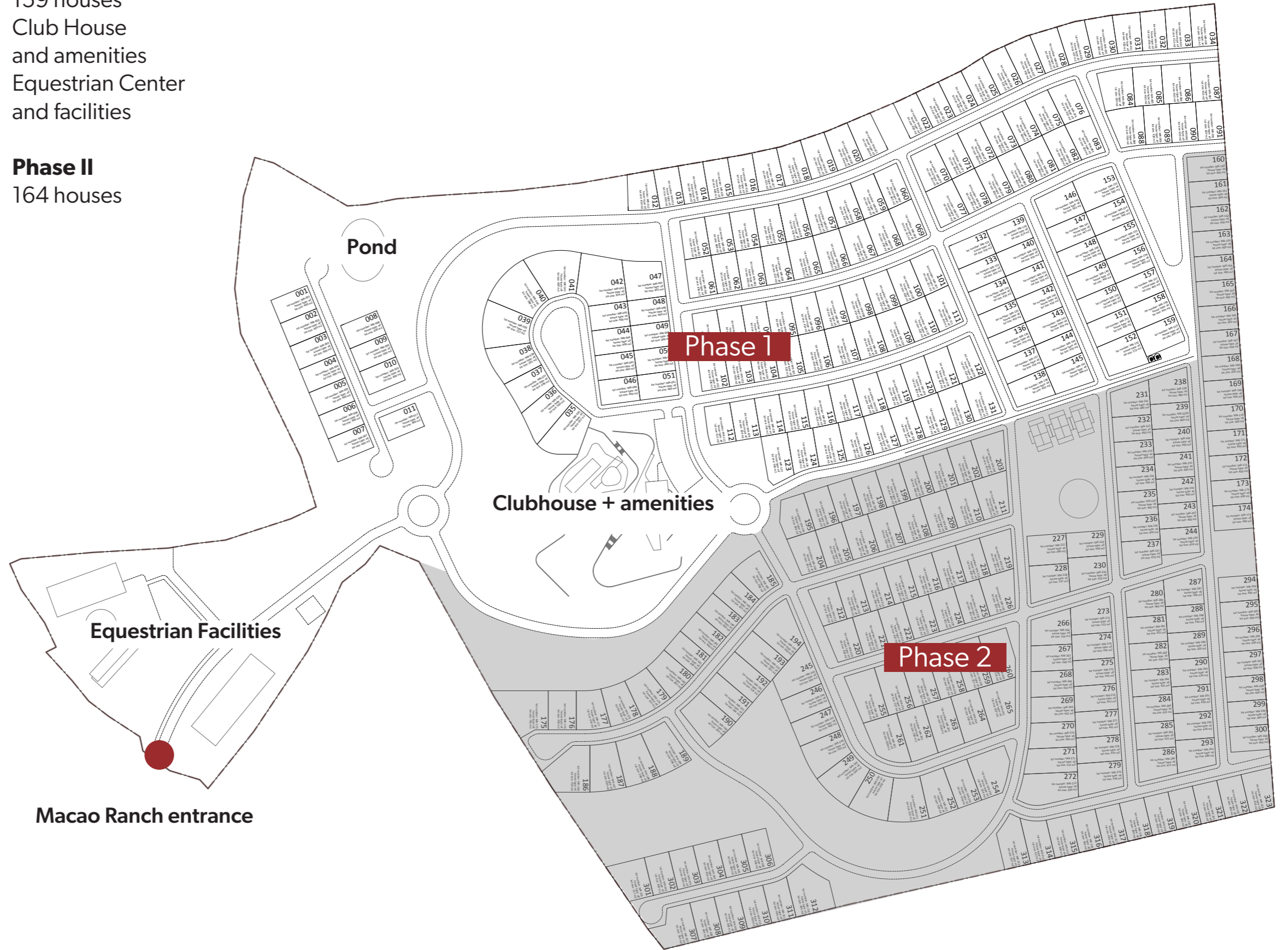
Macao Ranch will be developed in two phases comprising 323 homes on plots of different sizes.

The first phase includes 159 homes plus the common areas, club house, amenities and equestrian facilities.

The second phase includes 164 units.

**Phase I**  
 159 houses  
 Club House  
 and amenities  
 Equestrian Center  
 and facilities

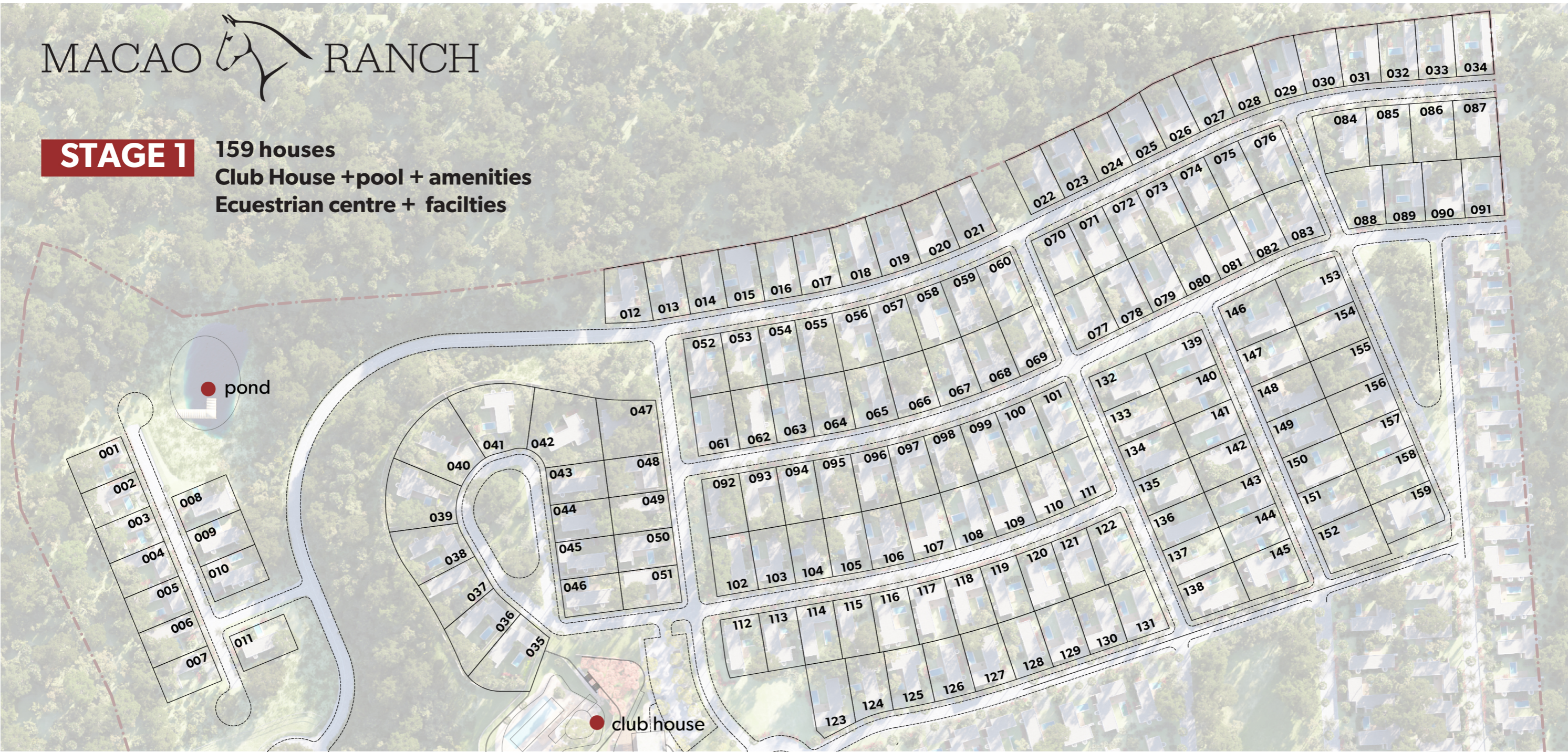
**Phase II**  
 164 houses





## STAGE 1

159 houses  
Club House + pool + amenities  
Equestrian centre + facilities



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### LOTS, AREAS AND HOUSE MODELS

MR1-001	400.00	A	MR1-020	444.23	B	MR1-039	727.00	C	MR1-058	416.31	B	MR1-077	483.70	B	MR1-096	413.64	A	MR1-115	400.00	A	MR1-134	416.00	A	MR1-153	581.79	B
MR1-002	400.00	A	MR1-021	440.40	C	MR1-040	288.26	B	MR1-059	410.02	A	MR1-078	400.00	A	MR1-097	413.64	A	MR1-116	416.46	B	MR1-135	416.00	A	MR1-154	445.50	C
MR1-003	400.00	A	MR1-022	400.17	A	MR1-041	807.03	C	MR1-060	406.21	A	MR1-079	400.00	A	MR1-098	413.64	A	MR1-117	419.70	C	MR1-136	416.00	A	MR1-155	445.50	B
MR1-004	400.00	A	MR1-023	398.35	A	MR1-042	870.03	B	MR1-061	436.42	C	MR1-080	400.00	A	MR1-099	413.64	A	MR1-118	414.82	A	MR1-137	416.00	A	MR1-156	445.50	C
MR1-005	400.00	A	MR1-024	397.03	A	MR1-043	400.00	A	MR1-062	400.00	A	MR1-081	400.00	A	MR1-100	408.89	A	MR1-119	406.82	A	MR1-138	442.06	C	MR1-157	445.50	B
MR1-006	400.00	A	MR1-025	410.38	A	MR1-044	400.00	A	MR1-063	400.00	A	MR1-082	400.15	A	MR1-101	410.86	A	MR1-120	400.44	A	MR1-139	416.00	A	MR1-158	445.50	C
MR1-007	400.00	A	MR1-026	432.75	A	MR1-045	400.00	A	MR1-064	434.63	C	MR1-083	419.77	C	MR1-102	435.71	B	MR1-121	407.29	A	MR1-140	416.00	A	MR1-159	485.42	B
MR1-008	400.00	A	MR1-027	449.50	C	MR1-046	400.00	A	MR1-065	448.59	B	MR1-084	529.44	B	MR1-103	400.00	A	MR1-122	444.72	B	MR1-141	416.00	A			
MR1-009	400.00	A	MR1-028	443.35	B	MR1-047	604.90	C	MR1-066	448.59	C	MR1-085	462.53	C	MR1-104	400.00	A	MR1-123	504.23	C	MR1-142	416.00	A			
MR1-010	400.00	A	MR1-029	437.28	C	MR1-048	400.00	A	MR1-067	448.59	B	MR1-086	462.50	B	MR1-105	423.09	C	MR1-124	428.25	B	MR1-143	416.00	A			
MR1-011	400.00	A	MR1-030	426.34	B	MR1-049	400.00	A	MR1-068	429.71	C	MR1-087	426.50	C	MR1-106	440.68	B	MR1-125	435.22	C	MR1-144	416.00	A			
MR1-012	449.98	B	MR1-031	419.76	C	MR1-050	400.00	A	MR1-069	411.31	A	MR1-088	506.08	B	MR1-107	440.68	C	MR1-126	434.63	B	MR1-145	494.19	B			
MR1-013	400.00	A	MR1-032	403.73	A	MR1-051	400.00	A	MR1-070	451.31	B	MR1-089	420.00	C	MR1-108	440.68	B	MR1-127	434.18	C	MR1-146	563.53	C			
MR1-014	400.00	A	MR1-033	413.25	A	MR1-052	412.19	A	MR1-071	400.00	A	MR1-090	420.00	B	MR1-109	440.68	C	MR1-128	413.95	A	MR1-147	445.50	B			
MR1-015	400.00	A	MR1-034	422.77	B	MR1-053	400.00	A	MR1-072	400.00	A	MR1-091	420.00	C	MR1-110	424.92	B	MR1-129	417.05	B	MR1-148	445.50	C			
MR1-016	400.75	A	MR1-035	656.70	C	MR1-054	400.00	A	MR1-073	400.00	A	MR1-092	411.83	A	MR1-111	415.96	A	MR1-130	423.94	C	MR1-149	445.50	B			
MR1-017	424.98	C	MR1-036	568.50	B	MR1-055	411.59	A	MR1-074	400.00	A	MR1-093	400.00	A	MR1-112	421.18	C	MR1-131	462.18	B	MR1-150	445.50	C			
MR1-018	431.25	B	MR1-037	496.00	C	MR1-056	416.31	B	MR1-075	400.06	A	MR1-094	400.00	A	MR1-113	400.00	A	MR1-132	416.00	A	MR1-151	445.50	B			
MR1-019	441.60	C	MR1-038	580.78	B	MR1-057	416.31	C	MR1-076	452.81	C	MR1-095	407.71	A	MR1-114	400.00	A	MR1-133	416.00	A	MR1-152	572.34	C			





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Pond

Equestrian facilities,  
stables and practice arenas

Clubhouse, pool and amenities

Parc

Main entrance  
to Macao Ranch

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A private equestrian community, an exclusive neighborhood, just minutes from the sea, with all the facilities to accommodate equestrian activities and amenities that make it a unique development of its kind.





*Macao Ranch, equestrian access and facilities.*





Macao Ranch redefines the standard of equestrian sports facilities immersed in a beautiful landscape, full of trees, pond, green areas and horseback riding trails.

An ideal place for a new lifestyle, impeccably designed by Glocalstudio. A community where residents will have access to a wide variety of amenities and services for horse owners.





The area destined for equines totals 15,000 square meters.

Owners will be able to enjoy facilities to house and maintain their horses in an ideal environment in contact with nature, with facilities that include a field; stables with animal boxes for rent, training stables, riding academy and safe riding trails.









An excellent investment that revalues over time, with convenient services, and all the facilities for families who love horses and equestrian sports.

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In a bucolic landscape, surrounded by the tropical scenery Macao Ranch is reserved for those residents who enjoy leisure time with their family, doing outdoor activities and horseback riding in a safe environment.





After riding and storing their animals, Macao Ranch residents can choose to relax in the common areas, enjoy the Club House, ride a bike, or take a stroll through the tree-lined streets.





Macao Ranch will have exclusive, state-of-the-art stables and service areas to maintain and care for your horses, close to you.



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If you wish to learn to ride, Macao Ranch will have ample equestrian facilities with extensive and comfortable facilities for sporting practice, and a riding academy.



Macao Ranch also offers a beautiful recreation area with swimming pool, pergola, solarium, and playground for children, centrally located in the highest part of the complex, to enjoy the views.







As part of Macao Ranch you will have access to the exclusive Club House, with restaurants, playground, and swimming pool from where you will be able to contemplate beautiful views of the complex.





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Macao Ranch's pool area

Walk barefoot to the edge of the pool, on the grass and enjoy the beautiful landscaping of Macao Ranch, with large terraces landscaped with tropical vegetation.

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Enjoy preparing an outdoor barbecue under a pleasant shaded pergola with family and friends in a comfortable atmosphere.



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Relax in the common areas of Macao Ranch. Play with your children by the pool.

A space designed for family enjoyment, surrounded by amenities and comforts.



A pool near the Club House, with outdoor showers, grassy areas with palms and trees. Ideal for sunbathing and relaxing in a tropical environment.











A swimming pool near the Club House, with outdoor showers, grassy areas with palms and trees. Ideal for sunbathing and relaxing in a tropical setting.





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# MACAO RANCH

## House Models

Acquire a property in the first phase of Macao Ranch.

Choose between 2 and 3 bedroom houses with full services on plots with the location of your choice, ranging in size from 400 to 800 m<sup>2</sup>.

Each house model has a different layout, and extras such as swimming pool, barbecue or pergolas to make it even more yours.

**Model A**  
area 106,23 sqm



**Model B**  
area 131,26 sqm



**Model C**  
area 135,37 sqm





■ house model A

- 2 bedrooms
- 2 bathrooms
- powder room
- living room
- dining room
- kitchen
- laundry area
- 2 parking spaces
- terrace
- total area: 106,23 m<sup>2</sup>

Price: \$129,500 USD





A discreet but elegant entrance, with stone clad walls, and contemporary details, with durable materials.

Model A house, exterior view



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With your comfort in mind, the interior offers total integration between the living room, dining room, and kitchen with island.





Noble materials such as wood and stone have been integrated to give warmth to the interior. In turn, the kitchen becomes the focal point of the space.







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*View from the patio*

The kitchen island connects directly to the patio, where you can enjoy a barbecue.



*Comedor y sala con acceso al patio*

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*View from the kitchen*

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Master bedroom

The bedrooms connect to the side patio, generating spaciousness, ventilated and illuminated.

Patio



Master bathroom



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Bathroom 2



View of bathroom 2



Deck and pool



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Its cozy private pool, surrounded by vegetation, will allow you to enjoy the tropical climate and cool off on hot days.



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## house model B

- 3 bedrooms
- 2 bathrooms
- powder room
- living room
- dining room
- kitchen
- laundry area
- 2 parking spaces
- terrace
- total area: 131,26 m<sup>2</sup> (131,26 sq. mts.)

Price: \$149.500 USD

# B







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The house has been conceived as a private one-story oasis, with all the comforts in a bucolic and tropical environment.

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Modern, practical and spacious interiors, designed for everyday living.

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*View of the central cabinet of the kitchen and the living room.*

An integrated kitchen in a unique, practical, spacious and ventilated space.

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Master bedroom



Main bathroom with patio



Master bathroom

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Bedroom 2



Bathroom 2



Bedroom 3



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As part of the extras, you can have a beautiful pool in the garden, surrounded by plants, with a deck for sunbathing, or chatting while enjoying your home.



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You decide where and how you prefer to enjoy your outdoor space. The house has several environments that surround your home, such as the front garden, the side yard and corner yard.





## house model C

- 3 bedrooms
- 2 bathrooms
- powder room
- living room
- dining room
- kitchen
- laundry area
- 2 parking spaces
- terrace total area: 135,37 m<sup>2</sup>

**Price: \$159,500 USD**





A discreet house, covered with stone walls designed to last over time, with low maintenance. With a contemporary image, with simple but elegant forms.

*House Model C, exterior view*



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Entrance



Pool and garden

Welcome to your new home.  
Cozy, simple, elegant and  
full of comforts.



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Barbecue



View of the deck and pool



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View of the social area

A spacious living and dining room, with large sliding windows, open to the garden and patio.

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View of the kitchen





Master bedroom



Main bathroom



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Bedroom 2

Bathroom 2

Comfortable, ventilated and illuminated bedrooms, to rest in the intimacy of the home, with modern and minimalist



Bedroom 3



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Model A House.



\$129,500 USD

Model B House



\$149,500 USD

Model C House



\$159,500 USD



Reserve

**only for  
\$1,000  
USD**

Plan 1

payment 1

**20%**  
at signing

payment 2

**40%**  
during  
construction

payment 3

**40%**  
with delivery

Plan 2

payment 1

**20%**  
at signing

payment 2

**30%**  
during  
construction

payment 3

**50%**  
with delivery

Plan 3

payment 1

**20%**  
at signing

payment 2

**35%**  
during  
construction

payment 3

**45%**  
with delivery





swimming  
pool  
**\$25.000  
USD**



barbecue  
**\$8.000  
USD**



terrace  
pergola  
**\$10.000  
USD**



jacuzzi  
**\$14.500  
USD**



parking  
pergola  
**\$10.000  
USD**



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