



Luxury 10-Bedroom Beachfront Villa for Sale in Playa Encuentro | Modern Oceanfront Estate Dominican Republic

Cabarete, DO

\$5,900,000

Bedrooms

10

Bathrooms

14

Living area

1200 m²

Land

2110 m²

Parking spaces

2

Location

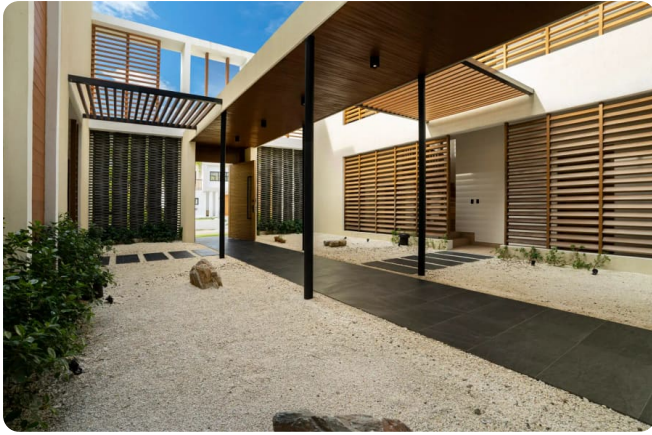
Cabarete

Luxury · Beachfront · Modern · Panoramic Views

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YouTube Vide:

<https://www.youtube.com/watch?v=evjDxlilMzw>

Rising above the shoreline of Playa Encuentro, Villa Roge is one of the most advanced oceanfront estates on the Dominican Republic's North Coast. This newly completed 10-bedroom residence delivers resort-level amenities, cutting-edge systems, and a prime position on one of the Caribbean's most desirable surf beaches—making it a standout luxury investment.

The property occupies 2,110 m² of direct beachfront land and offers 1,200 m² of sleek contemporary construction. Glass-wrapped living areas, wide terraces, and a central courtyard create an open layout that pulls in ocean light and sea breezes from every angle. Organic textures and modern finishes complete the villa's understated, high-end aesthetic.

Each bedroom is privately set with its own en-suite bath, while dedicated entertainment spaces—including a full cinema room, a gaming lounge, and a rooftop jacuzzi—bring true boutique-hotel comfort to a private home. Outdoors, a temperature-controlled infinity pool, multiple BBQ areas, sun decks, and a private staircase descending to the beach define the villa's lifestyle appeal.

The open-concept kitchen, dining, and lounge areas are optimized for hosting, featuring premium materials and natural ventilation ideal for tropical living. Double-pane windows, blackout aluminum profiles, and solid-wood architectural elements add durability and style.

Villa Roge is located inside a secure, gated beachfront community with direct Hideaway Beach access, 24/7 security, and on-site amenities. For buyers seeking a luxury primary residence, high-yield rental property, or long-term coastal investment, this estate delivers top-tier performance in the Cabarete and Playa Encuentro real estate market.

PROPERTY DETAILS

- 1,200 m² construction
- 2,110 m² oceanfront lot
- 10 bedrooms with en-suite baths
- 14 bathrooms total
- Loft + office
- Cinema room
- Game room
- Garage
- Fire pit
- 2 laundry rooms
- 2 outdoor showers
- Beachfront staircase + wooden deck
- Rooftop jacuzzi
- Dual BBQ areas

COMMUNITY

- Hideaway Beach access
- 24/7 gated security
- HOA: US\$570/month

PREMIUM FINISHES

- Synthetic wood façade louvers
- Solid wood interior doors
- Black aluminum double-pane windows
- Microcement bathrooms
- High-end porcelain tiles (Soho Dublino, Sho Keyburn Black, Ragno Standfor Grey)

SMART HOME + TECH

- Lutron automated lighting

- Dual-band Wi-Fi (local ISP + Starlink load-balanced)
- HikVision surveillance system
- Hayward Omnihub pool automation
- YALE smart lock access

AUDIO SYSTEMS

- 11-zone Sonos network
- Bowers & Wilkins marine speakers
- Bose DesignMax wall speakers
- Sonance outdoor omnidirectional speakers
- Magna landscape audio + in-ground subwoofer

CLIMATE + UTILITIES

- Trane VRF air-conditioning (18 units)
- 13 ceiling fans
- 110 Kva diesel generator
- IHS22-E4 full water filtration
- Reverse osmosis drinking water
- 4 Lorenzetti gas heaters