

Villa Espada

CAP CANA · DOMINICAN REPUBLIC

PRIVATE ESTATE
2026 EDITION

THE COMPLETE GUIDE

Villa Espada

A staffed, ocean-view private estate on Fairway 5 of Punta Espada — GolfWeek's #1 course in the Caribbean and Mexico for eight consecutive years.

15,000+

SQUARE FEET

6–8

BEDROOMS

Up to 22

GUESTS

On Fairway 5

PUNTA ESPADA

ESPADAVILLA.COM



An Ocean-View Estate on Fairway 5

The only private rental estate in Cap Cana with a direct fairway address

15,000+
SQUARE FEET

6 or 8
BEDROOMS

Up to 22
GUESTS

9 + 2
BATHS

Two
SWIMMING POOLS

Villa Espada is a fully staffed private estate set directly on Fairway 5 of Punta Espada Golf Course. Elevated above the fairway, it looks down the hole to the Caribbean Sea — an ocean-and-fairway view very few homes in Cap Cana can offer — and rents as either a six- or eight-bedroom home, so one house serves an intimate group of couples or a full party of twenty-two.



INCLUDED IN EVERY STAY

♦ PRIVATE CHEF & KITCHEN

A private chef cooks for your group; food and groceries are billed at cost plus a 15% service charge, with no restaurant markup.

♦ TWO GOLF CARTS

Two complimentary six-person carts (up to two more at \$75/day) make the first tee a short ride from the door.

♦ TWO POOLS, SPA & SONOS

A ground-level pool and a rooftop terrace infinity pool, a 16-person hot tub, a private in-house spa, and whole-house and outdoor Sonos.

♦ BUTLER, MAID & TRANSFERS

A personal butler, daily maid service and private airport transfers from Punta Cana (PUJ) come with every stay.

♦ THE MEMBER-GUEST GOLF RATE

Play Punta Espada at the member-guest discounted rate — roughly \$200 per golfer, per round below published green fees.

♦ EDEN ROC BEACH CLUB

Complimentary access (not available Christmas, New Year and Easter; other dates subject to availability). Dogs are welcome.



Inside the Villa

Living space designed for large groups who still want to be together

More than 15,000 square feet flow from a vaulted great room to shaded terraces, two pools and a private spa — room for the whole party to gather, and quiet corners for the moments in between.



Rooftop Terrace Pool

INFINITY EDGE

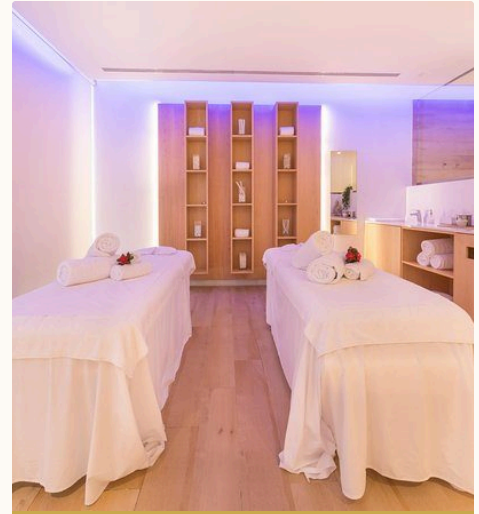
A second-level infinity pool and terrace above the fairway.



The Great Room

VAULTED CEILING

An open, light-filled living and dining heart of the house.



Private In-House Spa

FREE TO USE

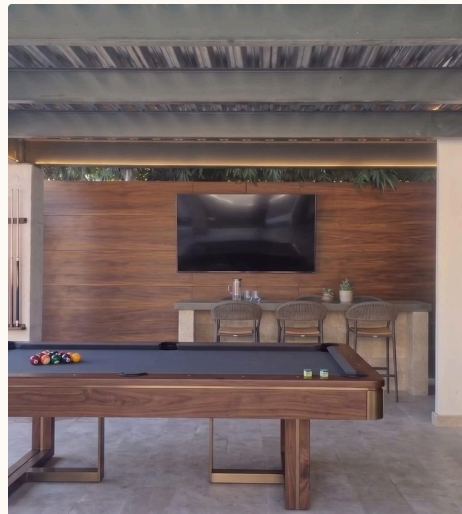
Two massage beds, indoor & outdoor showers, infrared sauna.



Ground-Level Pool

POOLSIDE LIVING

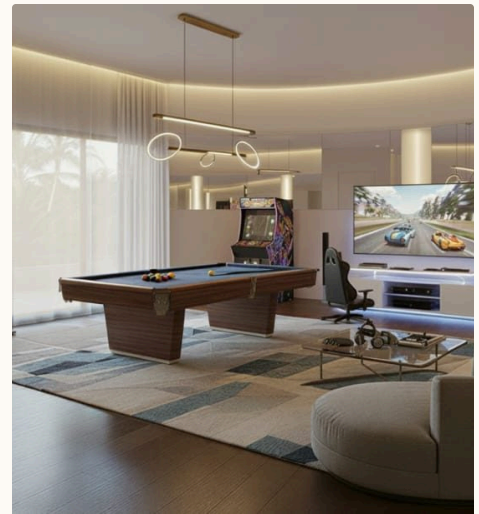
Sun terraces, loungers and a 16-person hot tub.



Outdoor Lounge

AL FRESCO

Shaded outdoor living, dining and games under the palms.



Games & Entertainment

FOR ALL AGES

Indoor games plus pool table, ping pong and more.

Two pools & a private spa. A ground-level pool and a rooftop terrace infinity pool overlook the fairway, joined by a 16-person hot tub. Inside, a private in-house spa — two massage beds, indoor and outdoor showers, a two-person infrared sauna — is free for guests to use; two certified in-house masseuses are available daily at \$60 per hour, per person, a fraction of the \$300-or-more typical at resort spas.



Bedrooms & The Floor Plan

Eight en-suite bedrooms that reconfigure for golf groups, couples and families

8

EN-SUITE BEDROOMS

6 or 8

RENTED AS

16 / 22

COUPLES / MAX

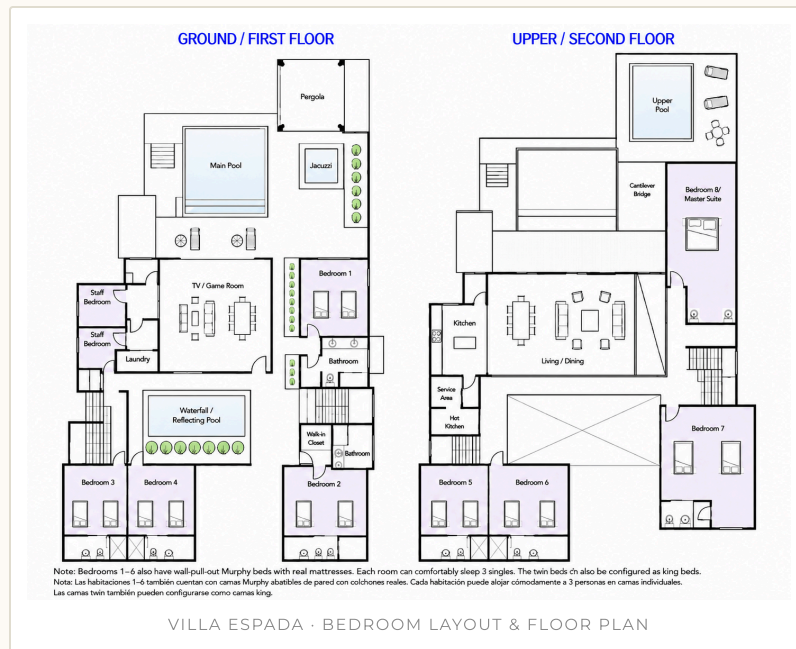
9

PRIVACY SCREENS

9 + 2

BATHS

Most villas fit one kind of trip. Villa Espada fits several, because the rooms change with the guests — extra-long twins lock into kings, Murphy beds fold down for children and extra players, and nine free-standing screens divide the larger rooms for singles groups.



CAPACITY BY GROUP

CONFIGURATION	SLEEPS
Golf & singles	up to 21
Couples	16
Families & groups	up to 22

WHAT MAKES IT FLEXIBLE

- ◆ **Convertible beds** — extra-long twin pairs lock together into kings, so a room serves golf singles one week and a couple the next.
- ◆ **Murphy beds in six rooms** — full-size in the two streetside rooms, twin-XL in the four guest-wing rooms, folding flat when unused.
- ◆ **Nine privacy screens** — free-standing dividers give each golfer their own space in a singles layout.
- ◆ **En-suite & smart TVs** — every bedroom has its own bathroom and smart TV; 9 full and 2 half baths across the estate.

EVERY BEDROOM, EVERY BED

BEDROOM	LOCATION	BEDS	SINGLES
MAIN HOUSE			
Master Suite	Main house	1× King	1
Below Master	Main house	2× Twin XL (join into a King)	2
Streetside × 2	1st & 2nd floor	2× Queen + a Full Murphy bed, each room	6
FOUR-BEDROOM GUEST WING			
Guest Wing 1-4	1st & 2nd floor	2× Twin XL (join into a King) + a Twin-XL Murphy, each room	12
8 en-suite bedrooms · 9 full + 2 half baths			up to 21



Golf From Your Front Door

GolfWeek's #1 course in the Caribbean and Mexico, eight consecutive years

7,396

YARDS

Par 72

NICKLAUS SIGNATURE

8

OCEAN HOLES

~3 min

BY CART

~\$200

SAVED / ROUND



Villa Espada sits on Fairway 5 of **Punta Espada** — the Jack Nicklaus Signature course ranked #1 in the Caribbean and Mexico by GolfWeek for eight consecutive years, with eight holes along the Caribbean Sea. Your group books tee times through the villa at the member-guest discounted rate, and the two included carts make the first tee a two- to three-minute ride from the door.

The member-guest advantage. This discounted rate is available only to Villa Espada renters, through the villa's private arrangement with the course — roughly \$200 per golfer, per round below published green fees. Over a four-round week for eight players, that is about \$6,400 kept in the group's pocket, before the two carts are even counted.

COURSES WITHIN REACH

COURSE	NOTES	FROM THE VILLA
Punta Espada	Nicklaus Signature; green fees \$395–\$495, caddies mandatory; member-guest rate through the villa	~3 min by cart
Las Iguanas	Cap Cana's second Nicklaus course; open front nine at regular rates (full course completing 2026)	~2 min by cart
Corales	PGA Tour host (Corales Puntacana Championship); arranged subject to access	~20 min by car
Casa de Campo	Teeth of the Dog (Golf Digest World #50), Dye Fore & The Links; green fees + 18% tax separate	~1 hr west

Green fees, caddies and course taxes are separate from the villa rate. Rounds are arranged through the villa, subject to tee-time availability.



Two Ways to Spend the Week

A seven-night golf week and a seven-night family week, both built around the villa

Every stay is tailored to your group, but these seven-night templates show how the week comes together. Rounds, tickets, boats and excursions are arranged by your butler; the kitchen flexes around the days you are out.

7 NIGHTS · 4 COURSES

The Golf Week

1 — Arrival	Land at Punta Cana (PUJ, ~20 min); private transfer. Groceries & house bar pre-stocked.
2 — Punta Espada	The signature round, ~3 min by cart, at the member-guest discounted rate.
3 — Corales	PGA Tour host course; arranged subject to access. A villa dinner to close.
4 — Las Iguanas + Beach	Open front nine (regular rates), then pools or Eden Roc Beach Club.
5 — Casa de Campo	Teeth of the Dog, ~1 hr west; green fees + 18% tax separate.
6 — Boat Day	Catamaran or deep-sea fishing charter; late villa dinner.
7 — Finale	A closing round, then a golf-awards dinner at the villa.

7 NIGHTS · BEACH & ADVENTURE

The Family Week

1 — Arrival	PUJ private transfer; groceries & snacks ready on arrival.
2 — Beach	A day at the complimentary Eden Roc Beach Club.
3 — Scape Park	Hoyo Azul cenote, zip lines and cave trails. Tickets separate.
4 — El Dorado	A full day of slides. Tickets purchased separately.
5 — Golf or Horses	Punta Espada / Las Iguanas front nine, or riding at Los Establos.
6 — Boat Day	Catamaran or private boat; kitchen flexes to your return.
7 — Final Dinner	A relaxed last night — ask about a celebration dinner.

Meals, handled. Because the villa includes a private chef, meals bend to the plan — early golf breakfasts, children's dinners, a late night after a boat day. Food is billed at cost plus a 15% service charge with no restaurant markup, or choose a fixed per-person meal plan (details on the dining page).

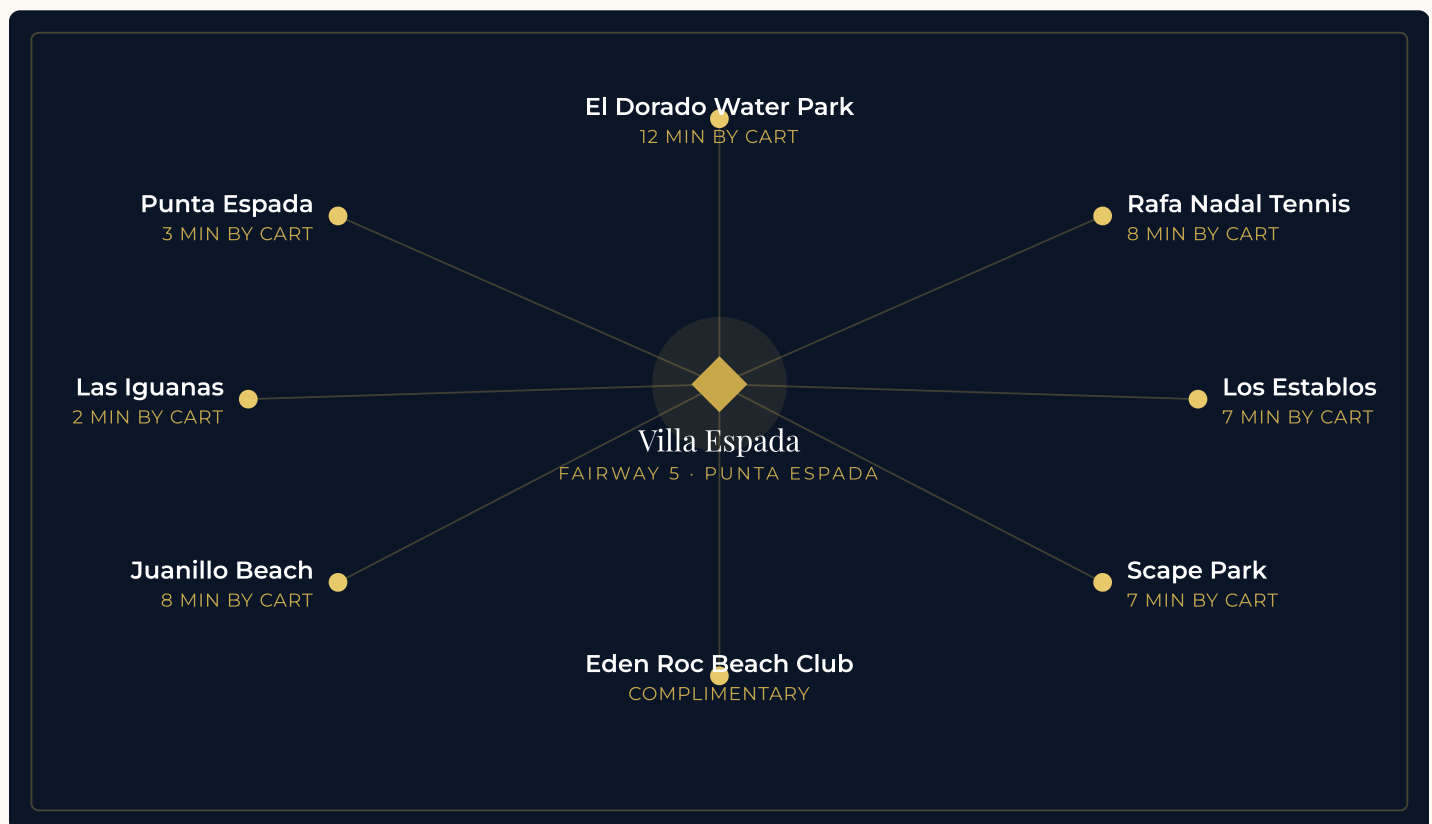




Everything Within the Gates

A short golf-cart ride from beaches, golf, adventure and the marina

Cap Cana is a private, gated community of roughly 30,000 acres — and Villa Espada sits near the heart of it. Almost everything worth doing is minutes away by the villa's own golf cart.



Getting here. Punta Cana International Airport (PUJ) is about 15–20 minutes from the Cap Cana gate by car, and roughly 25–35 minutes door-to-door to the villa — with a private transfer included in every stay. One of the most-connected airports in the Caribbean, PUJ has nonstop service from many major U.S. and Canadian cities. Villa GPS 18.46162, -68.41099.



Beyond the Villa

Beaches, cenotes, horses and championship tennis — all arranged by your butler

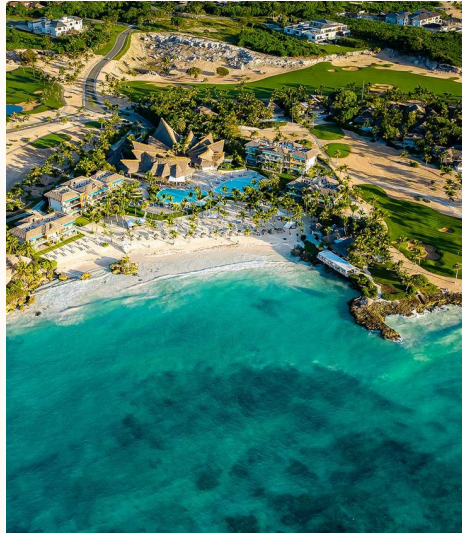
Your butler arranges tickets, transport and reservations, so days out are as easy as days by the pool.



Juanillo Beach

8 MIN BY CART

Cap Cana's celebrated white-sand beach and beach clubs.



Eden Roc Beach Club

COMPLIMENTARY

Private cove, oceanfront pool and butler-level service.



Scape Park

7 MIN BY CART

Hoyo Azul cenote, zip lines and jungle cave trails.



Los Establos

7 MIN BY CART

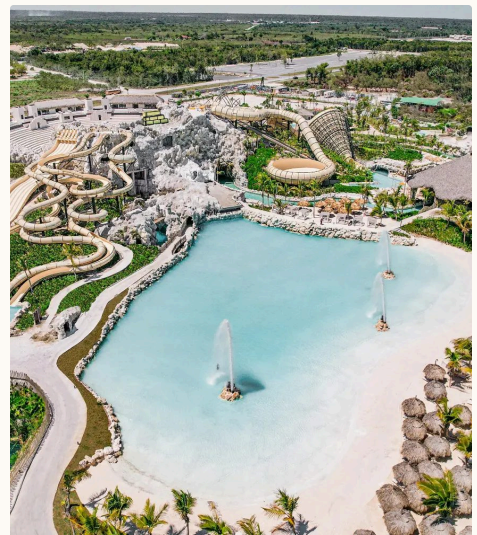
World-class equestrian center — polo, riding, trail rides.



Rafa Nadal Tennis

8 MIN BY CART

Championship tennis, padel and pickleball courts.



El Dorado Water Park

12 MIN BY CART

Slides, lazy river and cabanas — tickets purchased separately.

Two to know. Access to the Eden Roc Beach Club is complimentary (not available Christmas, New Year and Easter; other dates subject to availability), with food and drinks paid at the club. El Dorado Water Park is a short ride away, with tickets purchased separately — it is not included in the villa rate.



The Kitchen & The Team

A private chef, a butler and a destination concierge — the week, handled

The private chef is the estate's most valuable amenity. Every meal is built around your group's tastes, children and schedule — with no restaurant markup on any of it.

By default the chef cooks and food and groceries are billed at cost plus a 15% service charge, with no restaurant markup — typically about \$50–\$75 per person, per day for three chef-prepared meals and beverages. For a fixed, predictable budget, choose an optional Palmera meal plan instead; because the villa already includes a chef, these carry **no add-on chef fee**.

Children 3–12 discounted; under 2 free. Beverage plans \$18–\$109 pp/day. Pricing by Palmera Villas, current 2026, subject to change.

OPTIONAL MEAL PLAN (PER PERSON / DAY, MIN. 6)	FULL	HALF
Breakfast only	\$24	—
Basic — B/L/D	\$48	\$38
Silver	\$72	\$58
Gold	\$105	\$84
Vegetarian	\$54	\$44

ALSO ARRANGED FOR YOU

♦ BUTLER & DAILY MAID

A personal butler coordinates the week; daily housekeeping keeps the estate immaculate.

♦ BOATS, GOLF & EXCURSIONS

Charters, tee times, spa, tours and restaurant reservations booked on your behalf.

♦ PROVISIONING & HOUSE BAR

Groceries and a stocked bar arranged before arrival, so the first afternoon starts at the pool.

♦ IN-VILLA SPA

Two certified masseuses daily at \$60/hour, per person — a 90-minute massage is \$90 versus about \$450 at a resort.





Rates, Terms & How to Book

One estate, two configurations — booked direct with the owner, no agency fee

NIGHTLY RATES (USD)

SEASON	6-BEDROOM (UP TO 16)	8-BEDROOM (UP TO 22)	MIN. STAY
Low · May–Oct	\$2,500 / night	\$3,000 / night	4 nights
Peak · Nov–Apr	\$4,000 / night	\$4,500 / night	5 nights
Holiday & Festive	\$7,500 / night	\$8,500 / night	7 nights

Starting rates, confirmed for your exact dates. Base covers up to 16 guests; each guest 17–22 adds \$100 per person, per night.

The value, per person. Sixteen guests at a peak eight-bedroom rate work out to roughly **\$280 per person, per night** — about **\$230** at twenty-two — including the chef's service, butler, daily maids, airport transfers and two carts. Comparable Cap Cana resort rooms run from about \$594–\$721 (Eden Roc) or from ~\$600 up to \$900–\$1,500 in peak (St. Regis), room-only and per couple.

BOOKING TERMS

Deposit — 50% to confirm; balance due 30 days before arrival.

Security deposit — \$2,000, returned within 7 days of departure.

Cancellation — full refund 60+ days out; 50% at 30–59 days; none under 30.

Food & beverage — chef meals billed at cost plus 15% service.

Golf — Punta Espada at the member-guest rate, billed at checkout.

Gratuities — staff gratuities of 8–10% of the villa rate are customary.

Check-in / out — 3:00 PM / 11:00 AM; early/late subject to availability.

Dogs — welcome. All rates USD, subject to a service charge.



Book Direct — and Save the Agency Fee

espadavilla.com · rob@espadavilla.com · WhatsApp +1 (734) 755-6357

The official direct-booking website of Villa Espada, Cap Cana. Inquiries confirmed within two hours.