

An aerial photograph of a tropical beach. The left side shows a sandy shore lined with numerous palm trees. Some people are visible on the beach and in the shallow turquoise water. The right side of the image is dominated by the clear, vibrant blue-green water of the ocean, with some darker patches of coral or rocks visible beneath the surface.

CHRISTIE'S
INTERNATIONAL REAL ESTATE
— DOMINICAN REPUBLIC —

Investment Portfolio

CHRISTIE'S

INTERNATIONAL REAL ESTATE

Following @properties acquisition of Christie's International Real Estate, we have further solidified our position as the unrivaled expert in luxury homes. Our approach to showcasing luxury properties, paired with an extensive network of top-notch real estate brokers, cements us as the definitive global authority for effectively marketing and selling luxury properties.

Christie's International Real Estate Dominican Republic is a distinguished leader in the realm of luxury real estate services within the country, aspiring to set new benchmarks and elevate standards across the island.

With an unwavering commitment to integrity, honesty, and professionalism, we conduct business with transparency and dedication, ensuring that our clients receive nothing short of exceptional service.

At Christie's International Real Estate Dominican Republic, our primary focus is our clients. We prioritize their needs, aspirations, and satisfaction above all else, offering personalized attention and guidance throughout every step of their real estate journey. Whether they are looking to buy, sell, or invest, our clients can trust us to deliver results that exceed their expectations.

\$500B 100 50 10K

SOLD IN THE LAST 5 YEARS

CIRE BROKERAGE FIRMS
AROUND THE WORLD

COUNTRIES &
TERRITORIES

AGENTS
WORLDWIDE

Where Luxury *lives*





Key Investment *facts*

#1 MOST VISITED ISLAND

As the top destination in the Caribbean, the Dominican Republic attracts over 10 million visitors annually, fueling demand for vacation rentals, hotels, and luxury properties. Ease of access, branded residences, luxury amenities, and a higher quality of life are only a few reasons behind this achievement.

TAX INCENTIVES

The CONFOTUR law grants up to 15 years of tax exemptions, waiving the 1% annual property tax and 3% transfer tax for qualifying developments. Developers benefit from exemptions during construction thereby lowering acquisition costs and making their project an exceptionally attractive option for investors.

APPRECIATION & ROI

Property values in prime locations such as Casa de Campo, Punta Cana, and Cap Cana have consistently appreciated by at least 5% annually. Investors can anticipate rental returns ranging from 6-10% per year in these high-demand areas, driven by robust tourism and a thriving short-term rental market.

ECONOMY

The Dominican Republic boasts the largest economy in the Caribbean, driven by tourism, real estate, agriculture, and manufacturing, with consistent growth and strong foreign investment incentives.

ACCESSIBILITY

With 8 international airports and direct flights from major cities worldwide, the Dominican Republic offers easy access for both visitors and investors.

PROPERTY TYPES

The island offers a wide range of real estate options, including luxury beachfront villas, branded residences, resort condos, golf course estates, and development land, meeting diverse investment goals.

HEALTHCARE & EDUCATION

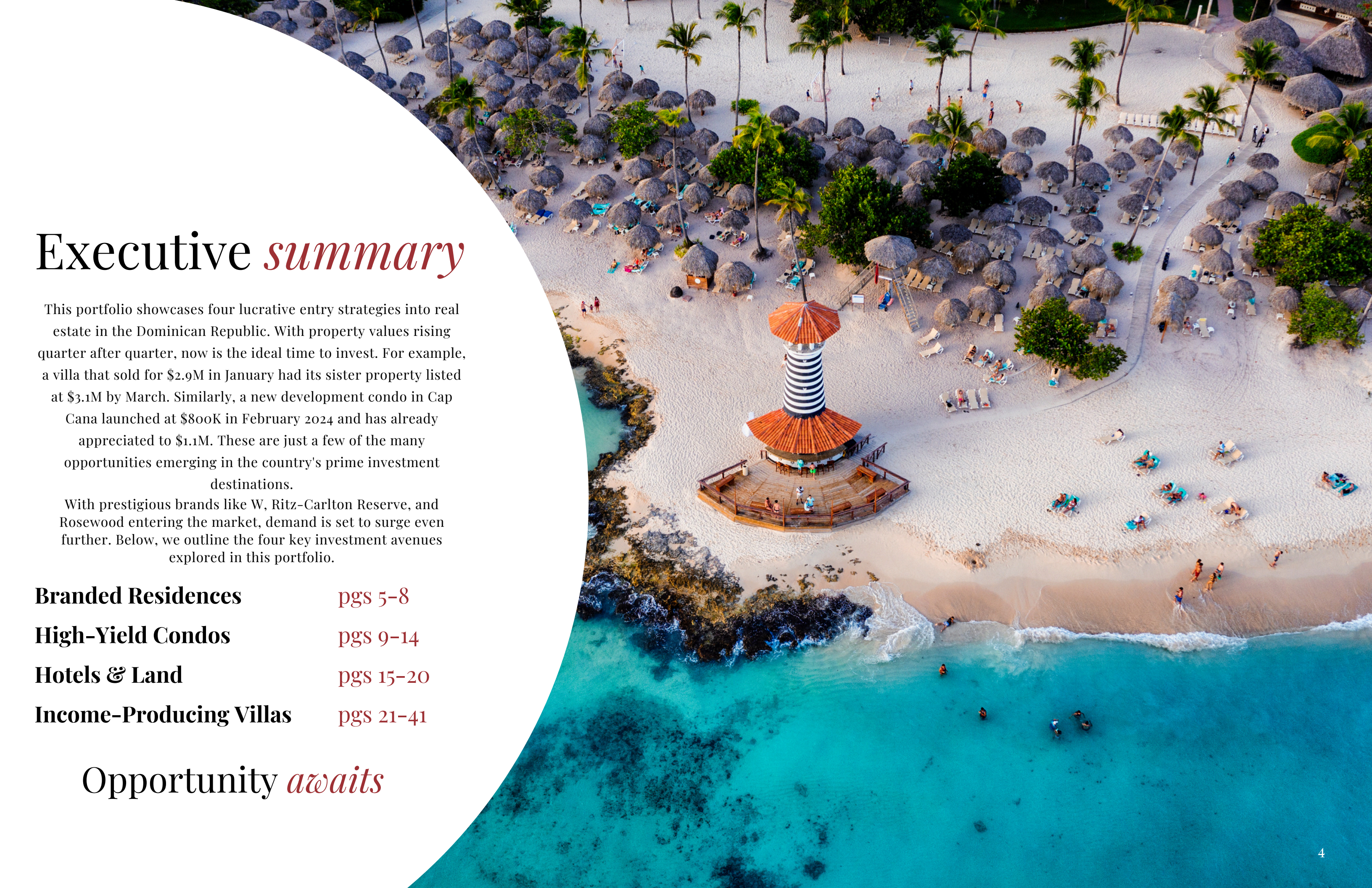
The Dominican Republic offers high-quality healthcare services, with modern private hospitals and medical facilities in key areas like Santo Domingo, Punta Cana, and Santiago. The island also features international schools and universities, making it a practical destination for families and long-term investors.

SAFETY & SECURITY

The Dominican Republic ensures a safe environment for investors and tourists, with popular areas like Punta Cana, Cap Cana, and Casa de Campo offering gated communities, 24/7 surveillance, and enhanced security measures.

CLIMATE, CURRENCY & LANGUAGE

The Dominican Republic offers year-round tropical weather, ideal for vacation homes and rentals. The Dominican Peso (DOP) is the official currency, but the US Dollar is widely accepted in tourist areas. Spanish is the official language, though English is commonly spoken in real estate and business sectors.



Executive *summary*

This portfolio showcases four lucrative entry strategies into real estate in the Dominican Republic. With property values rising quarter after quarter, now is the ideal time to invest. For example, a villa that sold for \$2.9M in January had its sister property listed at \$3.1M by March. Similarly, a new development condo in Cap Cana launched at \$800K in February 2024 and has already appreciated to \$1.1M. These are just a few of the many opportunities emerging in the country's prime investment destinations.

With prestigious brands like W, Ritz-Carlton Reserve, and Rosewood entering the market, demand is set to surge even further. Below, we outline the four key investment avenues explored in this portfolio.

Branded Residences	<i>pgs 5-8</i>
High-Yield Condos	<i>pgs 9-14</i>
Hotels & Land	<i>pgs 15-20</i>
Income-Producing Villas	<i>pgs 21-41</i>

Opportunity *awaits*



BRANDED RESIDENCES

Four Seasons- Tropicalia



St. Regis - Cap Cana

Entry Strategy 1: *Branded Residences*

Overview: Investing in branded residences offers full ownership of luxury real estate managed under a globally recognized hotel or hospitality brand.

Benefits:

- Full property management under a prestigious brand (e.g., Four Seasons, St. Regis, Ritz-Carlton).
- No involvement in daily operations; the brand ensures high occupancy and premium pricing.
- CONFOTUR tax exemptions. (3% transfer tax and 1% property tax waived for up to 15 years)
- Guaranteed returns
- Access to a high-net-worth clientele.
- Full ownership - not a time share and no black-out dates

Process:

- Choose a project affiliated with a reputable brand.
- Review ownership terms, including rental pool options and management fees.
- Purchase the unit and allow the brand to handle bookings and maintenance.

Expected ROI:

- Premium rental rates due to brand recognition.
- Steady passive income with minimal involvement.
- Strong resale value due to limited supply and high demand.

Initial Investment: The branded residences start at approximately \$1,600,000 USD

Publicly Available Market Data
Sample Branded Condo-Hotels in the Caribbean & Mexico
August 2023

This chart presents a comparative analysis of branded hotel performance across key destinations. It is noteworthy that rates in the Dominican Republic will either be the same or higher..

Brand	City/ Location	Country	Type	Total SF	Ext SF	B/B	View	Kitchen	Pool	Low Rate	High Rate	Rate Range
1-Bedroom Residences												1,800 - 5400
Four Seasons		Anguilla	1-Bed Residence	1477	404	1/1.5	Oceanview	Y	Plunge	1,845	3,245	
The St. Regis		Bermuda	1-Bed Residence	NA		1/1.5	Oceanfront	Y	No	2,075	2,399	
The St. Regis	Bahia Beach Resort	Puerto Rico	1-Bed Residence	2510		1/2	Oceanfront	Y	No	4,219	4,219	
The St. Regis	Punta Mita	Mexico (Punta Mita)	1-Bed Residence	1800		1/2	Beachfront	Y	Pool & Jacuzzi	4,429	5,369	
2-Bedroom Residences												1,800 - 7000
Eden Roc	Cap Cana	Dominican Republic	2 Bed Residence	1786		2/2	Beachfront	E	No	1,800	2,800	
Four Seasons		Anguilla	2-Bed Residence	2229	556	2/2.5	Oceanview	Y	Plunge	2,595	4,662	
The St. Regis		Bermuda	2-Bed Residence	1452		2/2.5	Oceanfront	Y	No	3,825	4,149	
Four Seasons	Los Cabos	Mexico (Los Cabos)	2-Bed Residence	2842		2/3	Oceanview	Y	Plunge	4,617	7,000	
The St. Regis	Punta Mita	Mexico (Punta Mita)	2-Bed Residence	2490		2/3	Beachfront	Y	Pool & Jacuzzi	5,429	6,369	
The St. Regis		Bermuda	2-Bed Residence - Penthouse	1452		2/2.5	Oceanfront	Y	Plunge	5,075	5,399	
3-Bedroom Residences												2,900 - 8,400
Four Seasons	Punta Mita	Mexico (Punta Mita)	3-Bed Residence	3090		3/3	Oceanview	Y	Infinity	2,854	5,232	
Four Seasons		Anguilla	3-Bed Residence	2665	576	3/3.5	Oceanview	Y	Plunge	3,295	5,362	
Eden Roc	Cap Cana	Dominican Republic	3-Bed Residence	4025		3/3.5	Garden	Y	Pool & Jacuzzi	3,800	4,100	
Four Seasons		Anguilla	3-Bed Residence - Penthouse	3565	2483	3/3.5	Oceanview	Y	Plunge	3,890	6,657	
Four Season	Los Cabos	Mexico (Los Cabos)	3-Bed Residence	3337		3/3	Oceanview	Y	Plunge	3,908	8,000	
Four Seasons		Anguilla	3-Bed Residence	3100	1099	3/3.5	Oceanfront	y	Pool	3,995	8,262	
The St. Regis		Bermuda	3-Bed Residence	2391		3/3.5	Oceanfront	Y	No	4,325	4,649	
The St. Regis		Bermuda	3-Bed Residence - Penthouse	2391		3/3.5	Oceanfront	Y	Plunge	5,235	5,649	
Four Seasons	Los Cabos	Mexico (Los Cabos)	3-Bed Residence	3842		3/4	Oceanview	Y	Plunge	5,617	8,000	
The St. Regis	Punta Mita	Mexico (Punta Mita)	3-Bed Residence	3100		3/4	Beachfront	Y	Pool & Jacuzzi	7,429	8,369	
4-Bedroom Residences												3,500 - 9.600
Four Seasons	Punta Mita	Mexico (Punta Mita)	4-Bed Residence	6575		4/4.5	Oceanview	Y	Infinity & Plunge	3,491	7,042	
Four Seasons	Punta Mita	Mexico (Punta Mita)	4-Bed Residence	7895		4/4.5	Oceanview	Y	Infinity & Plunge	3,491	7,042	
Four Seasons	Punta Mita	Mexico (Punta Mita)	4-Bed Residence	7433		4/4.5	Oceanview	Y	Infinity & Plunge	3,491	7,042	
Four Seasons	Punta Mita	Mexico (Punta Mita)	4-Bed Residence - Penthouse	4295		4/4	Oceanview	y	Infinity	3,754	6,732	
Eden Poc	Cap Cana	Dominican Republic	4-Bed Residence	6180		4/4.5	Garden	Y	Infinity	4,800	5,100	
Four Seasons		Anguilla	4-Bed Residence	4423	2115	4/4.5	Oceanfront	y	Pool	5,595	6,862	
Four Seasons	Los Cabos	Mexico (Los Cabos)	4-Bed Residence	5016		4/5	Oceanview	Y	Plunge	5,908	9,000	
Four Seasons	Los Cabos	Mexico (Los Cabos)	4-Bed Residence	4047		4/5	Oceanview	Y	Plunge	5,908	9,828	
Four Seasons		Anguilla	4-Bed Residence	3820	1938	4/4.5	Oceanview	Y	Infinity & Spa	6,325	8,723	
Four Seasons		Anguilla	4-Bed Residence	4335	2358	4/4.5	Oceanfront	Y	Infinity & Spa	7,025	9,523	
Four Seasons	Punta Mita	Mexico (Punta Mita)	4-Bed Residence - Penthouse	4295		4/4	Oceanview	y	Infinity	3,754	6,732	

DISCLAIMER: The information in this report reflects the advertised rate range, excluding peak rates, as of the date the data was gathered from the property's public website. Rates are dynamic and subject to change at any time. The information in this report is deemed reliable but not guaranteed.



The Four Seasons *Tropicalia*

Tucked away along the stunning Samaná Bay in Miches, Dominican Republic, Four Seasons at Tropicalia is an extraordinary community that marries luxury with sustainability. Developed in partnership with Cisneros Real Estate and envisioned by acclaimed architect Isay Weinfeld, this development sets a new benchmark for refined living in the Caribbean, showcasing a harmonious blend of modern tropical design and the region's natural splendor.

Initial Investment: Prices start at \$4M USD



[Click HERE](#) or Scan above for more information

St. Regis *Cap Cana*

St. Regis Cap Cana is a luxury resort and residential community nestled in the heart of the exclusive Cap Cana enclave in the Dominican Republic. Combining timeless elegance with modern sophistication, the resort offers world-class amenities, including private beach access, the renowned Iridium Spa, fine dining, and a rooftop pool with stunning ocean views. Residents and guests enjoy unparalleled services, such as the signature St. Regis butler service, along with access to premier Cap Cana amenities like the Punta Espada Golf Club, Cap Cana Marina, and pristine beaches, creating an extraordinary lifestyle in paradise.

Initial Investment: Prices start at \$1.6M USD



[Click HERE](#) or Scan above for more information

St. Regis – Cap Cana



HIGH-YIELD CONDOS



Entry Strategy 2: *High-Yield Condos*

Overview: Pre-construction condos offer investors the opportunity to secure units at competitive prices before completion, often benefiting from flexible payment plans and attractive tax incentives. Many investors capitalize on this by purchasing multiple units within a development, generating strong rental income upon completion.

Benefits:

- Lower entry costs compared to completed properties.
- Payment plans spread over construction periods.
- CONFOTUR tax incentives (no property tax for up to 15 years, no transfer tax).
- High demand in well-amenitized areas such as Punta Cana, Cap Cana, and Santo Domingo.

Process:

- Select from our portfolio of reputable developers with a solid track record.
- Choose units based on location, view, and projected rental demand.
- Secure financing or utilize developer payment plans.
- Upon completion, furnish (if not already provided) and market the unit for short-term or long-term rentals. Many developers are providing this service.

Expected ROI:

- Property values appreciate significantly upon completion.
- Short-term rental yields of 5-15% in key areas depending on the amenities and price of the condo.
- Potential resale at a higher market price before completion.

Initial Investment: Entry prices for pre-construction condos start around \$200,000, with flexible payment options available.

The Gem

Cap Cana



1-2 **BEDS** 1.5 - 2.5 **BATHS** 97 M2 - 208 M2 | 1,042.5 - 2,233.8 SQFT **CONSTRUCTION** \$280K - \$661K **USD**



[Click HERE](#) or Scan for more information

- Anticipated 7- 10% net ROI annually (conservative estimate)
- Rooftop Bar
- Golf Simulator
- Underground Parking
- Storage Spaces
- Children's Area
- Laundry Area
- Gym
- Swimming Pool
- Pet Zone
- BBQ Area

Marina Garden

Cap Cana



2 **BEDS** 2.5 **BATHS** 164 M2 – 175 M2 | 1,765.61 – 1,878.37 SQFT **CONSTRUCTION** \$600K – \$1.05M **USD**



[Click HERE or Scan for more information](#)

- Anticipated 7- 9% net ROI annually (conservative estimate)
- Access Lobby
- Gym
- Private Jacuzzi on Each Terrace
- BBQ Area
- Common Pool Area
- Elevator & Parking
- Condo-Hotel Services
- Excellent Location
- Access to the Marina and Beach
- Spectacular Views of the Marina & Juanillo Beach
- Complete Furniture Package (Optional)

Crystal Garden

Cap Cana



2 **BEDS** 2.5 **BATHS** 106 M2 – 335 M2 | 1,143 – 3,601 SQFT **CONSTRUCTION**

\$450K – \$765K USD



[Click HERE](#) or Scan for more information

- Anticipated 5 – 8 % net ROI annually (conservative estimate)
- BBQ Area
- Wellness
- Pickleball
- Lobby
- SnackBar
- Roof Top
- Gym
- Golf and Pool Views
- Access to the Marina Beaches
- Elevator & Parking
- Coworking

Oceana – Boutique Hotel Units

Punta Cana



MASTER & STANDARD **SUITES** 50 M2 – 105 M2 | 538 – 1,130 SQFT **CONSTRUCTION** \$269K – \$395K **USD**



[Click HERE](#) or Scan for more information

- Anticipated 8 – 10% net ROI annually (conservative estimate)
- Hotel Boutique by Wyndham
- Private Beach Club
- 61 Rooms
- Dinner Theater
- 360 Parking Spaces
- Pool – 96,875 sq ft
- Restaurant
- Bar & Terrace
- Gastronomic Market
- Spa
- Gym
- Business Center
- Supermarket
- Kids Area



HOTELS & LAND



Entry Strategy 3: *Hotels & Land*

Overview: Pre-construction condos offer investors the opportunity to secure units at competitive prices before completion, often benefiting from flexible payment plans and attractive tax incentives. Many investors capitalize on this by purchasing multiple units within a development, generating strong rental income upon completion.

Benefits:

- High cash flow potential, especially in tourist-heavy regions.
- Established hotel brands can provide management and marketing support.
- Opportunities for acquiring operating hotels that can be expanded or scaled.
- Direct access to the booming tourism market that continues to break records annually.
- Land: Ability to develop condos, hotels, or mixed-use projects.

Process:

- Identify the preferred type of hotel investment (boutique, operating, pre-development).
- Review feasibility studies and financial projections.
- Invest in property improvements or development.

Expected ROI:

- Boutique hotels: 8-15% annual return.
- All-inclusive resorts: Higher revenue but with operational costs.
- Potential for appreciation upon repositioning or brand affiliation.

Initial Investment: Boutique hotels can start at \$5 million, while larger all-inclusive developments may require \$20 million or more. Land for development can be acquired at \$75/m² and above.



All-Inclusive and Boutique *hotels*

Our collection of all-inclusive and boutique hotels, starting at \$5M USD, offers an unparalleled opportunity to invest in the Dominican Republic's thriving hospitality sector. These properties combine luxury, location, and world-class service, ensuring a high return on investment for discerning buyers. Whether nestled in serene beachfronts or vibrant tourist hotspots, each hotel boasts sophisticated amenities and distinct architectural styles that cater to a diverse range of guests. These exceptional hotels are designed to provide an exclusive, immersive experience, making them perfect for those seeking a strong foothold in the Caribbean's booming tourism industry.

Contact us for more information



Lots Primed for *development*

We also offer an exclusive selection of prime lots across the Dominican Republic. These carefully curated parcels of land are situated in some of the island's most desirable locations, from the tranquil shores of the north coast to the lively, upscale communities of Punta Cana and Casa de Campo. These lots provide a unique opportunity for investors and developers to create luxury residential properties, hotels, or commercial projects tailored to their vision.

With breathtaking ocean views, lush landscapes, and proximity to key attractions, our premium lots are ideal for building bespoke projects that capture the essence of island living.

Contact us for more information

Boca Chavón



78.58 ACRES **LOT** \$110/M2 **USD**



[Click HERE](#) or Scan for more information

- Beachfront Land
- Across the river from the renowned Casa de Campo®
- 15 minutes from an international airport
- Surrounded by land owned by Casa de Campo®, where future expansion may take place, thereby increasing property value.
- Ideal for a wellness hotel or luxury oceanfront villas/condos

Catalina Tropical Lodge

Cabrera



12 **KEYS** 12,200M2 **LOT** \$4.9M **USD**



[Click HERE](#) or Scan for more information

- Currently Operating
- Fully Staffed
- Ocean View
- Amenities Include: Yoga Chalet, Tennis Court, Spa, Pool

- Net Revenue Operating Income: 44%
- Gourmet Restaurant
- Opportunities for expansion of up to 30 additional keys

Pre-Development Hotels

Top Tourist Locations in DR



\$16M – \$300M USD



[Click HERE](#) or Scan for more information

- Key locations, including Punta Cana, Miches, and Las Terrenas.
- Built by the same developer behind the award-winning Eden Roc – Cap Cana hotel
- Hotels are designed and built to meet brand standards, making it seamless to secure a flag affiliation.
- Price includes land, design, and construction cost



INCOME-PRODUCING VILLAS

Riomar 23 – Casa de Campo



Riomar 23 – Casa de Campo

Entry Strategy 4: *Purchasing Villas for Rental Purposes*

Overview: Acquiring multiple villas for rental purposes is a lucrative investment strategy, capitalizing on the booming tourism sector. The Dominican Republic attracts millions of visitors annually, creating high demand for vacation rentals.

Benefits:

- High rental yields in tourist hotspots.
- Ability to list properties on platforms like Airbnb, Rental Escapes, VRBO, Booking.com, and Expedia.
- Hands-off experience when working with experienced rental providers and property management companies.
- Strong occupancy rates due to year-round tourism.

Process:

- Identify prime locations (e.g., Punta Cana, Cap Cana, Casa de Campo, Las Terrenas).
- Work with us to secure exclusive properties at competitive prices.
- Partner with professional rental management companies to handle bookings, maintenance, and guest experiences.
- List the villas on multiple platforms for maximum exposure.

Expected ROI:

- Short-term rentals can generate annual returns of 8-12%.
- Long-term property value appreciation of at least 5% annually.

Initial Investment: The ideal villa price starts at approximately \$800,000, with additional costs for furnishing and marketing.

How we Identify the *top* Investment Locations in DR

In selecting prime investment areas in the Dominican Republic, we conduct thorough research and analysis, focusing on key factors such as economic growth, tourism trends, infrastructure development, and local amenities. Our team evaluates neighborhoods based on their potential for property appreciation, rental demand, and overall investor interest. By considering market data, demographic shifts, and upcoming projects, we identify regions that promise robust returns and sustainable growth.

Additionally, we work closely with the tourism sector and stay informed about where both investors and the country are directing their focus. This allows us to anticipate the trajectory of key areas and strategically position our investment recommendations. This guide will provide detailed insights into each selected area, helping investors make informed decisions about where to focus their investment efforts.

Now is the *time*





CASA DE CAMPO ® RESORT AND VILLAS



Casa de Campo® *facts*

The Caribbean’s premier luxury destination, offering an unmatched blend of elegance, exclusivity, and relaxation. Nestled along the pristine coastline of La Romana, Casa de Campo® is a world-renowned resort community that spans over 7,000 acres of lush landscapes, offering a lifestyle that is both sophisticated and laid-back. Known for its unparalleled safety and tranquility, Casa de Campo® provides 24-hour security, ensuring a serene environment where residents can enjoy peace of mind and a secure retreat from everyday stresses.

[Click HERE](#) or Scan below for more information



AMENITIES

- Three world-class golf courses (including Teeth of the Dog)
- Altos de Chavón
- Minitas beach
- Top-tier equestrian center
- Polo fields
- Horseback riding trails
- State-of-the-art shooting range
- Marina
- Yacht docking
- Deep-sea fishing
- Sailing
- High-end boutiques
- Gourmet restaurants
- Nightlife options
- Full-service salon
- Cinema
- Pharmacy
- El Nacional supermarket
- Banks
- Hardware store
- Conveniently situated between the two largest airports in the Dominican Republic—Santo Domingo’s Las Américas International Airport (SDQ) and Punta Cana International Airport (PUJ)—Casa de Campo is just 3 minutes from La Romana International Airport (LRM), which accommodates private charters and select public flights, including direct service from Miami via American Airlines.

Golf Villa

Casa de Campo®



4 **BEDS** 4.5 **BATHS** 388.81 M2 | 4,185 SQFT **CONSTRUCTION** PUNTA DE VILLA **LOT** \$1.8M **USD**



- Anticipated 5% - 7% net ROI annually (conservative estimate)
- Fully Remodeled
- Hot & Cold Kitchens

- Golf View
- Pool
- Fully Furnished
- Service Quarters

- Centrally Located in CDC

[Click HERE](#) or Scan for more information

El Bosque

Casa de Campo®



6 BEDS **6.5 BATHS** 720 M2 | 7,750 SQFT **CONSTRUCTION** 1,300 M2 | 13,993 SQFT **LOT** **\$2.8M USD**



[Click HERE](#) or Scan for more information

- Anticipated 5% - 7% net ROI annually (conservative estimate)
- Solar Panels
- Service Quarters

- Pool and Jacuzzi
- 2 Floors
- Hot & Cold Kitchens
- New Construction - Delivery Q1 2025

Flamboyanes

Casa de Campo®



5 BEDS **5.5 BATHS** 1,035 M2 | 11,140 SQFT **CONSTRUCTION** 1,717 M2 | 18,481 SQFT **LOT** **\$4.5M USD**



Click [HERE](#) or Scan for more information

- Currently rented for \$30,000 USD / Month
- Hot & Cold Kitchen
- Service Quarters

- Pool and Jacuzzi
- Fully Furnished
- Outdoor Kitchen

- CONFOTUR - no 3% transfer tax or 1% property tax for 15 years

Villa Dev

Casa de Campo®



7 **BEDS** 7.5 **BATHS** 1,413 M2 | 15,210 SQFT **CONSTRUCTION** 3,318 M2 | 35,719 SQFT **LOT** \$9.0M **USD**



[Click HERE or Scan for more information](#)

- Anticipated 4% - 6% net ROI annually (conservative estimate)
- Hot & Cold Kitchens
- Servant Quarters
- Game Room

- Elevator
- Golf View
- Office
- Pool & Jacuzzi

Riomar 36

Casa de Campo®



6 BEDS **6.5 BATHS** 1,202 M2 | 12,938 SQFT **CONSTRUCTION** 2,425 M2 | 26,102 SQFT **LOT** **\$4.2M USD**



[Click HERE or Scan for more information](#)

- Anticipated 6% - 8% net ROI annually (conservative estimate)
- Garden View
- Beautiful open-concept design

- Fully Furnished
- Indoor Gardens
- Office
- Pool & Jacuzzi



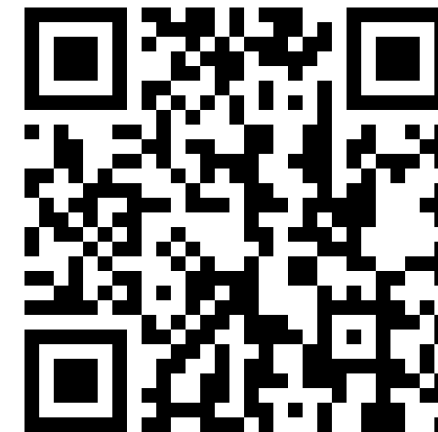
CAP CANA



Cap Cana *facts*

Located in the heart of Punta Cana, Cap Cana is an exclusive, master-planned community that epitomizes luxury living. Spanning more than 30,000 acres of pristine beaches, towering cliffs, and world-class golf courses, Cap Cana offers a lifestyle of unparalleled elegance and sophistication. Known for attracting discerning travelers and homeowners alike, Cap Cana is also home to some of the world's most renowned luxury hotels, including Eden Roc and the newly developed St. Regis resort and residences, offering visitors and residents access to top-tier hospitality services.

[Click HERE](#) or Scan below for more information

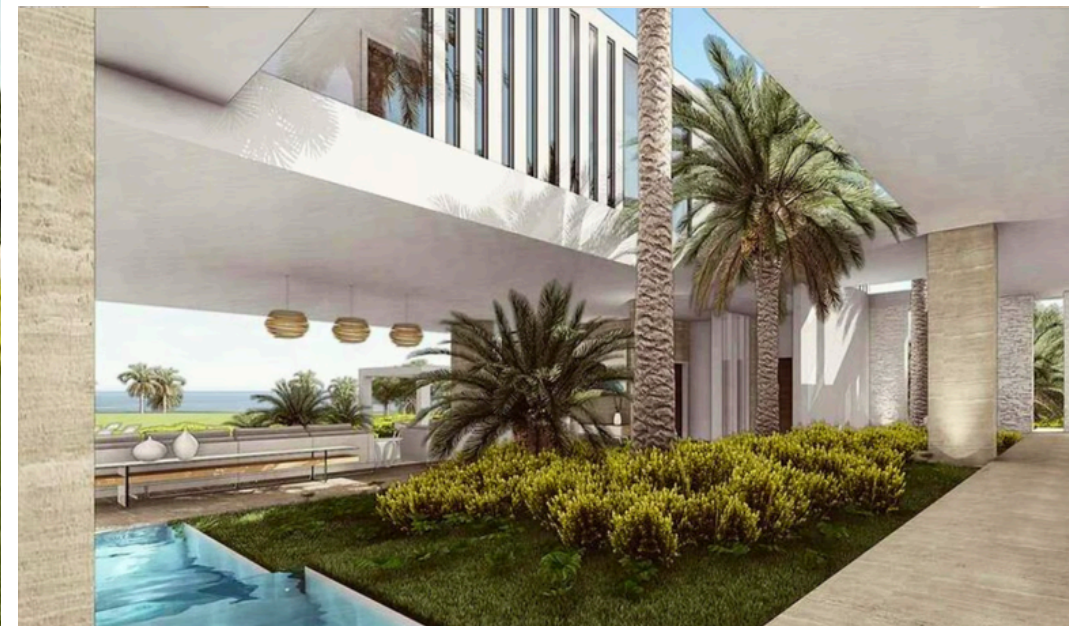


AMENITIES

- Punta Espada Golf Club (ranked among the best in the Caribbean)
- State-of-the-art equestrian center for horseback riding and polo
- Full-service marina accommodating yachts of all sizes
- International School
- Supermarket
- Gas station
- Sailing
- Snorkeling
- Diving
- Thrilling activities at Scape Park:
 - Zip-lining
 - Cave expeditions
 - Eco-trails
 - Cultural Immersions
 - ATVs
 - Sunset Cruises
- Gourmet dining
- High-end shopping
- Vibrant nightlife
- Private clubs
- Wellness centers
- Easily accessible from Punta Cana International Airport (PUJ), just a 10-minute drive away, Cap Cana offers seamless access for travelers, with private jet facilities and international connections ensuring a smooth arrival to your luxury destination

Las Iguanas

Cap Cana



6 BEDS 6.5 BATHS 1,670 M2 | 17,975 SQFT **CONSTRUCTION** 2,000 M2 | 21,527 SQFT **LOT \$6.9M USD**



[Click HERE or Scan for more information](#)

- Anticipated 6% - 8% net ROI annually (conservative estimate)
- Service Quarters
- Outdoor entertainment areas

- Pool and Jacuzzi
- Open Concept
- New Construction

Green Village

Cap Cana



3 **BEDS** 4 **BATHS** 300 M2 | 3,229 SQFT **CONSTRUCTION** 500 M2 | 5,382 SQFT **LOT** \$750K **USD**



[Click HERE](#) or Scan for more information

- Anticipated 7% - 9% net ROI annually (conservative estimate)
- Bungalow
- Open Concept Kitchen

- Jacuzzi
- Outdoor Shower/Bath Tub
- 5 Parking Spaces

Estate with Tennis Court

Cap Cana



11 **BEDS** 15 **BATHS** 2,631 M2 | 28,319 SQFT **CONSTRUCTION** 8,161 M2 | 87,851 SQFT **LOT** \$8.75M **USD**



[Click HERE](#) or Scan for more information

- Anticipated 6% - 8% net ROI annually (conservative estimate)
- Tennis Court
- Service Quarters
- Pool and Guest Houses
- Pool and Jacuzzi
- 2 Floors
- New Construction - Delivery appx. 18months

Fundadores

Cap Cana



6 BEDS **6.5 BATHS** 3,085 M2 | 33,198 SQFT **CONSTRUCTION** 6,152 M2 | 66,188 SQFT **LOT** \$18M **USD**



[Click HERE](#) or Scan for more information

- Anticipated 7% - 9% net ROI annually (conservative estimate)
- Home Theater
- Service Quarters
- Ocean and Golf View
- Guest House
- Elevator
- Hot & Cold Kitchens
- Wine Cellar
- Office
- Gym and Massage Area



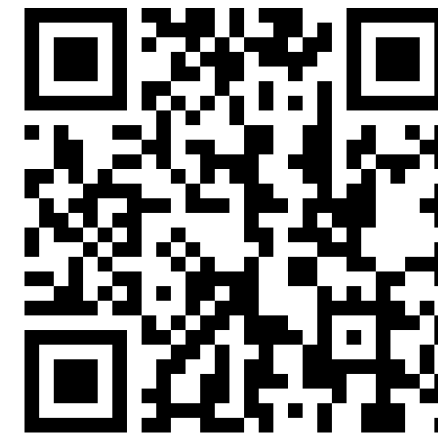
PUNTACANA RESORT & CLUB



Puntacana Resort & Club *facts*

Punta Cana Resort & Club stands as a premier luxury community in the Caribbean, celebrated for its exclusive blend of relaxation, privacy, and world-class amenities. Established nearly 54 years ago on the east coast of the Dominican Republic, this 15,000-acre resort features low-density development tailored for first and second homes. It offers a tranquil escape with 24-hour security, a family-oriented atmosphere, and is just 10 minutes from Punta Cana International Airport. The resort's success is rooted in the dedication and vision of Mr. Frank Rainieri, Chairman of the Board of PUNTACANA Group, and his initial partner, Mr. Theodore Kheel. Since 1998, notable figures like Mr. Oscar de la Renta and Mr. Julio Iglesias have joined the Group, enhancing the community while preserving its elegance and tranquility.

[Click HERE](#) or Scan below for more information

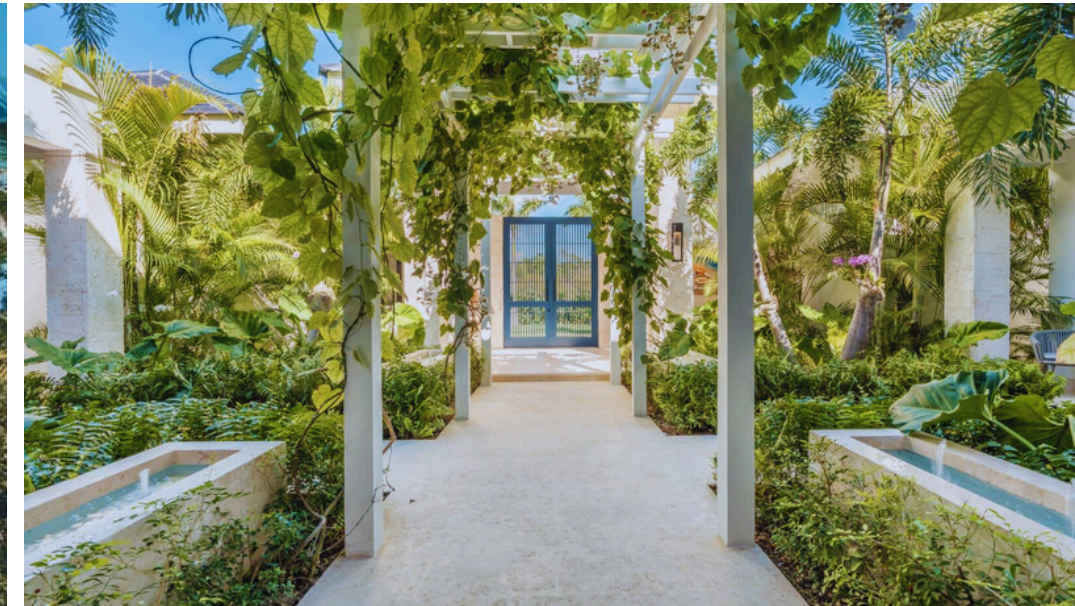


AMENITIES

- Two renowned golf courses: La Cana and Corales
- Marina
- Yachting
- Deep-sea fishing
- Water sports including windsurfing and paddleboarding
- Private white-sand beaches
- Equestrian facilities
- Cutting-edge tennis center
- A modern fitness complex
- Spa
- Ojos Indígenas Ecological Reserve
- Gourmet supermarkets and high-end boutiques
- VIP service at Punta Cana International Airport, including priority customs clearance and access to private lounges
- Easily accessible from Punta Cana International Airport (PUJ), just a 3-minute drive away, Puntacana Resort & Club offers seamless access for travelers, with private jet facilities and international connections ensuring a smooth arrival to your luxury destination

Hacienda

Puntacana Resort & Club



7 BEDS 7.5 BATHS 838 M2 | 9,020 SQFT CONSTRUCTION 1,873 M2 | 20,153 SQFT LOT \$3.275M USD



[Click HERE or Scan for more information](#)

- Anticipated 5% - 7% net ROI annually (conservative estimate)
- Pool with inviting social areas
- Service Quarters

- Garden View
- Lush Garden Entryway
- Terrace
- Hot & Cold Kitchens

Marina

Puntacana Resort & Club



6 BEDS **6.5 BATHS** 1,300 M2 | 13,993 SQFT **CONSTRUCTION** 4,192 M2 | 45,122 SQFT **LOT** **\$8.4M USD**



[Click HERE](#) or Scan for more information

- Anticipated 4% - 6% net ROI annually (conservative estimate)
- Private dock
- Service Quarters

- Ocean Front
- Natural Open Concept Design
- Expansive Pool
- Hot & Cold Kitchens

Serena

Puntacana Resort & Club



5 **BEDS** 6.5 **BATHS** 1,200 M2 | 12,917 SQFT **CONSTRUCTION** 4,186 M2 | 45,057 SQFT **LOT** \$9.875M **USD**



- Anticipated 4% - 6% net ROI annually (conservative estimate)
- Private beach access
- Service Quarters
- Beach front
- Salon
- Indoor Aquarium
- Pool Bar
- Hot & Cold Kitchens

[Click HERE](#) or Scan for more information



Thank *you*

In selecting prime investment areas in the Dominican Republic, we conduct thorough research and analysis, focusing on key factors such as economic growth, tourism trends, infrastructure development, and local amenities. Our team evaluates neighborhoods based on their potential for property appreciation, rental demand, and overall investor interest. By considering market data, demographic shifts, and upcoming projects, we identify regions that promise robust returns and sustainable growth. This guide will provide detailed insights into each selected area, helping investors make informed decisions about where to focus their investment efforts.

See you in *paradise*

Casa Kimball – Cabrera

CHRISTIE'S
INTERNATIONAL REAL ESTATE
— DOMINICAN REPUBLIC —

www.ciredr.com

|

[@christiesrealestatedr](https://www.instagram.com/christiesrealestatedr)