

DOMINICAN REPUBLIC

Your Destination to invest



**DOMINICAN
PROPERTIES**





Why Dominican Republic?

"Today, we're going to dive deep into what makes the DR unique, how to sell its varied experiences, and how it can significantly boost your bottom line."



**Dominican
Republic**
Has it All



Geographic

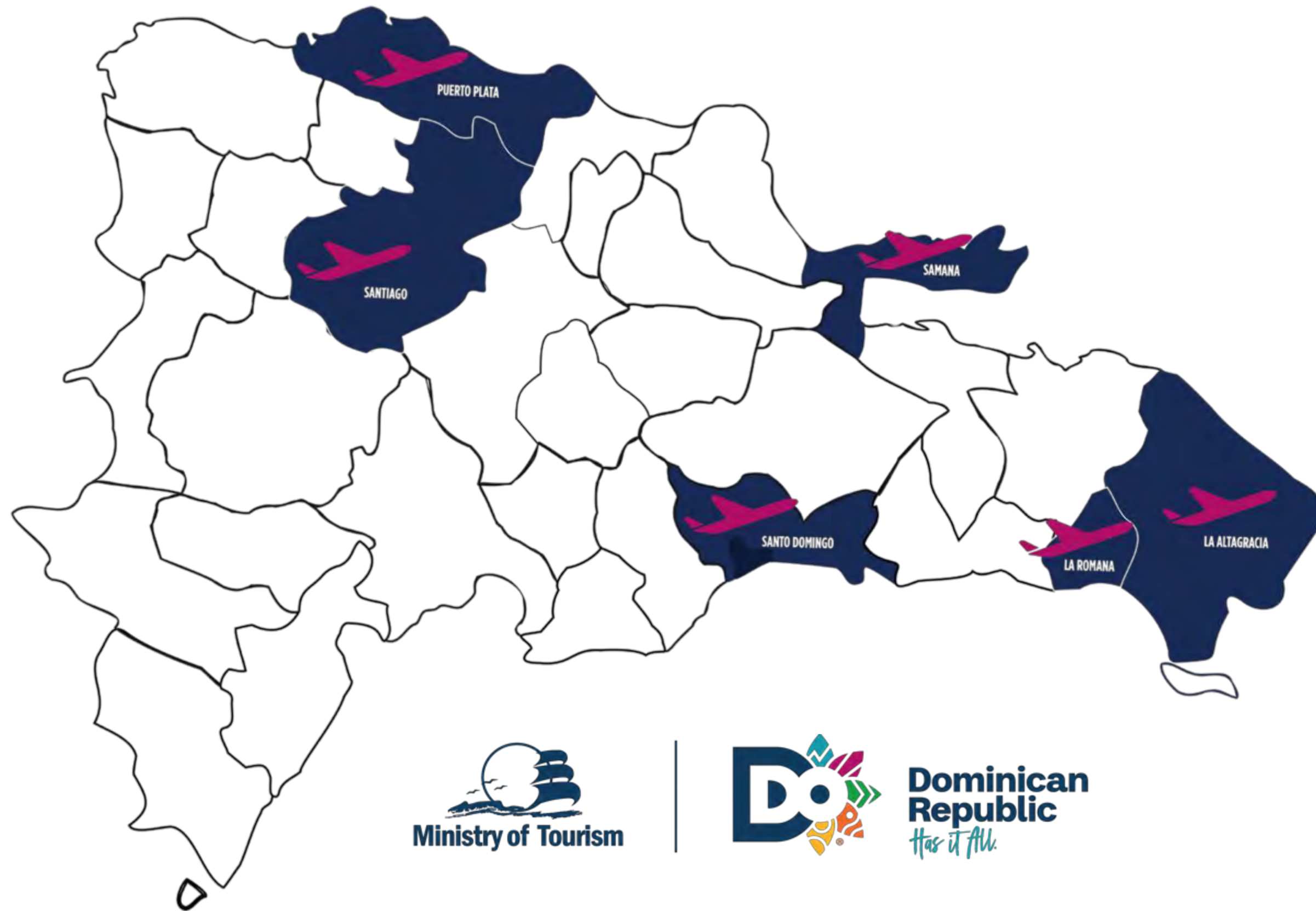
Location



“ There’s a country in the world,
located on the same path as the sun.
Pedro Mir.

Airline

CONNECTIVITY



In this 2025

71, 914 Flights

65 Countries



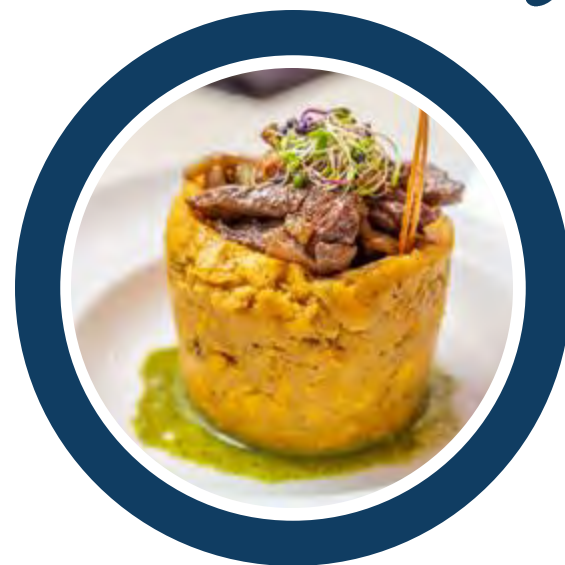
**Dominican
Republic**
Has it All.

MORE THAN A PLACE

All Tourist Segments



Sun and Beach



Gastronomy



Artisan



Weddings and Romance



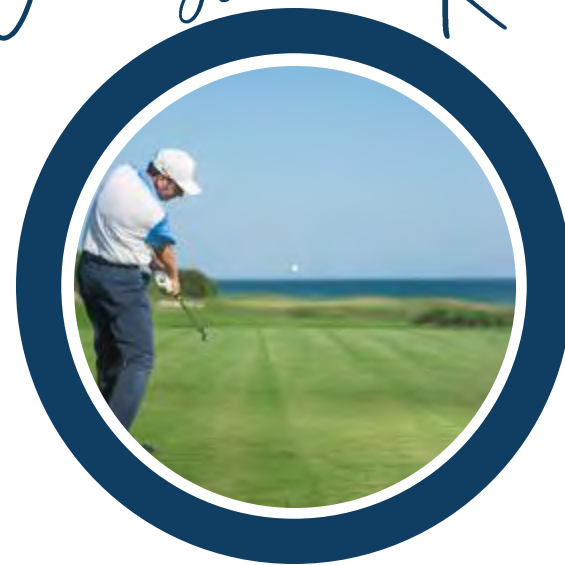
Adventure



MICE



Surf



Golf

**THIS UNIQUE DESTINATION
LETS DO BUSINESS**

Waits for you...

SANTO DOMINGO



**Dominican
Republic**
Has it All

SANTO DOMINGO

Capital



**2 INTERNACIONAL
AIRPORTS**



1 CRUISE PORT



MICE



+7,500 HOTEL ROOMS



**+160 COMMERCIAL
ESTABLISHMENTS**



**CITY HOTELS
/ BEACH HOTELS /**

BEACHES

- BOCA CHICA
- LA CALETA
- ANDRES
- GUIBIA
- MANRESA

NATURE TOURISM

- NATIONAL PARKS MIRADORES NORTE, SUR, ESTE, OESTE, 3 OJOS, HUMEDALES DEL OZAMA.
- UNDERWATER PARK LA CALETA.
- JARDIN BOTANICO NACIONAL.
- TURISMO COMUNITARIO
 - LA CUEVA DEL EDEN.

CIUDAD COLONIAL

- UNESCO WORLD HERITAGE SITE
- + 200 MONUMENTS CULTURALS AND HISTORICS.
- CATEDRAL PRIMADA DE AMERICA.
- IMMERSIVE EXPERIENCIAS AND CULTURAL
- ENTERTAINMENT TOURISM.
- GASTRONOMIC TOURISM



**ARTISAN AND GASTRONOMIC
EXPERIENCES**



**Dominican
Republic**
Has it All.



LA ROMANA



**Dominican
Republic**
Has it All

LA ROMANA

Alternative Tourism



1 INTERNACIONAL AIRPORTS



1 CRUISE PORT



+1,500 HOTEL ROOMS



+30 COMMERCIAL ESTABLISHMENTS



RESORTS / LUXURY HOTELS / VILLAS /

EXPERIENCES

- CAVE OF WONDERS
- THE MAZE
- TOURS IN CHAVON RIVER
- AMPHITHEATRE ALTOS DE CHAVON
- CHURCH OF SAINT STANISLAUS
- SAONA ISLAND AND CATALINA ISLAND

BEACHES

- MINITAS
- NUEVA ROMANA
- BOQUERON

BAYAHIBE

- DOMINICUS
- BAYAHIBE
- LA LAGUNA

NATURE TOURISM

- NATIONAL PARK OF THE EAST
- SOUTHEAST REEF MARINE MAMMAL SANCTUARY
- OBSERVATION OF FLORA AND FAUNA
- CAVES: BERNA, BIENVE, CHICHO DEL PEÑON, DEL PILON, DEL PUENTE.

ALTERNATIVE TOURISM

- RECREATIONAL FISHING (MARINA DE CASA DE CAMPO)
- 4 GOLF COURSES
- ACTIVITIES LIKE: DIVING, KAYAK, BUGGIES.





La Romana

Selling Points

- #1 Golf Destination in the Caribbean
- High end Resort
- Casa de Campo
- Most Modern Marine in the country
- Altos de Chavon Amphitheater
- Saona Island #1 excursion
- Bayahibe: beautiful beaches





PUNTA CANA - BAVARO



**Dominican
Republic**
Has it All.

PUNTA CANA - BÁVARO

*The Jewel of the
Caribbean*



**1 INTERNACIONAL
AIRPORTS**



1 CRUISE PORT



TOURISM MICE



+51,000 HOTEL ROOMS



**+160 COMMERCIAL
ESTABLISHMENTS**



**RESORT HOTELS /
LUXURY HOTEL /
HOTELS FOR ADULTS/**

TOURISM SEGMENTS

- BEACH AND SUN TOURISM
- NATURE TOURISM
- ROMANCE TOURISM
- ENTERTAINMENT
- SPORTS TOURISM
- NAUTIC TOURISM
- ADVENTURE TOURISM
- GASTRONOMIO TOURISM
- RELIGIOUS TOURISM
- MICE

BEACHES

- MACAO
- EL CORTECITO
- ARENA GORDA
- JUANILLO
- BAVARO
- PUNTA PERLA
- UVERO ALTO
- BLANCA
- BIBIJAGUA
- CABEZA DE TORO

NATURE TOURISM

- NATIONAL PARKS COTUBANAMA
- CENOTES:
 - HOYO CLARO
 - HOYO AZUL
 - OJOS INDIGENAS
- OBSERVATION OF FLORA AND FAUNA.

ROMANCE TOURISM

- SETTINGS FOR DREAM WEDDINGS AND UNFORGETTABLE HONEYMOONS.



PUNTA CANA

Selling Points

- Multigenerational Destination
- World class beaches
- Luxury Accommodations
- Best connected airport
- Largest hotel inventory in DR
- Great Golf Destination
- Increased offer of complementary programs and excursions
- Romance destination
- Top all-inclusive services
- New tourism developments





SAMANÁ



**Dominican
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Has it All

SAMANÁ

Natural Tourism



1 INTERNACIONAL
AIRPORTS



1 CRUISE PORT



+3,000 HOTEL ROOMS



+70 COMMERCIAL
ESTABLISHMENTS



RESORTS /
ECO-FRIENDLY HOTELS /
VILLAS /

BEACHES

- FRONTON
- COSON
- BONITA
- PORTILLO
- EL VALLE
- LAS GALERAS
- RINCON
- LAS TERRENAS
- LAS CANAS
- MADAMA
- COLORADA

NATURE TOURISM

- PARQUES NACIONALES:
 - CABO CABRON
 - MANGROVES OF THE LOWER YUNA
 - MARINE MAMMAL SANCTUARY, BEACH BENCH, AND CHRISTMAS

SPORTS

- SURF / KITE SURF
- SAILING
- SPORT AND RECREATIONAL FISHING

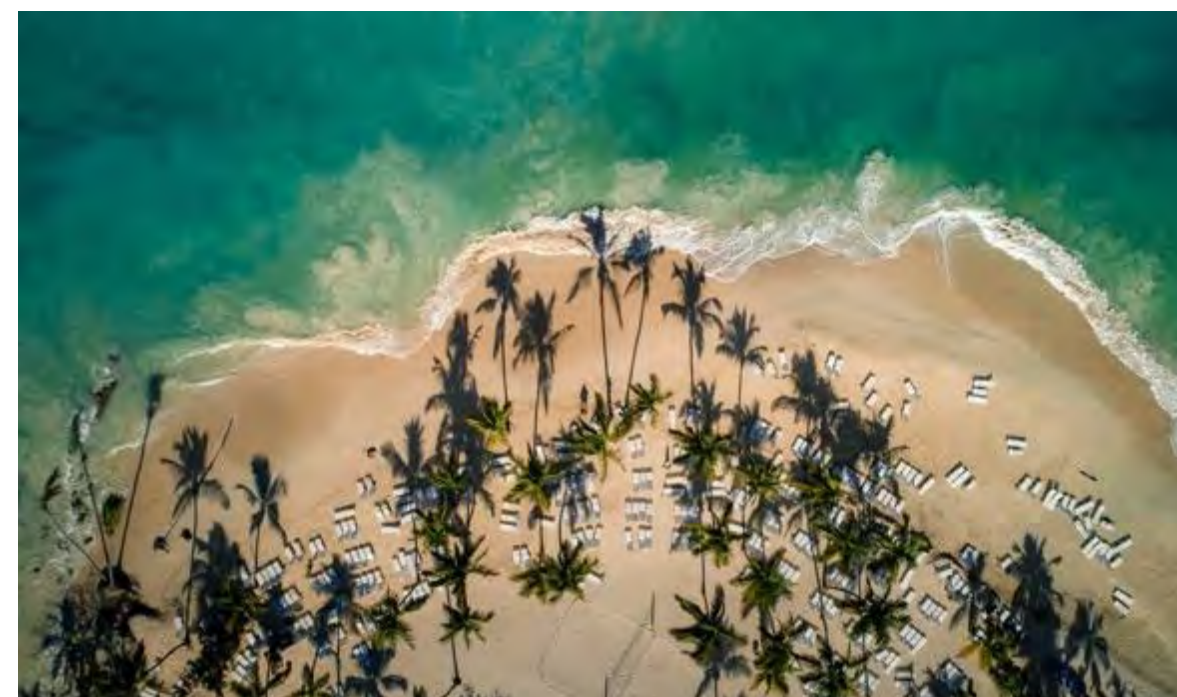
EXPERIENCES

- HUMPBACK WHALE WATCHING
- BALLENAS JOROBADAS MUSEUM
- CAYO LEVANTADO
- SALTO EL LIMON
- KAYAK EN PARQUE NACIONAL LOS HAITISES
- SENDERISMO
- ZIPLINE
- OBSERVATION OF FLORA AND FAUNA
- SAMANA SEAWALL

Samaná

Selling Points

- Ecotourism & Biodiversity
- Wellness destination
- Virgin beaches
- Salto el Limón Waterfall
- Humpback whales
- Los Haitises National Park
- Cayo Levantado
- Horseback riding
- Las Terrenas





PUERTO PLATA



**Dominican
Republic**
Has it All

PUERTO PLATA

Where all began



1 AEROPUERTO INTERNACIONAL



2 CRUISE PORTS



+12,000 HOTEL ROOMS



+140 COMMERCIAL ESTABLISHMENTS



CITY HOTELS / BEACH HOTELS / ECOFRIENDLY HOTEL / VILLAS /

BEACHES

- CABARETE
- LONG BEACH
- DORADA
- ENCUENTRO
- ALICIA
- CAMBIASO
- GUZMANCITO
- PUNTA RUSIA
- CANGREJO

BAYSS:

- LUPERON
- COFRESI
- SOSUA
- MAIMON

CULTURAL TOURISM

- CATEDRAL DE SAN FELIPE
- MUSEO ARQUEOLOGICO DE LA ISABELA
- TEMPLO DE LAS AMERICAS
- MUSEO DEL AMBAR
- MUSEO DEL RON
- MUSEO GREGORIO LUPERON
- MUSEO LA JARANA TAINA

NATURE TOURISM

- NATIONAL PARKS:
 - LOMA ISABEL DE TORRES
 - EL CHOCO
 - SUBMARINO DE MONTECRISTI
- ESTERO HONDO MARINE MAMMAL SANCTUARY
- DAMAJAGUA FALLS NATURAL MONUMENT

COMMUNITY TOURISM

- GUANANICO
 - MERENGUE TIPICO

AGROTOURISM

- RUTAS DEL RON
- RUTAS DEL CACAO
- RUTA DEL GALLO
 - HIERBAS AROMATICAS

A WALK IN THE TOWN

- TELEFERICO DE PUERTO PLATA
- PASEO DE LAS SOMBRILLAS Y DOÑA BLANCA
- PARQUE INDEPENDENCIA
- CASCO HISTORICO DE PUERTO PLATA
- HELADO ARTESANAL MARIPOSA



Dominican Republic
Has it All.



Puerto Plata

Selling Points

- Ideal for active travelers
- Mecca of water sports
- Wind and sea conditions
- Cable car
- Waterfalls
- Amphitheater in front of the sea
- Important Cruise Ship Ports
- Destination for active travelers





RÍO SAN JUAN

A Hidden Gem of Natural Beauty and Tranquil Luxury

An undiscovered jewel for luxury travelers, Río San Juan is defined by its tranquil lagoons, secluded beaches, and refined resorts. Enjoy tailored experiences like private mangrove tours and chef-led seafood tastings, set against the backdrop of this peaceful, lush paradise.

HOTEL:

- **Amanera:** A stunning sanctuary nestled within lush landscapes, offering private villas with sweeping ocean views, world-class service, and an immersive natural experience.
- **ANI Dominican Republic:** A private luxury estate featuring exclusive villas, personalized service, and breathtaking views, perfect for those seeking an ultra-private and tailored experience.

EXPERIENCES:

- **Private Beach Escape at Playa Grande:** Lounge on one of the most pristine beaches in the Dominican Republic, with private cabanas, personalized service, and a gourmet picnic by the ocean.
- **Exclusive Golf at Playa Grande Golf Course:** Play on one of the Caribbean's most spectacular courses, where lush greens meet dramatic cliffside views of the Atlantic Ocean.
- **Private Boat Tour to El Limón Waterfall:** Explore the breathtaking El Limón Waterfall on a private boat ride, followed by a guided hike and a refreshing swim in its crystal-clear waters.
- **Caviar and Champagne Tasting:** Indulge in a luxurious caviar and champagne tasting experience at your villa or beachfront, with expert sommeliers guiding you through this exquisite pairing.
- **Sunset Yacht Cruise:** Sail into the sunset along the northern coast, with a private yacht experience that includes champagne, hors d'oeuvres, and unrivaled ocean views.
- **Spa Day at Amanera:** Pamper yourself with a personalized wellness treatment at Amanera's tranquil spa, surrounded by stunning tropical landscapes.
- **Cultural Excursion to Local Villages:** Discover the charm of rural Dominican life with a private tour of nearby villages, enjoying authentic cuisine and artisanal craftsmanship.



MICHES

A Hidden Gem of Nature By The Serene Sanctuary

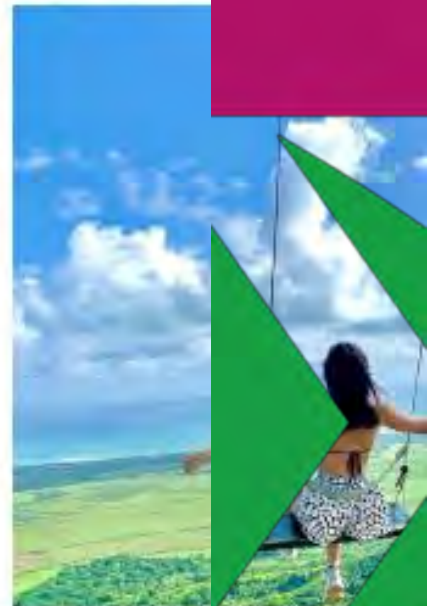
Emerging as a premier destination for exclusive getaways, Miches captivates with untouched beaches, upscale eco-resorts, and stunning mountain vistas. Here, luxury meets sustainability, offering a serene retreat where guests can connect with nature in style and privacy.

HOTEL:

- **Club Med Miches:** All-inclusive resort with spacious accommodations, world-class dining, and diverse activities in a stunning beachfront setting.
- **Zemi Miches by Hilton Curio (Opening February 2025):** Beachfront luxury blending modern design with tropical elegance, offering top-tier amenities.
- **Moon Palace The Grand - Miches (Opening End of 2025):** Opulent all-inclusive resort with lavish accommodations and curated experiences in a serene environment.
- **Four Seasons Miches (Opening 2026):** A luxury retreat combining contemporary design, natural beauty, and personalized service.

EXPERIENCES:

- **Cultural and Artisan Tour:** Visit local villages for handmade crafts, cultural traditions, and authentic cuisine.
- **Luxury Yacht Charter to Isla Saona:** Private yacht trip with gourmet dining and snorkeling in turquoise waters.
- **Eco-Tour of Los Haitises National Park:** Guided exploration of mangroves, caves, and wildlife in an eco-friendly adventure.
- **Sunset Horseback Riding:** Scenic beach ride ending with a bonfire and cocktails.
- **Cacao and Coffee Tasting:** Private tasting with local artisans in a picturesque countryside setting.
- **Spa Retreat at Zemi Miches:** Personalized luxury spa experience amidst tropical landscapes.
- **Private Diving or Snorkeling:** Exclusive underwater exploration of coral reefs and marine life.



DOMINICAN REPUBLIC

Real Estate Business

Why your clients will invest in DR?



1. Stable, Growing Economy

The DR has maintained one of the **strongest and most stable economies in Latin America** for over a decade, with average GDP growth between 4–6%.

Its economy is diversified — tourism, construction, free zones, and real estate all fuel sustained expansion.



Government Incentives (CONFOTUR Law)

Investors benefit from the **Law 158-01 (CONFOTUR)**, which offers:

- **15 years of property-tax exemption**
- **Exemption from transfer tax**
- **Tax-free rental income and capital gains** (for eligible project)



The DR is the **#1 tourist destination in the Caribbean**, receiving over **10 million visitors in 2024** — more than any other island.

This creates **consistent short- and long-term rental demand**, especially in hot zones like **Punta Cana, Cap Cana, Bávaro, La Romana, Juan Dolio, and Santo Domingo**.



5. High. ROI and Dollarized Market

- Properties yield **8–12% annual ROI** in prime tourist zones.
- Most real-estate transactions are in **US dollars**, protecting investors from local currency fluctuations.
- Strong **capital appreciation** as luxury tourism and foreign investment surge.

• The DR is positioning itself as the “**New Caribbean Hub**” for luxury, digital nomads, and smart tourism. Major projects like **Punta Cana’s expansion, Miches eco-luxury resorts, and Cap Cana’s marina developments** signal a long runway for growth

BONITA
BEACH
LUXURY RESIDENCES

 www.bonitaresidences.luxury

 Campo de Golf Las Iguanas, Cap Cana

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PROPERTIES



BONITA GOLF
RESIDENCES

BONITA
BEACH
LUXURY RESIDENCES

BONITA
BEACH
LUXURY RESIDENCES

Las imágenes y diseño así como la ambientación del mobiliario son de carácter ilustrativo y de apreciación artística no comprometen al promotor y están sujetas a cambios.

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ROOFTOP & LOUNGE

Rooftop y Lounge en la 9 planta con vistas panorámicas 360 grados único en Cap Cana.

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BEACH CLUB & RESTAURANTE

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CAP CANA



PUNTA ESPADA
LAS IGUANAS GOLF



MARINA CAP CANA



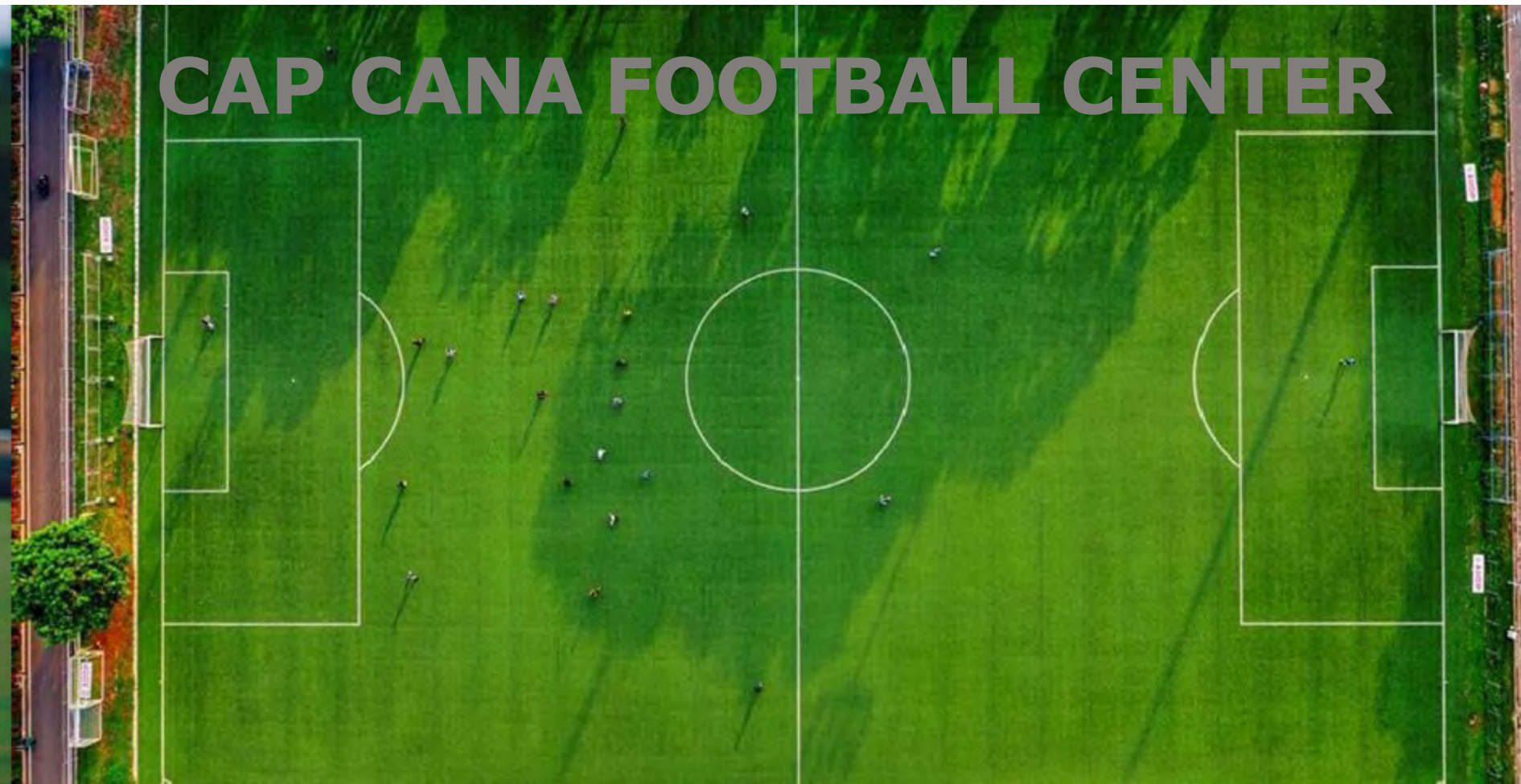
VILLAGE CAP CANA



LOS ESTABLOS



CAP CANA FOOTBALL CENTER



**EL DORADO WATER PARK
Y ANFITEATRO**



**SCAPE PARK PARQUE
ECO-AVENTURA**



**DOMINICAN
PROPERTIES**



BONITA
BEACH

LOBBY

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VILLAS

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2H



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Today the invitation is lets do
business together !! We are
your partners in the Dominican
Republic!!

Thank You!



Lic. MARBEL LUGO

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info@dominicanproperties.com

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