



Santana Lifestyle Properties

INVEST IN YOUR VISION

TOURISM INVESTMENT GUIDE



PUNTA CANA

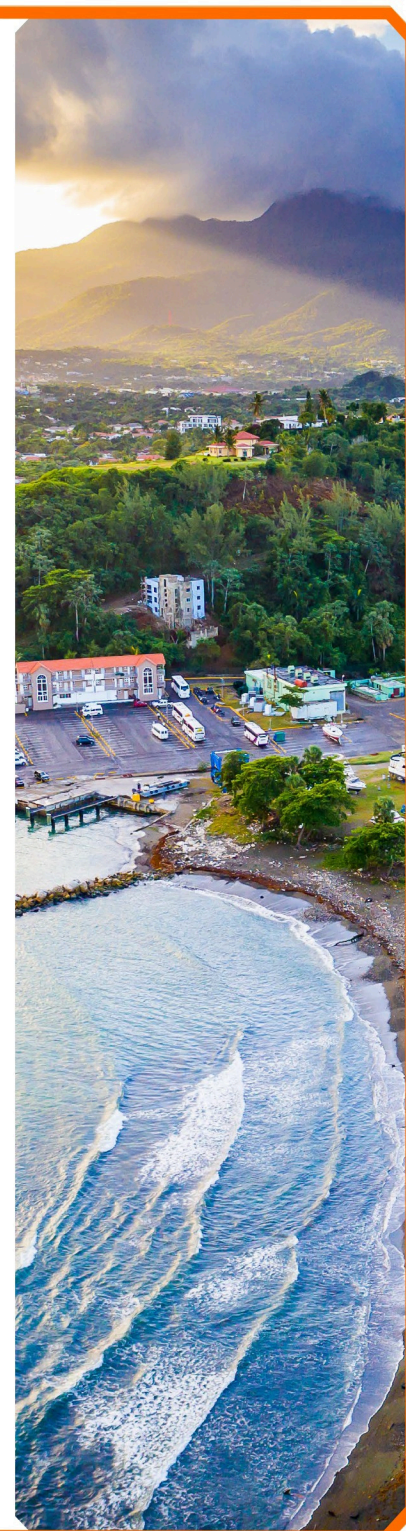


To:
 • Higüey
 • La Romana
 • Santo Domingo

KEY			
	City or Town		Point of Interest
	Expressway		Sailing
	Road		Fishing charter
	Caution		Kitesurfing
	Gas station		Diving/Snorkeling
	International Airport		Shipwreck
	Heliport		Cave
	Bus Station		Water spring
	Marina		Zipline
	Boat Launch		Excursion
	Beach		Carnival
	Blue Flag Beach		Casino
	Surfing		Hotel Area
			Shops

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A MESSAGE FROM YOUR INTERNATIONAL CARIBBEAN NEXUS

Dear Reader,

Dominican Republic is a touristic paradise that “Has It All.” Tourism is one of the pillars of the Dominican economy, accounting for an estimated 20 percent of the nation’s GDP.

With eight international airports, extensive road network, modern telecommunications, and a skilled labor force, the Dominican Republic leads the Caribbean in both tourism and a large infrastructure facilities that is unique for the region. According to the World Trade Organization, we are the Caribbean leader in both tourism and large infrastructure facilities.

Beyond the numbers, it’s a land where you’ll smell sweet mango groves and freshly cut sugarcane, feel the cool ocean breeze and warm sun on your skin, and hear rivers winding through emerald jungles to the soft strains of bachata drifting across beaches and mountains. As the world’s largest producer of premium cigars and a leading exporter of organic cacao and bananas, the Dominican Republic offers not just natural beauty but also a thriving, investor-friendly economy.

Our international investment laws ensure equal rights for foreigners, offering tax exemptions for retirees and fiscal incentives for tourism projects—guaranteeing not just growth, but a safe haven for your savings and a second home in a secure, joyous land. Real estate here isn’t just a transaction it’s an invitation to join a culture alive with warmth and color.

Our worldwide representatives to guide you in discovering the Dominican Republic’s potential where natural beauty and a welcoming investment climate create the perfect setting to weave your story into the Caribbean’s embrace you will be guided to your best investment option along side our team.

We warmly invite you to experience our latest developments and see firsthand why the Dominican Republic truly Has It All.

Barbara Warren

Barbara Warren
Your Caribbean Real Estate Nexus





AN ISLAND WITH A HISTORY

On December 5, 1492, Christopher Columbus discovered the island that he later named Hispaniola. The indigenous people called it “Quisqueya,” which, in their language, means “Mother of All Lands.” Dominican Republic occupies the territory that hosted the first permanent European settlement in America – among other “firsts” in the Americas, it was home to the first university, the first cathedral, and the first Royal Court.

Dominican Republic is centrally located in the Caribbean Sea at the convergence of all the routes of the Americas and the world, making it a geographically advantaged location for trade and tourism. Hispaniola is the second largest island in the Greater Antilles, and it is part of Central America and the Caribbean region.

Dominican Republic is a fertile land, with 26 percent of its territory designated as national parks, covered by mountain ranges. Pico Duarte is the highest point in the Antilles at 10,125 feet (3,087 meters). The Cibao Valley, one of the most fertile and best irrigated regions in the country, is located between the Cordillera Central Range and the Cordillera Septentrional Range in the north. The country has several water sources: the Yaque del Norte, Yuna, and Camú in the north; the Yaque del Sur, Ozama, and Soco in the south; and a large saltwater lake, Lago Enriquillo, in the southwest.

The country enjoys a tropical climate, moderated by prevailing eastern winds. Temperatures of over 74°F (23°C) are recorded in the plains throughout the year, except during the summer, when temperatures range between 80°F (27°C) and 95°F (35°C). In the mountainous regions, temperatures are cooler, and in the highest peaks can drop to the single digits.

Dominican Republic annually receives more than six million visitors and remains one of the main tourist destinations in the Americas.

A COUNTRY THAT HAS IT ALL AND THEN SOME

Not only does Dominican Republic have exceptional regions with unparalleled tourism potential, but it also offers investors a legal framework that is well suited for carrying out a variety of projects. The fantastic combination of diverse natural environments, rich culture and variety of opportunities for development create an ideal environment for the creation of inspired projects.

Boasting nine distinct ecological zones, Dominican Republic offers it all – looming mountains, lush jungles, pine woods, coral reefs, immaculate beaches, and arid deserts all coexist in the country. This magnificent natural world is the setting for luxurious villages, welcoming cities, and first-class lodgings for visitors.





INTERNATIONAL TOURISM PROMOTION

The Ministry of Tourism invests 100 million dollars annually in promoting Dominican Republic's major tourism destinations in the main international tourism-originating markets. International promotion campaigns are often created by means of a strategic alliance with airlines and/or tour operators from key countries.

Active promotional campaigns are decisive factors in maintaining the growing number of tourists coming into the country and maintaining high hotel occupancy rates year-round.

In order to assist both tourists and investors, the Ministry of Tourism has 21 tourism promotion offices worldwide located in the principal cities of major markets, all in permanent contact with the country's Department of Investment Promotion and Development.



INTERNATIONAL AIRPORTS

The country has a total of eight international airports, six of which are managed by “Aeropuertos Dominicanos Siglo XXI” [Century 21 Dominican Airports] (AERODOM), a company operating under a concession from the Dominican State for a period of thirty years, connecting Dominican Republic with more than 51 airlines and 60 international destinations.

1. Aeropuerto Internacional de las Américas, José Francisco Peña Gómez, in Santo Domingo;
2. Presidente Dr. Joaquín Balaguer, in North Santo Domingo;
3. Gregorio Luperón, in Puerto Plata;
4. María Montez, in Barahona;
5. Presidente Juan Bosch in Samaná; and
6. Aeródromo Arroyo Barril, also located in Samaná.
7. Punta Cana International Airport, the second largest airport in the Caribbean, is owned and operated by Corporación Aeroportuaria del Este, S.A. (CAE), a private international corporation run by Puntacana Resort & Club.
8. La Romana Airport, developed by Central Romana Corporation in 1998, opened in 2000 and is now operated by Airport Management Services Ltd. The airport is used primarily by Casa de Campo and surrounding hotels in Bayahibe in addition to nearby tourist destinations. Its building resembles a sugar cane plant, which is the main product of Central Romana.

There are also three additional airports which belong to the private tourism sector for domestic travel. These are:

9. Contanza Airport, also known as “Aeropuerto Nacional Expedición 14 de Junio”
10. Osvaldo Virgil Monte Cristi Airport
11. Pedernales Airport, Cabo Rojo

DOMINICAN REPUBLIC IS GOLFERS' FAVORITE PLACE IN THE CARIBBEAN

You will find a vast majority of our featured properties are directly on the Golf Course. Golf attracts tourists with high purchasing power, spending an estimated four times more a day than the average tourist, thereby increasing the profitability of tourist activity. However, golf tourism offers advantages that are not merely financial – golf tourism is less seasonal and allows for diversified products and markets.

Golfers stand out for their higher average daily spending, more than half of which is used towards activities not related to sport. The country's climate makes it possible for this sport to be played at any time of the year and also offers mountainous conditions and ideal vegetation for the design of these facilities. Lauded course designers Pete and PB Dye, Jack Nicklaus, Nick Price and Robert Trent Senior, Tom Fazio, among others, stand out for their inspired course design elements that take advantage of the natural terrain. These designers have been able to use these elements to produce results that – from a

technical, sporting, and landscape standpoint – are as original as they are surprising.

The rapid expansion of real estate tourism promotes the growth of Dominican golf tourism, and is the fundamental basis of the strategy planned and implemented by the Dominican authorities for sustainable tourism. At this time, there are 26 golf courses in this country that are linked to some type of hotel and/or real estate tourism.

Seven Dominican courses were featured in Golfweek Magazine's Top 50 courses in the Caribbean and Mexico for 2016, including two in the Top 10, with Nicklaus's masterpiece Punta Espada taking the number one spot – a position it has held every year since 2009, when it took over from Casa de Campo's veteran layout, Teeth of the Dog.

We can say unequivocally that golf is changing the face of tourism in this country and is becoming the driving force behind the purchase of second homes. An array of Real-estate developments directly on the Golf Course are available as of today , Contact us for details





CRUISES IN DOMINICAN REPUBLIC

Dominican Republic is strategically located on several cruise ship routes and has five functioning cruise destinations: Santo Domingo (Don Diego), Sansouci, La Romana, and docking facilities at Isla Catalina, Samaná, Amber Cove in Puerto Plata and Cap Cana. The average daily spending by passengers at ports of call is \$98.10. Crew members spend approximately \$74.56.

As of 2017, Dominican Republic received 1,144,836 cruise ship passengers, and 400,608 crews with number increasing yearly

AMBER COVE, CARNIVAL CRUISE SHIP PORT

The Caribbean's newest cruise destination, Amber Cove, is located on Dominican Republic's Bay of Maimon, near Puerto Plata on the north coast. The new facility represents one of the largest cruise industry investments ever made in Dominican Republic. The project is designed to re-establish the north coast as a popular cruise destination – the last cruise ship to

call at Puerto Plata prior to Amber Cove's opening was nearly 30 years ago.

The two-berth Amber Cove port is able to accommodate up to 9,000 cruise passengers and 4,500 crew members daily. A transportation hub allowing visitors easy access by land and sea to the surrounding destinations and attractions is included as well, with a number of excursion and leisure activity opportunities available to travelers on-site.

SPORTS MARINAS

Dominican Republic has one of the most extensive coastlines in the Caribbean. Surrounded by the Atlantic Ocean on the north and the Caribbean Sea on the south, the island paradise boasts nearly 1,000 miles (1,609 km) of coastline and 250 miles (402 km) of the world's top beaches. Regardless of where visitors decide to drop anchor, they are sure to encounter beautiful mountain views, turquoise waters, and white sands.

In the next two years, Dominican Republic will double the number of full service marinas available, some with facilities never before available in the Caribbean. These new structures will be much more than places to dock a boat. Several of the new marinas are opening in areas that never before could offer services to large vessels. Currently, Dominican Republic is able to dock boats with a length of up to 250 feet (76.2 meters). Cap Cana Harbor and Marina is the largest in the Caribbean, with the capacity to dock mega yachts up to 500 feet (152.4 meters) long.

ARRIVAL PROCESS

When arriving in port, vessels should present Dominican authorities with all the requirements for inspection, namely:

- Boat registration
- Documentation of departure from port of origin
- List of passengers and their passport numbers
- Immigration fee per yacht
- Every passenger must purchase a \$10 tourist card

These fees are accepted only in U.S. dollars and should be paid to the port authorities at the marina. To facilitate the immigration process, passengers and crew may not disembark until the inspection has been completed.

For those who are planning to travel by boat to Dominican Republic, below are the marinas that are open or planned to open shortly, allowing greater access to the northern, eastern and southern coasts:

BARTOLOMÉ COLON MARINA

The Bartolomé Colón Marina is part of the Port of Santo Domingo. Ideal for the berthing of small vessels, it offers a unique panoramic view of the Colonial City. A 630-foot dock with an average depth of between 4 and 12 feet, it allows for the docking of 29 boats, and the anchoring of 33 longboats. It offers 24-hour security via a CCTV system.

Several governmental offices are located in this area: Santo Domingo Port, Dominican Port Authority (Autoridad Portuaria Dominicana, APORDOM) and the Directorate General of Customs.



CAP CANA MARINA

Cap Cana Marina offers over 130 slips, accommodating up to 250-foot yachts with complete services for captains and crew. It is surrounded by an enchanting village with gourmet restaurants and elegant boutiques, with the area's coastlines considered among the best spots in the world for fishing.

Located ten minutes away from the Punta Cana International Airport (PUJ), it is the most complete and modern marina in the Caribbean. The marina has been the scene of world-renowned fishing tournaments and has become a popular destination for fishing aficionados.

The marina is a protected harbor due to its inland construction, providing additional amenities during hurricane season. Our projects have direct access to these marinas

CASA DE CAMPO MARINA

La Romana is a very popular destination among the rich and famous. Casa de Campo Marina provides complete services to 350 yachts of up to 250 feet in length. It also has nine shops, restaurants and a piano bar along the marina's boulevard for guests' enjoyment. In addition, the yacht club has added a sailing school with instructors from renowned Italian yacht club, Costa Esmeralda.

CLUB NÁUTICO DE SANTO DOMINGO

The Club Náutico de Santo Domingo (Santo Domingo Yacht Club) operates three marinas in the country: Boca Chica, San Cristóbal and Monte Cristi. The marina also hosts several fishing tournaments and regattas throughout the year.

PUERTO BLANCO MARINA

Located west of Puerto Plata in Luperón, Puerto Blanco is a completely enclosed marina with the ability to moor up to 200 yachts with drafts up to eight feet. The marina is locally owned and known for its Dominican food and fun for those whose yachts are anchored there. The Luperón area is known to be secure for boats in the event of hurricanes and tropical storms.

OCEAN WORLD ADVENTURE PARK & MARINA

Ocean World Adventure Park in Puerto Plata offers several interactive programs, including encounters with dolphins, stingrays and sharks, that make it one of the most unique marinas in the world. This full-service marina has 83 slips for yachts up to 250 feet long, and also offers a heliport, dive shop, casino and other attractions.

PUNTACANA RESORT CLUB MARINA

PUNTACANA RESORT & CLUB has a full-service marina featuring two docks and space for 43 70-foot yachts. This is a favorite among well-known fishermen and a popular spot in Dominican Republic for holding billfish tournaments.

PUERTO BAHÍA MARINA

Puerto Bahía Marina is every sailor's dream, where you can sail to amazing adventures and live your passion for the sea. With a capacity for 107 yachts up to 150 feet long, it offers all the services and amenities of a world-class marina, complemented by the friendliness of its trained staff.

FISHING

Dominican Republic is home to several international billfish tournaments every year, including the Casa de Campo International Blue Marlin Classic. Many world records for billfishing have been broken in the waters surrounding the country. The world record for an Atlantic blue marlin was set off the coast of La Romana with a catch weighing nearly 850 pounds (385 kg).

Despite this, most fishing enthusiasts who come to the Dominican Republic for their vacations do not realize the country is one of the best hideouts of dozens of coveted fish species. For those looking to battle a billfish or land a barracuda, fishing excursions are offered throughout the country.



DOMINICAN TOURISM BY THE NUMBERS

INCOME FROM TOURISM

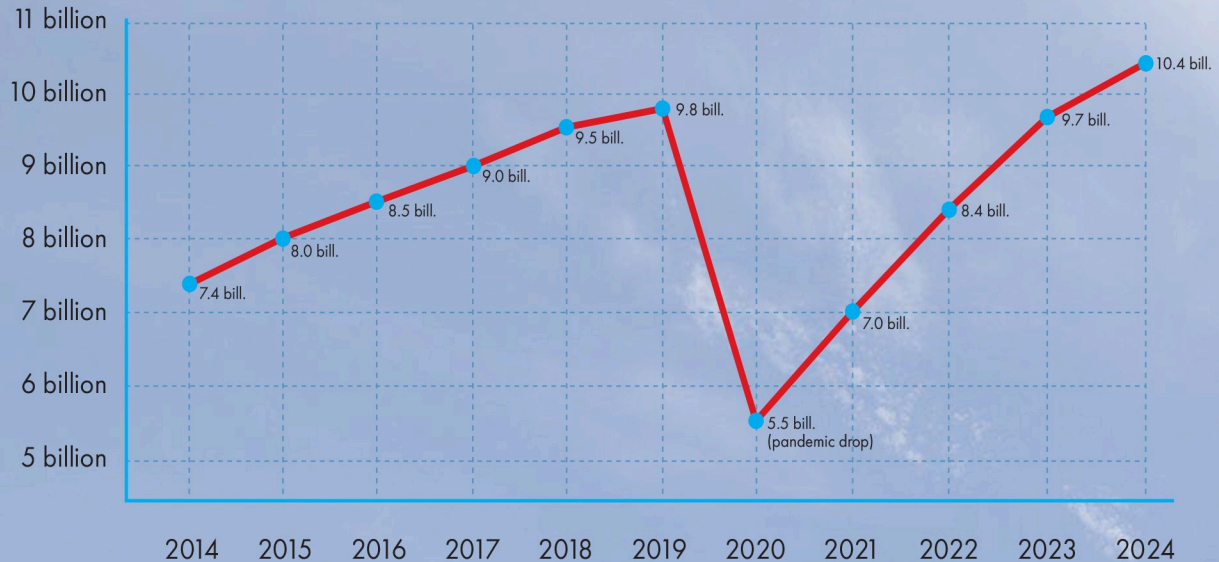
In 2024, tourism in the Dominican Republic contributed US\$20.5 billion to the national GDP, which accounted for 16.1% of the country's economy¹. The tourism sector has been a key driver of economic growth, with record visitor arrivals and increased average tourist spending². It has also contributed to a more equitable distribution of income, benefiting smaller enterprises and community-based attractions³. In 2021, the Dominican Republic generated around US\$5.69 billion in the tourism sector alone, accounting for 4.7% of its GDP⁴. Over the past 13 years, the tourism sector has generated approximately US\$85,469 million in foreign exchange.

Income from Tourist Sector in Billion of US Dollars

Here's the year-by-year breakdown of tourism receipts (international visitor spending) in the Dominican Republic from 2014 to 2024. A few 2024 figures are forecasts—I'll mark those accordingly:

NOTES & CONTEXT:

- **2014–2019:** Pre-pandemic consistent growth, reaching nearly \$10 b before COVID 19 disruption.
- **2020:** Sharp decline due to travel restrictions.
- **2021–2022:** Gradual recovery, surpassing \$8.4 b in 2022.
- **2023:** Strong year with \$9.7 b, a 16% jump over 2022.
- **2024:** Expected to hit \$10.4 b, marking a ~9% gain over 2019 levels.



Tourist Arrival, by plane (in Millions)

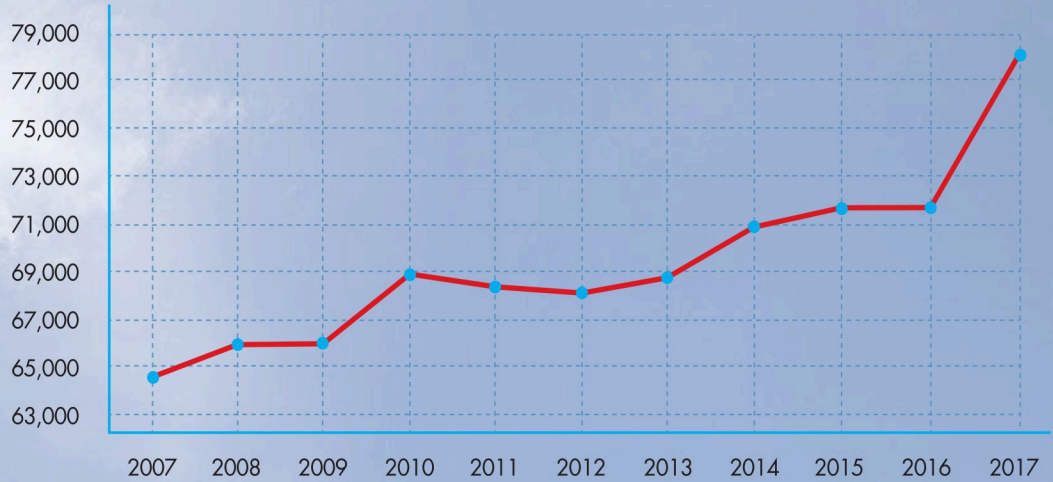


HOTEL ROOMS

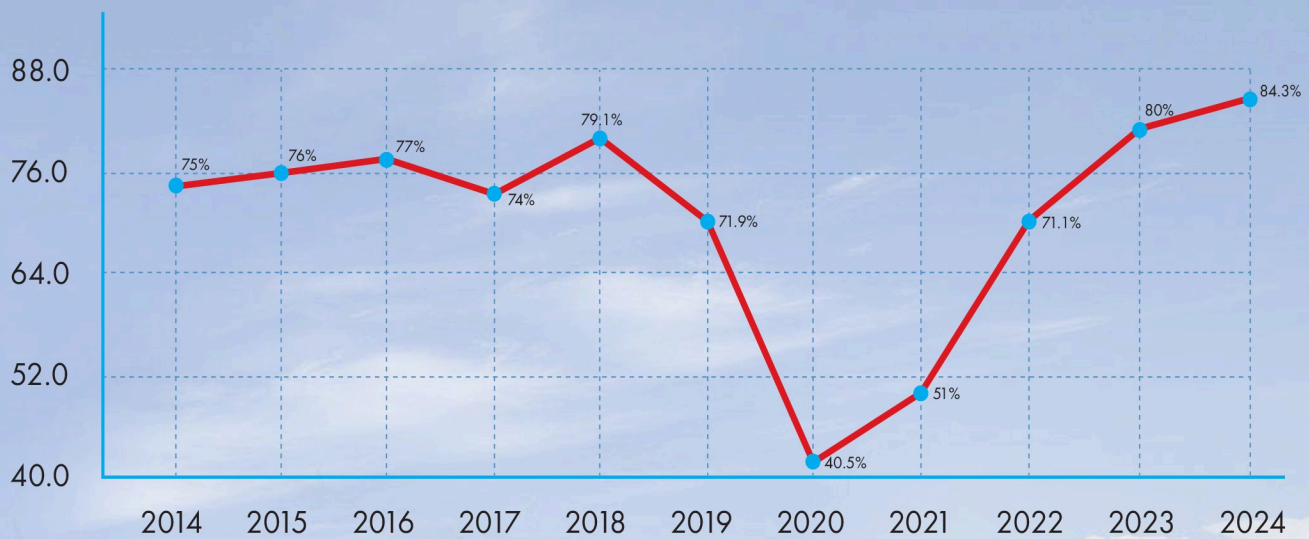
The country currently has more than 77,000 mid to high quality hotel rooms, making Dominican Republic the Caribbean leader in lodging capacity.

The growth rate for new leisure tourist rooms has averaged 2.3 percent annually over the period 2000 to 2017, with occupancy rates of more than 83 percent in 2017.

Total Hotel Rooms



Hotel Occupancy %

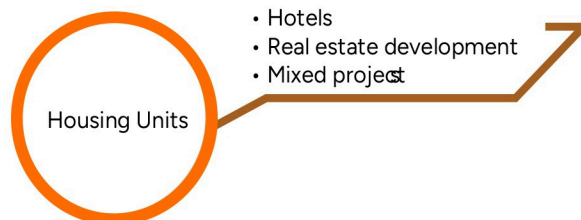


OPPORTUNITIES FOR TOURISM INVESTMENT

The fast growth in the number of tourists arriving in Dominican Republic is enabling a boom in new hotel construction and renovations of existing hotels.

During the past 12 months, more than 12,000 new hotel rooms were opened and 20,723 were approved by The Tourism Development Council (CONFOTUR - Consejo de Fomento Turístico, which will generate some 27,000 jobs, with an investment of 4,118.5 million dollars. In addition, 11,895 rooms have been renovated or are being revamped. The private tourism sector is involved in an unprecedented investment process, with the number of rooms under renovation possibly one of the most important tourism industry developments in recent years.

From January-December 2017, the Tourism Development Council (CONFOTUR) approved the qualification of seventy-three (73) tourism projects (Definitive-Provisional) with an apparent investment of US\$4,118.5 million, which contributed around 20,723 rooms and created 27,000 direct and indirect jobs, in addition to those created in the construction phase. These projects will mainly impact the provinces of La Altagracia with 54 projects, Santo Domingo with 5 projects, San Pedro de Macorís and Puerto Plata with 3 projects each; Barahona, Samaná and María Trinidad Sánchez with one 1 project each, and El Seibo and La Vega with 1 project each. By type, qualified projects include: hotel projects (33), real estate-tourism projects (22), real estate-hotel projects (6) and complementary offer projects (12). The main countries of origin of the investments were: Dominican Republic, USA, Spain, Canada, Panama, Switzerland, Venezuela, Italy, Austria and mixe origin.



Confotur-approved projects under the 158-01 law in 2024:

A total of 117 tourism projects were approved under Confotur between 2023 and 2024, with an investment of approximately US \$5.411 billion; 76 of these were real estate projects, 21 were hotels, and 20 fell into other categories.

Specifically in 2024, President Abinader reported the approval of “more than 50 hotel projects”, which will contribute over 2,800 new rooms across seven provinces.

So, summarizing:

Year Range Total Projects Approved Of Which: Hotel Projects
Investment (USD)

2023–2024 117 21 in period overall 5.411billion

2024 > 50 (hotel-specific)



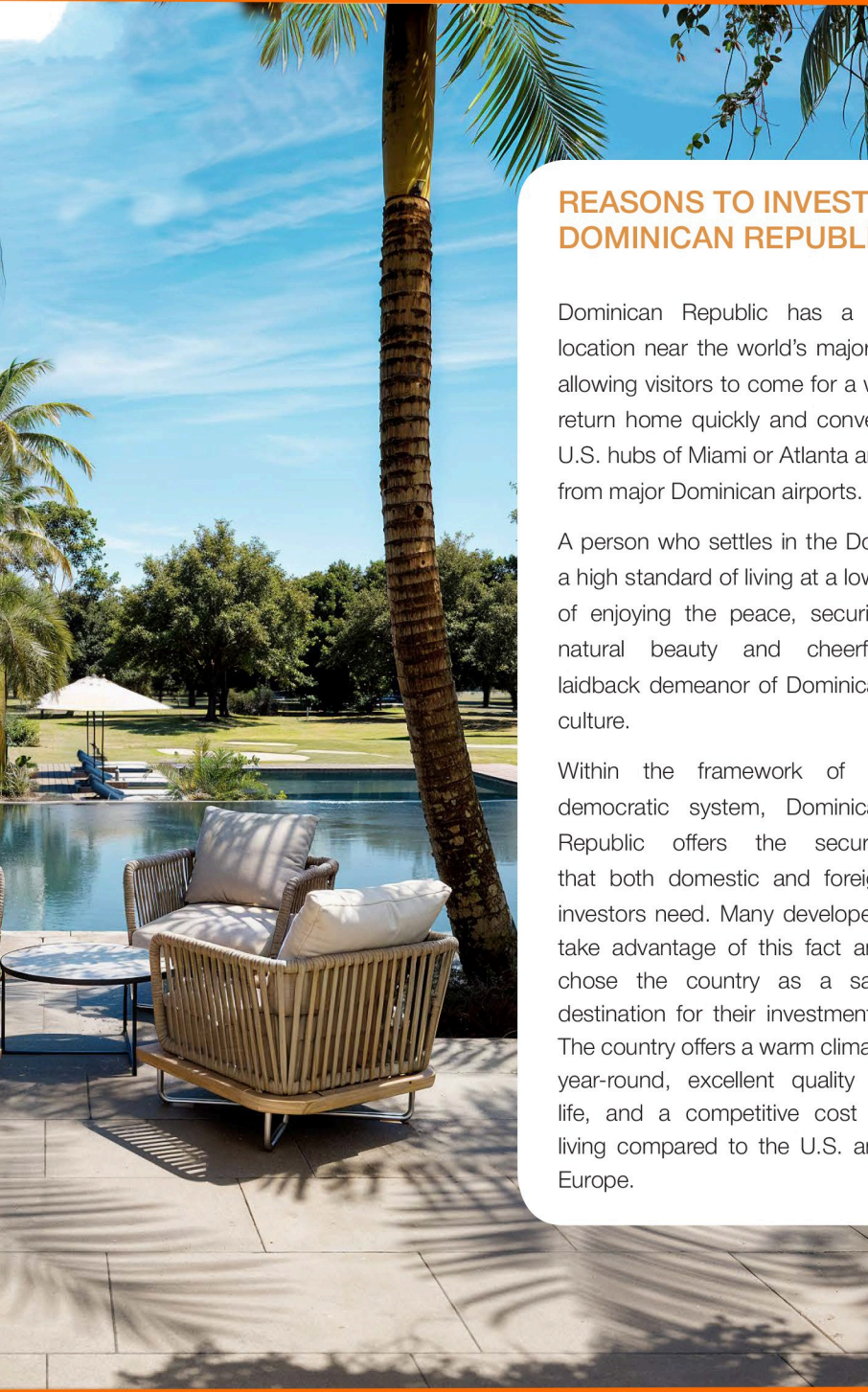
REAL ESTATE TOURISM IN DOMINICAN REPUBLIC

Many tourists who visit Dominican Republic, with its multiple and varied attractions, have made the decision to establish the country as a home away from home with the purchase of a residence. One of the most popular real estate investments for foreign buyers is to acquire a villa or apartment in a tourist area that best suits the buyer's interests, whether looking for quiet beachfront relaxation or easy access to downtown areas.

Thanks to real estate development, properties in Dominican Republic are experiencing a strong increase in value, making them highly desirable for those seeking to make an investment that will provide a high and stable return. Desirable villas, apartments and condominiums are common in tourism areas, with many options surrounded by top golf courses and some of the best beaches in the world. Property investments are mainly made in Punta Cana's province of La Altagracia, although areas of investment interest are dotted throughout the country – La Romana, Bayahíbe, Samaná, Puerto Plata, Juan Dolio, Jarabacoa, Miches, and Santo Domingo remains popular choices for property purchase or rental.

Most of the rental pool programs used issue a guaranteed return on investment for apartments or villas ranging between 7 and 12 percent, with some as high as 14 percent, depending on occupancy rates and which hotel management company is collaborating with the development .





REASONS TO INVEST IN DOMINICAN REPUBLIC

Dominican Republic has a geographically advantageous location near the world's major tourism-generating countries, allowing visitors to come for a weekend or extended stay and return home quickly and conveniently. Direct flights from the U.S. hubs of Miami or Atlanta are approximately a 3-hour flight from major Dominican airports.

A person who settles in the Dominican Republic can achieve a high standard of living at a low cost, with the added benefits of enjoying the peace, security, natural beauty and cheerful, laidback demeanor of Dominican culture.

Within the framework of its democratic system, Dominican Republic offers the security that both domestic and foreign investors need. Many developers take advantage of this fact and chose the country as a safe destination for their investments. The country offers a warm climate year-round, excellent quality of life, and a competitive cost of living compared to the U.S. and Europe.

HIGH STANDARD OF LIVING

PROXIMITY TO MAIN MARKETS

ECONOMICAL AND POLITICAL STABILITY

TRANSPARENT LEGAL FRAMEWORK

JUDICIAL SECURITY

YOUNG AND EDUCATED WORKFORCE

MODERN INFRASTRUCTURES

GOOD SUPPORT SERVICES

MODERN TELECOMMUNICATION SYSTEMS

COMPETITIVE COSTS

ATTRACTIVE TAX INCENTIVES

INCENTIVES OFFERED TO INVESTORS: TAX FREE COUNTRY IN TOURISM

Since 2001, Tourism Incentive Act 158-01 has been in place in Dominican Republic, revolutionizing the investment climate and allowing large volumes of capital to be attracted to the tourism sector.

The purpose of this act is to promote new development in areas of the country which, despite their major basic attractions, have had limited growth to balance distribution. It also serves to create new complementary offerings in tourist regions that have already been developed and to support the renovation of hotel properties that have been in operation for five or more years. Today, nearly the entirety of the country is considered a tourist area, allowing investors just about anywhere to benefit from the law.

This law grants an exemption from all national and municipal taxes for fifteen years. It is managed by a public-private agency that meets periodically to review the requests for new developments permits.

CONFOTUR grants two levels of approvals for new tourism projects: the first is provisional for starting the development and the other is

final, once the project is advanced enough to be consolidated and launched.

A) THE INCENTIVES FOR PROVISIONAL APPROVAL ARE:

1. Exemption from the requirement to legally establish the company
2. Increase in the share capital
3. Property transfer tax (3 percent of the value of the property)

B) LIKEWISE, FINAL APPROVAL GRANTS THESE EXEMPTIONS:

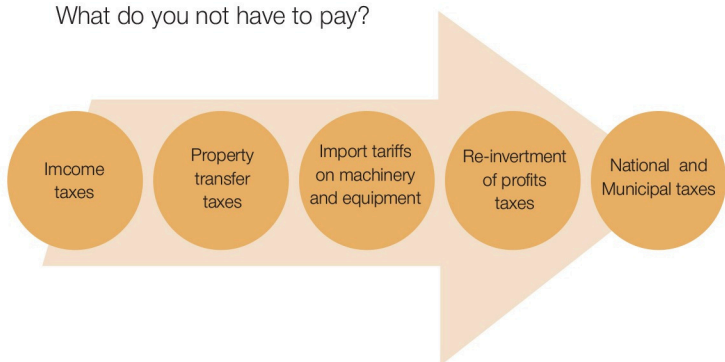
1. Income tax for ten years
2. National and municipal taxes
3. Taxes on construction, plans, etc.
4. Taxes on the payment of loan interest
5. Reinvestment tax of 20 percent (tax savings on another existing company, for five years)
6. Equipment import (exempt from customs taxes, taxes on transfer of industrial goods and services)
7. The tax on luxury housing.





TAX EXEMPTION FOR 15 YEARS FOR TOURISM INVESTMENT

What do you not have to pay?



Essentially, provisional approval exists so that companies can add to their capital, purchase land, build (if they seek out the corresponding construction permits, etc. at the same time), so that when they get the final approval, they are already in a position to start work.

ONE-STOP SHOP FOR PERMITS

The one-stop shop of the Dominican Republic (VUI-RD) seeks to foment and streamline the foreign and national investment process in any of the country's goods and services sectors.

The VUI-RD gathers the main public institutions that are responsible for issuing permits, licenses, and necessary certifications to carry out an investment project in the country through one central access point. The main goal of this office is to improve investment flows, by

eliminating obstacles and cutting through the red tape of government institutions, offering an efficient and transparent service.

OBJETIVE OF THE VUI RD:

- Reduce investors' time and transit costs while respecting the policies and objectives of the participating institutions
- Simplify investment projects approval process
- Maintain a zero tolerance policy towards corruption
- Offer transparency by means of an efficient case monitoring system
- Offer investors, timely information and assistance
- Maintain a close working relation with institutions that participate in the investment process in favor of VUI-RD users

WHAT DO WE OFFER?

Coordination and paperwork through a single point, with the goal of processing it before the institutions that will issue the corresponding permits, licenses, and certificates. To this end, the VUI-RD periodically validates the requirements of each institution and monitors the progress of submitted project.

As an added value, the VUI-RD walks the investors through the complete administrative and regulatory process with the help of qualified personnel, providing support and orientation at any point of the investment establishing process.

FOREIGN INVESTMENT LAW

Foreign Investment Act 16-95 grants equal rights and duties to foreigners and Dominicans and opens up all possible types of businesses and trade. It recognizes that foreign investment and technology transfer contribute to the country's economic growth and social development by favoring creation of employment and foreign currency, promoting the capitalization process, and contributing efficient methods of production, marketing, and administration.

This law also permits the free repatriation of invested capital and profits. The country also has free circulation and exchange of foreign currency with no obstacles of any kind or control of foreign currency exchange, with the free market determining the daily exchange rates against other currencies.

BENEFITS FOR PENSIONERS AND ANNUITANTS WITH A FOREIGN SOURCE OF FUNDS ACT

The Benefits for Pensioners and Annuitants with a Foreign Source of Funds Act 171-07 grants the following to these individuals, as an incentive to bring and keep them here:

- A program of permanent residence in the country through investment (those who are by law considered to be dependent of the pensioner or annuitant also benefit from this program),
- Exemption from paying taxes on household effects and personal items,
- Partial exemption from motor vehicle taxes,
- For the first property that is acquired, exemption from taxes on property transfers,
- Exemption of 50 percent mortgage taxes, when the creditors are financial institutions duly regulated by the Monetary and Finance Law,
- Exemption of 50 percent on real estate tax, when applicable,
- Exemption from taxes encumbering the payment of dividends and interest, whether generated in the country or abroad,
- Exemption of 50 percent on capital gains, among others. To take advantage of this law, it is a requirement that the pensioner or annuitant receive a monthly income of no less than US \$1,500 and \$2,000, respectively. If they have dependents, an additional monthly income of US \$250 is required for each of them. These amounts, which will be declared as income in order to take advantage of this law, shall be exempt from income tax Purchase Process Reservation: US\$5,000 and 20% of the value within 30-60 days. Standard payment plan: 20%/40% during construction/40% at delivery. Contract signing. Legal review of titles and permits. Payment and official registration. Delivery and setup for rent or personal use.





ALSO SHELTERED BY THIS LAW ARE:

A) Dominican citizens who are pensioners of, or retirees from institutions or governments of other countries, or those who can prove that they have income under the conditions established by the law, and have resided abroad permanently for no less than ten years,

B) Foreigners in the country who acquire the status of pensioner and/or annuitant.

This law recognizes the right that pensioners and annuitants must accept remunerated employment in this country, subject to payment of the associated taxes to the Dominican State for the salary earned by each activity.

This contributes greatly by strengthening the country's legal framework, thereby incentivizing foreign investment and promoting tourism in the Dominican Republic. It also has the effect of supporting the large real estate projects that have been and are being developed in our country over recent years and that are intended for foreigners, Dominicans and resident foreigners framework, thereby incentivizing foreign investment and promoting tourism in the Dominican Republic.





ACQUIRING REAL ESTATE IN DOMINICAN REPUBLIC

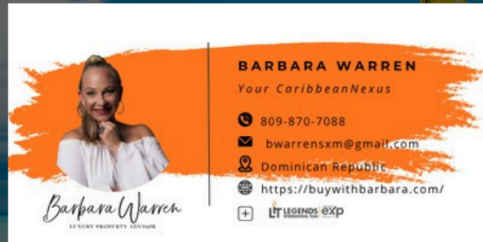
Foreigners have complete legal capacity to acquire property or property rights under no special conditions. The rules that apply to Dominican purchasers are the same as those for foreigners. When there is interest in purchasing a property, the property should be verified at the Dominican Title Registry Office.

The purpose of this is to obtain written confirmation of the result of the investigation and to establish that this property has no anomalies of any kind. This can be done by requesting a Certificate from the Registrar of Titles. This important step protects individuals or companies who wish to acquire a property, as it reveals the existence of any sale or mortgage that is not yet recorded at the time the buyer deposits the sales contract for registration purposes. Rapid registration of the sale is extremely important. For this step, purchasers deposit an original deed of sale, duly legalized by a notary public, in the title registry office, along with the certificate of title, which should be in the name of the seller. This will then be canceled and replaced by a new certificate of title in the name of the purchaser.

This type of transaction involves payment of taxes and fees to the title registry office, Although according to the Tourism Incentive Law, these are deductible. Issuing mortgages and Encumbered purchases is regulated by the Land Registry Law, the Code of Commerce, the Civil Code and other related laws.

The Ministry of Tourism one-stop window makes investing easier. The facility is intended to make it easier for Dominican and foreign investors to get their projects approved. This is important step where working side by side with technology we can benefit all investors, even from abroad, who can submit their projects and receive timely answers from the Ministry of Tourism. The content of the plan is evidence of the importance the Ministry has given to planning, considering it essential for continuous development and the sustainability of the country's tourism industry. Participative planning methodologies were used to develop the plans, working closely with private and public sector.

Users can access www.dpp-mitur.gov.do for the new online service. Information on the legal framework and Tourism Development Plans of the Ministry of Tourism and the incentives offered under Tourism Promotion Law 158-01 has also been posted online.



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For more details you can visit

www.BuyWithBarbara.com | www.SantanaLifestyleProperties.com

Investing in real estate in the Dominican Republic is a strategic opportunity with high returns and security. This market continues to attract foreign capital and offers profitable, sustainable investment options. We are honored to guide you through the process. Contact us and start your investment journey today.

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