

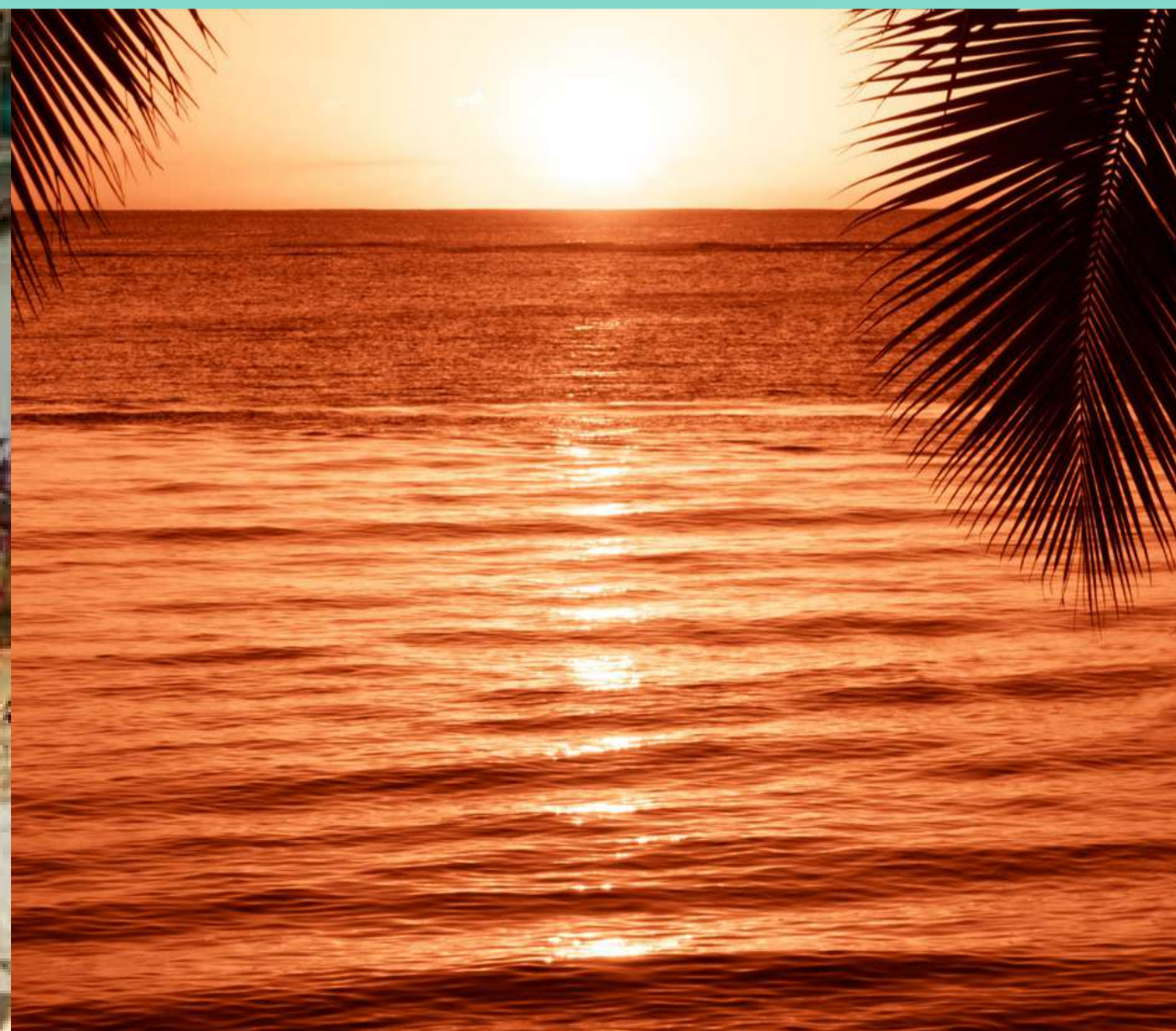
An aerial photograph of a tropical beach. The top half of the image shows clear, turquoise water with visible ripples and a sandy bottom. The bottom half shows a wide, white sandy beach. The text is overlaid on the sandy area.

Las Terrenas, PR.

My place to live, and invest



WHERE AM I GOING
TO SPEND MY **MONEY & MY TIME?**



OUR MENU

1 - Atlantique Sud

2 - Las Terrenas

3 - Real Estate Offer



ATLANTIQUE SUD

Who We Are

The Agency

What We Do

And On The Side...



WHO WE ARE



THE AGENCY



WHAT WE DO

WE SELL
WE RENT
WE BUY
WE BUILD



WE SELL



[Discover Sales](#)

WE RENT



[Discover Rentals](#)

WE BUY



WE BUILD

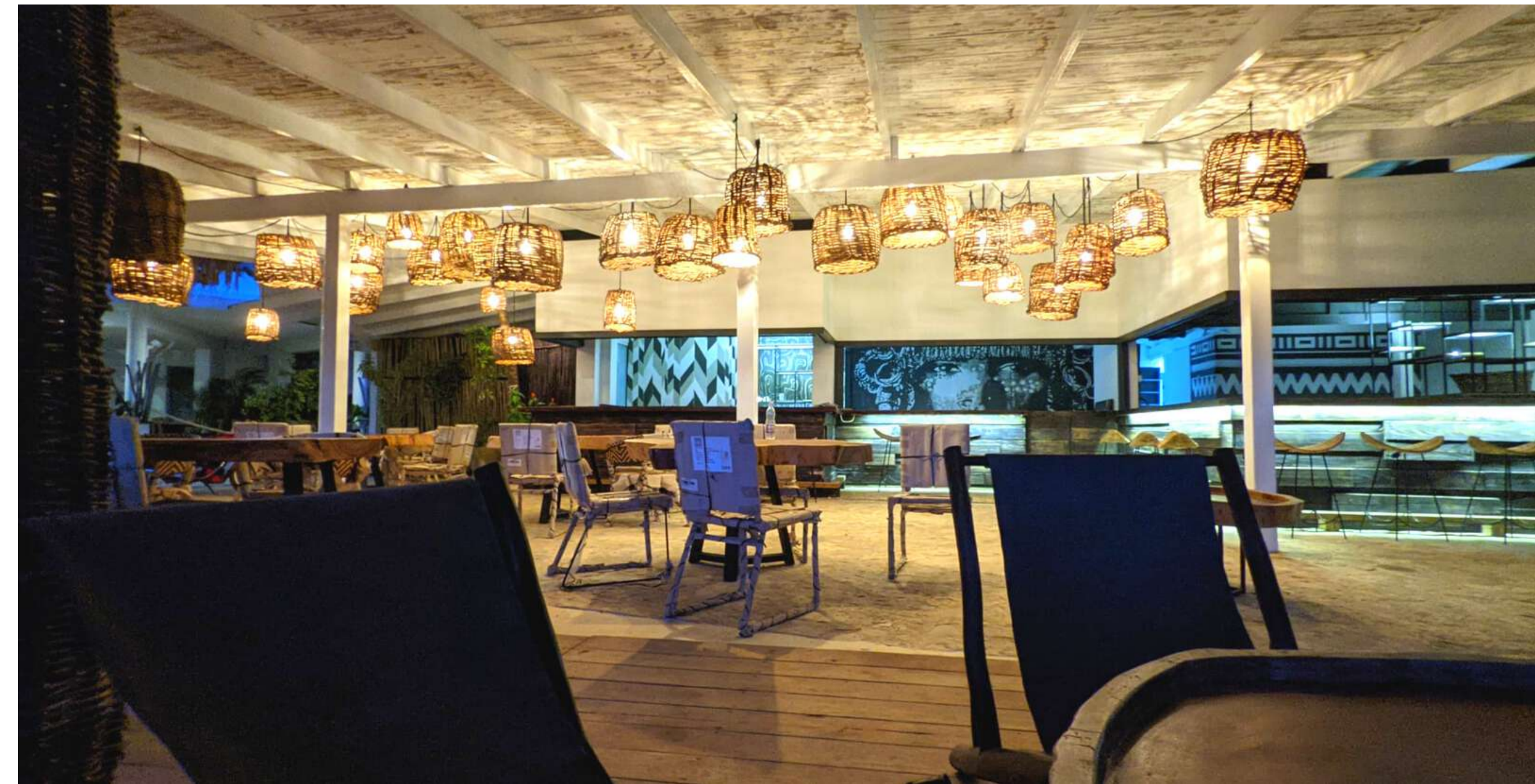


Discover





ETNO
BEACH CLUB *Las Terrenas*



HOPE

ATLANTIQUE SUD FOUNDATION *Las Terrenas*



LAS TERRENAS

What They Say

A Map

A Slideshow

A Matter of Time

And of Money



WHAT THEY SAY

16:52 www.liveandinvestoverseas.com

Home > Countries > Dominican Republic

Las Terrenas, Dominican Republic, Is Our #1 Pick For Living, Retiring, And Investing In The Caribbean

by **Kathleen Peddicord** — May 06, 2015



210 SHARES

[f](#) [t](#) [G+](#)

If The Caribbean Is Your


16:43 www.liveandinvestoverseas.com

Home > Countries > Dominican Republic

We've Found The World's Best Beach... And It's In Las Terrenas

For My Money, This Is The Best Beach In The World

by **Wendy Howarter** — Nov 30, 2017



624 SHARES

[f](#) [t](#) [G+](#)

How do you measure the ultimate beach experience? I use all of my senses to decide


Let me describe my beach paradis [Read more](#) visit to **Las Terrenas** confirmed the reports I've been receiving from sources

16:51 www.liveandinvestoverseas.com

Home > Countries > Dominican Republic

Investing In Rental Property In Las Terrenas

by **Lief Simon** — May 07, 2015



208 SHARES

[f](#) [t](#) [G+](#)

Growing Demand Creates Opportunity In This White-Sand Paradise


16:45 www.liveandinvestoverseas.com

Home > Countries > Dominican Republic

Building Our Home In Las Terrenas: Best Decision We've Made

A Caribbean Beach Home All Our Own—A Cross-Cultural Construction Story

by **Bill Piatt** — Mar 07, 2018



333 SHARES

[f](#) [t](#) [G+](#)

From the first day of our first visit, my wife and I were enchanted by Las Terrenas.

On the Map

El Catey Samana (AZS) - 30m

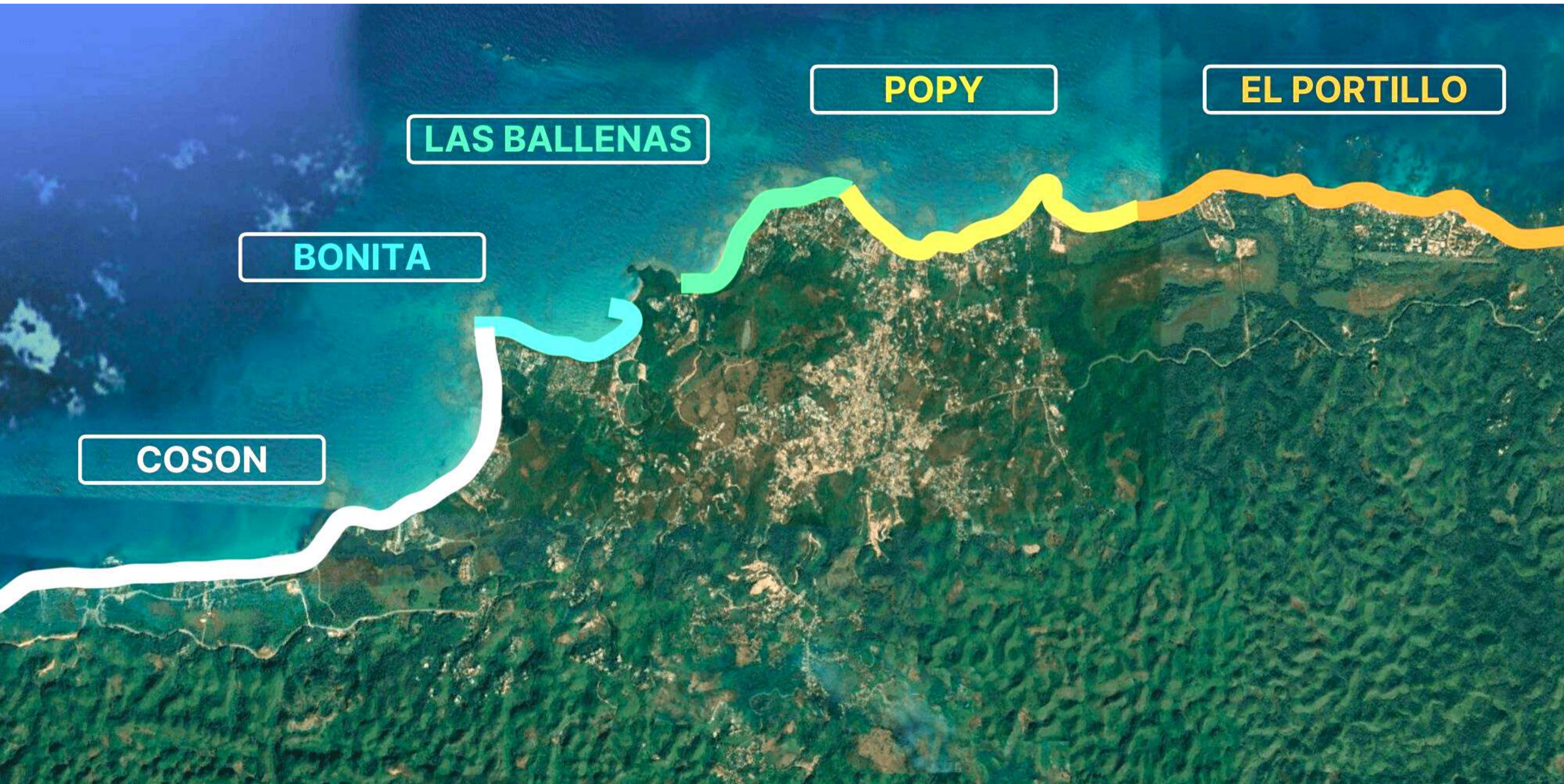
Santo Domingo Airport (SDQ) - 2h30

Puerto Plata Airport (POP) - 3h30

Punta Cana: (PUJ) - 3h40



THE BEACHES



COSON

BONITA

LAS BALLENAS

POPY

EL PORTILLO

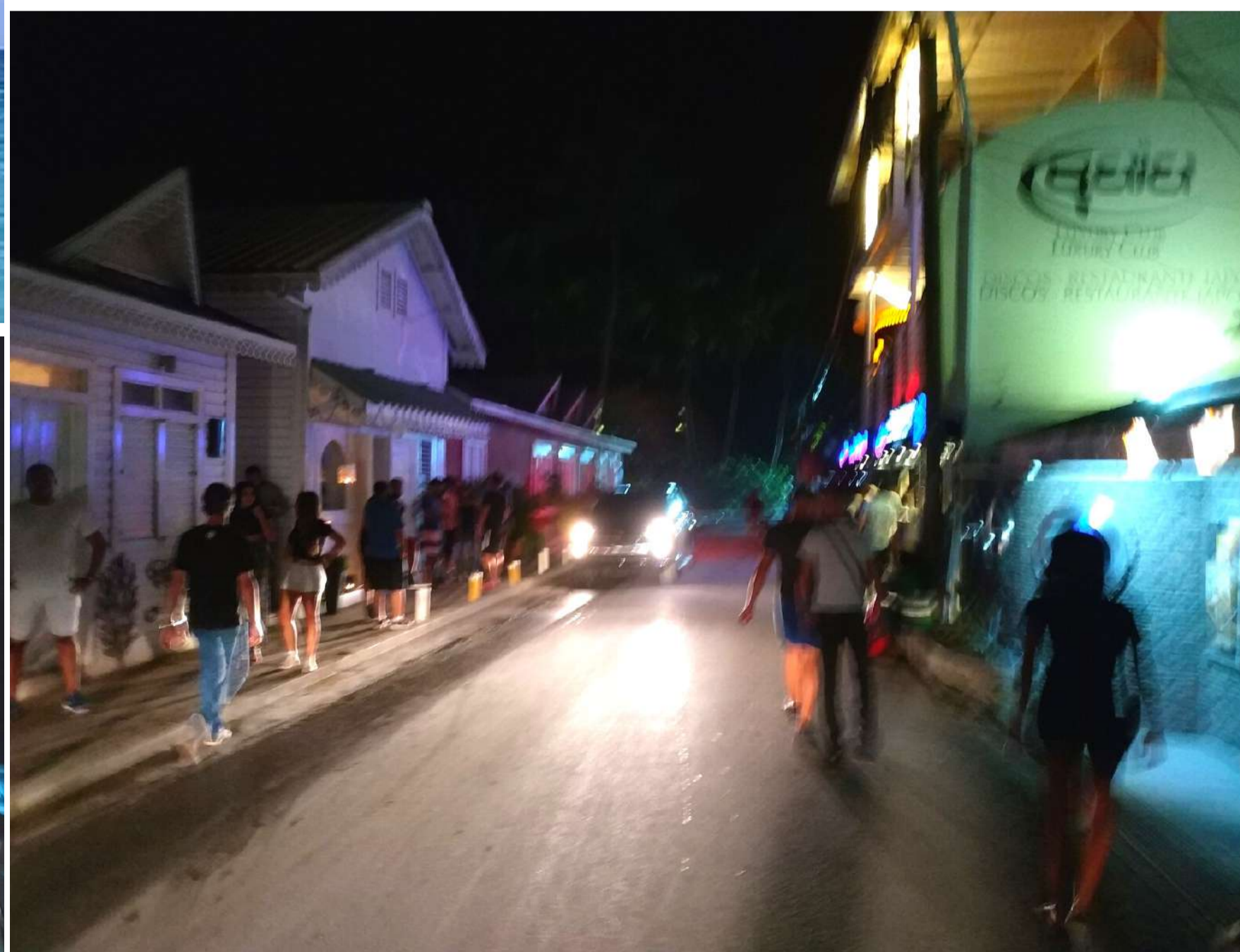
LOCALS & EX-PATS



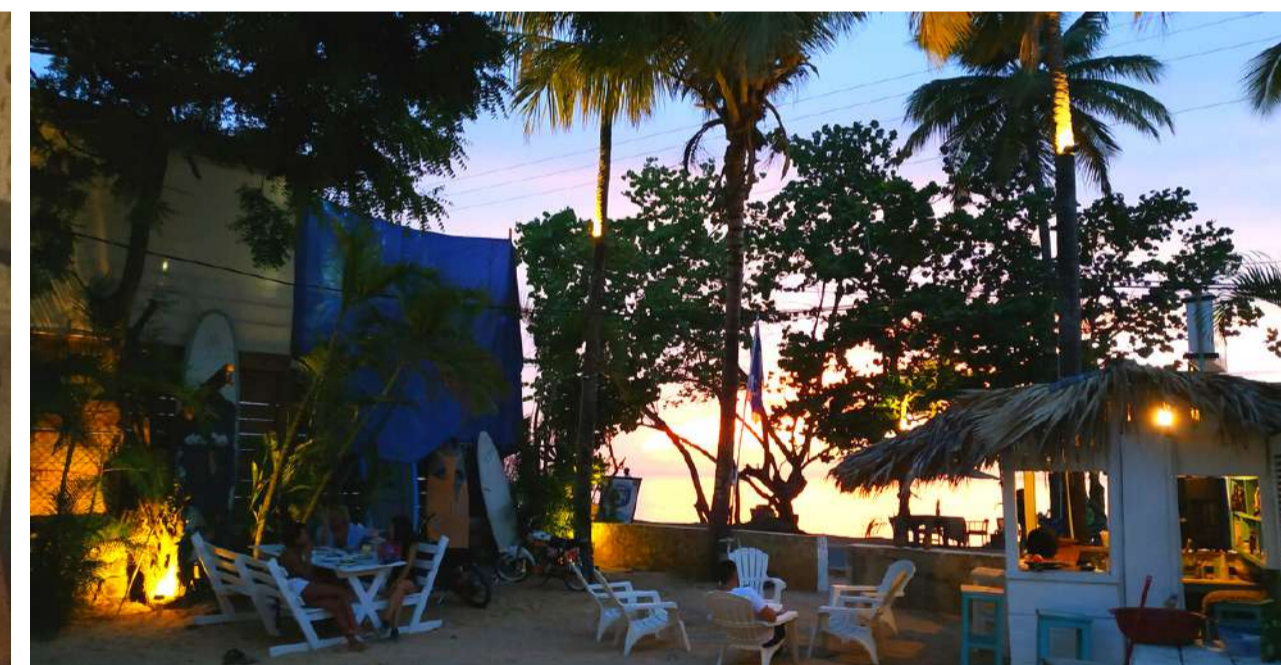
THE VILLAGE



The Village



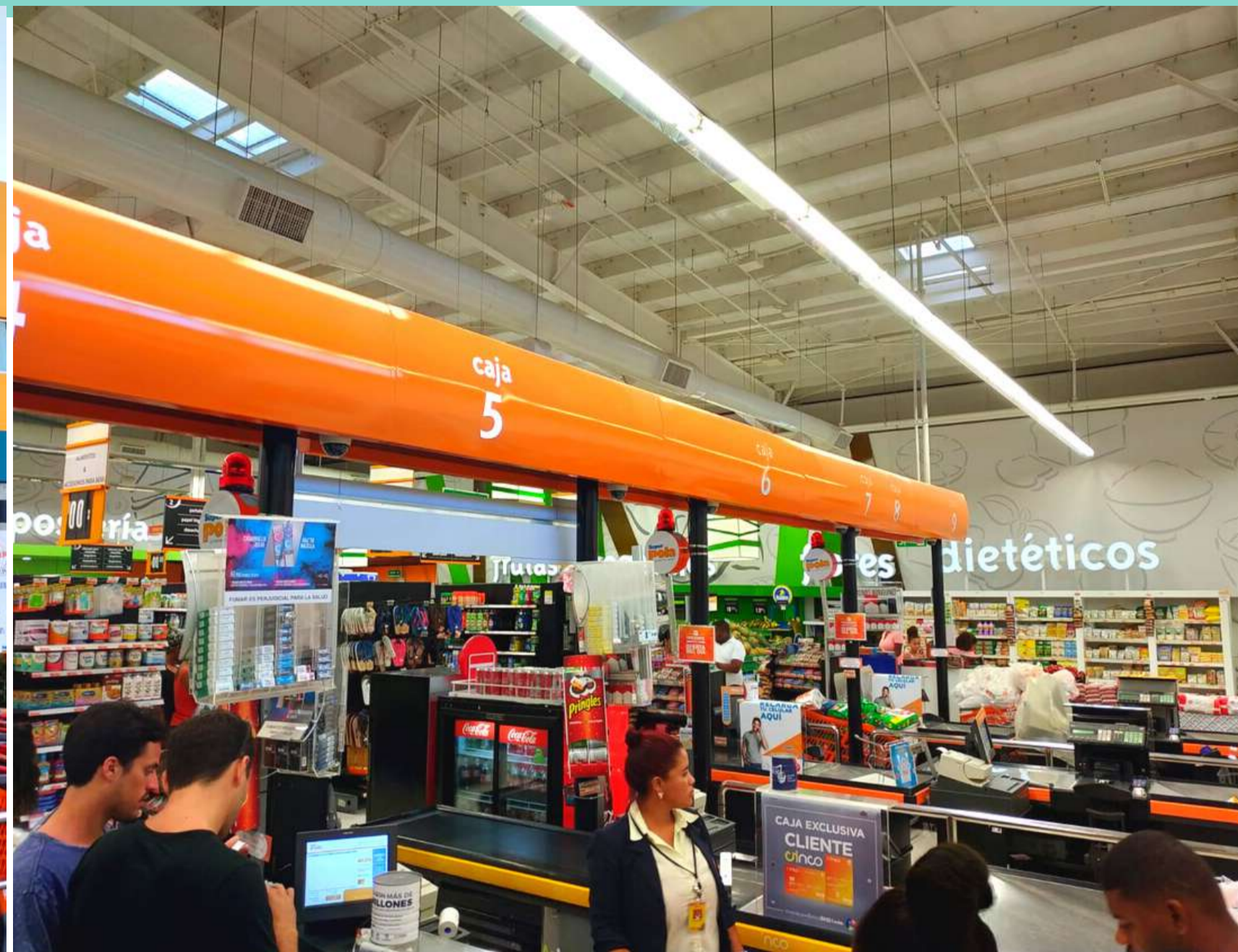
THE RESTAURANTS



BEACH SHACKS



SHOPPING



GOOD HEALTHCARE



PLENTY OF ACTIVITIES



**DIVING &
SNORKELING**

**HORSEBACK
RIDING**

**BOAT
EXCURSIONS**

**ENJOY THE
NIGHTLIFE**

LOS HAITISES

**EL LIMON
WATERFALL**

**WHALE
WATCHING**

**MANY
WATERSPORTS**

MANY BEACHES



GORGEOUS SUNSETS



THE TIME

- The authenticity
- The diversity of people
- A supportive and welcoming community
- Security, for the young and old
- Laidback vibe
- Plenty of things to do (and not stress about)
- Sufficient Infrastructure for you to be comfortable

THE MONEY

- Low Cost of Living
- Affordable housing: Unique properties at still very affordable prices
- Good construction standards
- Strong rental market with attractive returns 5 to +10%
- Steadily growing real estate market

So to sum it up in one sentence, you can buy smart at good prices, live and/or rent for attractive returns and if you don't like it, just sell you property

REAL ESTATE OFFER

Construction Costs

Rental programs & pool

Expenses (& Revenues)

Financing, Taxes, Fees

Some Properties



CONSTRUCTION COSTS

75 to 125 usd / Sq ft

750 to 1250 usd / Sq mt

- Good building quality
- Experienced developers
- Following hurricane safety standards
- Strict building laws
- Labour and material costs remain affordable



RENTAL PROGRAM & POOL



Generate a return on investment while maintaining the high standards provided by the hotel

Pool: Sharing the revenue generated by all the apartments. You still receive revenue even when your apartment is vacant.

Full Management: (renting, apartment maintenance, condominium expense payments, etc.) to ensure maximum peace of mind.

EXPENSES

STAND ALONE VILLA

Average monthly costs in USD for a stand alone 3-bedroom villa with garden and pool (when occupied)*.

• Insurance	100
• Pool (2x/week)	60
• Garden (1x/week)	30
• Cleaning (3x/week)	90
• Internet & Cable TV	60
• Water (Inapa)	20
• Electricity (with AC)	100
• Gas	20
• Pick up trash	10

490

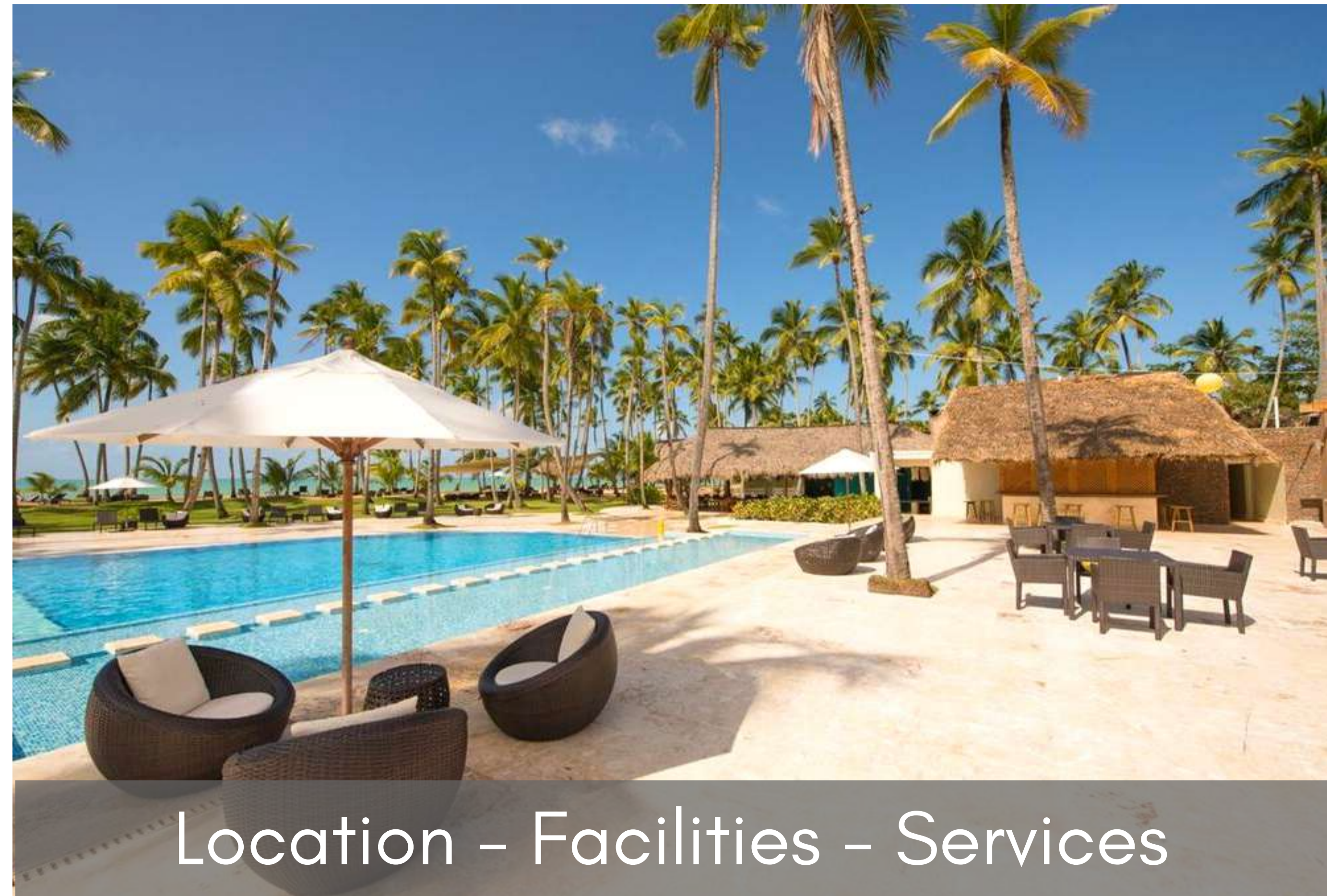
When in a gated community add 100 -> +

CONDO IN GATED COMMUNITY

1BD - 100 -> 150

2BD - 150 -> 200

3 & 4BD - 250 -> 350



Location - Facilities - Services

& REVENUES

3 BD VILLA

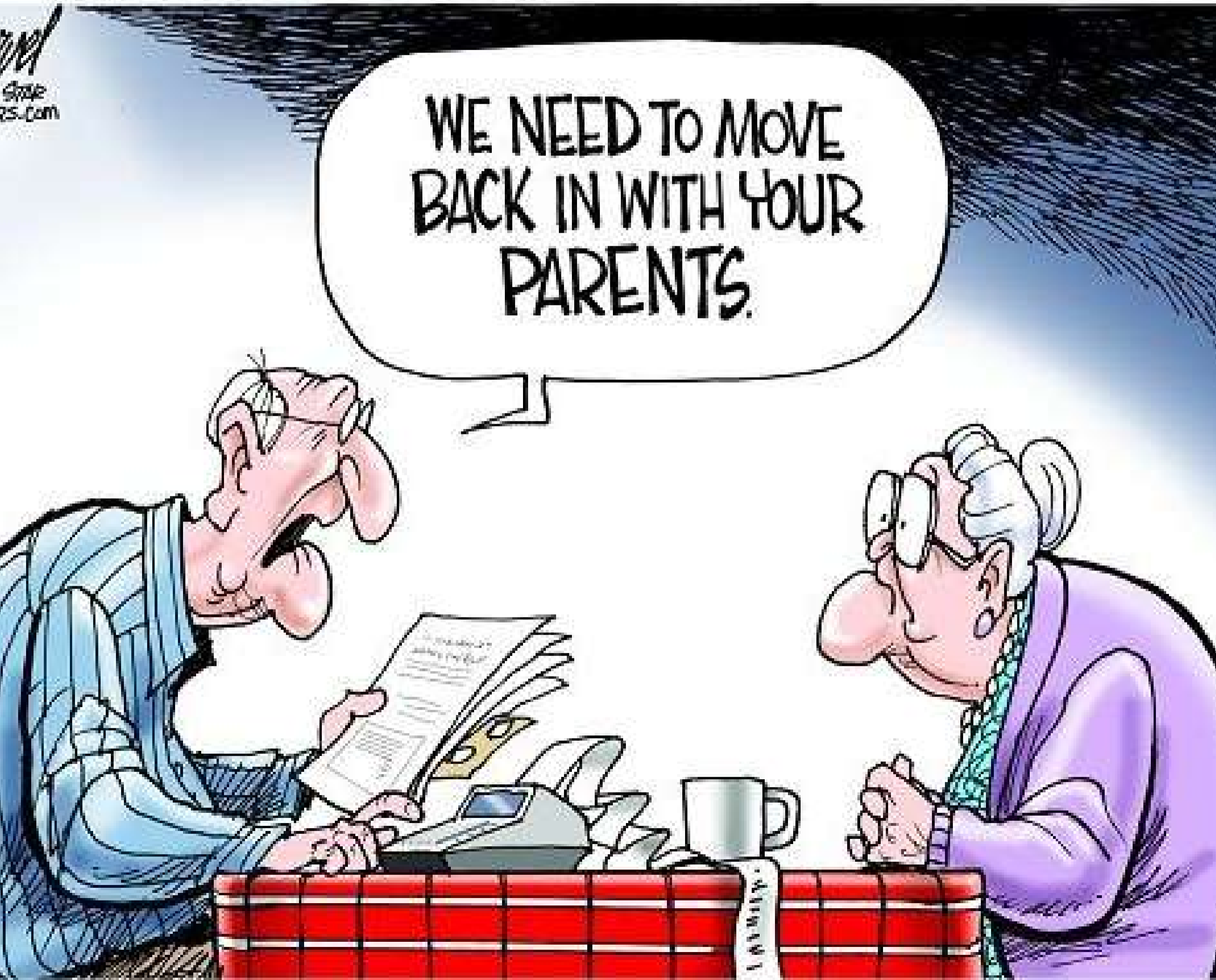
- 26 WEEKS PER YEAR
13 weeks in high season at 1,500
13 weeks in low season at 1,000
=> 19,500 (high) + 13,000 (low)
= 32,500 Gross
- 20% PROPERTY MANAGEMENT FEE
=> 32,500 - 6,500 (20%) = 26,500
- MONTHLY COSTS
=> 490 x 12 months = 5,900
- BUYING PRICE
59,400 + 3% (buying taxes) = 1,800
180,000 + 1% (notary fees) = 1,800
- NET
20,600 (net profit) / 243,000 (investment)
=> 8.5%

OCCUPATION RATE

From 40 to 80% with avg. 60%



The New Normal



ACQUISITION TAX OR TRANSFER TAX

Transfer Tax is set at 3%

LAW 158 CONFOTOUR!

= No taxes on the purchase, no taxes on rentals income for 15 years, no taxes on furniture purchased (ITBIS 18%), and no annual taxes (IPI 1%).

NOTARY FEES

1% to 2,5 % of the property value

REAL ESTATE FEES

Payable by the seller

Between 4% and 6%

CONDOS



US\$ 114,000  1  602 ft²
56 m²



US\$ 185,000  2  1,323 ft²
123 m²



US\$ 250,000  2  2,518 ft²
234 m²





US\$ +202,000  +1  +721 ft²
+67 m²



FEW REMAINING
US\$ +240,000  +2  +1,059 ft²
+98 m²



US\$ 490,000  3  2,691 ft²
250 m²

VILLAS



US\$ 120,000  2  964 ft²
90 m²





US\$ 270,000  3  1,785 ft²
166 m²





US\$ 495,000  3  3,760 ft²
350 m²



US\$ 265,000  4  1,754 ft²
163 m²



US\$ 235,000  3  1,700 ft²
158 m²



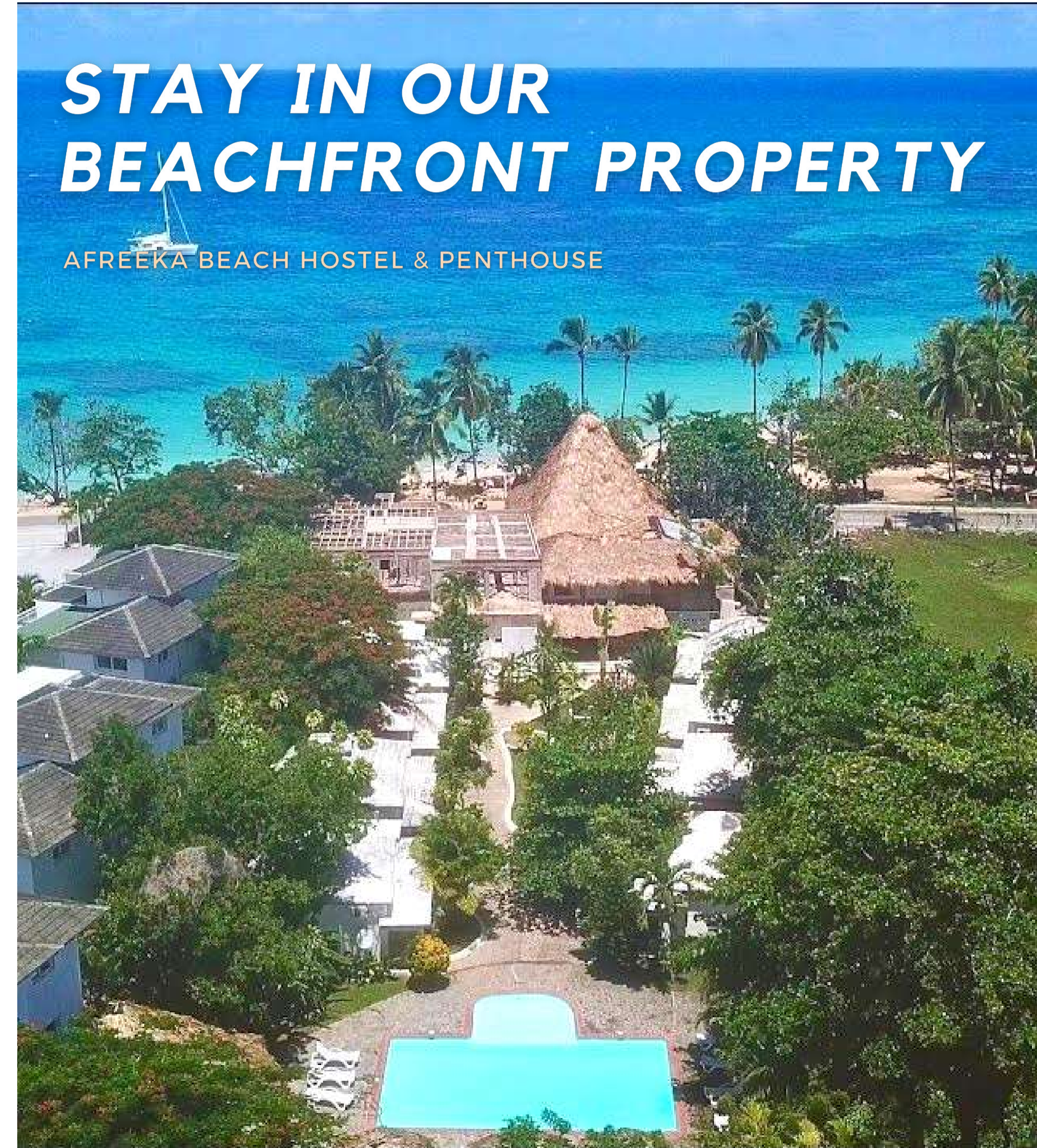
US\$ 580,000  3  2,691 ft²
222 m²

[See All](#)

**2 NIGHTS
FOR FREE**

**YOU ARE INVITED TO DISCOVER
OUR PARADISIAC BEACH TOWN**

Looking for a new place to live and invest in? Come and see if Las Terrenas on the North Coast of the Dominican Republic is the right place for you.

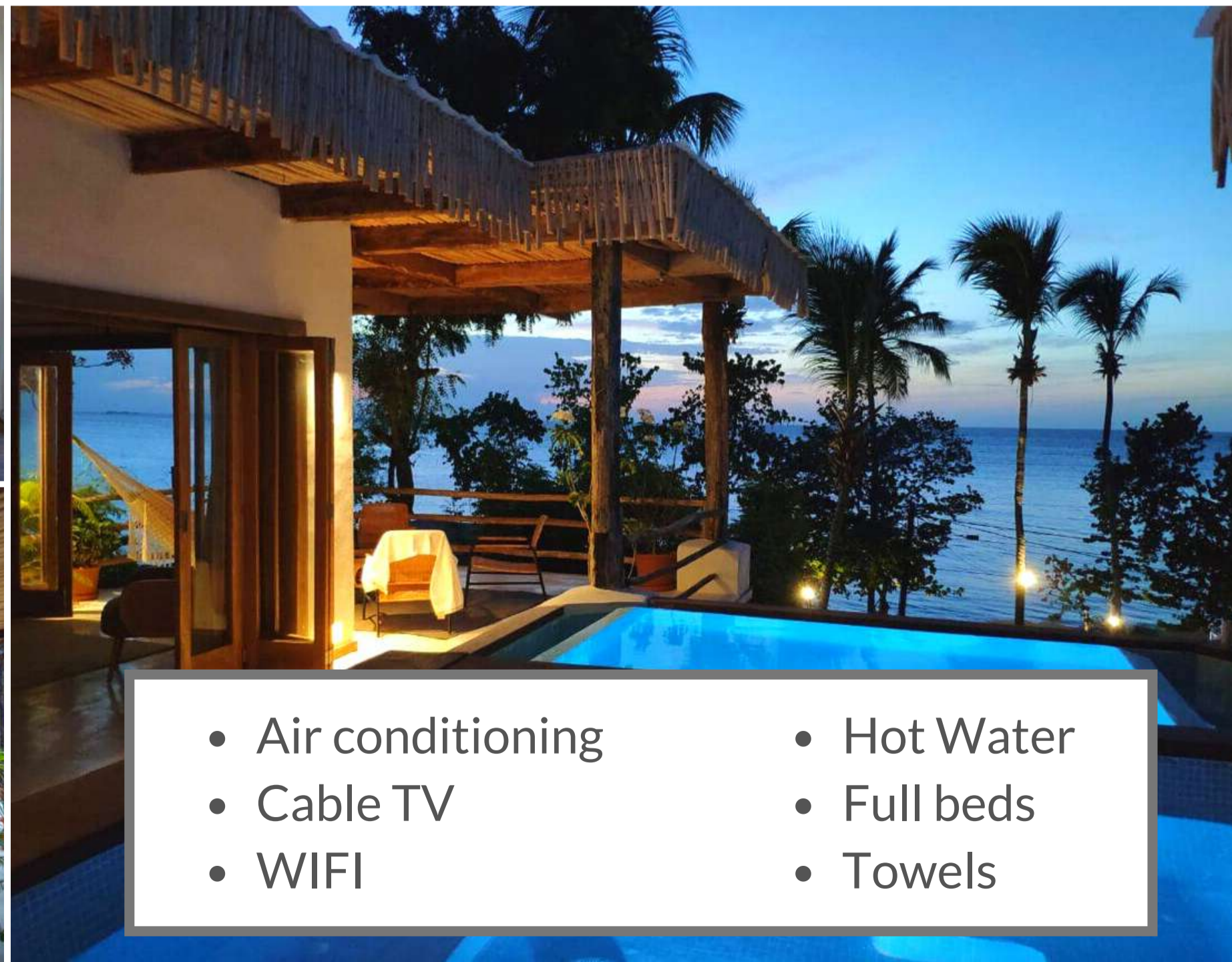


**STAY IN OUR
BEACHFRONT PROPERTY**

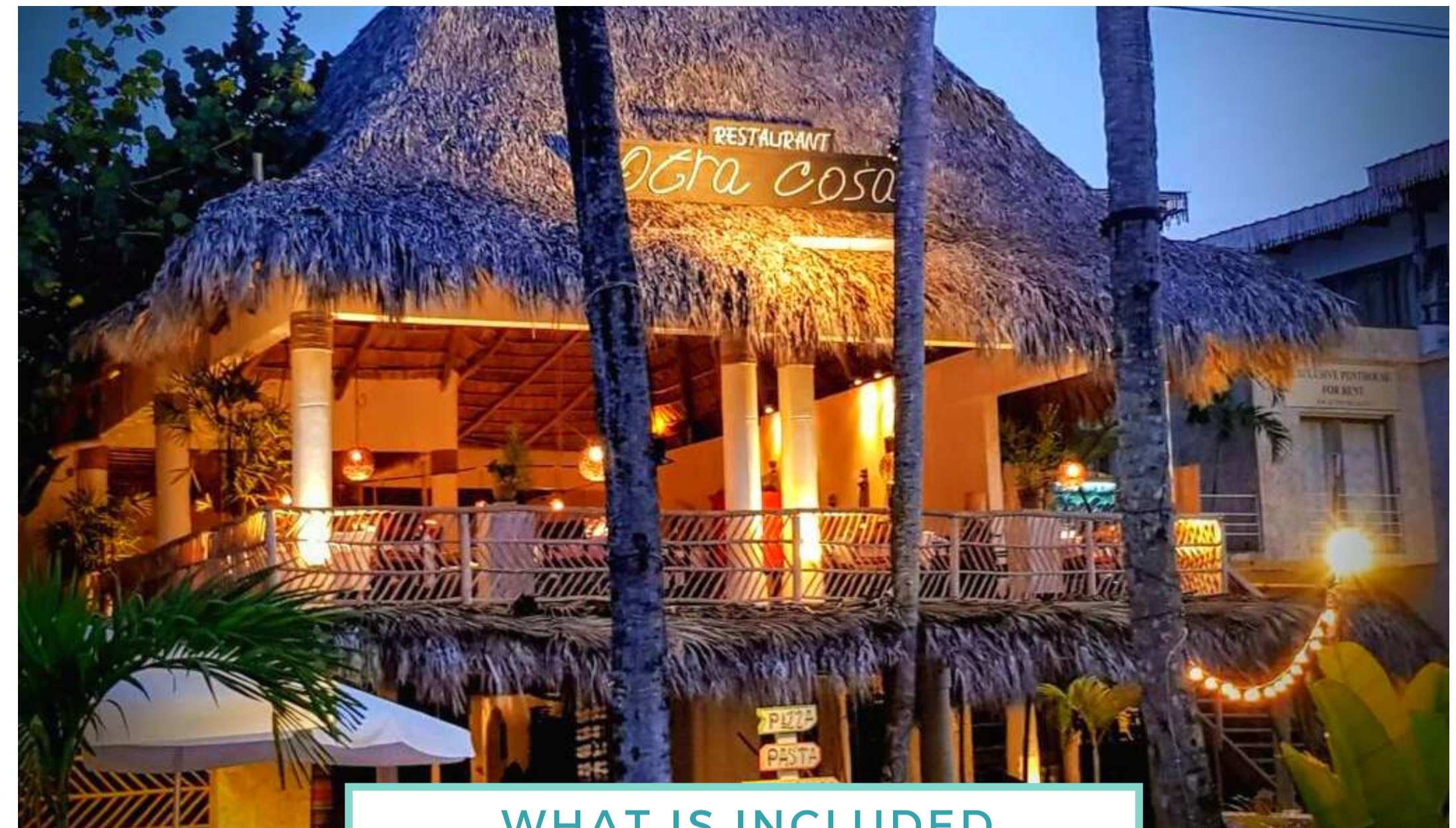
AFREEKA BEACH HOSTEL & PENTHOUSE



Stay in a private room in our beachfront hotel



- Air conditioning
- Cable TV
- WIFI
- Hot Water
- Full beds
- Towels



WHAT IS INCLUDED

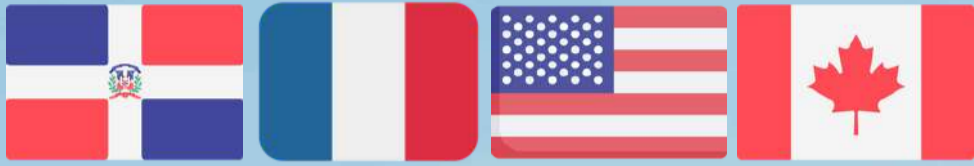
- 2 night stay in a private bedroom of a beachfront Penthouse
- Breakfast included
- Transport while touring properties and the town
- Tour of selected properties
- Courtesy meeting with a lawyer
- Tour of the town (shops, restaurants, and main services)

Note: *If you wish to stay longer or bring more people, you book one of the bungalows from the same property. Just let us know in advance and we will provide you with the price and availability.

* This offer is subject to availability

If you want you have more questions, want to start **planning a trip** down here to come and see for yourself what is Las Terrenas all about you can reach us at:

info@realestatelasterrenas.com +1 (829) 324-6035



Follow us online



WWW.REALESTATELASTERRENAS.COM



Thank you for your time

we are waiting for you

WHAT'S NEXT?

- Q&A
- Subscribe to our Newsletters and Social Medias to **stay informed**
- Check out real **estate offer** @ realestatelasterrenas.com
- Download the **handouts** (Buying Guide + Discovery Tour)
- **Book a call** with our agents to discuss the Discovery Tour
- **Enjoy a drink** together on one of Las Terrenas beaches