

# AN INVESTMENT OPPORTUNITY

That's Almost Too Good To Be True



**Casa Linda**  
QUALITY COMMUNITIES

• Sosua/Cabarete, Dominican Republic •





**INVEST \$310,000 USD. IN FIVE-YEARS IT WILL INCREASE TO \$728,500 USD.  
THIS IS A REAL INVESTMENT WITH TANGIBLE ASSETS. NO STOCKS. LOW RISK.**

Every investor wants to diversify, earn more, beat inflation & have more tangible assets. Today, most investments offer low returns. If you find one that offers higher yields, the investment itself is often fraught with too much risk, is at the mercy of inflation, or isn't secure. You're at the mercy of markets, governments and time.

**Investments that sound too good to be true usually are. But not always.**

Sometimes the real thing comes along - with a stable history, sound infrastructure, and serious longevity.

**WE OFFER YOU AN INVESTMENT THAT:**

- ⑩ **RETURNS ALL YOUR CAPITAL BACK TO YOU IN FIVE YEARS**
- ⑩ **PAYS YOU 7% PER YEAR FOR THE FIRST FIVE YEARS**
- ⑩ **LEAVES YOU OWNING A TANGIBLE, APPRECIATING ASSET: A VILLA IN THE CARIBBEAN**

How? In the following pages, find out in detail how this program works, starting with your investment into the thriving tourist zone of the Dominican Republic, in a well-developed and managed project - with a 27-year history of excellence.

**Read on and learn how your investment of \$310,000 USD will increase to a value of \$728,500 USD in five-years.**

**This is not a scheme. It's not too good to be true. It's just an excellent opportunity.**





## INSIDE:


### THIS IS HOW IT WORKS:

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2. Purchase Your Casa Linda Villa
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### THE DOMINICAN REPUBLIC

- Tourist Centred
- The North Coast Of The Dominican Republic
  - Puerto Plata
  - Cabarete & Sosua
- Attractions and Activities
- Beaches





**THIS IS  
HOW  
IT WORKS**



# 01

## IT ALL STARTS WITH AN INVESTMENT VILLA

Great investments start with a winning product. This one is no different. Here we begin with the purchase of a turnkey, luxury Dominican Republic vacation villa, located in a hurricane resistant location close to beaches, restaurants, shopping and other services.

Our company, Casa Linda Quality Communities, is a long standing developer with 340 completed villas in one of the best projects in the Dominican Republic.

### A CASA LINDA VILLA:

Each Casa Linda villa is a fully titled, home with private pool and contemporary floor plan. Life in the Caribbean is about being outdoors and this is at the forefront of our designs. We create villas with vacationers in mind: incredible pools, tropical outdoor terraces, fully equipped kitchens and above all: privacy.

We are located just 10-minutes to Puerto Plata International Airport, making for an easy commute for owners and renters. Our complementary shuttle bus helps people get around between beaches and local shopping. We offer the best of all worlds, privacy and proximity to amenities. From relaxation to exhilaration, Casa Linda has it all!

**Affordable luxury in paradise.**







## 02 PURCHASE YOUR CASA LINDA VILLA

For this unique program, Casa Linda has designed special villa plans which are best for vacation rentals and a tropical lifestyle.

To begin, you fully purchase a Two-bedroom, luxury villa (A Three-bedroom plan will also be available). The purchase price includes the lot of 5,920 ft<sup>2</sup> (550m<sup>2</sup>) to (6,458 ft<sup>2</sup> (600 m<sup>2</sup>)), completed villa, 9,497 gallon pool, and full landscaping.

### **PURCHASE PRICE: \$310,000 USD**

The villa will be sold “turnkey” which means all furnishings, electronics, bbq, pool equipment and kitchenware/linens included. Your villa will be professionally decorated and a unique tropical showpiece. When you take possession,

it will be completely ready for vacationers to rent.

Casa Linda sets the highest construction standards and is the leader in value for dollar. Quality is our absolute first priority. Many of our clients find that the standard specification we offer is considered an expensive upgrade in their home country.

Every Casa Linda villa comes complete with an impressive finishing package: quartz counters, solid wood cabinets and doors; terra cotta driveways and sidewalks; and natural stone pool decking are just part of our high standards of construction. Please ask for a copy of our full construction specifications. Construction time is 4.5-5 months.

### **A Corporate Registration**

Each villa in this program will be registered in a Dominican Republic corporation. Once you've paid for your villa in full, the shares of this company will be transferred to you and you will own the villa completely and the title registered. Closing costs and any other fees are included in the purchase price.

### **Secured Payments**

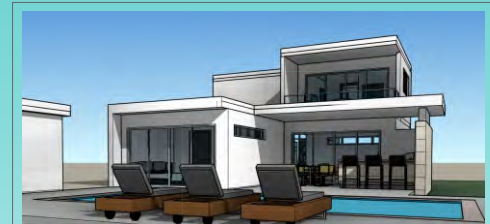
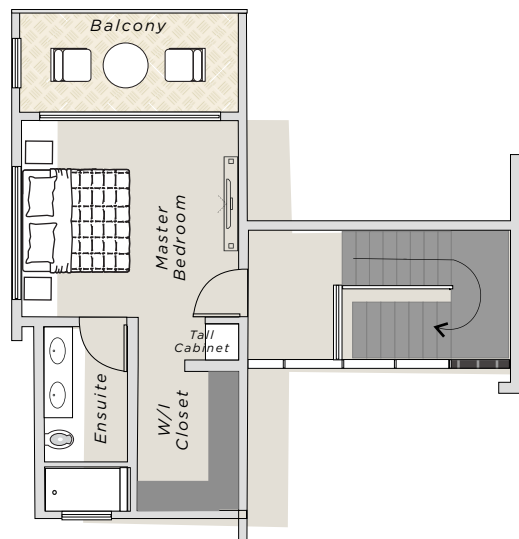
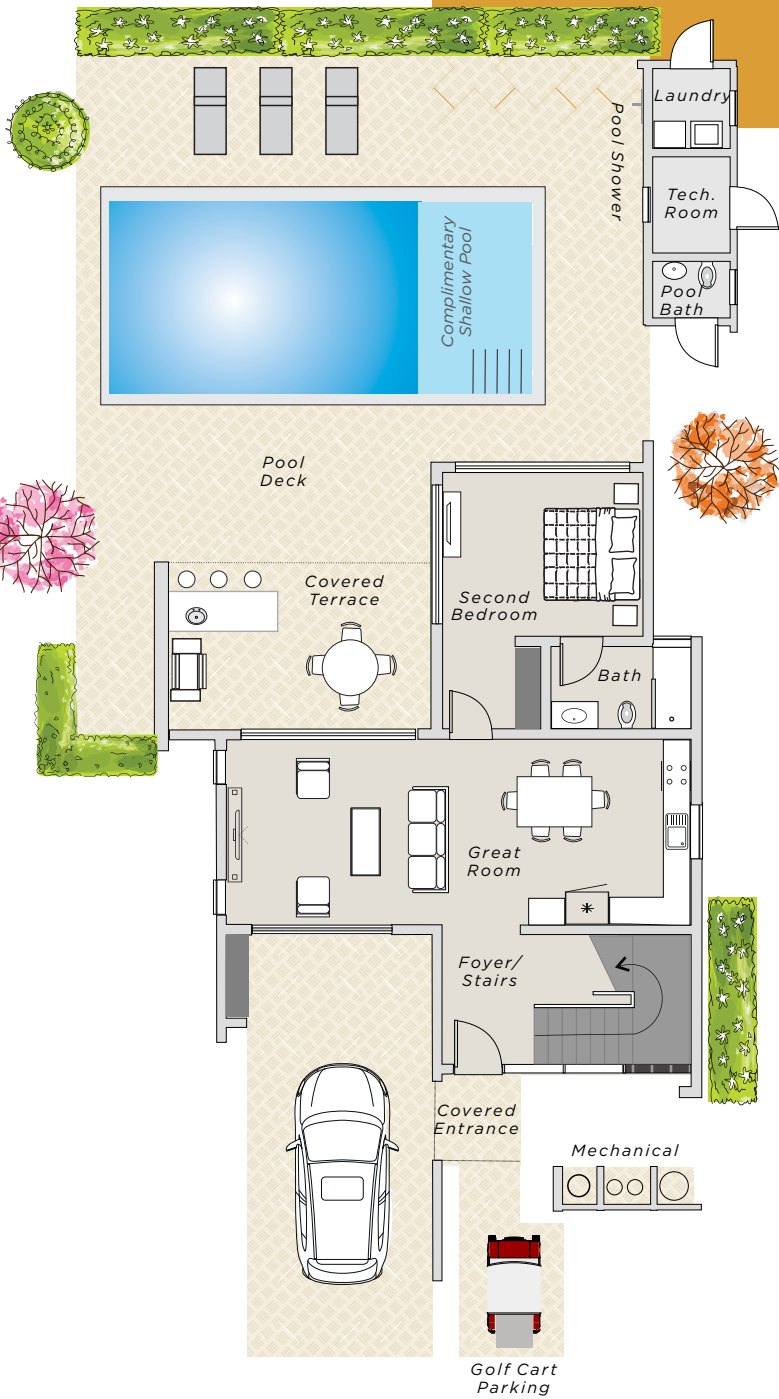
Construction is completed through buyer stage payments. All payments are transferred to an external escrow account, controlled by a reputable law firm.





# 2-BEDROOM, 2.5 BATH PLAN

VILLA: 1,971 ft<sup>2</sup> (183 m<sup>2</sup>) • LOT: Approx. 5,920 ft<sup>2</sup> (550 m<sup>2</sup>)  
OUTDOOR BAR • 9,500 GALLON POOL

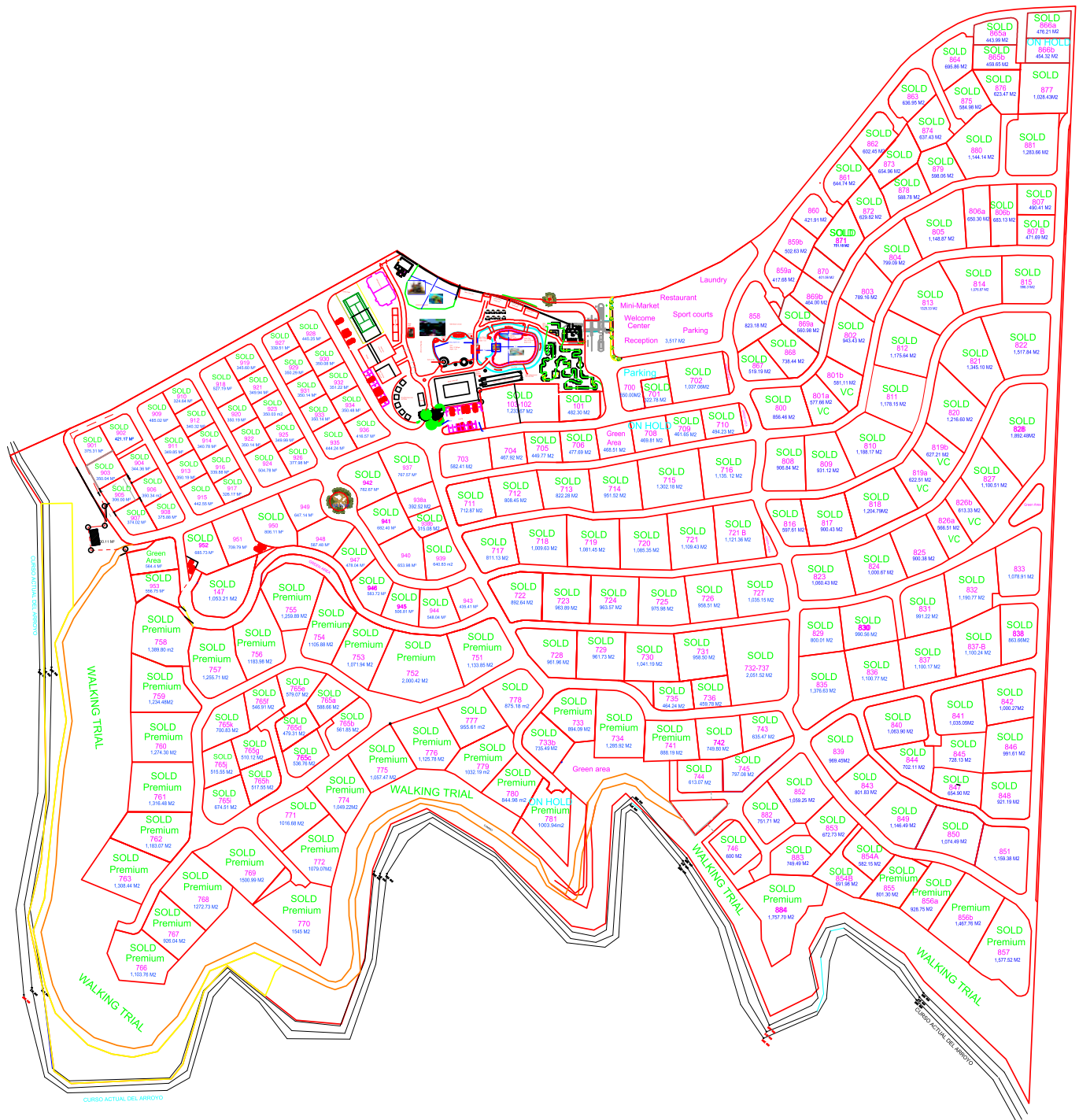




# MASTER PLAN PHASES 7-8-9

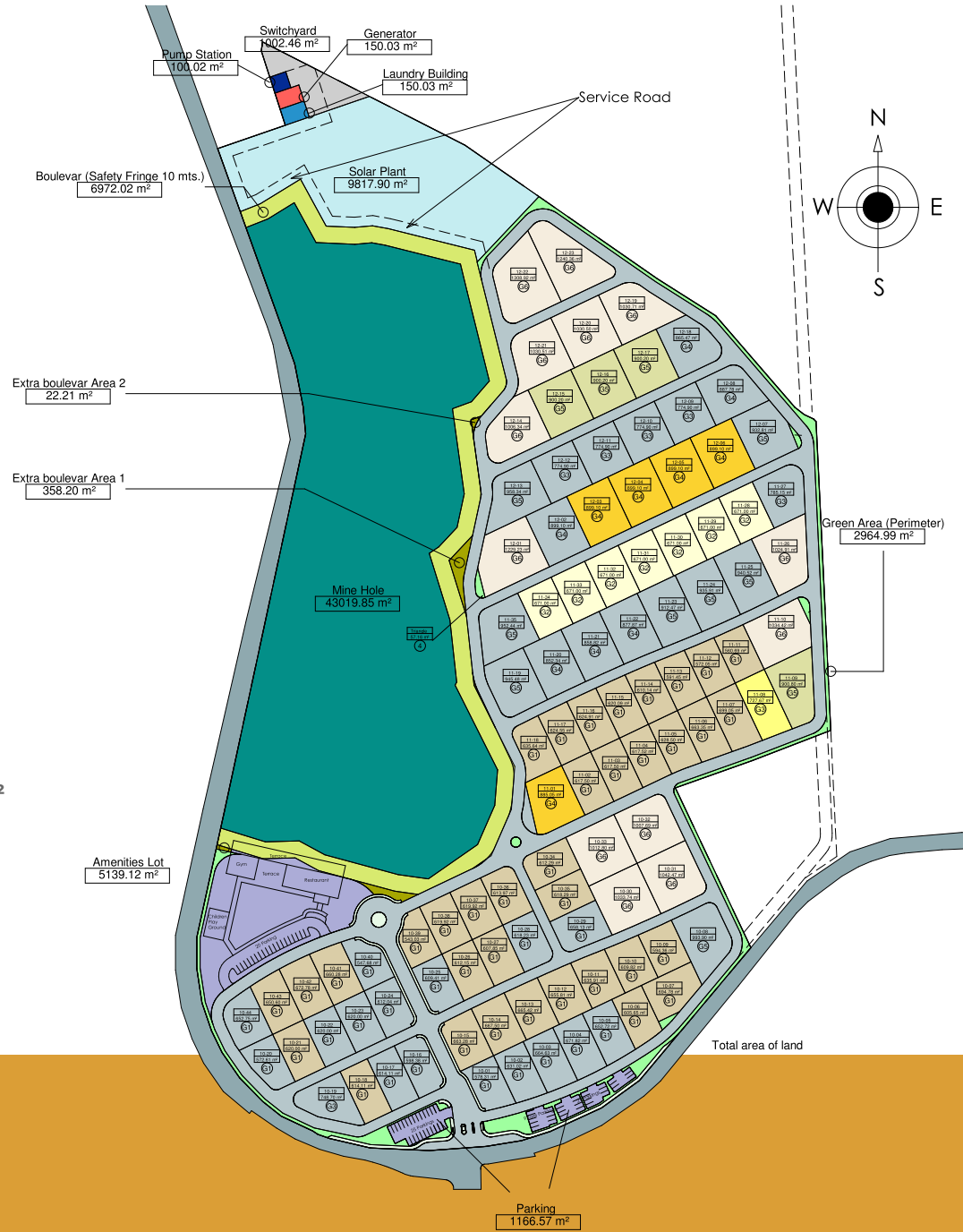
TOTAL OF 237 LOTS  
210 SOLD  
27 AVAILABLE

TOTAL LAND AREA:  
301.69 m<sup>2</sup> (75.4 acres)



**Legend:**

Color Code	Sqm.
	G1 500-699
	G2 600-699
	G3 700-799
	G4 800-899
	G5 900-999
	G6 1000 +



# MASTER PLAN PHASES 10-11-12

TOTAL OF 102 NEW LOTS

TOTAL LAND AREA: 169,072.91 m<sup>2</sup>



## 03 \$310,000 USD TO \$728,500 USD IN FIVE-YEARS THIS IS HOW:

- Each year for the **first five years** you own your villa, Casa Linda will pay you **7% of the purchase price:** (\$21,700 USD/year or \$108,500 USD over/5-years).
- At the end of those five years, **Casa Linda will return your entire purchase price** back to you in full: \$310,000 USD. **YOU WILL RETAIN OWNERSHIP OF THE VILLA.**
- This means that after the five year period, you will have received interest of \$108,500 USD + the original amount of your investment of \$310,000 USD + you still have the value of the villa!  
**This amounts to a value of \$728,500 USD**

**\$310,000 USD** Original Investment/Purchase Price

+

**\$108,500 USD** Interest Paid Over 5-Years

=

**\$418,500 USD** Total Cash Back to You After 5-Years

+

**\$310,000 USD** Original Value of the Villa You Still Own

=

**\$728,500 USD** Value of Your Investment  
After Five-Years





## 04 HOW CAN WE OFFER SUCH A PROFITABLE INVESTMENT?

### FIRST, A LITTLE HISTORY:

The Dominican Republic is the #1 tourism destination in the Caribbean (more on that in this brief).

For over 27-years, Casa Linda has operated a successful vacation rental program. With changing times and technology, our program has morphed into a service based, super host program with individual hosts catering to guests with bespoke style services in a boutique villa environment.

Guests can book on our own website as well as Airbnb, Expedia, Booking.com, Tripadvisor, Travelocity, VRBO and many more.

### LIKE AN ALL INCLUSIVE RESORT - BUT BETTER

We offer similar services, amenities and the fun of an all-inclusive resort, but in the privacy of a stand-alone home complete with private pool and great services and amenities.

### ENTER A NEW ERA: THE CASA LINDA VACATION CLUB

In addition to generalized rental services, in 2019 we introduced our Vacation Club which takes advantage of an entirely new market - those that don't want to buy a villa but want a type of "ownership" of their vacations.

The Vacation Club is how we are able to offer you such an excellent investment. Here's how:





1. The Vacation Club is a large profit centre for Casa Linda and offers a robust revenue stream in addition to our villa sales and other rental program.
2. We require additional villas to use as holiday homes for guests coming to stay in Casa Linda with the Vacation Club. **This is why we introduced this investment program. We need more villas that are exclusively devoted to the Vacation Club.**
3. Profits from our Vacation Club more than cover interest & repayment of your initial investment.

It's not too good to be true, it's just a meeting of need and opportunity at the right time. A select few investors will have the opportunity to take advantage of this program.

## WHAT IS A VACATION CLUB?

A vacation club is a type of vacation ownership in which multiple individuals share the rights to use a property, each within their allotted time per year. In 2018, the global vacation ownership market size was \$13,500million USD and it is expected to reach \$23,700 million USD by the end of 2025 (from marketwatch.com).


## WHY IS CASA LINDA SUCH A POPULAR VACATION CLUB PURCHASE?

Casa Linda is uniquely situated to capture a huge part of the marketplace in the Dominican Republic. There are very few properties like ours: stand alone villas with private yards and pools; luxuriously appointed; and anchored by excellent onsite amenities - all serviced by a well managed infrastructure to support renter needs.



## A PERFECT PARTNERSHIP

Casa Linda has partnered with Interval International and is now part of their premier service offering. As one of the most prestigious vacation clubs in the world, Interval International features close to 2-million members and 3,200 resort locations in more than 80 different countries. Their locations include some of the most sought-after resorts in the industry.

Interval was delighted to bring Casa Linda into their fold because we offer private, luxurious villas with existing services and great location, all mixed with our long history of successes. 



**THOUGH YOUR INVESTMENT IS NOT TIED TO THE PERFORMANCE OF THE VACATION CLUB, THIS IS HOW WE CAN OFFER AN INVESTMENT THAT SEEMS ALMOST TOO GOOD TO BE TRUE.**

## WHAT IS YOUR COMMITMENT TO THIS PROGRAM?



**You commit to letting Casa Linda utilize your villa as a vacation home.**

**For 10-years.**

Starting from when your brand new villa is ready for rental, it will host vacationers as their home away from home on their Dominican Republic vacation.

You will earn interest each year for the first five-years, and at the end of those five-years, we will reimburse your purchase price. You keep ownership and commit to five more years of vacation rentals in your villa. At the end of the 10-years your commitment to the Vacation Club is over and the villa is yours to use as you like.

That's it.







## 05 WHAT ABOUT RISK?

**This is an extremely low risk investment.** How can we say that, or guarantee it?

No one can predict the future, however; to remove any concerns over risk, when your villa is paid in full, the title will be transferred to you, and a receivable from Casa Linda's mother company will be issued in your name. Casa Linda will set aside monies in a separate account to insure the payment of the promises in this program.

**Your investment will not be tied to Casa Linda's financial prosperity or lack.** We know that our long history of solid returns and financial stability makes us able to comfortably say this is an extremely low risk investment, and why we can put our own dollars aside to insure your success.

This is not new to us. In the past 10-years, Casa Linda has offered guaranteed rental returns to our buyers with amounts ranging from 4-10% of the purchase price. Now, with the addition of the Vacation Club and Interval International, the number of vacationers coming to Casa Linda will be much higher than ever before.

## 06 WHAT ABOUT TAXES, COSTS, INSURANCE & MAINTENANCE?

Every villa has monthly running costs and repairs. Linens wear out, silverware goes missing. Eventually the roof will need work or bathroom fixtures will need replacing.

You don't have to worry about any of these costs. As part of your purchase price and 10-year commitment to our rental program, Casa Linda will cover all costs associated with the villa including:

- monthly subdivision fee
- utilities
- any maintenance items/costs
- bill payments on your behalf

## WHAT DO YOU PAY?

You are responsible for yearly business tax on the property.

The villa is registered in a Dominican Republic corporation because this is better for liability and insurance purposes. The yearly business tax is in lieu of property tax. The business tax is 1% of the government assessed value of the property and is approximately \$2,100 USD per year.

## 07 DO I HAVE USE OF MY VILLA?

Yes! Under this program you have full use of your villa for up to 2-weeks per year. There are no rental costs, hidden maintenance fees or any other extra expenses. All you have to pay are the utilities during your stay.

If you don't want to use your villa, you have the option of renting it to anyone you like during the 2-week period.

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**FOR 10-YEARS YOU HAVE 2-WEEKS PER YEAR TO USE YOUR VILLA.**

**THE USE IS UP TO YOU:  
FAMILY HOLIDAY?**

**CORPORATE BONUS FOR  
CLIENTS OR EMPLOYEES?**

**ANNIVERSARY TRIP?**





## 08 IF YOU WANT TO EXIT THE PROGRAM BEFORE 10-YEAR TERM HAS PASSED

Casa Linda requires a commitment of 10-years as part of this program; however, we understand that life happens too. You have the option of selling your villa at any time and having a new buyer take over your commitment to the Vacation Club. It is fully transferable to new buyers.

After the five-year mark, the villa purchase price has been repaid to you.

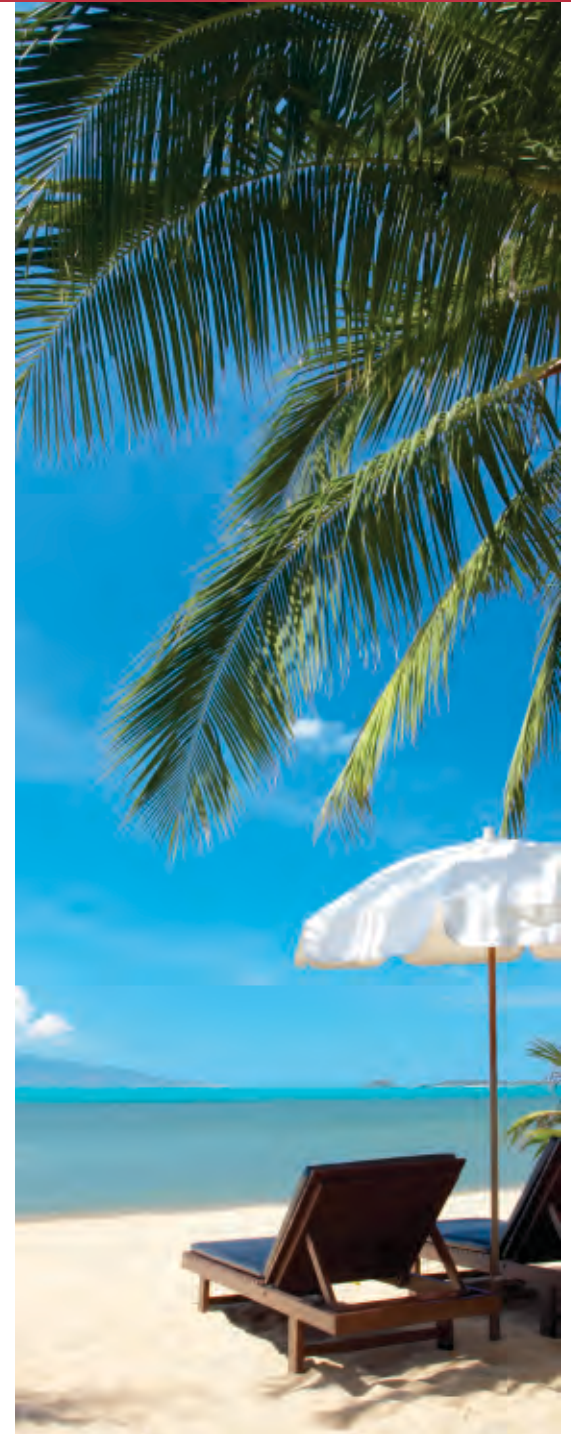
## 09 WHO IS THIS INVESTMENT INTENDED FOR?

This program is not directed strictly to seasoned investors looking only for a money making vehicle. It's flexibility also makes it an excellent choice for a diverse group of people; those looking for a return on their dollars but also looking for a number of other variables as part of their long term plans.

The following groups will benefit from investing in this program:

### 1. SAVVY, SMART INVESTORS

The numbers speak for themselves. Investors looking to earn a solid return and then get their initial investment returned after five-years know that this is an easy choice.



The additional benefit of retained ownership of the villa after the five-year term offers the benefit of a tangible, appreciating asset, and non dependence on stock markets and volatile investments.

The choice to sell or keep the villa offers additional flexibility. Many investors want take this to the next level by leveraging two properties or re-investing again in five-years.

## **2. PEOPLE 10-15 YEARS AWAY FROM RETIREMENT, BUT PLANNING AHEAD FOR THEIR RETIREMENT IN THE TROPICS**

Many of our buyers in Casa Linda purchase their villa pre-retirement. It makes sense. They are still working and have the ability to pay for it, but also are able to enjoy their Caribbean villa for many years on their vacations. Additionally, they already have a stake in the local community because they've made friends and social connections during their vacations.

This is partly why our rental programs have been so successful; income earned helped support the monthly costs of owning a villa in the DR.

This investment program offers even more. The ability to earn an excellent return, get your investment back, and still have a villa ready for you when you retire. How can you lose?

## **3. PEOPLE SAVING FOR RETIREMENT**

In these changing times, people in their 20's to 50's expect less and less from pension plans and their governments. Many wonder if government or company pensions will even be there when they need them.

Gone are the days when a person stayed at the same company for most of their career. Studies show that most people have several careers over their lifetime and change companies many times. This makes a "company pension" an even less viable retirement option. With



**ANY INVESTOR, YOUNG PERSON, SAVER, OR FAMILY LOOKING FOR A LEGACY PROPERTY WILL BENEFIT FROM THIS INVESTMENT.**





gross government debt, many wonder if those supposed “guaranteed” pensions will be possible in the next decades.

While young people have the luxury of time and years of possible saving, many want to diversify their long term goals and mitigate investment risk.

With our program, savers are offered not only a good return on their investment and their capital returned to them quickly, but maybe even more importantly, the benefit of a long term real estate holding to diversify their portfolio. Real estate has traditionally been an excellent way to accumulate wealth and owning a property in the Dominican Republic, in an excellent tourist zone, makes this an investment that is head and shoulders above others.

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#### **4. PARENTS & GRANDPARENTS WHO WANT TO LEAVE A LEGACY PROPERTY**

Over and above the obvious financial benefits of this program, the end game of family investors is to own a property they can leave to future generations.

Legacy properties are the gift that never stops giving. An older generation passes down a home that has been a family memory making vacation getaway for decades. In addition to the immeasurable value of having a tropical vacation home for family members (many of whom may be scattered in different locations), parents and grandparents leave younger generations an incredible appreciating asset that they in turn can pass along to their children. An investment that benefits families for generations.

## Your Corporation Can Include Whomever You Want

This investment is registered to a corporation that is 100% owned by its shareholders. If you'd like to add family members, it's very simple and you can have as many shareholder/owners as you'd like. This is a great way to leave that legacy and also to invest in your family's future wealth.

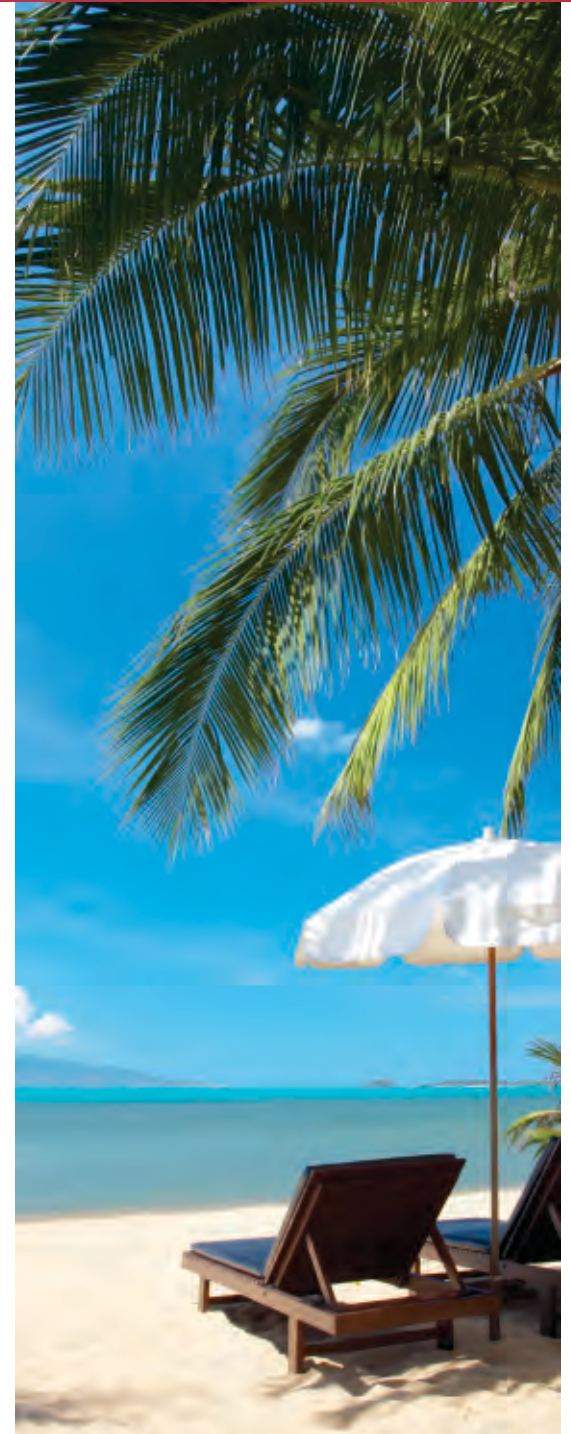
## Shared Ownership

Many investors choose to invest as a group, becoming shareholders in the corporation that owns the villa and investment. The benefits of shared ownership reduces individual investment amounts and the group shares in the returns. The structure of the corporation will divide ownership whichever way works best for your group.

## 90% OF THE WORLD'S MILLIONAIRES CREATED THEIR WEALTH BY INVESTING IN REAL ESTATE

Andrew Carnegie said this at the turn of the last century and it still holds true today. A recent article by Forbes says the same "[Why Real Estate Builds Wealth More Consistently Than Other Asset Classes](#)".

Long term hold real estate investments are one of the safest ways to build wealth. From passive cash flow to capital appreciation, the long term value of real estate is that it goes up in value over time. However, wise investors don't count on capital appreciation, they choose real estate investments that offer more. This one may be your opportunity.







## WHO IS CASA LINDA?

Casa Linda is a long standing success story. What began 27-years ago as a new villa development along the north coast of the Dominican Republic has grown to be an active community of diverse residents from around the world.

Owned and developed by Norwegian, Eric Sandmael, and Canadian, Paul Mancini, this project now encompasses over 340 completed villas with many more under construction. Recently, 102 new lots have been released in Phase 10 of the project and are available for new buyers.

Casa Linda and its companies are in an excellent financial state and carry very little outstanding debt.

### Current unencumbered infrastructure includes:

- Open air Welcome Centre which features a 24-hour front desk/concierge, our sales offices, mini-market and Castaway's Restaurant
- Waterpark featuring slides, games, lazy river and swim up snack bar
- Mini-golf course
- Shuffleboard and tennis courts
- Laundry service building and cafeteria for staff, executive/marketing offices, construction/owner service building and various other buildings
- Perimeter walking trail
- Solar farm (owned by a sister company)

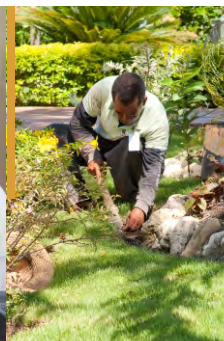
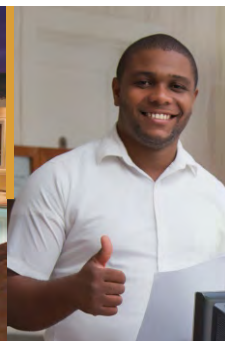


In addition, Casa Linda owns 325,000 m2 of land for construction of new villas and condos. New villa construction is completed through buyer stage payments.

New infrastructure will be developed for the new phases of construction. A sea view restaurant will be the showpiece.

Casa Linda and its companies have equity of more than \$15 million USD.

**Casa Linda's past successes and exceptional future possibilities make it an excellent, safe investment.**





## WELL PLACED AND WELL CONNECTED

Casa Linda has the full support and necessary approvals/permits from the Dominican government (including environmental impact studies) at the local and federal levels. We are a major employer in the area and contribute greatly to the local community.

## WHAT SETS US APART?

We strive to build with innovative construction techniques and utilize time saving building methodologies. This gives Casa Linda a financial edge over competitors. With our in-house marketing department and administrative staff, we pay detailed attention to buyer/vacationer needs.

Foreign buyers require special services. Most of our owners don't live here full time. Casa Linda offers lock-up-and-leave services so our owners can rest assured their villas are taken care of in their absence. Their property and investment, is in capable, experienced hands. We offer a transparent, fully accountable management system that has been



Eric Sandmael & Paul Mancini  
Shown with Local DR Government Officials  
Including Dominican President Danilo Medina

operating for more than 27-years.

Casa Linda provides services to over 340 homes. We have inside staff and also work with outside service providers to offer:

- 24-hour, English speaking office
- Full maintenance service of all major and minor issues with appliances, roof, pool, plumbing, electrical, etc.
- Housekeeping, pool/garden service
- Payment of monthly bills and taxes, emergency point of contact in Dominican Republic.

We are the largest employer in the area with approximately 220 employees in daily operations and 110 external in construction





## 12 QUESTIONS & ANSWERS

**Q** Is the property and ten-year term will able? In the event of death can I leave it to my children?

**A** Yes! The villa belongs to you, you can leave it to whomever you wish. Your commitment to the Vacation Club can also be left to whomever you name in your will. The villa is 100% owned in a corporation with easily transferable shares.

**Q** If I sell the villa after year-five do I get to keep the interest paid for the first five-years?

**A** Yes. Those monies are yours to keep. Remember that you do have a 10-year commitment to the Vacation Club and if you sell, any buyer must honour that commitment.

**Q** Is the villa I purchase new or used?

**A** The villa will be a brand new home constructed just for you and for the purpose of becoming part of the Vacation Club. It will be professionally decorated and a showpiece.

**Q** When and how is the interest in the first-five years paid?

**A** The interest will be paid bi-monthly. It can be directed to whichever bank account, in whichever country you choose. Interest will begin to be paid after the \$310,000 USD is received in our lawyer's trust/escrow account.

**Q** Is the interest earned taxable?

**A** Like any investment income, it will be considered taxable in whichever country in which you file your taxes.

**Q** Do I earn any rental income from my villa over the 10-years?

**A** No. Most renters are Vacation Club members and part of an exchange program with Interval International. This is not a rental program in the traditional sense. You earn dollars from the interest paid in the first-five years and then receive your initial purchase price investment back to you after year-five. You can re-invest, buy another villa, etc. You still own the villa.

**Q** Are my returns linked to how well your rental department does or how many Vacation Club memberships you sell?

**A** No. Although we are very confident that our program sound, we are setting aside dollars to insure your investment returns are available in a separate account.

**Q** Won't my house be hard to sell if I need to get my money out before the end of the 10-year term?

**A** If you sell between years one and five, there is still interest coming to the buyer each year, and they will receive \$310,000 USD at the end of year five. This is a pretty enticing sale and you should easily sell.

If you sell between years five and ten, you have already received \$108,500 USD as well as \$310,000 USD back to you. You can sell for a much reduced price at that point, which is very enticing to a buyer - they will get a villa for half price and use of two weeks per year, and no maintenance or monthly costs. Still a great deal.

**Q** You say I can rent my villa if I don't use my two-weeks. To who?

**A** You are welcome to market your villa time to whomever you like. Many people rent to friends and family as well. 100% of that income is yours.

**Q** You say Casa Linda will pay all maintenance during the 10-year period. Does that include things like painting, roof repairs, furniture, appliance replacement. How do I know you will maintain my property well?

**A** Yes, Casa Linda will pay for any and all necessary maintenance items and for things that simply wear out over time, like linens. We have been maintaining villas for 27-years and have an entire maintenance department of handymen, plumbers, electricians, etc.

**Q** I get two-weeks usage of my villa per year. Do I have to pay anything while I'm there?

**A** You are responsible for the consumable utilities you use during your stay. That's it.

**Q** How much notice do I need to give when I want to use my two-weeks?

**A** As the villa will be used as a vacation rental home, your use will be based on availability. Booking early will help to assure you get the time you want.







## THE DOMINICAN REPUBLIC

The Dominican Republic is a destination like no other with astounding nature, intriguing history and rich culture. It's a large country taking up 2/3 of the island of Hispaniola and is 48,442 m<sup>2</sup>. The Dominican Republic, or DR, offers diverse landscapes featuring towering mountains, lush rain forests and kilometers of pristine coastline and incredible beaches, making it a tourist centred Mecca.

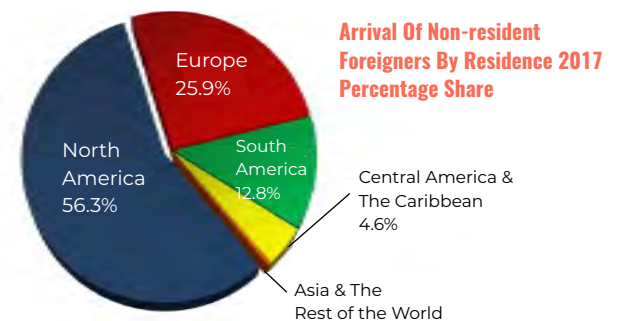
These Incredible year-round tropical temperatures (average 28°C or 86°F) offer a near perfect climate. **This island nation is the #1 tourist destination in the Caribbean.**

### Tourist Centred:

The DR has a robust tourism ministry and spends upwards of \$60 million annually to promote the country and it's vacation opportunities. Revenues received by Dominican Republic from tourism have increased greatly, from \$172.6 million in 2000 to more than \$7.5 billion in 2017. This averages to a 6.5 percent annual growth rate for the period between 2000 and 2017, 10.6 percent during last year. Hotel occupancy rates also continue to climb from 67% in 2009 to 82% in 2017.

2018 (the latest numbers) show a 6.2% increase for overall tourism in the country. Over 6.5 million tourists visited the Dominican Republic in 2018.

North America remains the largest tourist group.



# THE NORTH COAST OF THE DOMINICAN REPUBLIC

This area of the Dominican Republic is arguably the prettiest part of the island. Lush mountains to the south slope towards the sea offering incredible views. Coral reefs offshore give us protected weather: **a near perfect climate with no hurricanes.** We have incredible beaches, each one a little different. Truly, an idyllic place to simply enjoy life.

For foreign buyers, the north offers excellent infrastructure with great restaurants, shopping, hospitals, and a low cost of living and taxation. For tourists and vacationers, activities are endless. A multitude of uncrowded powder sand beaches, water sports, golf, hiking, fishing, and unique excursions and tours offer a diverse, memory making vacation mixed with world class service.



**DAILY EXPENDITURE AND QUARTERLY AVERAGE STAY OF NON-RESIDENT FOREIGNER 1993 - 2018**

Period	AVERAGE SPENDING (US \$)	AVERAGE STAY (NIGHTS)
<b>2015</b>	<b>129.56</b>	<b>8.32</b>
t1	129.85	8.38
t2	131.21	8.15
t3	128.62	8.43
t4	128.50	8.32
<b>2016</b>	<b>130.66</b>	<b>8.54</b>
t1	130.07	8.45
t2	131.42	8.34
t3	129.33	8.80
t4	131.95	8.57
<b>2017</b>	<b>133.54</b>	<b>8.61</b>
t1	133.45	8.73
t2	133.86	8.43
t3	132.83	8.83
t4	134.01	8.43
<b>2018**</b>	<b>136.50</b>	<b>8.44</b>
t1	136.30	8.35
t2	137.26	8.34
t3	135.91	8.67

\* Revised figures.

\*\* Figures subject to rectification.

Note: The expense and average accumulated stay is weighted by the number of visitors that arrived in the period.







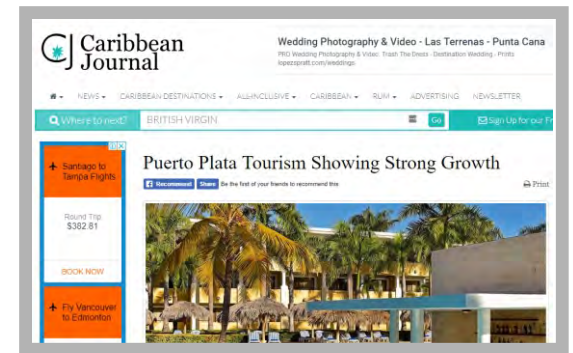
## PUERTO PLATA

Founded in the early 1500's, Puerto Plata was designed by Christopher Columbus and his brother, Bartolome.

Named for the silvery hues of its natural harbor, the city is surrounded by mountains. Visitors can enjoy the only aerial tramway in the Caribbean and ride to the top of Pico Isabel de Torres, a 793 metre high mountain. The top features a botanical garden.

Another must stop is the Fortaleza San Felipe, a historic Spanish fortress used to protect the city from pirates in the mid 1500's. Today it is used as a museum.

The north coast is also called the amber coast. Check out the amber museum or enjoy your day listening to merengue, the ever present music of the DR, as you stroll about the city. Be sure to stop on the Malecon (ocean drive) for a Presidente Beer!





## CABARETE

Cabarete is a cosmopolitan beach village with a bohemian flare. Its coral reef protected bay is dotted with diverse restaurants, as well as quaint shops; water sports abound.

Many local events are held along the beach, and nighttime is especially pretty as restaurants light up the night and bring tables onto the sand for starlight dining.

Cabarete is well known as a kite and windsurfing haven and hosts the world championships each year. There are many kite and windsurfing schools along the beach.

Other activities include stand up paddle boarding, enjoying lunch or dinner at great restaurants, exploring the local caves or protected lagoon, taking a tour or excursion, or simply relaxing on the beautiful beach.

This little town has grown up to be an active community with modern services, shopping, medical facilities, and community events.

## SOSUA

Enjoy a leisurely walk around town, shop, snorkel, take a dive, go fish, head out on a catamaran.

Soak up the sun! Sosua has it all!

Expat centred Sosua offers one of the most beautiful beaches on the island with powdery sand and crystal clear blue water. Vendors and restaurants run parallel to the beach and are available for shopping, food, drinks, and even on the beach service! Also in town is Playa Alicia - yet another lovely beach for tourists and residents.

Sosua also offers big box grocery shopping, a modern hospital and a huge variety of restaurants.

The history of this seaside town is very unique. In the early 1940's many Jewish settlers arrived here to escape the persecution of war. The refugees settled in the east part of Sosua known as El Batey and formed the successful Sosua Dairy cooperative (Productos Sosua), which exists to this day. There is a small Jewish museum detailing the history of the refugees.



# UNLIMITED ACTIVITIES FOR TOURISTS

## Attractions

**OCEAN WORLD ADVENTURE PARK:** Ocean World takes visitors up close and personal with the ocean's majestic inhabitants, like dolphins, sea lions, stingrays, tropical birds, and sharks, among others. The entertainment complex offers a once in a lifetime experience. Experience five-star dining, live music, gaming, spectacular ocean views, cocktail lounges, as well as the tropical and exotic Bravissimo Show.

**27 SALTOS DE DAMAJAGUA:** For those that crave adventure, hike and scale a series of spectacular waterfalls with the forest canopy above you and crystal clear water below. Feel your senses come alive as you experience nature's perfect water park, the 27 Waterfalls of Damajagua. Courageous visitors can jump, slide and swim down natural water chutes or jump in peaceful pools.

**AMBER MUSEUM:** Housed in an incredible epitome of Victorian architecture known as Villa Bentz, the Amber Museum boasts a unique collection of valuable Dominican amber dating back millions of years. The museum offers guided tours in several languages and displays details of how amber was formed and even how the insects in the stone inspired the film Jurassic Park.

**VICTORIAN ARCHITECTURE:** Downtown Puerto Plata is known for its gorgeous late 19th and early 20th century preserved Victorian houses and public buildings garnered with gingerbread motifs, wooden lace filigree and pastel colors. Visitors can admire turn-of-the-century charm while they take a stroll in the heart of the city, which is decorated with some of the most beautiful Victorian architecture.

**FORTALEZA SAN FELIPE:** In 1541, Spaniards began constructing the Fort of San Felipe in order to protect Puerto Plata from pirates and other intruders. The fort was completed in 1577, making it the oldest standing structure in Puerto Plata and the only remnant of the colonial time architecture.

**MOUNT ISABEL DE TORRES & CABLE CAR RIDE:** Visitors can experience breathtaking scenery of Puerto Plata from Mount Isabel de Torres. A thrilling 10-minute cable car ride takes passengers up 2,656 feet (810 meters) through misty clouds to the mountain top with spectacular views along the way.

**JEWISH MUSEUM:** Learn about the industrious Europeans who fled Nazi Europe and started all over as cattle ranchers and farmers in Sosúa at the Jewish Museum. Black and white photographs tell the story of the settlers as they created a new community that flourished.

**JEEP SAFARI ADVENTURE:** Experience the countryside in a more adventurous way aboard an "all-terrain 4x4." The Jeep Safari Adventure allows participants to take in the landscape, while experience the tastes of the country, from the flavorful Dominican coffee, to various fresh tropical fruits surrounding you. The tour leads groups through sugar cane fields, rivers and beaches where they can enjoy a refreshing swim. In addition to activities, the tour also makes several stops for local shopping and crafts. For those looking to take a "hands-on" approach, the excursion also offers personal ATV's and dirt buggies.





## attractions continued...

**HELICOPTER TOURS:** Discover the local area and its breathtaking land and seascapes from the thrilling helicopter tour. This flight will take you above the city and the bay of Puerto Plata. Fly over the Malecón, Fort San Felipe and across Puerto Plata's central park with its Victorian houses and historic cathedral. Depending on the length of tour you choose, you can fly all the way to Maimón, Sosúa and Cabarete.

**LAGUNA GRI-GRI:** A sanctuary for colorful birds, Laguna Gri-Gri is a beautiful and peaceful lagoon set under leafy mangroves near the village of Río San Juan. Located 62 miles (100 km) east of Puerto Plata, you can take a boat to Laguna Gri-Gri and explore the ancient mangroves, see the Cueva de Las Golondrinas (Cave of the Swallows), swim in the shallow cove and enjoy the peaceful tranquility of the secluded beach.

**BRUGAL RUM FACTORY:** Dominican Republic is famous for its rum and Puerto Plata is home to one of the country's most well-known brand factories, Brugal. Since 1888, this rum has been produced in Puerto Plata by Dominican hands. Starting with the sugar cane, the spirit is distilled and aged – ensuring a truly Dominican flavor.

**CAYO ARENA:** Cayo Arena, also called Cayo Paraíso, is a very small island off the beaches of Punta Rucia and La Ensenada. The tiny island with soft white sand is surrounded by turquoise colored ocean waters where snorkeling is ideal.

**CATAMARAN TOURS:** Enjoy stunning views of the coast on a Catamaran with the wind, the sun and a tropical cocktail in your hand. This excursion will take you from Playa Dorada to the beach of Sosúa on a journey where colorful fish and playful dolphins may swim alongside you in the warm waters. Dance on board the vessel to delightful merengue music, the national music of Dominican Republic.

**ZIP LINING AT YASIKA ADVENTURE PARK:** Once you arrive at Yasika Adventure Park, it'll be thrills and chills, where adrenaline rises to the highest level when you start flying, hung from a cable over green and lush valleys below. A team of professionals will give you all the necessary instructions on how to use the equipment and immediately you'll launch from the first platform for about 330 to 990 feet (100 to 300 meters) to the next at speeds of up to 30mph.



## attractions continued...

**MONKEY JUNGLE:** Located 25 minutes from Puerto Plata between Cabarete and Sosúa, Monkey Jungle is a ½ square mile (1.3 square kilometer) natural wonderland of mountains and valleys, and is home to capuchin monkeys. Here you can zip line from mountain top to mountain top, over valleys and down into a newly discovered cave. The ACCT certified course is exhilarating, safe and more fun than the barrel of monkeys that greet you in the jungle.

**EL CHOCO NATIONAL PARK:** Check out one of the newest national parks in the country. An incredible 29.7 square miles (77 km<sup>2</sup>) of jungle, lagoon, caves, forest and open back country to explore between Sosúa and Cabarete. This park features some natural caves with underground ponds that were home to the aboriginals who once inhabited our island. Also, it offers several easy hikes, making it a great activity for families to do together and learn about the local flora and fauna and what the government is doing in terms of protecting natural areas and replanting important endemic tree species.



# GOLF

**PLAYA DORADA:** Designed by Robert Trent Jones Sr., the course is flat conditioned with exceptional greens. Professional 18-holes extending some 6,900 yards on uneven but very versatile terrain. The maturity of the course is one of its singularities where mahogany, coconut and palm trees stand majestically tall.

**PLAYA GRANDE:** Overlooking the crescent-shaped Playa Grande Beach, regarded as one of the most beautiful stretches of beach in the Caribbean, the Playa Grande golf course is distinctly characterized by long vistas, cliff-side fairways and meticulously contoured greens. Ten holes play directly on the ocean, the most of any golf course in the Western Hemisphere, giving it an elite distinction within the international golfing community.

**LOS MANGOS:** The Costambar residential community golf course, it has nine very different holes, the longest being a 355-yard par 4. It features leafy fruit trees like mangoes, Spanish limes and coconut groves. In the summer, players even enjoy eating mangoes as they play. With elevated greens this course can be tricky for any golfer. Short par fours but the par threes can be a test for anyone.





## BEACHES, BEACHES & MORE BEACHES

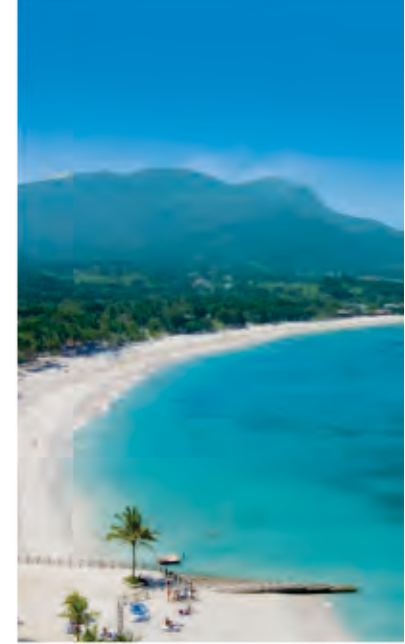
The beaches are the single greatest attraction in and around Sosua. Its tourist zone includes a stretch of golden sand beaches with more than 75 miles (120 km) of coastline where one can enjoy a refreshing swim, practice water sports, sunbathe or have some leisure time under the shade of a coconut tree with fresh ocean breeze.

**PLAYA SOSÚA:** As mentioned earlier, Sosua Beach is a crescent-shaped bay, and a postcard perfect beach. Featuring a backdrop of towering cliffs, the turquoise-colored waters here are calm and clear. Impressive mountains reach down to the ocean and abundant almond trees line the beach.

**PLAYA ALICIA:** Formed in 2003, this pretty beach is very private and offers a secluded space for swimming, sunbathing and soaking up the sun.

**PLAYA CABARETE:** adventure seekers will fall in love with Cabarete Beach. One of the top five kiteboarding and windsurfing beaches in the world, Cabarete (often called "Kite Beach") annually hosts an array of international championships. On any given day, visitors to the area will see the sky filled with hundreds of colorful kites carrying amateur and pro riders through the surf. The beach is bordered by world-class restaurants, bars, discos and lots of shopping.

**PLAYA ENCUENTRO:** Meaning "encounter" in English, Encuentro beach lies only five minutes from Cabarete and is a favorite due to having perfect waves for surfing. Several schools are located nearby that offer lessons for beginners as well as board rentals. Surfers know the beach very well and somehow keep it a secret from the tourists. The beach is usually very



## beaches continued...

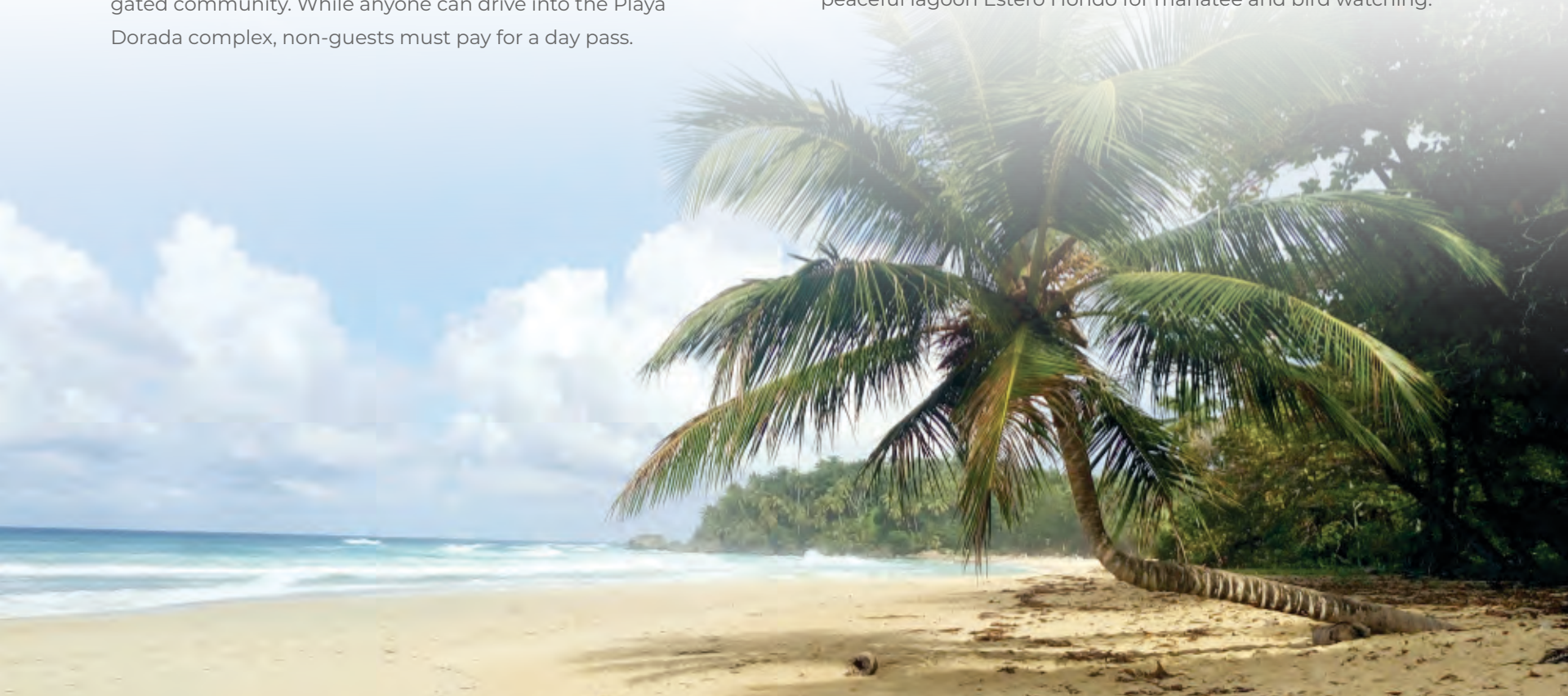
empty making it an ideal escape from busier beaches in the area. The waters here are decorated with vibrant corals and inhabited by sea urchins.

**PLAYA GRANDE:** This long beach is known for its swells and undertows in winter and is a favorite for photographers because of the palm tree beach landscape.

**PLAYA DORADA:** Located just at the foot of the largest all-inclusive resort complex in the Caribbean, Playa Dorada is protected by reefs and features a picture-perfect beach and warm waters. This beach offers privacy and seclusion within its gated community. While anyone can drive into the Playa Dorada complex, non-guests must pay for a day pass.

**PLAYA COFRESÍ:** Just a few minutes west of Puerto Plata lays one of the region's most unique beaches, Playa Cofresí. Named after the pirate Roberto Cofresí, this beach caters to those looking to relax and bathe in the sun as it greets beach-goers with pristine waters, a soft Atlantic breeze and golden sand.

**PUNTA RUCIA:** West of Puerto Plata and just off the beaten path, Punta Rucia boasts white sand beaches like La Ensenada and beautiful mountain views. Popular among snorkelers due to the presence of Cayo Arena, a large coral reef just off the shore, Punta Rucia offers a small selection of restaurants/bars and the peaceful lagoon Estero Hondo for manatee and bird watching.





## NORTH COAST ANNUAL EVENTS

**CARIBBEAN LASER MIDWINTER REGATTA:** The Annual Caribbean Laser Midwinter Regatta kicks off the world's Laser Regatta calendar every January in Cabarete, the Kiteboarding Capital of the World. This event attracts top sailors from around the world and is hosted by the Laser Training Center with the assistance of the Dominican Sailing Federation.

**PUERTO PLATA CARNIVAL:** Carnival festivities are held every Sunday of February along the Malecón of Puerto Plata, where these celebrations date back to the 19th Century. The Taimáscaro is the main character of this carnival. Visitors and locals alike can enjoy parades, music and popular dances, Dominican dishes, demonstrations of arts and culture, and costumes.

**MASTER OF THE OCEAN:** National and international athletes in kiteboarding, surfing, windsurfing and SUP gather every February in Cabarete for Master of the Ocean. This ultimate water sports competition tests their physical conditioning, equipment and experience against two of the most powerful forces on earth – wind and waves. The event has an overall winner, "Master of the Ocean," as well as individual winners in each discipline.

**CARIBBEAN CIGAR NIGHT:** Is definitely another unique event that Puerto Plata hosts every year in March. With the country's long-standing history of

producing some of the finest cigars in the world, this event attracts a wide audience for to learn about and sample some of the most prestigious local and international brands. The event also offers fine dining and live music.

**KITEBOARDING COMPETITIONS:** Cabarete's idyllic bay is known for hosting some of the world's most spectacular kiteboarding events during the summer. The bay's excellent trade winds and warm waters draw internationally recognized competitions that attract top-ranked water and wind sport champions globally.

**MERENGUE & CARIBBEAN RHYTHMS FESTIVAL:** Puerto Plata holds one of the most popular merengue festivals in Dominican Republic every September. The Malecón, Puerto Plata's ocean boulevard, becomes a musical stage to celebrate the unique passionate and thrilling music of Dominican Republic.

**JAZZ FESTIVAL:** Jazz aficionados travel from around the world each fall to the annual Jazz Festival held on the beaches of Cabarete every November. The event features an impressive line-up of jazz musicians, including artists from the U.S., Cuba, Puerto Rico and Dominican Republic. [www.drjazzfestival.com](http://www.drjazzfestival.com)





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