

ESCAPE TO PARADISE: PRIME LAND FOR SALE

DOMINICAN REPUBLIC



LISTED BY: ELENA DINABURG

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Top Tourist Destination

INVESTMENT POTENTIAL

The Dominican Republic has become one of the top real estate investment destinations in the Caribbean. With its booming tourism industry and affordable land prices, this is your chance to own a piece of paradise. Whether you're looking for a personal retreat or an investment opportunity, this property has the potential.



NATURAL BEAUTY



STRONG ECONOMY

The Dominican Republic has one of the fastest-growing economies in the Caribbean and Latin America. In recent years, its GDP growth has consistently outpaced regional averages, driven by tourism, real estate, agriculture, and manufacturing.

The country actively encourages foreign investment, offering incentives for tourism, agriculture, and industrial development. The government has established free trade zones, offering tax exemptions for certain business ventures.

CONTACT INFORMATION

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TROPICAL PARADISE

This lush, tropical land is surrounded by mountains, offering breathtaking views and endless opportunities for outdoor adventures.

CULTURAL HERITAGE

The diverse cultural heritage is evident in the country's music (merengue, bachata), art, architecture, festivals, and cuisine.



BOOMING TOURISM INDUSTRY

The Dominican Republic is one of the most visited destinations in the Caribbean, with over 6 million international visitors annually.

The country is known for its world-class all-inclusive resorts, attracting a steady flow of tourists each year, which boosts demand for real estate.

In addition to beaches, the Dominican Republic offers a wide range of outdoor activities that appeal to nature enthusiasts, adventure seekers, and those looking to enjoy the island's natural beauty.

RELAXED LIFESTYLE

The Dominican Republic offers a laid-back lifestyle with a strong emphasis on outdoor activities, community events, and enjoying nature.

CULTURE



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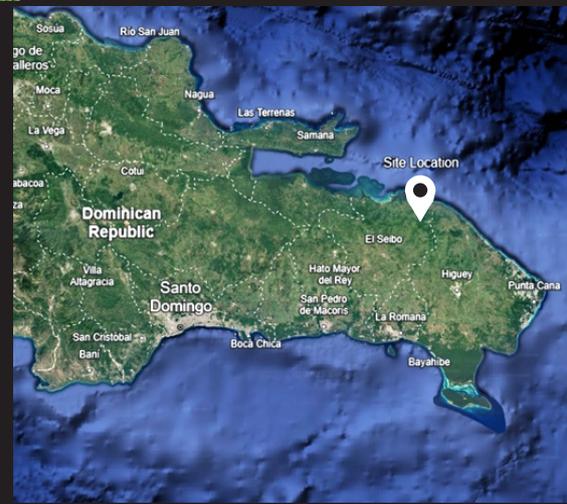
IDEAL FOR
RESIDENTIAL OR
COMMERCIAL
DEVELOPMENT

With the growing number of expats and retirees from North America and Europe, there is high demand for vacation homes, gated communities, luxury villas, and luxury resorts.

MOTIVATED
SELLER!

LAND FOR SALE

OPPORTUNITY OF A LIFETIME



Offered at:
\$2,380,000

Address:
W44G+3J, 24000 LAS LISAS,
DOMINICAN REPUBLIC

Land Info:
320,000 M²
79.0737 ACRES

PARADISE FOR NATURE LOVERS AND ADVENTURE SEEKERS ALIKE!

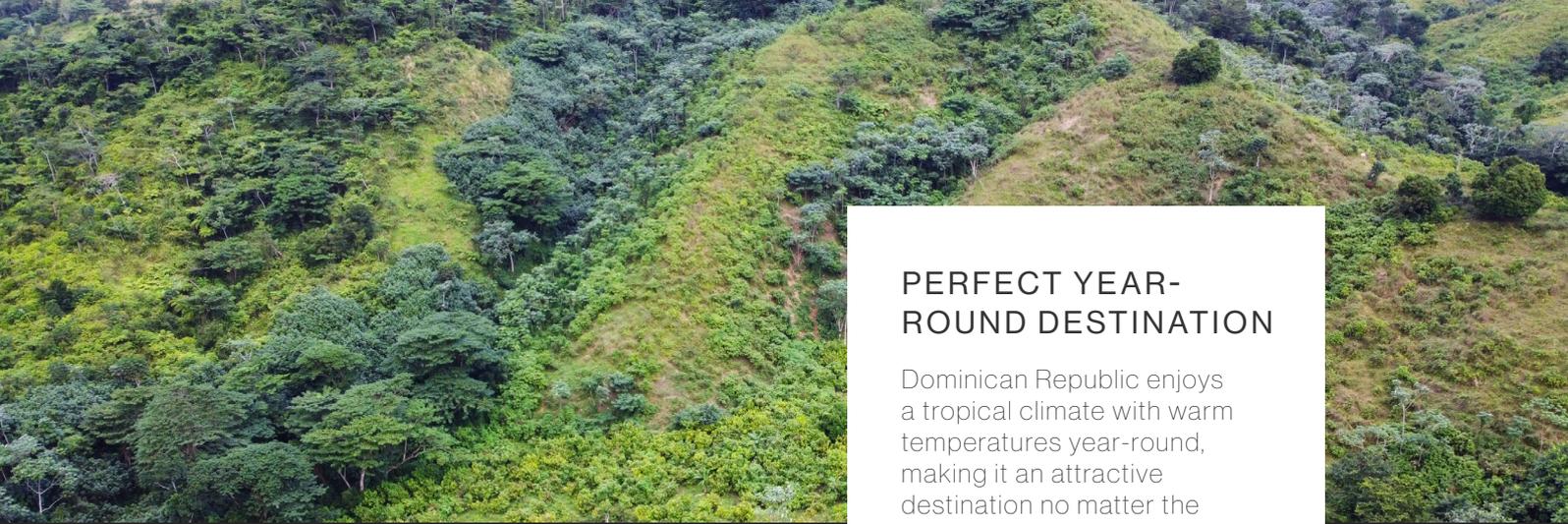
PROPER LAND DOCUMENTS IN PLACE

The owner has all necessary documents for the land, including clear title and legal paperwork. Everything is in order, making the purchasing process smooth and hassle-free for the new owner.

VALID DOCUMENTATION FOR ALL DEVELOPMENT AND CONSTRUCTION

All construction and development completed on the land thus far has been done with proper legal documentation, ensuring that everything is in compliance with local regulations. This paperwork can be transferred to the new owner, offering peace of mind and simplifying the process of further development.





PERFECT YEAR-ROUND DESTINATION

Dominican Republic enjoys a tropical climate with warm temperatures year-round, making it an attractive destination no matter the season.

CALLING ALL INVESTORS

Looking to enter the tourism industry? The current owner is in the process of obtaining ALL necessary permits to establish this land as a recognized tourist destination. With paperwork already underway, the new owner can take over the business without the hassle of applying from scratch—ready to start generating income immediately.

ACCESSIBILITY

Enjoy direct access to your land via a private, well-maintained road constructed by the current owner. This custom-built road ensures smooth and easy entry, allowing year-round access without the hassle of shared road maintenance. It's ready for use, providing convenience and security for your future plans.

Located only 20 minutes from the nearest town, the land offers the perfect balance of seclusion and accessibility. Enjoy the peace and privacy of rural life while remaining close to town for all your essential needs and services.

About an hour from the ocean, this land provides easy access to beautiful beaches for leisure, fishing, or water sports. Enjoy the best of both worlds—picturesque views and coastal living.

NATURAL SURROUNDINGS

Set in a breathtaking natural landscape, this land offers sweeping views and a serene atmosphere, perfect for relaxation and recreation. Whether you're looking for tranquility or an investment in a growing tourist destination, the location is simply stunning.



Location 1

A nearly finished two-story building, designed to serve as an office, souvenir shop, or whatever you envision, is almost ready. The construction of the building is fully paid for, so the new owner will receive it in its completed state, even if the building is not finished at the time of closing. Featuring two levels and two bathrooms, the building is a versatile space, with most of the construction done.

Included is a prepped build-out area with a roof already in place and solar panels installed, along with an inverter and battery. This eco-friendly setup offers the potential for sustainable living and can save on energy costs.

Location 2

Experience the unique natural beauty of this property with not one, but two fresh water springs coming together.

This spring not only provides a consistent flow of water but is home to a thriving shrimp population, making it an ideal location for aquaculture or simply enjoying the rare and fascinating ecosystem it supports. opportunity.



Location 3

This spring is a pristine, bubbling freshwater source, offering ample clean water for various uses.

These natural springs add immense value, offering both aesthetic beauty and practical benefits, whether you're looking for a serene water feature or considering a more sustainable farming

Location 4

Embrace the opportunity to farm on fertile land. Currently, the property boasts a thriving cocoa plantation, producing approximately 2 tons of cocoa per year (average price in December is USD \$10,412 per metric ton). In addition to cocoa, the land also supports a diverse array of crops, including coconut and 8 large mango trees, which contribute to a lush, productive environment just 20-25 minutes from the main road.

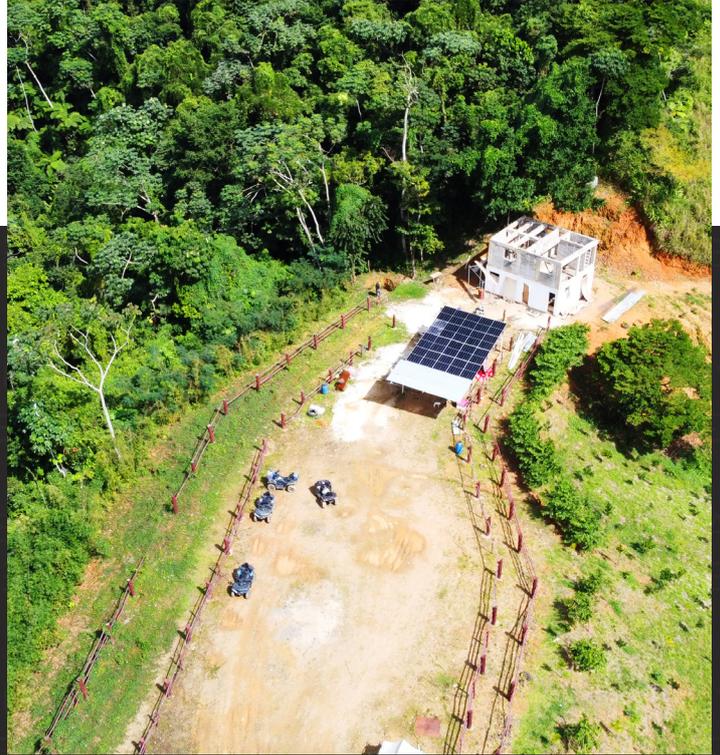
CONSTRUCTION EQUIPMENT ON-SITE

Ready to develop or modify the land as you see fit? The land comes equipped with heavy-duty construction equipment, including an excavator, bulldozer and more (construction equipment valued at \$200K). These tools are already on-site and available for immediate use, saving time and effort for your construction or landscaping projects.



STARLINK INTERNET

Stay connected with high-speed Starlink internet, already installed and operational on the land. This means you can work remotely, stream, or stay in touch with loved ones, no matter how far off the grid you go.



THRIVING TOURIST DESTINATION

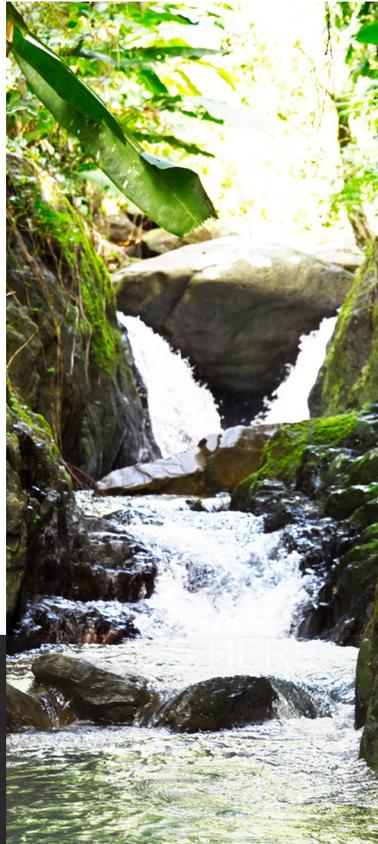
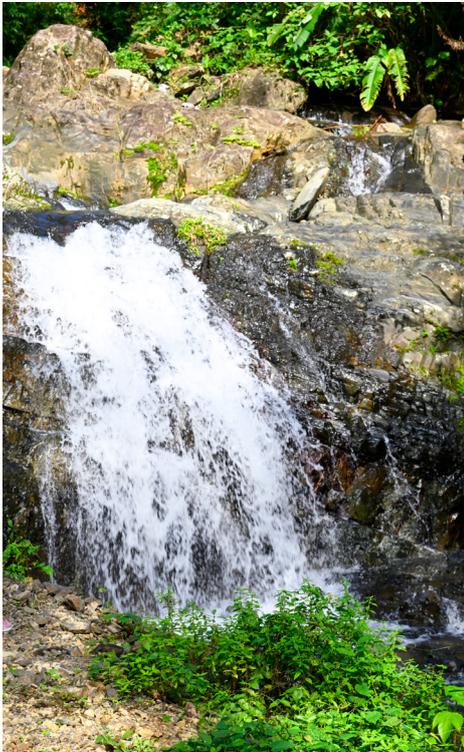
This exceptional land offers an outstanding opportunity for investors looking to develop a thriving tourist destination. Accessed via a private road built by the owner, it boasts two natural water springs—one with a shrimp ecosystem—and fertile land perfect for cultivating cocoa, coconut, and mango trees, making it ideal for eco-tourism or agricultural-based attractions.

Just 20 minutes from town and about an hour from the ocean, the picturesque setting offers a unique blend of serenity and adventure, with hills ready to support exciting activities like zip lines. This land is primed for development, offering endless potential for a sustainable and profitable tourism venture.

LOCATION



With hills and mountains across the land, there's an exciting opportunity to add zip lines for recreational use or to attract tourists. The natural terrain offers a perfect setting for outdoor adventure, making it an ideal location for thrill-seekers.



LOCATION



For those looking to explore the property and surrounding areas, the current owner has up to 12 ATV's available for sale at an additional cost. These vehicles are perfect for traversing the rugged terrain and making the most of the expansive land.

LOCATION



The land is fully enclosed with a light fence along the perimeter, providing security and privacy while maintaining a natural aesthetic and showing the property lines.

LOCATION



This property is a true agricultural gem. The fertile soil and climate conditions are ideal for cocoa cultivation, making this land a perfect investment for anyone interested in sustainable farming or agro-business.

In addition to cocoa, the land also supports a variety of other crops, including coconut and mango trees, further enhancing the property's productivity. With abundant rainfall, rich soil, and the right elevation, these crops thrive, offering a steady source of income or personal use.

MOTIVATED SELLER!

MUST SELL QUICK - DUE TO LIFE CHANGING SITUATION!
BRING YOUR OFFERS!!

FOR INTERNATIONAL BUYERS, WE CAN
ARRANGE AIRPORT PICK-UP AND DROP-
OFF AT ANY TIME AND DAY. SHOWINGS ARE
ALSO AVAILABLE AT YOUR CONVENIENCE,
ANY DAY OR TIME.



VIEW DRONE VIDEO

Check out our latest drone footage
to get an aerial view of the stunning
land! Watch the full video now by
scanning the QR code on the left or
[click here!](#)



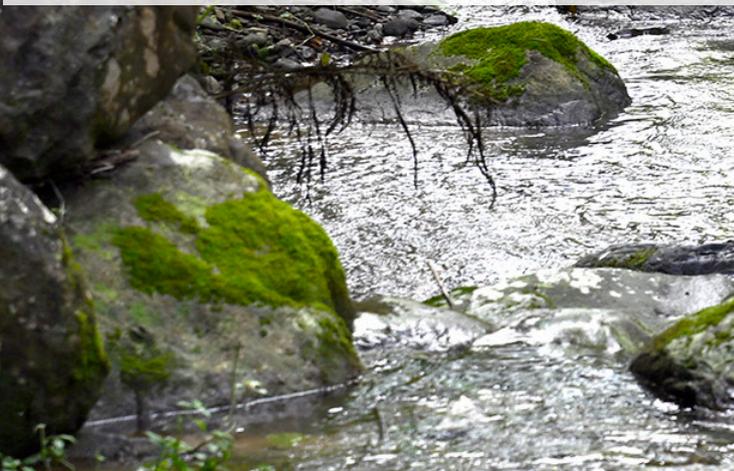
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*ALL PHOTOGRAPHS IN THIS BROCHURE
WERE CAPTURED ON THIS LAND!*



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