



TU CASA RD REAL ESTATE

How to Confidently Invest in Real Estate in
the Dominican Republic

By Alexa Sánchez | Realtor | Legacy Builder



WELCOME LETTER: WHY THIS GUIDE?

Dear Future Legacy Builder,

Buying property in the Dominican Republic isn't just a purchase—it's a movement toward freedom, generational wealth, and lifestyle alignment.

Whether you're relocating, investing in a short-term rental, or securing your dream second home, this guide was created to help you navigate the journey with clarity, confidence, and purpose.

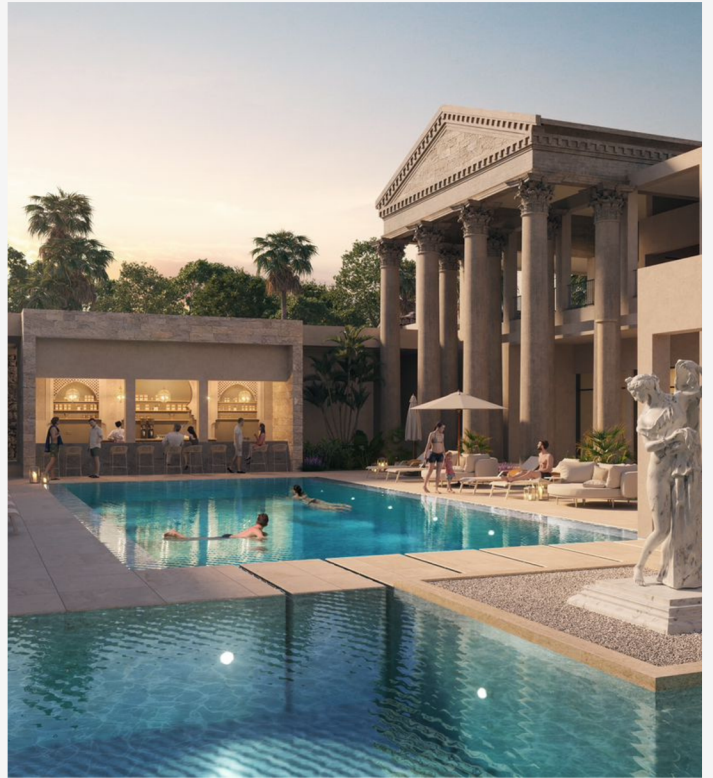
Inside this guide, you'll discover:

- ✓ Why Punta Cana is a prime investment location
- ✓ Two exclusive communities: Vistacana & Cana Bay
- ✓ Tax exemptions for U.S. buyers (Confotur Law 171-07)
- ✓ What you need to get started
- ✓ Local lifestyle, amenities & service accessibility

Let's build your legacy—softly, intentionally, and powerfully.

—Alexa Sánchez
Faith. Lifestyle. Legacy.

WHY INVEST IN THE DR?



The Dominican Republic is one of the most investment-friendly countries in the Caribbean:

- No restrictions for foreign ownership
- USD accepted everywhere
- Punta Cana receives 7+ million tourists yearly
- Short-term rental ROI averages 8–12%
- Luxury properties under \$500K
- U.S. citizens can buy and own land directly

Your passport is your key to property ownership. 🛩️

Best part? Direct flights from NYC, MIA, ATL in under 4 hours.

FEATURED COMMUNITY: VISTACANA

Vistacana is a master-planned, gated development designed for long-term investors, families, and digital entrepreneurs.

Starting from just \$113,900 USD, with reservation options from \$1,000 USD.

🏠 Every Apartment Includes:

- ✓ High-end appliances (stove, fridge, etc.)
- ✓ Air conditioning units
- ✓ Modern design & high-quality finishes
- ✓ Payment plans available

☀️ Vistacana Amenities:

- Gourmet restaurant
- Lounge pool + Solaris deck
- Cigar club with billiards
- Children's playground
- Spa, sauna & beauty salon
- Fully equipped gym
- Co-working space
- Pet-friendly park
- Nature trails & security
- Bilingual private school (on-site!)



Live with intention in a community that balances luxury, culture, and connection.

FEATURED COMMUNITY: CANA BAY

Cana Bay is a fully furnished residential sanctuary located next to the iconic Hard Rock Hotel.

It blends ancient Roman-inspired architecture with Caribbean indulgence—ideal for STR (short-term rental) investors and second-home buyers.

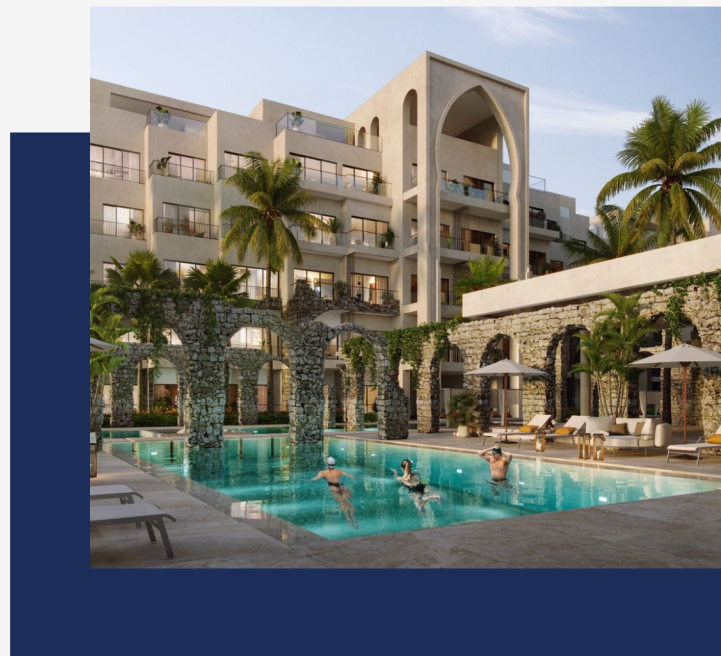
💎 Why Cana Bay?

- ✓ Fully furnished 1, 2, and 3 bedroom apartments
- ✓ STR-ready with high ROI
- ✓ Golf, beach, nightlife, and shopping at your doorstep

🌴 Amenities Include:

- Resort-style swimming pools
- Private beach club 🌴
- Bars, restaurants & nightclub 🍹
- Golf course access
- Shopping center
- Sports courts
- Wellness spa & relaxation center 🧘♀️
- 24/7 gated security

All you need is your suitcase—and your vision.





THE CONFOTUR LAW: TAX BENEFITS FOR U.S. BUYERS

The Confotur Law (Law 171-07) is a powerful incentive for foreign investors purchasing approved properties in the DR.

✔ Benefits Include:

- ✔ 15-year property tax exemption (no annual 1%)
- ✔ Transfer tax exemption (normally 3%)
- ✔ No capital gains tax on resale
- ✔ Fast-track title process
- ✔ Ownership rights protected for foreigners

✔ Both Vistacana and Cana Bay include Confotur-approved developments.

Confotur lets you build wealth—not pay taxes on it.



WHAT YOU NEED TO GET STARTED

For U.S. and international buyers, here's what you'll need:

- Valid passport
- Proof of funds or income
- Bank reference letter
- Down payment (30–50% or payment plan)
- Work with a bilingual real estate expert (🙋 that's me)
- Optional: Hire a local attorney for title transfer & due diligence

The process is straightforward—but working with the right team makes it seamless.



LIFESTYLE & ACCESSIBILITY

Investing here means ease and access:

- ✈️ Punta Cana Intl. Airport – 20 minutes away
- 🏫 International & bilingual schools
- 🏥 Private medical centers
- 🛒 U.S.-style grocery, pharmacies, beauty & shopping
- 🌐 Wi-Fi-ready zones + concierge services
- 🚗 Uber, shuttles, and rental car options available

Whether you're visiting quarterly or living full-time, DR is designed for comfort.



YOUR NEXT STEP

YOU'RE ONE CONVERSATION AWAY FROM YOUR LEGACY MOVE.

- ➡ SCHEDULE A PRIVATE BUYER CONSULT AND LET'S:
 - ✓ MATCH YOU WITH THE RIGHT PROPERTY
 - ✓ EXPLORE ROI, LIFESTYLE & PAYMENT PLAN OPTIONS
 - ✓ ANSWER YOUR QUESTIONS IN BOTH ENGLISH + ESPAÑOL

👉 [HTTPS://BEACONS.AI/ALEXASANCHEZOFFICIAL](https://beacons.ai/ALEXASANCHEZOFFICIAL)

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