



Punta Cana Real Estate Investment: US Dollar Returns and Tax Advantages



CHUKUM
Lagoon
HOTEL & RESIDENCES

Preferred
HOTELS & RESORTS



HOSPITALITY
MANAGEMENT
SOLUTIONS



GRUPO PASEO DEL SENDERO

What Will We Cover in This Presentation?

1. **Market Overview:** Why Punta Cana and Why Vistacana®
2. **Vistacana®:** The Most Comprehensive Community in Punta Cana
3. **CHUKUM Lagoon®:** Project Concept and Vision
4. **Master Plan** of the Project
5. **Hospitality Management:** Preferred® Hotels & Resorts and HMS®
6. **Antillean:** About the builder
7. **Construction Progress** to Date
8. **Tax Advantages** for International Investors (CONFOTUR)
9. **Floor Plans**
10. **Exit Strategy** and Returns
11. **Executive Summary**

Why Punta Cana?

A **Safe, Established,** and **Dollar-Based Destination**

For international investors, Punta Cana offers four key advantages:

1

Returns in U.S. Dollars

2

A Stable Economy with Record Tourism Growth

3

Direct Air Connectivity from Major Cities Across North America, Europe, and Latin America

4

A Favorable Tax Environment for Real Estate Investment

Punta Cana is a mature real estate market with sustained international demand, strong liquidity, and long-term growth potential.



18 min



15 min



10 min

IKEA / Mall / Hospitales



The Most Comprehensive and Well-Planned Community in Punta Cana

With over **15,000 residential units**, **Vistacana** is a master-planned community featuring world-class infrastructure and a wide range of amenities for every member of the family:



Gated community with 24/7 security



Lakes, artificial beaches, walking trails, sports facilities, a golf course, and extensive green spaces



Restaurants, cafés, supermarkets, and retail services located within the community



Home to Ashton International School, one of the most prestigious schools in the Dominican Republic



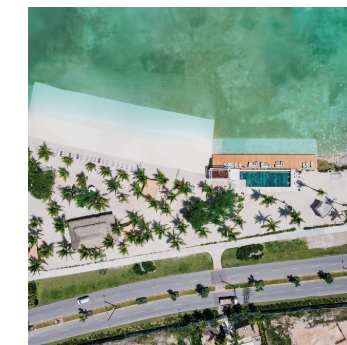
A vibrant, year-round residential community—not an isolated resort destination



Prime location with convenient access to key attractions and services



Ashton School



Artificial Beach



Golf Course



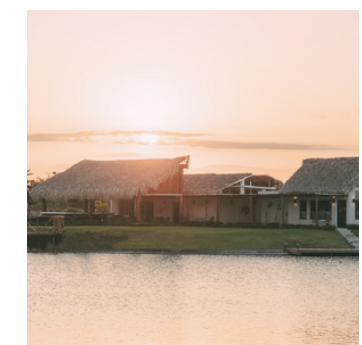
Club House



La Nube
Comercial Plaza



Sports Center



The Island
Fishing Club



Restaurants

Project Concept



- **CHUKUM Lagoon** is a **branded residence and independent hotel**
- In front of the main lake and artificial beach in Vistacana®
- Boutique Architecture **Tulum / Ibiza style.**

Resultado: Un activo **hotelero premium** con **ocupación** diversificada durante **todo el año.**

Master Plan

8 Buildings (Basement + 4 Floors + Rooftop Terraces)
Featuring a **292-space underground parking garage**

235 Hotel-Managed Residences

Key Amenities:

- **Swimming pools** with a combined surface area of 3,000 m²
- **Convention center** with capacity for 400 guests
- **Medical Clinic & Wellness Spa**
- **Two Restaurants**
- **Four Bars**
- **Lobby with hotel check-in and operator offices**

Exceptional privacy and **strong tourism demand.** Ideal for:

- Short-term rentals for couples and families
- Digital nomads
- Health & wellness tourism



THREE KEY DRIVERS OF OCCUPANCY



Wellness Spa

HEALTH & WELLNESS TOURISM

Hair Transplants, Dental Care, IV Therapy, **Regenerative Medicine & Longevity Treatments**

Convention Center

MICE TOURISM

Event venue with capacity for **400+** guests, generating consistent corporate occupancy.

Leisure & Beach Lifestyle

TRADITIONAL TOURISM

Lakes, white-sand artificial beaches, golf, restaurants, and bars all within **walking distance.**





CHUKUM
Lagoon







- **The Caribbean's Leading Hotel Operator**
- Casa de Campo, Cap Cana, and Punta Cana Resort.
- Specialists in **Condominiums & Boutique Hotels**
- Their 20% management fee includes:
 - On-site staff
 - Guest services
 - Housekeeping
 - Reservations & marketing
 - Revenue management
 - Affiliation with Preferred Hotels & Resorts hotel brand



World-Class Hotel Brand

Preferred

HOTELS & RESORTS



CHUKUM
Lagoon



GRAND HOTEL TREMEZZO
LAGO DI COMO

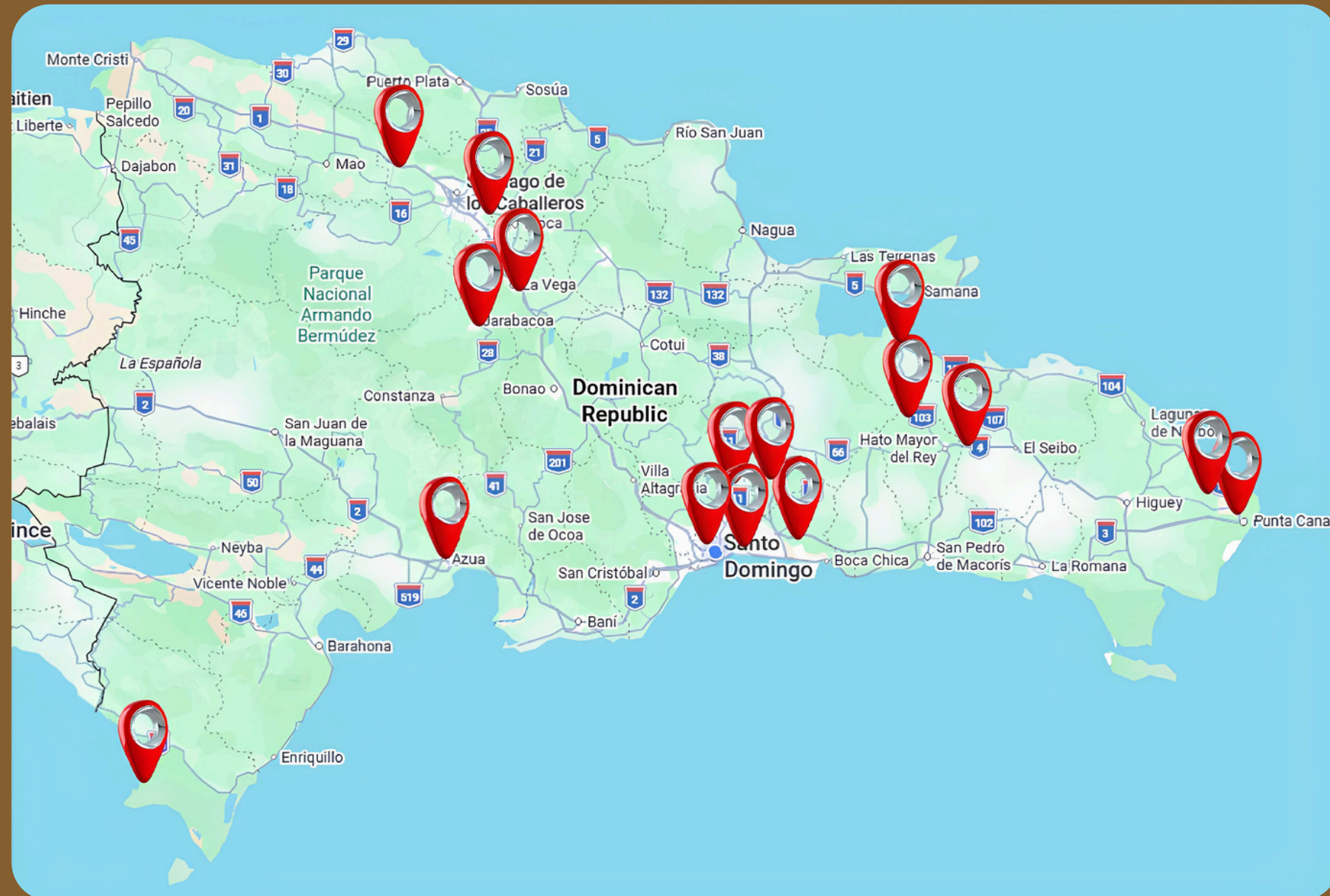


The **DOMINICK**



Wynn
LAS VEGAS

Builder with a Proven Track-Record



Antillean's Current Presence in the Dominican Republic

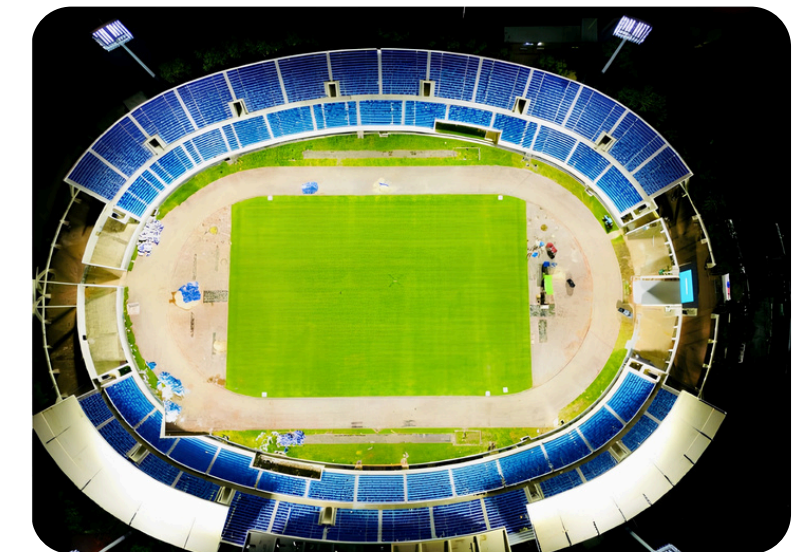


Renovation of the Félix Sánchez Olympic Stadium, **Santo Domingo**



Hyatt Dreams Hotel, a 537-room resort in **Pedernales**

Asphalt infrastructure projects **throughout the country**



Junio 2026





Tax Advantages for Investors

CONFOTUR (Law 158-01)

CONFOTUR (Ley 158-01)



- **0% Property Transfer Tax** (3% savings at acquisition).
- **0% Annual Property Tax** (IPI/IBI) for **15 years** (significant recurring savings).

First Floor with Patio

Furnished starting at:
US \$249,000



Second & Third Floors with balcony

Furnished starting at:
US \$212,000



TIPOLOGÍA APTO 2-2' (Pisos 2-3)

ÁREA APTO: 58.08m²

ÁREA BALCÓN: 21.56m²

Acceso



Fourth Floor with balcony, rooftop, & jacuzzi

Furnished starting at:
US \$265,000



TIPOLOGÍA APTO 6-6' (Piso 4)

ÁREA APTO: 58.08m²

ÁREA BALCÓN: 21.56m²



Key Benefits in an Exceptional Project



- **Trusted Developer** - Grupo Paseo del Sendero®
- **Strong construction backing** (Antillean).
- **International hospitality support** (Preferred + HMS).
- **Highly competitive tax structure.**
- **Solid net returns** ($\approx 10\%$).
- **Sustained capital appreciation** (5–6%).
- **Real liquidity in resale markets.**
- **Unlimited personal use rights.**

It is an international real estate asset that combines:

- + **Strong profitability**
- + **Security**
- + **Favorable tax treatment**
- + **Zero operational concerns**





To visit the site

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