



## WHY INVEST IN PUNTA CANA?

Canadians, Americans & other foreign nationals are investing in Punta Cana, a popular tourist destination in the Dominican Republic, for several reasons:

**Tourism and Real Estate Growth:** Punta Cana has experienced significant growth in tourism over the years, attracting millions of visitors annually. This consistent tourist influx creates a strong demand for accommodation, including hotels, resorts, and vacation rentals. Investing in real estate in Punta Cana can offer potential returns through rental income and property appreciation.

**Favorable Climate:** Punta Cana benefits from a tropical climate with warm temperatures year-round, making it an attractive destination for Canadian tourists seeking a winter retreat. The pleasant climate contributes to the popularity of the region and ensures a steady stream of visitors, which can positively impact investment opportunities.

**Affordable Property Prices:** Compared to some other Caribbean destinations, property prices in Punta Cana can be relatively affordable for Canadians. The cost of living is generally lower than in Canada, and this affordability can provide investment opportunities for those looking to purchase a vacation home, rental property, or participate in real estate development projects.

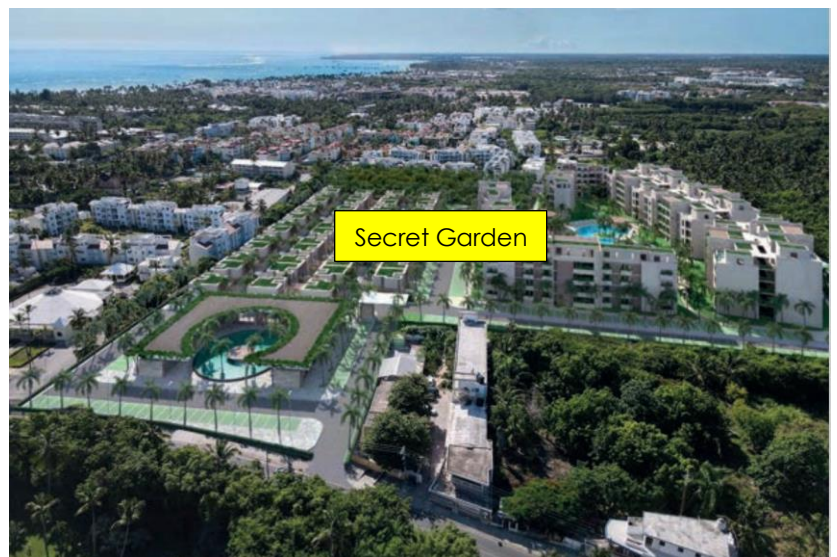
**Government Incentives:** The Dominican Republic government has implemented various incentives to attract foreign investment, including tax breaks and streamlined processes for property acquisition. These incentives can make investing in Punta Cana more appealing and potentially more lucrative for Canadian investors.

**Diversification:** Investing in Punta Cana allows Canadians to diversify their investment portfolios geographically. By expanding their investments beyond Canada, investors can potentially benefit.

## Investment Opportunities: -

- **Secret Garden**
- **Wave Garden**

**Secret Garden:** - This exuberant and exclusive project is located in the heart of Bavaro and a few steps from the beach. Secret Garden is a closed project, which will have a commercial area, an area for family homes, duplex, and villas, as well as an area for condos. 327 units in total, of which 49 are duplex and 278 condos with 1, 2 and 3 bedrooms. The project is developed on a 50,000 m2 plot and will be equipped with a wide variety of amenities such as a gym, coworking, beach volleyball court, restaurant, pool bar, mini-golf, swimming pool (1,800m2), swimming pool for children and playground for children, as well as large garden areas.





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**Bavaro Beach** is a stunning stretch of coastline located within a short walking distance from the resort; it's a popular tourist destination in the Dominican Republic. It is known for its crystal-clear turquoise waters, pristine white sand, and picturesque palm trees. Bavaro Beach is considered one of the most beautiful beaches in the Caribbean and offers a tropical paradise setting for visitors.

The beach spans approximately 10 kilometers along the eastern coast of the Dominican Republic, and its calm waters make it ideal for swimming and various water activities. Snorkeling and diving enthusiasts can explore the colorful coral reefs and marine life that inhabit the area. The beach is also a great spot for sunbathing, beach volleyball, or simply relaxing under the shade of a palm tree.

Bavaro Beach is lined with numerous resorts, hotels, and restaurants that cater to tourists. Visitors can find a wide range of accommodations, from luxury all-inclusive resorts to budget-friendly options. The area offers a vibrant nightlife scene with bars, clubs, and casinos, ensuring there is something for everyone.

Additionally, Bavaro Beach serves as a gateway to explore other attractions in Punta Cana and the surrounding areas. Visitors can take part in excursions to nearby islands, go on catamaran cruises, or visit ecological parks and nature reserves. Adventure seekers might enjoy activities like zip-lining, dune buggy tours, or horseback riding.

It's worth noting that the Dominican Republic is known for its warm and tropical climate, so it's advisable to pack sunscreen, hats, and lightweight clothing to protect yourself from the sun. Overall, Bavaro Beach in Punta Cana offers a beautiful and relaxing tropical getaway for beach lovers and vacationers seeking a slice of paradise.







## Cap Cana

Cap Cana is a luxurious resort and residential area situated on the eastern coast of the Dominican Republic. It spans over 30,000 acres and is renowned for its upscale amenities, stunning natural beauty, and world-class golf courses. Cap Cana offers a range of high-end accommodations, including luxury hotels, villas, and condos, catering to the discerning traveler.

The area boasts several pristine beaches, such as Juanillo Beach and Playa Blanca, with soft white sand and crystal-clear turquoise waters. These beaches provide opportunities for swimming, sunbathing, water sports, and relaxation.

Cap Cana is also known for its exceptional golf courses, including Punta Espada Golf Club, designed by Jack Nicklaus. Golf enthusiasts can enjoy challenging fairways and breathtaking ocean views while playing.

Beyond the beaches and golf courses, Cap Cana offers a host of other activities and attractions. These include a marina with a vibrant dining and entertainment scene, fishing excursions, scuba diving, horseback riding, and exploring the ecological wonders of the nearby Indigenous Eyes Ecological Park.

## Juanillo Beach

Juanillo Beach is a stunning stretch of coastline located in Cap Cana, Dominican Republic. It is known for its pristine white sand, clear turquoise waters, and picturesque surroundings.

The beach offers a tranquil and laid-back atmosphere, making it a perfect spot for relaxation and sunbathing.

The calm waters of Juanillo Beach are ideal for swimming and other water activities. The beach is lined with palm trees, providing shade and a tropical ambiance.

## Wave Garden Beach & Golf

Located in one of the most exclusive and spectacular area in the Dominican Republic, **Cap Cana**. It's just a few steps of distance from **Juanillo Beach** and in front of holes 7 and 8 of the Course of Golf de las Iguanas, designed by the famous Jack Nicklaus.

The harmonic and avant-garde design of Wave Garden is work of the famous Spanish architecture studio MORPH, which has received numerous international architecture awards such as OPAL 2021 (architectural Design) Wave Garden is a unique and exclusive project, because of its design and perfect location, as well as for its numerous amenities. It is developed in a plot of 45,000 m2 and will have 296 units of 1, 2 and 3 bedrooms, all with spectacular views of the Golf Course.

In addition to these amenities, the project highlights its design and quality in their terminations. The architecture allows you to have many semi-detached apartments and unique by the shape of their terraces. They all have a view of the wonderful countryside Golf of the Iguanas, (Jack Nicklaus signature) to the holes 7 and 8.





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Visitors can also enjoy beachside dining at the various restaurants and bars located nearby.

Overall, Juanillo Beach is a picturesque destination that offers a serene and enjoyable beach experience.

### About the Builder: -

**Gesproin Group** is a company with a multidisciplinary and experienced team in the real estate sector. Located in the Bávaro – Punta Cana – Cap Cana area since 2013.

Projects include the following, some of which are already completed.

#### THE CORALS: -Beach Garden

- Beach Garden 2
- Beach Garden 3
- Pool Garden
- The Gardens
- Suites Garden
- Gardenia
- **Secret Garden**

#### COCONUT: -

- Golf Garden
- Golf Garden 2

#### CAP CANA: -

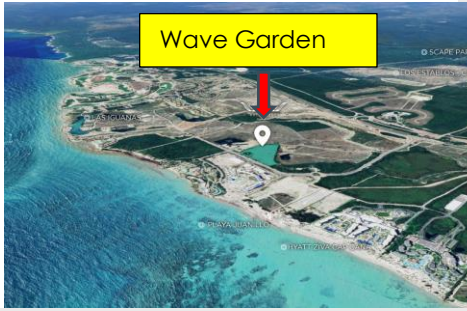
- Marina Garden
- Marina Garden 2
- **Wave Garden**







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### General Information: -

- Down Payment = 25% / \$5,000 at reservation & balance in 30 days.
- Financing can be through local Mortgage lenders if needed.
- Options for: - 1-, 2- or 3-Bedroom Condos & Some Villas / Townhomes are available.
- They are selling fast! Contact Us for Pricing and availability.

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- Flight Time to Punta Cana from Toronto is approx. 4 hours.
  - CAD \$1 = Approx. DOP \$ 42





## **GESPROIN RENTALS ONLY MAKE MONEY IF YOU MAKE MONEY: -**

Management fee is only paid after a booking is placed and confirmed.

This gives them the incentive to work hard to book as many nights as possible while providing an extraordinary service to our guests.

No long-term commitment, no hidden fees, and a well-deserved peace of mind for the owner.

## **THE PERFECT PROPERTY MANAGEMENT FOR YOUR INVESTMENT**

MISSION: Is to Marry the modern traveler with the perfect Vacation Home for a perfect holiday, offering not only the best selection of Villas & Apartments available wherever they operate but also unique experiences through their concierge service, while ensuring they give the best return of investment to all their partners and homeowners.

## **You're free to select your Management Company.**

If, however, you decide to use **the onsite** management company, here are some of the benefits and services they offer:

- **Owner Relations:** Direct line of communication in several languages and quick response times, combined with access to our software where you can see your bookings, availability and even book your home for your own use is only one of the perks you get with us!
- **Hospitality Services:** We inspect your home after every guest, ensuring that your property is being taken care of. Ask about our services!
- **Concierge Services:** Need a reservation in a restaurant? Cirque du Soleil is in town? No worries! We will take care of it for you.
- **Design and Home Staging:** We have professional designers and Home Stagers that can recommend upgrades or changes in decoration & furniture that will make your home even more attractive for guests.
- **Sales Intelligence:** Experienced sales staff together with our intelligent marketing & pricing tools ensure not only a high occupancy, but also quality guests that will care for your home.
- **Reservations:** A Team of dedicated members that are in constant communication with the guests, managing their reservations as well as answering all their questions.
- **Reporting:** End of month financial statements that reflect all revenue, commissions, and fixed expenses so you know exactly how much you earned month by month.
- **Worry Free Business Model:** You don't have to do anything. We take care of everything. We create and upload your home in all major platforms as well as 100+ other sales channels, we take care of your bills, we report any news regarding your home, and we deposit your earnings in your account. That simple!