



Your Dream of Sustainable Investment in the Caribbean

In Miches – El Seibo Province, Dominican Republic



**Realize Your Dream of Sustainable Investment in the Caribbean
Tropical Luxury, Intelligent Investment.**



¡Hola a todos! ¡Bienvenidos!

My name is **Ramón Peña Corsino**. It is my pleasure to greet you and welcome you to our dream, **Vista Serena**, a place nestled in the unparalleled fashionable destination of **Miches, El Seibo Province, Dominican Republic**.

More than 30 years ago, we acquired these 9 hectares from Mr. Manuel Quintana, an Argentine businessman who, like us, fell in love with this paradise, which, within a perfect setting, offers us the majesty **of nature from every angle**. **In 1994, we built a small country villa for our family, which we are enjoying with PURE NATURE OR NATURE PURE. We invite you to join us.**

This privileged location on the edge of the road, **on the first line of mountains**, at km 3 of the Seibo-Miches road, at an altitude of between 60 and 130 meters above sea level, offers spectacular and **varied views for at least 15 km around**, framed by: **The Atlantic Ocean, Playa Esmeralda and its new hotels to the north and northeast. Montaña Redonda and the majestic Cordillera Oriental in the southeast, and closing in the west and northwest, with the Bay of Samaná, which is the perfect setting for this paradise where we are and where you will find yourself.**

See each sunrise with its beautiful sunrises, which, depending on its position in the day, changes the color of the vegetation and the sea. **The double rainbows** on rainy days, their sound in the mad rush towards La Villa, alone or together with the mist to wrap us up. **The clouds sliding like curtains** covering the sun, which teases us by reflecting its powerful glow from the sides. **The moon rising** during the day, wanting to compete with the sun. **Perceiving the joy in the chirping of different birds and seeing the dancing of the Lauras or Auras (American Red-headed Vultures)** as they soar without moving their wings in the wind. As a culmination and closing the day, **the beauty of twilight with its different colors, the softness of moonlit nights as the moon rises and glistens on the sea**, mingling with the glow of the lights of the city of Miches and hotels in Playa Esmeralda, the city of Samaná, or a boat sailing in the distance on the Atlantic, or any object conducive to speculation and taking out your spyglass.

As external points to visit on relaxing excursions, we have: **La Media Luna**, a natural pool in the middle of the sea; **Montaña Redonda**, where you can fly in body and imagination; **Samaná Bay** to enjoy the presence of humpback whales, which visit us every year to socialize, mate, and give birth, declared a **"Mammal Sanctuary"** in 1986; Enjoy **the Miches-Pedro Sánchez-Seibo scenic corridor** on mountain adventures, hiking, and bird watching for nature lovers in the natural and unspoiled areas of the **Eastern Mountain Range**.

Caves, streams, and rivers, as well as our history, culture, and traditions; the Battle of Palo Hincado and El Cabao, bullfights (unique in the country), and the music of the Atabales in the province of El Seibo, the mother of all the eastern provinces.

For all these reasons, we are particularly happy to share this corner of paradise with you and offer you the opportunity to make your own dream come true here at **Vista Serena**.

May the beauty and authenticity of this idyllic place move you and make you fall in love. We look forward to seeing you.

Yours sincerely

Ramón Peña Corsino.



Welcome to Vista Serena

Miches is calling: are you ready to change your life?

Dear investors,

For over 15 years, I've been passionate about the Dominican Republic and its exceptional potential. When I moved here, I discovered a hidden gem: **Miches**, a region that is still unspoilt, authentic and full of promises for the future.

Today, I'm proud to present **Vista Serena**, a project close to my heart, where I myself chose to build my villa and bungalows for tourist rental.

On the basis of my own experience and investment, I can offer you real support: from the acquisition of the land to the complete realization of your project. Whether you're dreaming of a villa, bungalows or a hotel project, **I'm here to guide you every step of the way**, thanks to my local experience and a network of trusted professionals.

My goal is simple: to offer you the opportunity to invest in an exceptional place to live, where luxury is combined with respect for the environment, and where **everyone can realize their Caribbean dream, serenely and safely.**

Contact me, and together we'll **bring your project to life!**

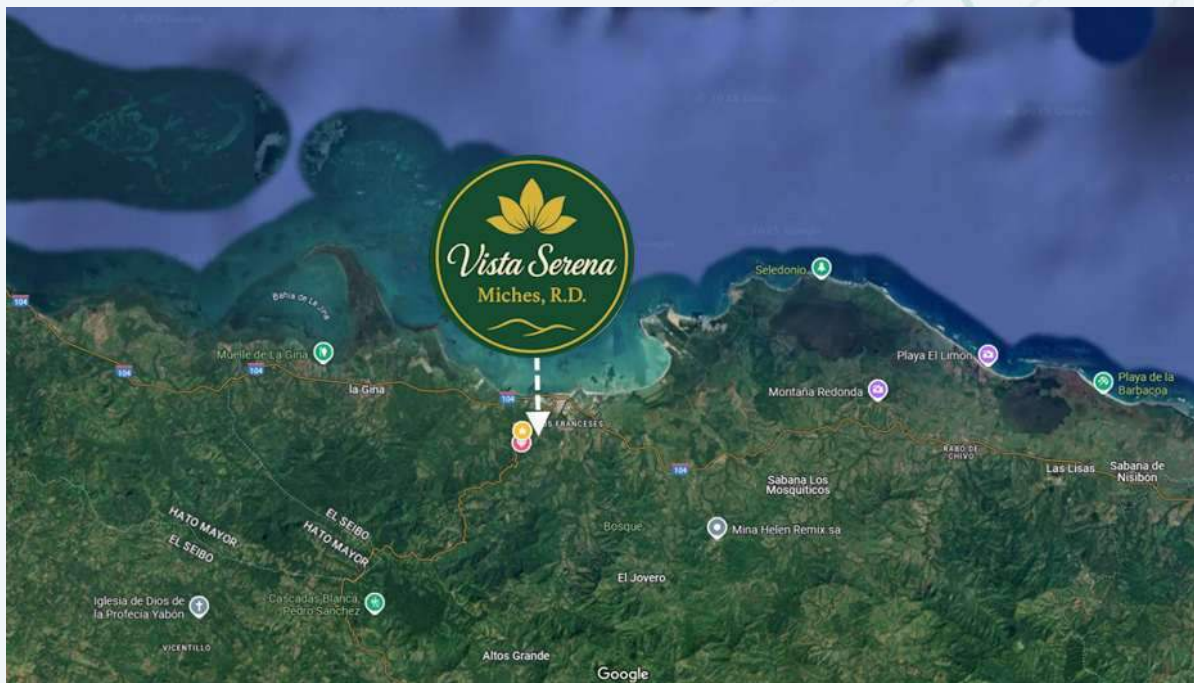
François BENARD



Miches, the Tropical Paradise



<https://maps.app.goo.gl/fifHwieGnZTsxmzd7>



Why Miches? The Secret Elixir of the Caribbean



Miches, is much more than a vacation destination **is a true haven of peace** where time passes slowly, far from the hustle and bustle of the big cities.

- 📈 **In full bloom:** Strategic investment in a fast-growing tourist area. The biggest hotel chains are setting up shop (Four Seasons, Hilton, Club Med...).
- ⌚ **1h30 from Punta Cana:** Easily accessible thanks to the international airport.
- 🌴 **Wild and Classified Beaches:** Miles of pristine beaches, among the most beautiful in the Dominican Republic.
- 🌿 **Nature Preserved, Authenticity:** An exceptional environment, far from mass tourism.
- ☀️ **Ideal Tropical Climate:** Year-round sunshine, pleasant temperatures and refreshing breezes.

Vista Serena: An Exceptional Estate, A Unique Opportunity

Vista Serena is a 9-hectare titled estate overlooking the Atlantic Ocean at an altitude of between 60 and 130 meters.



Just imagine: Breathtaking panoramic views, where the blue of the ocean blends with the emerald green of the Cordillera Oriental mountains.

A haven of peace and incomparable serenity, lulled by the trade winds.



Vista Serena is committed to preserving this exceptional environment through sustainable practices that respect nature: **ecological construction, use of renewable energies**, responsible water management.

Vista Serena offers 6 lots for sale,
The different plots are delimited and numbered (Lots B, C, D, E, F).



Vista Serena: an exclusive estate where 6 exceptional plots offer a unique panorama, between majestic mountains and infinite ocean.

Imagine designing your own prestigious residence in the heart of a tropical haven.

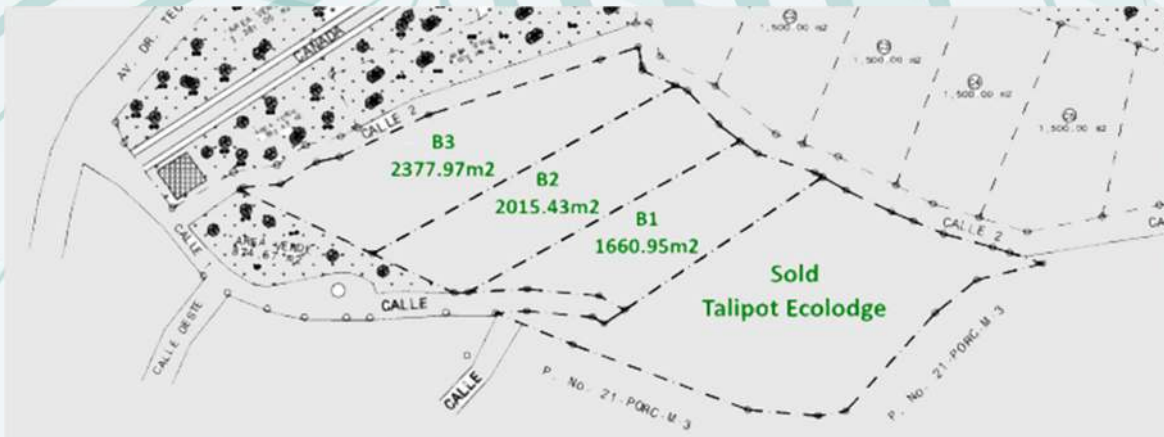
Choose from plots ranging from 8,500m² to over 30,000m². Each plot, nestled on a hillside, promises breathtaking views.

✓ **Clear and secure legal status:**

The owner has owned the land for 32 years and has all the definitive title deeds, which are up to date and duly registered in the Dominican Republic's Registry of Title. The entire property is free of any mortgages, debts or encumbrances, guaranteeing a completely secure transaction that complies with Dominican legal requirements.

Make Vista Serena your privileged retreat and experience the exceptional.

Discover the unlimited potential of Lot B, a unique group of three titled plots (B1, B2 and B3) that represent an exceptional investment opportunity.



This masterplan gives you an overview of the possibilities offered by these three plots:

- **An individual project** on a single lot (B1, B2 or B3): Create a luxury villa with independent bungalows, for an intimate and exclusive retreat.
- **An ambitious project on two or three lots (B1+B2, B2+B3, or B1+B2+B3):** Develop a small hotel complex, benefit from the tax advantages of the Confotur law, and generate attractive rental income.

Just imagine :

Breathtaking sea views: Let your gaze wander over the immensity of the Atlantic Ocean and enjoy spectacular sunsets.



Mountain panorama: Admire the untamed beauty of the Cordillera Oriental, a jewel case of unspoilt greenery.



In the following pages, I'll show you concrete examples of master plans to help you visualize your dream project.

Your Dream Villa, Facing the Infinite

An individual project on a single lot (B1, B2 or B3): create a luxury villa with independent bungalows, for an intimate and exclusive retreat.

For example, let's take a look at lot B3, an exceptional 1,660.95m² plot offering breathtaking panoramic views of the Atlantic Ocean.



This master plan proposal gives you an idea of the potential of this plot: imagine a luxury villa, with an infinity pool, spacious, light-filled living areas and top-of-the-range finishes.

You could also choose to add two or even three independent bungalows, to welcome your loved ones or generate rental income.

Lot B3 is the ideal place to create a unique residence, both luxurious and intimate, where you can enjoy the Caribbean lifestyle to the full.

Imagine an even more fruitful investment: by combining two plots (B1+B2 or B2+B3), you can create a charming hotel complex, ideal for attracting customers in search of authenticity and serenity.

This type of project allows you to maximize your rental yield, while benefiting from **the exceptional tax advantages offered by the Confotur law**, which can considerably reduce your investment costs.



On the strength of my experience with Talipot Ecolodges, the project I'm personally developing on the land next door, I'm convinced of the potential of this type of investment and **I'm at your disposal to help you make it a reality.**

For visionary investors, Vista Serena offers a unique opportunity: to combine the three plots B1, B2 and B3 to create an estate of over 8,000m².



Imagine: an intimate eco-resort , comprising three elegant villas and 11 to 17 luxury bungalows (depending on the chosen configuration), offering breathtaking sea and mountain views.

This masterplan offers a bold vision:

- **Three luxury villas:** Offer your guests exclusive accommodation, with spacious, refined living spaces.
- **11 to 17 luxury bungalows:** Create a warm and friendly atmosphere, while preserving the privacy of your guests.
- **Parking and restaurant: Make** the day easier with practical, pleasant facilities.

This large-scale project allows you to benefit fully from the tax advantages of the Confotur law, offering you a significant reduction in investment costs and exceptional rental income potential.



Talipot Ecolodge:

François Bénard's first personal project on the Vista Serena website.

The Ultimate Inspiration for Your Next Dream Investment

Imagine a place where luxury blends harmoniously with nature, where well-being is combined with eco-responsibility... **Welcome to Talipot Ecolodge, a project I designed with passion,** and which embodies my vision of sustainable tourism in the Dominican Republic.

This luxury hotel complex, designed and built by Argentine architect Gonzalo Nicolau, is a true model of landscape integration and rental profitability.



Talipot Ecolodge is a collection of luxury bungalows nestled in a lush green setting, offering breathtaking ocean and mountain views.

Architect : Gonzalo Nicolau



Every detail has been thought through to create an unforgettable experience: natural and local materials, refined design, spacious and bright living spaces, and personalized service.



But **Talipot Ecolodge** is much more than just a vacation spot: it's **a smart investment** that allows you to:

1. **Generate attractive rental income:** thanks to strong tourist demand and upmarket positioning.
2. **Benefit from the tax advantages of the Confotur law: A unique opportunity to considerably reduce your investment costs.** (more than 30%)
3. **Create a positive impact on the environment and the local community: By participating in a sustainable and responsible project.**

You too can carry out a similar project on the Vista Serena Lot B plots .

Let Talipot Ecolodge inspire you to create your own tropical haven, with the benefit of my personalized support and local expertise.



CONFOTUR

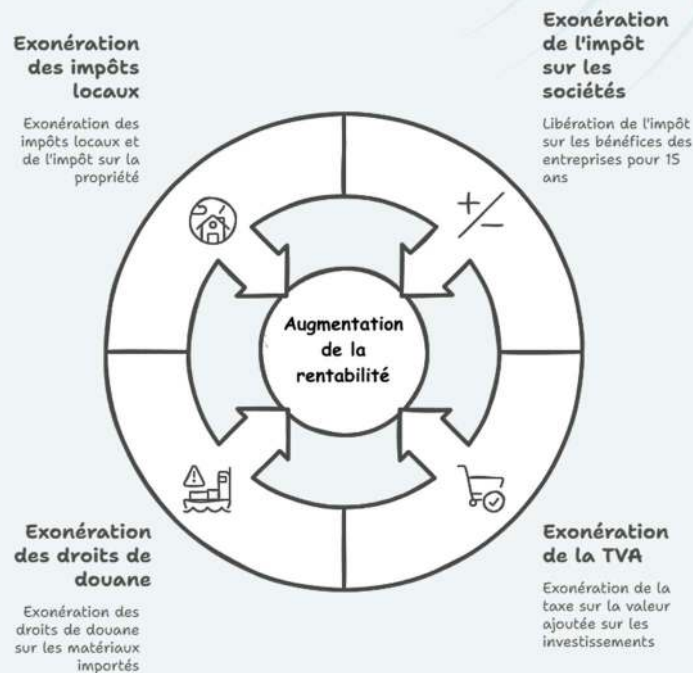
Law n° 158-01 on the promotion of tourism development in underdeveloped areas and new areas in provinces and localities with high potential

Optimize your investment with the Confotur Law

By investing in Miches, you benefit from the exceptional tax advantages offered by the Confotur law, which aims to encourage the development of tourism.

Confotur tax benefits:

1.  **Total income tax exemption for 15 years.**
2.  **Exemption from VAT on investments.**
3.  **Exemption from customs duties on imported materials and goods.**
4.  **Exemption from real estate property tax.**



Made with Napkin

5.  **Secure legal framework: Invest with confidence in a stable, transparent legal environment.**

Why invest in Miches?



- ✓ **Immediate and easy access to a Cédula** (Dominican identity card): An investment, particularly in real estate, can serve as the basis for applying for a residence visa through investment. This resident status facilitates access to the "Cédula," the national identity document. Having a cédula greatly simplifies many everyday procedures, such as accessing public services, signing contracts, and legal recognition in the country.
- ✓ **Easy Bank Account Opening:** Residency and/or proof of investment simplify the process of opening and managing a bank account in the Dominican Republic, which is essential for managing your finances locally and for any investment. The Dominican banking system is well developed and offers services for residents and non-residents.
- ✓ **Residence Facilitation:** The investment residency program is a direct path to permanent residency after a certain number of years as a resident.

Your Success, Our Priority: Personalized Assistance

At Vista Serena, we're not just sellers of land: we're your trusted partners in building your living or investment project, from A to Z.

François Bénard has lived in the Dominican Republic for over 15 years. He is himself the first investor in Vista Serena, with his own hotel project, Talipot Ecolodge.

Drawing on his hands-on experience in the field and his network of local experts, he will accompany you personally every step of the way, with a human, transparent and professional approach.



What we offer:

- **✓ Secure purchasing:** Transparent, guaranteed transactions.
- **✓ Simplified legal procedures:** Assistance in obtaining permits and authorizations.
- **✓ Customized Architectural Design:** Support from our trusted architects.
- **✓ Rigorous site supervision:** Guaranteed quality, on-time delivery and budget control.
- **✓ Efficient rental management:** Setting up a profitable, turnkey model.



Vista Serena is **a unique opportunity to invest in a meaningful project** and enjoy an unforgettable experience in the heart of the Caribbean.

Together, let's create **an exceptional place to live, where everyone can flourish** and contribute to the preservation of this corner of paradise.

So don't hesitate to contact us to find out more about our investment opportunities and join our community.

Who knows, maybe soon we'll be future neighbors!



Contact information:

Book your private consultation to discover the potential of
Vista Serena

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