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 Clean title deeds | 0% property tax for 15 years for Confotur projects |

✓ Freedom to build

Eastern Mountain Range. Caves, streams, and rivers, our history, culture, and traditions; the Battle of Palo Hincado and El Cabao, bullfights (unique in the country), and the music of the Atabales Y & , the mother of all the eastern provinces.

f

Yours sincerely

Ramón Peña Corsino.

Vista Serena.



Invest with confidence: more than a salesperson, I am your neighbor and trusted advisor.

Dear investors,

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,

Vista Serena, m

On the basis of my own experience and investment, I can offer you real support:

I'm here to guide you every step of the way,

f

everyone can realize
their Caribbean dream, serenely and safely.

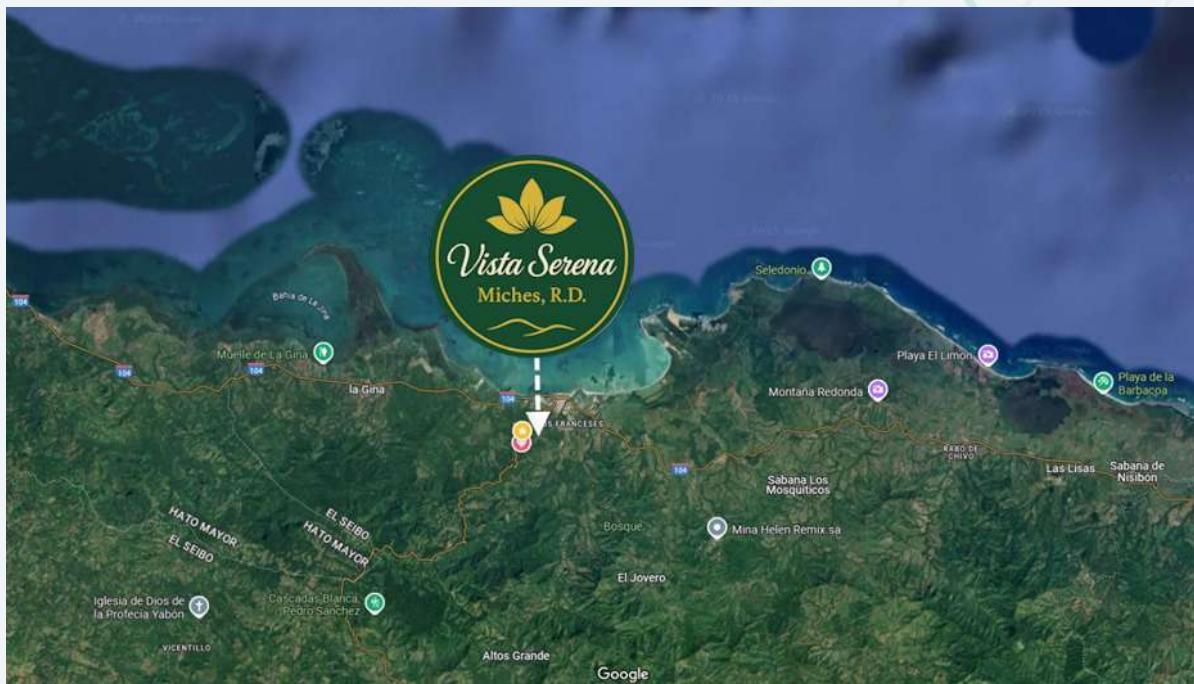
○ 'll bring your
project to life!

François BENARD *f* *&* *Y*





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



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Where the giants (Four Seasons, Hilton, Hyatt, Club Med) are investing



Miches,

is a true haven of peace

-  **In full bloom:** & f & k ○ fl
-  **1h30 from Punta Cana:** Y
-  **Wild and Classified Beaches** fl T '
-  **Nature Preserved, Authenticity:** A
-  **Ideal Tropical Climate**

The New York Times

Miches is the Dominican Republic's new emerging destination, recognized by the [New York Times](#) among the [52 Places](#) to Go in 2026. Miches ranks number 29.

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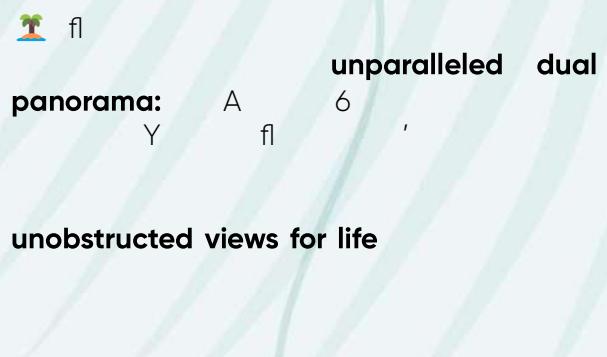
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Vista Serena 90,000 m² with a clear title deed

8

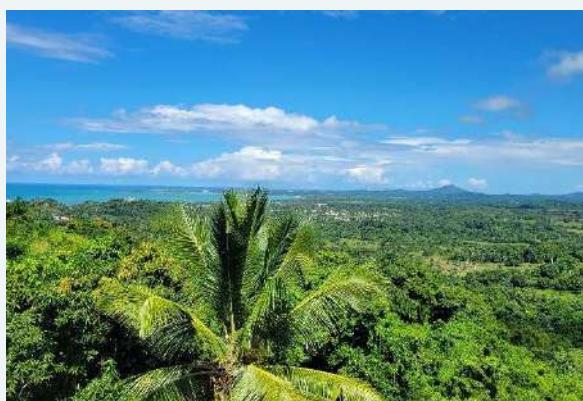
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 today's
ventilation

today's luxury tourism.

natural



The different plots are delimited and numbered (Lots B, C, D, E, F).

Master Plan: 6 Macro-Lots with Total Legal Security

Low-Density, High-Appreciation Offer: 6

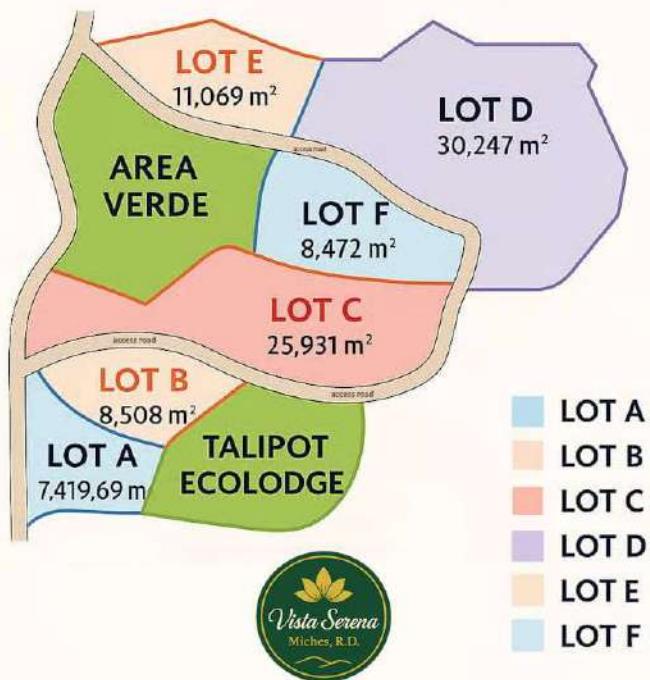
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m

, ensuring the commercial value

LAND PLAN

LOTS FOR SALE



Lot	Superficie	Titre	Accès	Prix/m ²	Disponibilité
B	8,508 m ²	Titre final	Carretera titulada	\$85.00	<input checked="" type="checkbox"/> Disponible
C	25,931 m ²	Titre final	Carretera titulada	\$70.00	<input checked="" type="checkbox"/> Disponible
D	30,247 m ²	Titre final	—	\$60.00	<input checked="" type="checkbox"/> Disponible
E	11,069 m ²	En cours	—	\$65.00	<input checked="" type="checkbox"/> Disponible
F	8,472 m ²	En cours	—	\$50.00	<input checked="" type="checkbox"/> Disponible



Impeccable Legal Status:

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Perfect Traceability: &

Cleared Titles:)

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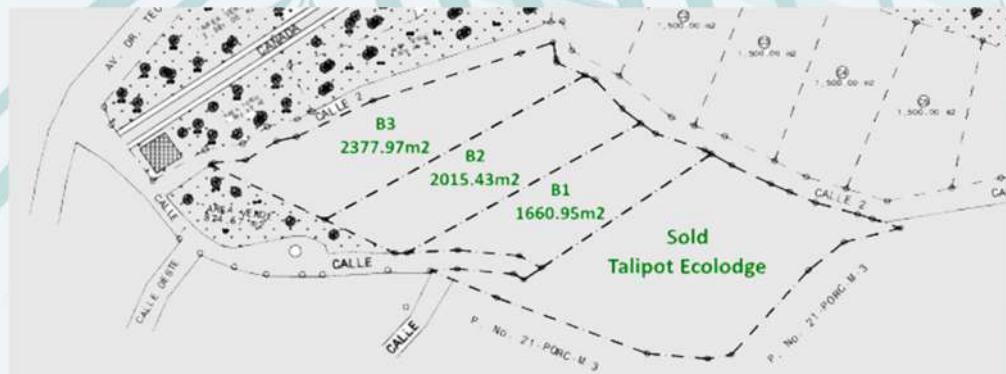
Free of Encumbrances: 0

Lot B: Investment Flexibility and Scalability

Discover the potential of a modular asset: [x](#) [N](#)

allow you to tailor your investment to your financial capacity

N N N



Lot	Superficie (m ²)	Titre	Accès	Prix/m ²	Disponibilité
B1	2 377	Titre final	Carretera titulada	\$95	<input checked="" type="checkbox"/> Disponible
B2	2 015	Titre final	Carretera titulada	\$120	<input checked="" type="checkbox"/> Disponible
B3	1 660	Titre final	Carretera titulada	\$95	<input checked="" type="checkbox"/> Disponible

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

- **Option A - Premium Residential (Individual Lot):** T
- **Option B - Boutique Hotel (Combined Lots):** N

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06 0f6 ' x

Ocean Appreciation: Atlantic Ocean views are the #1 factor justifying "Premium" accommodation rates.

Breathtaking sea views: x

A 6



Mountain panorama: A

6



Master Plan A: High-Yield Residential Model

Suggested Infrastructure for ROI

Main Villa: T



Modular Expansion:

2 to 3 independent bungalows

Master Plan B: Scalability and Tax Exemptions

1. The Residential Option (Lot B3): fl

x N

2. The Boutique Hotel Strategy (Combined Lots): fl

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m'

N N N N
N V X

the benefits of the

CONFOTUR Law,



Performance Guarantee: The 'Talipot' Factor:

A

Y

m

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f

Comprehensive Master Plan: Commercial-Scale Eco-Resort

The Flagship Opportunity: f x Maximum Yield. f

2

High-Return Infrastructure: fl) N Y



- **3 Premium Villas:** A
- **11 to 17 Bungalows:**

Service Areas and F&B

 **Confotur Tax Incentive: N** X 06 Of 6 0% property and income taxes for 15 years,



f N

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The Ultimate Inspiration for Your Next Dream Investment



Talipot Ecolodge: The Proof of Concept (POC)

More than inspiration, it is operational commercial validation.

) f N
technical feasibility and high potential return on investment

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High-Performance Architecture: T

g 0

Y

occupancy rates and premium nightly rates

ensuring high



Y

Architect : Gonzalo Nicolau



Y



 **Talipot: A Replicable Business Model**

Y

1.  **Generate High Yield:** ○ strong demand for 'Eco-Luxury' tourism,
)
2.  **Maximize Tax Leverage (CONFOTUR):**
reduce your initial investment costs by more than 30%
3.  **Impact Investment and Added Value:** N constant revaluation of your property

Your Turn: Replicate This Success on Lot B

x N &

Don't start from scratch. x

🚧 Construction Underway: From Vision to Technical Reality

At Vista Serena, we don't sell blueprints, we build assets.

Y



1. Geotechnical Validation (Soil Study):

scientifically guarantees the stability of the terrain

2. On-Site Supervision and Management: f

A

f N

'Project Management'

construction quality and budget control



A solid foundation for a lasting investment

**According to the geotechnical study
by the company IngeoCaribe**

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the report

exceptional structural stability

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In practical terms, this translates into safer, more efficient, and more controlled construction, with lower technical risks and greater long-term durability, consistent with its vision of sustainability, serenity, and heritage value.



Law n° 158-01

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Optimize your investment with the Confotur Law

By investing in Miches, you benefit from the exceptional tax advantages offered by the Confotur law.

Confotur tax benefits:



Total exemption

Exemption

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Exemption

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Exemption

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Exemption

Secure legal t



Investor Status: Residency and Banking

Invest with full rights:

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1. Direct Path to Residency through Investment:

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2. The Cédula:

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3. Banking and Capital Management:

N

N

N

This is vital for:

- Cash Flow Management
- Credit History:



Your Success, Our Priority: An Operational Partnership

**At Vista Serena, we don't sell land, we deliver a turnkey business. for
your first neighbor and investor.**

Talipot Ecolodge,



1. Legal Security (Due Diligence):

2. Comprehensive "Stress-Free" Permitting:

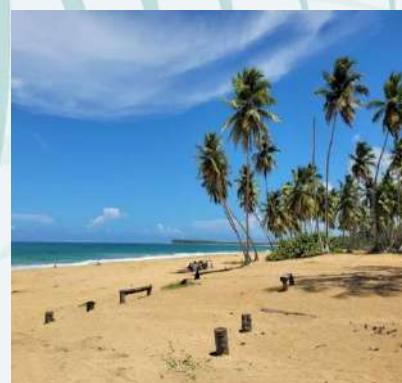
- No Objection from the Municipality
- Environmental License Y
- No Objection for Tourism (fl m ')
- Building Permit mYT

3. Engineering and Technical Validation: review of architectural plans

We perform a technical

4. Project Management:

5. Tax Maximization and Profitability (CONFOTUR):

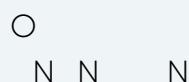


 **Vista Serena: Secure Investment, Sustainable Legacy**

Turn your vision into tangible assets. &



- Technical Support:
- Legal and Fiscal Protection:



François Bénard 7





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Book your private consultation to discover the potential of

n P



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www.michesvistaserasena.com

