



**La Colonia** will offer a world class hotel/leisure complex, an eco-friendly community on the North Coast of the Dominican Republic. The project will also feature central shopping areas, restaurants, spa in the Citadel; beach club and hotel complex. Accommodation and facilities have been created to appeal to all ages, from adventurous families to seniors looking to relax, lovers of kite-surfing to lovers of sand wedges and sand pipers.

Beautiful investment and vacation homes, which can be rented to provide income throughout the year, or second/retirement homes to enjoy the balmy Caribbean winters and summers.

**Golf:** Challenging and rewarding golf of the highest quality - 18-holes set amongst the rolling hills of Puerto Plata, looking up at Isabella del Torres mountain and looking across to stunning sea views. The natural contours of the hills and the Ponko designed course will combine with lush indigenous landscaping, to create a testing and exhilarating experience for improving golfers and low handicappers.

**Outdoor spirit - La Colonia** will offer owners and guests horse riding, tennis and five miles of nature trails and jogging tracks. The concierge team will ensure that the gourmet seafood and steaks consumed in the Citadel or in the wide choice of excellent restaurants along the coast can be worked off during the day in this natural gymnasium in the hills.

**Adventure** - some guests and vacationers will get all their adventure within the four million square meters of **La Colonia**, but others will enjoy the wider adventures the region offers outside the gates. These include managed excursions into the interior on horses or quad bikes, world-class dining by tropical beaches, diving, surfing and kite-surfing, deep sea fishing, white water rafting up to grade IV, whale watching in season, hiking 8,000 feet to the summit of Pico Duarte, lazy walks on the beach or hillside trails. No other island offers more.

**Community** - permanent residents and guests will enjoy the Citadel, shopping, restaurants, meeting centers, coffee shops, sports equipment hire and banking facilities. The beach club, the golf villas and all communal areas will be looked after by 24-hour security and maintenance services, with access for owners and guests throughout the community via golf buggy or car.

Owners and guests of **La Colonia** will experience the warmth, the adventure, the hospitality and the original beauty of this Caribbean paradise. There will be a spirit of environmental protection and rejuvenation and enjoyment of nature and exercise as well as pampering (including the golf, tennis, horse riding, swimming on site and the myriad of adventures outside the gated community).

### La Colonia Amenities List (at a glance)

- 1,000 luxury golf villas
- 200 luxury condo / apartments
- 18-hole golf course
- Private beach and beach club access
- Stunning sea views
- On-site rental management program
- 10 minutes to airport
- On-site shopping restaurants, banking, sports
- Equipment rental & full concierge
- Eco-friendly community
- Outstanding finishing and furnishings

### PACKAGES & SERVICES

#### RESIDENCES

Click below for floor plans and individual pricing:

#### Altamira Condos

- 1 bedroom
- 2 bedroom
- 3 bedroom

#### Miramar Villas

260 mts2



1,000 acres of hillside overlooking the sea.

luxury...with a conscience

1,000 golf course luxury villas

LA COLONIA  
Golf & Residences

200 outstanding condo apartments

18-holes set amongst the rolling hills of Puerto Plata

## La Colonia Packages and Services

The investor package and phase one incentives have been designed to offer superior capital returns compared to other Caribbean, North or Central America property opportunities, with good rental yields and an exceptional asset for own-usage.

The developer's experienced team have created an integrated offer for investors who are aiming for a strong financial return and hassle-free ownership:

Villas and furnishings have been designed to meet modern market demands for luxury accommodation and high-end vacation needs – supporting strong capital increases, re-sales and rentals.

Luxury service levels - full maid service in villas includes cooking and all housekeeping, coffee and drinks served on demand, manicured lawns and serviced pools - 5-star service with a smile.

Aggressive founder phase discounts to accelerate the build out of the golf resort and to attract investors who will offer investment villas to a healthy rental pool.

Full villa management service (est. \$15k per annum) to provide full maid services, garden and pool maintenance and guest services/rental management.

A range of highly effective villa rental partners have been secured to manage a 25-week per year rental average with vacation partners – to secure a good basic rental yield.

Financing and legal partners have been secured to allow a simple, status only, low deposit (30%) range of financing options.

**Rental program:** Resident/owners will be allowed to rent their units but should notify the name of the person leasing the unit and the dates they will be arriving and departing to the La Colonia Administrative Dept. La Colonia management will provide proper identification to the person and his family or accompanying party who have leased the unit so they are allowed full access and benefits of the resort. La Colonia will also be offering a rental program to owner's who wish to take part in the program.





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**Miramar Founder's Package - Villas 20-32**

The Miramar Founder's package and phase one incentives have been designed by the developer to offer superior capital returns compared to other Caribbean, North or Central America property opportunities, with good rental yields and an exceptional asset for your own-usage. Their experienced team has developed an integrated offer for investors who are aiming for a strong financial return and hassle-free ownership:

**Founder's package details:**

A 260 m2, 3 bedroom villa, 3 bath, with pool and landscaping included on lots varying in size from 1,189 to 1890 m2 and prices ranging from US\$450,000.00 to \$500,000.00. *For full details see our price list.*

With the purchase of one of these villas (20-32) we are giving away a 1-bedroom, 62m2, apartment in Altamira, valued at US\$125,000.00.

Villas have been designed to meet modern market demands for luxury accommodation and high-end vacation needs – supporting strong capital increases, re-sales and rentals.

Aggressive founder phase discounts to accelerate the build out of the golf resort and to attract investors who will offer investment villas to a healthy rental pool.

Full villa management service (est. \$15k per annum) to provide full maid services, garden and pool maintenance and guest services/rental management.

A range of highly effective villa rental partners are being approached to manage a 25 week per year rental average with vacation partners – to secure a good basic rental yield. Financing and legal partners have been secured to allow a simple, status only, low deposit (30%) range of financing options.



**Conditions for the founder's package:**

- 30% down payment.
- The 1 bedroom apt. is delivered 12-14 months after receiving the down payment.
- A second payment of 25% is due upon delivery of the one bedroom, Altamira Apt.
- A third payment of 25% is due upon completing the roof of the villa
- The final payment of 20% is due upon delivery of the villa estimated 10-12 months after receiving the second payment





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**Founder's Villa Package**  
3 Bedroom Villa to include 1 bedroom condo

6 standard designs with a choice of color palettes and high quality furnishing packages.  
1, 2 & 3 bedroom apartments with spectacular views in an eco-friendly community.  
Designed for easy living, to come and go as you please. Fully furnished condos.  
La Cittadelle, the heartbeat of La Colonia, where you will find our boutique golf hotel, bistro, winery and other fine shops.

Lot no.	Size (m2)	Price
20	1891	\$ 500,000
21	1483	\$ 470,000
22	1170	\$ 450,000
23	1276	\$ 456,000
24	1384	\$ 463,000
25	1531	\$ 475,000
26	1404	\$ 465,000
27	1178	\$ 450,000
28	1178	\$ 550,000
29	1245	\$ 453,000
30	1264	\$ 455,000
31	1189	\$ 450,000
32	1423	\$ 466,000





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### Altamira Condo Apartments

Each condo in this outstanding golf development has been planned with comfort, relaxation, and luxury in mind. Every apartment incorporates a contemporary design and comes completely furnished with high quality pieces. All buildings have elevators.

An internal rental management program will rent your property when you are not in residence, as well as pay the bills, and provide cleaning and cooking for your tenants.

**Property Features:** communal swimming pool; landscaped gardens; bar and grill; gym and spa; tennis courts.

In addition to the riding and walking trails; restaurants; shops; and children's areas that are under development, owners at Altamira can take advantage of the first 9-holes of the golf course which will be complete by the first few months of 2009.

**The first phase is being sold at pre-construction prices and is priced well below market value:**

**2 bedroom:**

**Mountain view \$225,000    Ocean view \$236,250**

**3 bedroom**

**Mountain view \$315,000    Ocean view \$330,750**

This Project is being developed to satisfy the high level of interest in the much needed golf course industry starting up in the north coast. The resort facilities in future phases are planned to include a boutique golf/short-stay hotel, restaurants, commercial center, spa, shops, car-hire and tours centre etc.





## Important Notes

**Security services:** La Colonia will provide 24/7 security services throughout the resort. The main entrance to La Colonia, located off the main highway, will have a security station and guard who will only permit authorized persons to enter the resort. Cameras will be discretely placed throughout the resort.

Each residential complex, such as Altamira and Miramar will have its own security gate that will open by presenting an access card reader or by remote control device. Residents and guests using golf carts or walking will have unrestricted access to all non-residential areas.

Each residential area will have its own private gate meaning residents of one area do not automatically have access to other residential areas in La Colonia but can walk freely throughout the resort.

**Rental program:** Residents / owners will be allowed to rent their units but should notify the name of the person leasing the unit and the dates they will be arriving and departing to the La Colonia Administrative Dept. La Colonia management will provide proper identification to the person and his family or accompanying party who have leased the unit so they are allowed full access and benefits of the resort. La Colonia will also be offering a rental program to owner's who wish to take part in the program.

**Closing Costs:** Attorney, Eugenia Rosario, of Clyde Rosario & Associates Law Firm, charges .75% to draw up the contract, have it notarized and duly registered with the Land Registry Department.

**Title transfer taxes:** There are no title transfer taxes as La Colonia is a beneficiary of the tax incentives provided under Law 158-01- Article 4 (b) and is certified as such by CONFOTUR, the Council for Tourism Development.

**Property taxes:** 1% of the appraised value of the property above RD\$5,000,000.00.

Further Lots and Villas available on request.

For more details, please contact us:

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