



LIVING & THRIVING — IN THE — DOMINICAN REPUBLIC

A LUXURY LIFESTYLE & RELOCATION GUIDEBOOK

By
GLOBAL REAL ESTATE PRO





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A LUXURY LIFESTYLE &
RELOCATION GUIDEBOOK

WELCOME



Thank you for choosing this guide as your companion on the journey to Living & Thriving in the Dominican Republic.

Inside these pages, you'll discover the insights, resources, and connections needed to help you relocate with confidence and create the lifestyle you've always envisioned.



This is more than a relocation.
It's a new chapter of freedom, opportunity,
and abundance.

WELCOME HOME.

LIVING & THRIVING IN THE DOMINICAN REPUBLIC

A Luxury Lifestyle & Relocation Guidebook By **GLOBAL REAL ESTATE PRO**

A curated exploration of the Dominican Republic's finest enclaves, landscapes, cultures, and investment opportunities — crafted for discerning travelers, expats, and investors seeking a life shaped by beauty, comfort, and Caribbean sophistication.

DEDICATION

To the dreamers, explorers, and seekers of sunlit horizons — may this guide illuminate your path toward a life lived with elegance, intention, and tropical serenity.

FOREWORD

The Dominican Republic is a country of contrasts — a place where the Caribbean's most exclusive gated estates rise beside untamed mountain ranges, where colonial streets whisper centuries of history, and where the rhythm of daily life is shaped by warmth, color, and community.

This guidebook was created to offer you more than information. It is designed to immerse you in the Dominican Republic's essence — its luxury enclaves, its cultural heartbeat, its landscapes, its challenges, and its opportunities. Whether you are considering relocation, retirement, investment, or simply exploring possibilities, this book will serve as your compass.

Every chapter blends **high-end real estate intelligence**, **lifestyle insight**, and **deep cultural context**, written in the refined tone of a luxury property curator.

Welcome to the Dominican Republic — a place where life unfolds in

sunlight.

INTRODUCTION — THE ISLAND THAT INVITES YOU IN

The Dominican Republic is more than a destination. It is a lifestyle.

It is the soft rustle of palm leaves along Cap Cana's immaculate coastline. It is the golden glow of sunset over the mountains of Jarabacoa. It is the hum of Santo Domingo's cosmopolitan energy, rising between glass towers and colonial stone. It is the scent of ocean salt, ripe mango, and warm earth. It is the sound of bachata drifting from a neighbor's balcony. It is the feeling of stepping into a place that welcomes you — fully, warmly, and without hesitation.

The Dominican Republic offers a rare combination of:

- * **Luxury living** in world-class gated communities
- * **Affordable cost of living** compared to North America and Europe
- * **Accessible residency programs** designed for expats and investors
- * **Modern infrastructure** in major cities and tourist zones
- * **Diverse landscapes** — beaches, mountains, lakes, colonial cities
- * **Warm, vibrant culture**
- * **Strong expat communities**
- * **Proximity to the U.S.** (2 hours from Miami)

Yet it also presents challenges — infrastructure inconsistencies, chaotic traffic, bureaucratic delays, and high noise levels — realities that shape daily life and require patience.

This book does not romanticize the Dominican Republic. It reveals it — fully, honestly, and beautifully.

You will explore:

- * The elite families who shape the nation
- * The luxury regions where high-end living thrives
- * The real estate market and how to navigate it
- * The cost of living and regional differences
- * The education system and international schools
- * Crime, safety, and environmental considerations
- * The challenges expats must prepare for
- * The benefits that make the DR irresistible
- * The regions best suited to your lifestyle

Each chapter is crafted with the elegance of a luxury real estate portfolio and the depth of a cultural travelogue.

AUTHOR NOTE

By GLOBAL REAL ESTATE PRO

Founder & Broker of Record: Peter Ingrasselino

At GLOBAL REAL ESTATE PRO, we believe that a new home is more than a purchase — it is a new beginning. A new rhythm. A new chapter. A new way of living.

Your journey into the Dominican Republic is not simply a relocation; it is an invitation into a lifestyle shaped by sunlight, ocean breezes, warm communities, and extraordinary opportunity. Whether you are seeking a beachfront sanctuary, a mountain retreat, a luxury villa, or a vibrant urban residence, our mission is to guide you with clarity, integrity, and expertise.

We understand that moving to a new country is both exciting and deeply personal. That is why we are here — to walk beside you, to answer every question, to illuminate every step, and to ensure that your transition is seamless, informed, and inspired.

This guidebook was created with you in mind. It reflects our commitment to excellence, our passion for the Dominican Republic, and our dedication to helping you discover a life that feels not only comfortable, but truly exceptional.

Welcome to your new beginning. Welcome to the Dominican Republic. Welcome to GLOBAL REAL ESTATE PRO.

— **Peter Ingrasselino** Founder/Broker of Record GLOBAL REAL ESTATE PRO

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CHAPTER 1 — THE DOMINICAN REPUBLIC AT A GLANCE

A Portrait of a Caribbean Nation Defined by Beauty, Contrast, and Opportunity

The Dominican Republic is a country where the Caribbean's most coveted luxuries coexist with landscapes of raw, untouched beauty. It is a place where the turquoise sea meets mountains draped in mist, where colonial architecture stands beside modern glass towers, and where life unfolds with a rhythm that is both vibrant and unhurried.

From the moment you arrive, the island reveals itself through sensory detail:

- * The warmth of the tropical air, soft and enveloping

- * The scent of ocean salt mingling with ripe fruit
- * The hum of bachata drifting from a nearby balcony
- * The glow of sunlight reflecting off coral stone villas
- * The gentle sway of palms lining immaculate coastlines

This is a nation that invites you to live fully — not hurriedly, not anxiously, but expansively.

Geography & Identity

The Dominican Republic occupies the eastern two-thirds of Hispaniola, the second-largest island in the Caribbean. Its geography is astonishingly diverse:

- * **White-sand beaches** stretching for miles
- * **Mountain ranges** rising over 10,000 feet
- * **Lakes and desert valleys** in the southwest
- * **Colonial cities** rich with history
- * **Luxury enclaves** designed for modern elegance

Key Facts

- * **Capital:** Santo Domingo
- * **Population:** ~11 million
- * **Language:** Spanish
- * **Currency:** Dominican Peso (DOP)
- * **Time Zone:** Atlantic Standard Time
- * **Flight Time to Miami:** ~2 hours

A Country of Contrasts

The Dominican Republic is defined by contrast — not conflict. Luxury and simplicity coexist. Modernity and tradition intertwine. Urban sophistication meets rural authenticity.

This duality is what makes the country so compelling for expats, investors, and retirees seeking a life that balances comfort with cultural richness.

CHAPTER 2 — POWER &

INFLUENCE: THE ELITE FAMILIES WHO SHAPE THE NATION

Understanding the Dominican Republic's Economic Architecture

In every country, certain families shape the trajectory of development, culture, and commerce. In the Dominican Republic, a handful of legacy dynasties have built empires that influence everything from media to tourism to banking.

Their presence is not merely economic — it is architectural, cultural, and political. Their investments define skylines, create jobs, and establish the standards of luxury living.

José Luis “Pepín” Corripio Estrada

A titan of industry whose influence spans retail, media, and distribution. His empire touches nearly every Dominican household, directly or indirectly.

The Vicini Family

One of the oldest and most powerful families in the Caribbean. Their transformation from sugar barons to private equity investors reshaped the nation's economic landscape.

The Rainieri Family

Architects of modern tourism. Founders of **Grupo Puntacana**, they created the blueprint for luxury coastal development.

The Grullón Family

Banking royalty. Their institution, **Banco Popular**, is the financial backbone of the Dominican middle and upper class.

Why This Matters for Expats

Understanding these families helps you understand:

- * Why certain regions flourish
- * Why luxury enclaves are built where they are
- * Why infrastructure varies by province
- * Why real estate markets behave differently across the country

Their influence is woven into the fabric of Dominican life — subtle yet unmistakable.

CHAPTER 3 — THE NATIONAL ECONOMY

The Financial Engine Behind the Caribbean's Fastest-Growing Nation

The Dominican Republic has one of the most dynamic and diversified economies in the Caribbean. It is not dependent on a single industry; instead, it thrives through a balanced combination of tourism, manufacturing, remittances, agriculture, and mining.

Tourism & Services — The Crown Jewel

Tourism accounts for more than **60% of GDP**, driven by:

- * Punta Cana's world-class resorts
- * Cap Cana's ultra-luxury estates
- * Casa de Campo's celebrity villas
- * Santo Domingo's cultural tourism

Millions visit each year, and many return to stay.

Remittances — A Lifeline of Global Connection

Dominicans abroad send billions home annually, supporting:

- * Housing
- * Education
- * Small businesses
- * Local consumption

This creates a stable financial foundation across the country.

Free Trade Zones — The Hidden Powerhouse

The DR is a manufacturing hub for:

- * Medical devices
- * Electronics
- * Cigars
- * Textiles

These zones employ hundreds of thousands and attract foreign investment.

Mining — Gold Beneath the Mountains

The **Pueblo Viejo mine** is one of the largest gold mines in the world, contributing significantly to national revenue.

Agriculture — Tradition Meets Export

The DR is a global leader in:

- * Organic cocoa
- * Coffee
- * Sugar
- * Tropical fruits

Why This Matters for Relocation

A strong, diversified economy means:

- * Stable investment opportunities
- * Reliable job markets
- * Predictable infrastructure growth
- * Long-term real estate appreciation
- * Confidence for retirees and families

CHAPTER 4 — CLIMATE & WEATHER

A Year-Round Symphony of Sunlight, Warm Breezes, and Tropical Rhythm

The Dominican Republic's climate is one of its greatest luxuries — a natural asset that shapes daily life, architecture, and the very essence of living on the island. Here, the weather is not merely a backdrop; it is a defining feature of the lifestyle.

The air is warm, the skies are generous, and the seasons unfold with a gentle predictability that invites outdoor living, beachfront relaxation, and year-round exploration.

A Tropical Climate Designed for Comfort

The Dominican Republic enjoys a **tropical maritime climate**, moderated by trade winds that sweep across the island with a soft, cooling touch. Temperatures remain remarkably stable throughout the year:

- * **Average daytime temperatures:** 77°F–86°F (25°C–30°C)
- * **Nighttime temperatures:** 68°F–75°F (20°C–24°C)
- * **Ocean temperature:** Warm year-round, ideal for swimming

Two Distinct Seasons

The island experiences two primary seasons:

Dry Season (December–April)

The most desirable months for travel and outdoor living. Clear skies, low humidity, and gentle breezes define this period.

Wet Season (May–November)

Characterized by brief tropical showers, lush greenery, and warm evenings. Rain typically arrives in short bursts, rarely disrupting daily life.

Regional Climate Differences

The Dominican Republic's varied geography creates microclimates:

* **East Coast (Punta Cana / Cap Cana):** Sunny, breezy, ideal beach weather

* **South Coast (Santo Domingo):** Warm, humid, metropolitan tropical climate

* **North Coast (Cabarete / Sosúa):** Slightly cooler, more rainfall in winter

* **Central Mountains (Jarabacoa / Constanza):** Spring-like temperatures year-round

Hurricane Season

June through November marks hurricane season, though major storms are infrequent. Modern infrastructure in luxury zones ensures preparedness and resilience.

CHAPTER 5 — LUXURY REGIONS & WHERE THE ELITE LIVE

The Dominican Republic's Most Prestigious Enclaves

Luxury in the Dominican Republic is not subtle — it is architectural, environmental, and experiential. It is found in gated communities where coral stone villas overlook turquoise waters, in private marinas lined with superyachts, and in golf courses sculpted by world-renowned designers.

Below are the crown jewels of Dominican luxury living.

Cap Cana — Punta Cana's Ultra-Luxury Sanctuary

Cap Cana is the Dominican Republic's most exclusive coastal enclave — a master-planned paradise of immaculate beaches, world-class golf, and architectural grandeur.

Signature Features

- * **Punta Espada Golf Course** — Designed by Jack Nicklaus
- * **Marina Cap Cana** — One of the Caribbean's premier marinas
- * **St. Regis Cap Cana** — Ultra-luxury resort and residences
- * **Gated communities** with 24/7 private security

Lifestyle

Cap Cana offers a refined, serene environment ideal for:

- * High-net-worth individuals
- * Retirees seeking privacy
- * Investors seeking premium rental yields
- * Families desiring safety and exclusivity

Casa de Campo — La Romana’s Legendary Estate

Casa de Campo is a 7,000-acre private estate known for its celebrity residents, equestrian culture, and world-class amenities.

Signature Features

- * **Teeth of the Dog Golf Course** — One of the world’s top courses
- * **Private beaches**
- * **Equestrian center & polo fields**
- * **Marina & yacht club**
- * **Luxury villas** ranging from \$1M to \$25M

Lifestyle

Casa de Campo is ideal for:

- * Golf enthusiasts
- * Equestrian families
- * Luxury travelers
- * High-profile individuals seeking discretion

Piantini — Santo Domingo’s Modern Luxury District

Piantini is the beating heart of urban luxury in the Dominican Republic. Glass towers rise above tree-lined avenues, offering high-end condos, premium shopping, and fine dining.

Signature Features

- * High-rise penthouses

- * Luxury malls (BlueMall, Ágora Mall)
- * Corporate headquarters
- * Upscale restaurants and nightlife

Lifestyle

Perfect for:

- * Professionals
- * Entrepreneurs
- * Urban families
- * Investors seeking strong rental demand

Los Cacicazgos — Santo Domingo's Most Expensive Avenue

Los Cacicazgos is home to **Anacaona Avenue**, the most expensive real estate per square meter in the country.

Signature Features

- * Parkside luxury towers
- * Panoramic ocean and city views
- * High-end penthouses
- * Elite residential reputation

Miches — The Emerging Ultra-Luxury Frontier

Miches is the Dominican Republic's rising star — a pristine coastal region attracting eco-luxury developers.

Signature Features

- * Untouched beaches
- * Eco-resorts
- * High-end pre-construction opportunities

CHAPTER 6 — REAL ESTATE MARKET & BUYING GUIDE

A Luxury Investor's Perspective on the Dominican Property

Landscape

The Dominican Republic offers one of the Caribbean's most accessible real estate markets — with **no restrictions on foreign ownership**, modern legal protections, and a wide range of price points.

Market Overview

Price Ranges

- * **Oceanfront condos:** \$150,000–\$350,000
- * **Luxury villas:** \$300,000–\$3,000,000+
- * **Ultra-luxury estates:** Up to \$25,000,000
- * **Median home price:** ~\$98,000–\$102,000

Top Investment Locations

- * Punta Cana — Best for short-term rentals
- * Cap Cana — Ultra-luxury appreciation
- * Las Terrenas — European expat demand
- * Cabarete — Surf tourism
- * Juan Dolio — Affordable beachfront

Rental Yields

Short-term rentals (Airbnb, VRBO) generate:

- * **6%–10% annual yields** in top areas
- * Higher occupancy in Punta Cana due to tourism volume

Buying Process

The Dominican buying process is straightforward but requires diligence.

Key Steps

1. **Offer & negotiation**
2. **Attorney review**
3. **Title verification**
4. **Contract signing**

5. **Transfer tax payment (~3%)**

6. **Closing & registration**

Legal Fees

* **1%–2%** of purchase price

Risks

* Delayed construction in some pre-construction projects

* Unregulated developers

* Need for thorough legal checks

Expert Consensus

Real estate in the DR is best viewed as:

“A lifestyle purchase with strong rental potential.”

CHAPTER 7 — COST OF LIVING

The Art of Living Well: Affordability Meets Caribbean Luxury

One of the Dominican Republic’s most compelling advantages is its ability to offer a **high-quality lifestyle at a remarkably accessible cost**. Unlike other Caribbean destinations where exclusivity often comes with prohibitive expense, the DR provides a rare balance: luxury living for those who seek it, and affordability for those who prefer simplicity.

The cost of living is not merely a number — it is a reflection of how comfortably and elegantly one can live on the island.

A Lifestyle of Comfort: Monthly Budgets

Comfortable Expat Lifestyle:

\$1,500–\$2,500 USD per month This range affords a life of ease, including modern housing, dining, transportation, and healthcare.

Lean Local-Style Lifestyle:

\$800–\$1,200 USD per month Suitable for minimalists or long-term

residents who embrace local living.

Luxury Lifestyle:

\$3,000–\$10,000+ USD per month For those seeking premium villas, private services, and high-end amenities.

Monthly Expense Breakdown

Rent & Utilities

\$600–\$1,000+ for a furnished 1–2 bedroom apartment in a safe, desirable area. Utilities (electricity, water, internet): **\$100–\$150**.

Groceries

\$200–\$350 depending on imported vs. local goods.

Dining Out

\$100–\$200 Local eateries are affordable; upscale restaurants mirror U.S. pricing.

Transportation

\$60–\$100 Public transport is inexpensive; ride-shares are widely available.

Healthcare

\$50–\$100 for private insurance. Premium plans remain far below U.S. costs.

Regional Cost Differences

Santo Domingo

Mid-range cost with the widest variety of housing and amenities.

Punta Cana / Cap Cana

The most expensive region due to tourism, luxury developments, and

gated communities.

Cabarete / Las Terrenas

Moderate coastal living with strong expat communities and excellent value.

CHAPTER 8 — DAILY LIFE & CULTURE

The Rhythm of Dominican Living: Warmth, Color, and Community

Daily life in the Dominican Republic unfolds with a rhythm that is unmistakably Caribbean — warm, expressive, and deeply communal. It is a lifestyle shaped by sunlight, music, and the gentle pace of island living.

The Dominican Way of Life

Warmth & Hospitality

Dominicans are known for their friendliness, generosity, and openness. Neighbors greet each other warmly; strangers often become friends.

Music Everywhere

Bachata, merengue, and salsa are woven into daily life. Music spills from balconies, cafés, and passing cars.

Food Culture

Meals are social events. Expect rice, beans, plantains, fresh seafood, and tropical fruits.

Community-Oriented Living

Family is central. Gatherings, celebrations, and shared meals are frequent.

Daily Rhythm

Morning

Sunrise brings early activity — markets open, cafés fill, and the air is cool.

Afternoon

A slower pace emerges. Lunch is long, often the day's main meal.

Evening

Social life awakens. Restaurants, plazas, and beachfront bars come alive.

CHAPTER 9 — CRIME & SAFETY

Understanding Risk with Clarity and Confidence

The Dominican Republic is a country of beauty and opportunity — but like any nation, it has challenges. Crime exists, particularly in urban areas, and understanding the landscape is essential for safe, confident living.

This chapter provides a clear, luxury-oriented perspective on safety, designed to help expats navigate daily life with awareness and ease.

Crime Overview

National Homicide Rate

8.3–8.7 per 100,000 inhabitants Comparable to many Latin American nations.

U.S. Department of State Advisory

Level 2: Exercise Increased Caution

Common Crimes

- * Petty theft
- * Pickpocketing
- * Bag-snatching
- * Motorcycle-based robberies
- * Car break-ins

Violent Crime

Occurs but is rarely directed at tourists or expats. Most incidents involve domestic disputes or gang-related activity.

Tourist & Expat Areas

Punta Cana

Heavily patrolled by **Politur**, the specialized tourist police. Resorts and gated communities maintain private security.

Santo Domingo

Urban crime exists; awareness is essential.

Las Terrenas / Cabarete

Generally safe; petty theft can occur.

Safety Tips for Luxury Living

- * Avoid displaying expensive jewelry or watches.
- * Stay aware when walking after dark.
- * Use reputable transportation services.
- * Keep valuables secured in homes and vehicles.
- * Choose gated communities or guarded residences.
- * Monitor official travel advisories.

CHAPTER 10 — WILDLIFE &

ENVIRONMENTAL SAFETY

A Gentle Island with Subtle Hazards: Understanding Nature in the Dominican Republic

The Dominican Republic is blessed with a landscape that is both inviting and gentle. Unlike many tropical destinations, the island has **no large, aggressive land predators**, and its wildlife is generally peaceful. Yet, as with any natural environment, there are elements that require awareness.

This chapter offers a refined, luxury-oriented perspective on the island's natural world — its beauty, its biodiversity, and the few hazards that expats should understand.

A Landscape of Beauty and Balance

From the turquoise shallows of Punta Cana to the lush mountain forests of Jarabacoa, the Dominican Republic's ecosystems are diverse and visually stunning.

The island's wildlife is a tapestry of tropical birds, gentle reptiles, marine life, and unique endemic species found nowhere else on earth.

On Land: Minor Hazards to Be Aware Of

Mosquitoes

The most common nuisance. They can transmit dengue or Zika, especially during rainy months.

Luxury communities often employ regular fumigation and landscaping practices to reduce mosquito presence.

Caribbean Centipede (*Scolopendra alternans*)

Large, fast-moving, and capable of delivering a painful bite if stepped on. Rarely encountered indoors in modern housing.

Scorpions & Tarantulas

Present but not aggressive. Their stings or bites are painful but not lethal to healthy adults.

Hispaniolan Solenodon

A nocturnal, elusive mammal with venomous saliva. Harmless to humans — sightings are extremely rare.

In the Water: Marine Hazards

Lionfish

Beautiful but venomous. Accidental contact can cause severe pain.

Stingrays

Often buried in shallow sand. Shuffle your feet when entering the water to avoid startling them.

Sea Urchins

Common near rocky areas. Water shoes are recommended in certain beaches.

Sharks

Present in Caribbean waters, but attacks are exceedingly rare. Only a handful of unprovoked incidents exist in Dominican history.

Wildlife to Admire

American Crocodiles

Found primarily in Lake Enriquillo. Majestic and naturally wary of humans.

Rhinoceros Iguanas

Gentle giants of the island — iconic, harmless, and often seen sunning on rocks.

Luxury Safety Perspective

High-end communities such as Cap Cana, Casa de Campo, and Punta Cana Resort & Club maintain:

- * Regular pest control
- * Clean, manicured beaches
- * Controlled access to natural areas
- * On-site medical facilities

Nature here is something to admire, not fear.

CHAPTER 11 — CHALLENGES OF LIVING IN THE DOMINICAN REPUBLIC

The Realities Behind the Beauty: What Every Expat Should Know

The Dominican Republic offers extraordinary lifestyle advantages — but it also presents challenges that newcomers must understand. Luxury living softens many of these issues, yet awareness is essential for a smooth transition.

This chapter provides a refined, honest look at the island's daily frustrations, written with the clarity and elegance expected of a high-end relocation guide.

Infrastructure & Utilities

Power Outages

The national grid struggles with demand and maintenance. Even in luxury zones, unplanned outages occur.

Solution: Most upscale homes rely on **inverters, backup batteries,**

generators, or solar systems.

Water Supply

Low pressure and occasional shortages are common. Homes often use **cisterns** or **tinacos** to ensure consistent supply.

Traffic & Transportation

Chaotic Driving

Traffic laws are loosely enforced. Santo Domingo experiences heavy congestion.

Motorcycles (Motos)

They weave through traffic, ride on sidewalks, and ignore signals. Defensive driving is essential.

Bureaucracy & Culture

Slow Administrative Processes

Banking, residency, and government paperwork require patience. Expect multiple visits and long waits.

Language Barrier

Spanish is necessary outside tourist zones. English is common in Punta Cana, Cap Cana, and Las Terrenas.

Noise Levels

The Dominican Republic is a **high-decibel culture**.

Expect:

- * Loud music
- * Barking dogs
- * Street vendors
- * Traffic noise

* Celebrations that last late into the night
Luxury communities mitigate noise, but urban living remains lively.

Safety & Crime

Street-Level Crime

Pickpocketing, bag-snatching, and car break-ins occur. Homes often use:

- * Security bars
- * Gated entrances
- * Private guards
- * Controlled access

Luxury Zones

Cap Cana, Casa de Campo, and Punta Cana Resort & Club maintain exceptional security standards.

The Balanced Truth

The Dominican Republic is beautiful, welcoming, and full of opportunity — but it requires adaptability. Those who embrace its rhythm find a lifestyle that is deeply rewarding.

CHAPTER 12 — RETIREMENT IN THE DOMINICAN REPUBLIC

A Tropical Haven for Comfort, Affordability, and Elegance

Retirement in the Dominican Republic is not simply a financial decision — it is a lifestyle choice. It is the decision to wake each morning to warm breezes, to enjoy a slower pace, to savor fresh tropical cuisine, and to live in a place where your money stretches further than almost anywhere in the Caribbean.

The Pensionado Program: A Gateway to Easy Retirement

The Dominican Republic offers one of the Caribbean's most attractive retirement programs.

Benefits Include:

- * Tax-free foreign income
- * 50% property tax exemption
- * 50% transfer tax exemption
- * Fast-track residency
- * Ability to import household goods and a vehicle tax-free

Income Requirement

Only **\$1,500 USD per month** in verifiable pension or retirement income.

Cost of Living Advantage

A retiree can live comfortably on **\$1,482 USD per month**, including:

- * Rent
- * Groceries
- * Transportation
- * Healthcare
- * Leisure

This makes the DR one of the most affordable tropical retirement destinations in the world.

Healthcare for Retirees

Private healthcare is modern, accessible, and affordable.

Average Cost:

~**\$1,600 USD per year** for a couple.

Facilities

Santo Domingo and Santiago offer world-class hospitals with bilingual staff.

Best Retirement Regions

Punta Cana / Cap Cana

Luxury, safety, beaches, modern amenities.

Las Terrenas

European expat community, walkable beachfront living.

Cabarete

Relaxed, active lifestyle with surfing and wellness culture.

Jarabacoa

Cool mountain climate, peaceful living.

Why Retirees Love the DR

- * Warm climate
- * Friendly culture
- * Affordable luxury
- * Easy residency
- * Strong expat communities
- * Direct flights to the U.S.

Retirement here is not merely comfortable — it is transformative.

CHAPTER 13 — RESIDENCY & IMMIGRATION

A Gateway to Caribbean Living: Accessible, Elegant, and Investor-Friendly

Relocating to the Dominican Republic is refreshingly straightforward. Unlike many tropical nations where residency is tangled in bureaucracy, the DR offers a **clear, structured, and welcoming immigration system** designed to attract retirees, investors, entrepreneurs, and families seeking a new beginning.

Residency here is not merely a legal status — it is an invitation into a lifestyle shaped by sunlight, culture, and opportunity.

The Dominican Residency Pathways

1. Standard Residency

A traditional route suitable for most expats.

Requirements typically include:

- * Background check
- * Birth certificate
- * Financial solvency
- * Medical exam

2. Pensionado (Retiree) Residency

One of the Caribbean's most attractive retirement programs.

Benefits:

- * Tax-free foreign income
- * Fast-track processing
- * Reduced property taxes
- * Reduced import duties
- * Only **\$1,500/month** required in pension income

3. Investor Residency

Designed for individuals investing in Dominican businesses or real estate.

Qualifying investments include:

- * Real estate purchases
- * Business ownership
- * Tourism projects
- * Free Trade Zone investments

4. Rentista Residency

For individuals with stable passive income (rentals, dividends, etc.).

Fast-Track Citizenship

After maintaining residency for several years, expats may apply for citizenship. The process is streamlined for:

- * Investors
- * Pensionados
- * Individuals with Dominican spouses

Citizenship offers full rights, including the ability to vote and own property without any restrictions.

Luxury Perspective: Residency in High-End Communities

Gated communities such as Cap Cana, Casa de Campo, and Punta Cana Resort & Club offer:

- * Private security
- * Controlled access
- * On-site legal offices
- * Residency assistance services
- * Concierge support for documentation

Residency becomes not a chore, but a curated experience.

CHAPTER 14 — EDUCATION SYSTEM & INTERNATIONAL SCHOOLS

A Tiered System Offering Both Local Tradition and Global Excellence

For families relocating to the Dominican Republic, education is often a central concern. The country offers a **wide spectrum of schooling options**, ranging from public institutions to elite international

academies with U.S., UK, and IB accreditation.

This chapter provides a luxury-oriented overview of the educational landscape, helping families choose the best environment for their children.

The Dominican Education Structure

Primary Education

Compulsory for 8 years (ages 6–14). Divided into two 4-year cycles.

Secondary Education

Concludes with the **bachillerato** diploma. Instruction is primarily in Spanish.

Academic Calendar

Runs from **August to June**, similar to U.S. and international systems.

Public vs. Private Education

Public Schools

- * Free
- * Under-resourced
- * Large class sizes
- * Limited English instruction
- * Includes the historic **University of Santo Domingo**, the oldest university in the New World

Private Schools

Preferred by expats and affluent Dominican families.

Benefits include:

- * Bilingual or full English instruction
- * International accreditation
- * Modern facilities
- * Smaller class sizes

* Strong extracurricular programs

Top International Schools in the Dominican Republic

Carol Morgan School — Santo Domingo

A premier U.S. college-preparatory institution. Highly selective, modern campus, exceptional academics.

Saint George School — Santo Domingo

British foundations, offering both **IGCSEs** and the **IB Diploma**. The only school in the DR with this dual accreditation.

International School of Sosúa — North Coast

U.S.-accredited, serving over 25 nationalities. Ideal for families living in Cabarete or Sosúa.

Choosing the Right School

To refine your options, consider:

- * **Your budget range**
- * **Preferred curriculum** (U.S., UK, IB)
- * **Your destination city**
- * **Your child's language needs**
- * **Desired extracurriculars**

Luxury communities often partner with nearby international schools, offering transportation and exclusive enrollment pathways.

CHAPTER 15 — WORK & EMPLOYMENT

A Modern Economy with Diverse Opportunities for Professionals and Entrepreneurs

While many expats relocate to the Dominican Republic for retirement or lifestyle reasons, a growing number arrive seeking professional opportunities. The country's expanding economy, modern infrastructure, and international connectivity create a fertile environment for work, entrepreneurship, and remote careers.

The Dominican Job Market

Largest Sector: Services

The service industry dominates employment, including:

- * Hospitality
- * Tourism
- * Retail
- * Finance
- * Telecommunications

Other Key Sectors

- * Manufacturing (Free Trade Zones)
- * Agriculture
- * Construction
- * Real estate
- * Healthcare

Remote Work & Digital Nomads

The Dominican Republic is increasingly popular among remote workers due to:

- * Reliable high-speed internet
- * Affordable living
- * Modern cafés and coworking spaces
- * Proximity to the U.S.
- * Tropical lifestyle appeal

Luxury areas such as Punta Cana and Santo Domingo offer premium coworking lounges and business centers.

Job Search Platforms

Professionals can explore opportunities through:

- * **Indeed**
- * **ZipRecruiter**
- * **LinkedIn**
- * **Local Dominican job boards**
- * **Freelance platforms** (Upwork, Fiverr)
- * **Gig economy apps** (Uber, DoorDash)

Entrepreneurship & Investment

The Dominican Republic welcomes foreign entrepreneurs. Popular ventures include:

- * Boutique hotels
- * Restaurants
- * Tourism services
- * Real estate development
- * Wellness centers
- * Import/export businesses

Free Trade Zones offer tax incentives for manufacturing and export-oriented businesses.

CHAPTER 16 — POVERTY & REGIONAL INEQUALITY

A Nation of Beauty and Contrast: Understanding the Socioeconomic Landscape

The Dominican Republic is a country of extraordinary beauty, vibrant culture, and expanding opportunity — yet it is also a nation marked by **regional inequality**. Understanding this contrast is essential for anyone relocating, investing, or seeking long-term integration.

Luxury enclaves flourish along the coasts and in select urban districts, while rural regions continue to face economic challenges. This duality

does not diminish the country's appeal; rather, it provides context for its development, culture, and social dynamics.

A Landscape of Uneven Development

The Dominican Republic's economic growth is concentrated in:

- * **Santo Domingo**
- * **Punta Cana / Cap Cana**
- * **Santiago**
- * **La Romana (Casa de Campo)**
- * **North Coast expat hubs (Las Terrenas, Cabarete)**

These areas enjoy modern infrastructure, private investment, and international tourism.

In contrast, rural provinces — particularly those bordering Haiti — experience limited development, fewer job opportunities, and lower access to services.

Poorest Regions

Enriquillo

A region of rugged beauty, known for Lake Enriquillo and its crocodile population. Economic activity is limited; infrastructure is sparse.

El Valle

Agricultural, quiet, and deeply rural. Income levels remain low.

Yuma

Despite pockets of tourism, many inland communities face economic hardship.

Poorest Provinces

Elías Piña

Border province with minimal industry. High poverty rates and limited infrastructure.

Bahoruco

Known for its mountains and coffee farms. Economically challenged but culturally rich.

El Seibo

Agricultural region with slow development.

Monte Plata

Close to Santo Domingo yet still underdeveloped.

San Juan

A large agricultural province with persistent poverty.

Why This Matters for Expats

Understanding inequality helps expats:

- * Choose regions aligned with their lifestyle
- * Appreciate the cultural and economic diversity of the country
- * Make informed real estate and investment decisions
- * Engage respectfully with local communities

Luxury living exists — beautifully — but it exists within a broader national context.

CHAPTER 17 — TOP EXPAT BENEFITS

Why the Dominican Republic Captivates Those Seeking a New Beginning

The Dominican Republic is one of the Caribbean's most desirable

relocation destinations — not only for its beauty, but for its **practical advantages**. This chapter distills the most compelling benefits that draw expats from around the world.

1. Lower Cost of Living

Your money goes significantly further here than in North America or Europe.

Average monthly cost for a single expat:

~\$1,482 USD

This includes:

- * Rent
- * Groceries
- * Transportation
- * Healthcare
- * Leisure

A standard Social Security check can support a comfortable retirement.

2. Easy Residency Process

The Dominican Republic offers one of the Caribbean's most accessible residency systems.

Benefits include:

- * Tax-free import of household goods
- * Tax-free import of a vehicle
- * Eligibility for local home financing
- * Fast-track citizenship pathways
- * Investor-friendly policies

Residency is not a barrier — it is a welcome mat.

3. Prime Geographic Location

Situated on Hispaniola, the DR is:

- * **2 hours from Miami**
- * **3.5 hours from New York**
- * **8 hours from Europe**

With multiple international airports (Punta Cana, Santo Domingo, Santiago), travel is effortless.

4. Modern Infrastructure

Unlike remote islands, the DR offers:

- * Reliable high-speed internet
- * Modern telecommunications
- * High-end medical facilities
- * Luxury shopping districts
- * International schools
- * Private security in gated communities

5. Varied Landscapes for Every Lifestyle

The Dominican Republic is a country of extraordinary geographic diversity.

Choose your environment:

- * **Bustling city life** — Santo Domingo
- * **Surfing & expat communities** — Cabarete
- * **Luxury resort living** — Punta Cana / Cap Cana
- * **Mountain retreats** — Jarabacoa
- * **European-style beach towns** — Las Terrenas

6. Warm, Welcoming Culture

Dominicans are known for:

- * Hospitality
- * Joyful social life
- * Strong community values
- * Vibrant music and food culture

Expats often describe the DR as a place where they feel **immediately at home**.

CHAPTER 18 — CHOOSING YOUR IDEAL REGION

A Curated Guide to the Dominican Republic's Most Desirable Places to Live

Choosing where to live is the most important decision in your relocation journey. The Dominican Republic offers a region for every lifestyle — from luxury coastal estates to quiet mountain retreats to cosmopolitan city living.

This chapter serves as your **curated regional guide**, crafted with the elegance of a high-end real estate portfolio.

1. Santo Domingo — Urban Luxury & Cultural Depth

Best for:

- * Professionals
- * Families
- * Entrepreneurs
- * Lovers of culture and nightlife

Highlights:

- * Piantini's luxury towers
- * Colonial Zone's historic charm
- * High-end dining and shopping
- * International schools
- * Modern hospitals

2. Punta Cana / Cap Cana — Resort Living at Its Finest

Best for:

- * Beach lovers
- * Retirees
- * Investors
- * Luxury seekers

Highlights:

- * White-sand beaches
- * Punta Espada Golf Course
- * Marina Cap Cana
- * St. Regis Cap Cana
- * High rental yields

3. Las Terrenas — European Flair & Coastal Charm

Best for:

- * European expats
- * Families
- * Remote workers
- * Beachfront living

Highlights:

- * Walkable town
- * French and Italian bakeries
- * International schools
- * Boutique hotels

4. Cabarete — Surf Culture & Active Living

Best for:

- * Surfers
- * Kiteboarders
- * Wellness enthusiasts
- * Young expats

Highlights:

- * Kite Beach
- * Yoga studios
- * Healthy cafés

- * Affordable condos

5. Jarabacoa — Mountain Retreats & Spring Climate

Best for:

- * Nature lovers
- * Retirees
- * Families seeking tranquility

Highlights:

- * Cool temperatures
- * Pine forests
- * Waterfalls
- * Eco-villas

6. Casa de Campo — Equestrian Luxury & Celebrity Living

Best for:

- * High-net-worth individuals
- * Golfers
- * Equestrian families

Highlights:

- * Teeth of the Dog Golf Course
- * Polo fields
- * Marina
- * Ultra-luxury villas

CHAPTER 19 — FINAL THOUGHTS

A Life Reimagined in the Caribbean's Most Dynamic Nation

The Dominican Republic is a country that reveals itself slowly, intimately, and generously. It is a place where luxury is not confined to gated communities or oceanfront villas — it is found in the warmth of its people, the richness of its culture, and the rhythm of its daily life.

To relocate here is to choose a life shaped by sunlight. A life softened by ocean breezes. A life enriched by community. A life expanded by opportunity.

This guidebook has shown you the Dominican Republic in its full complexity — its beauty, its challenges, its contrasts, and its extraordinary potential. It has offered a curated lens through which to understand the island’s luxury enclaves, its real estate landscape, its education system, its safety considerations, and its cultural heartbeat.

But the true essence of the Dominican Republic is something you must feel for yourself.

It is the way the morning light touches the coral stone walls of Cap Cana. It is the sound of waves breaking gently along the shores of Las Terrenas. It is the cool mountain air drifting through the pines of Jarabacoa. It is the energy of Santo Domingo — modern, historic, alive. It is the sense of belonging that arrives unexpectedly, yet unmistakably.

This is a country that welcomes you. This is a country that invites you to begin again. This is a country where life is not simply lived — it is savored.

And when you are ready to take your next step, GLOBAL REAL ESTATE PRO will be here to guide you with clarity, expertise, and unwavering dedication.

CHAPTER 20 — APPENDICES

Practical Tools, Curated Lists, and Expert Guidance for Your Relocation Journey

The following appendices provide structured, practical resources designed to support your transition into the Dominican Republic. Each section blends luxury insight with actionable detail.

APPENDIX A — MONTHLY

BUDGET TEMPLATES

Comfortable Expat Lifestyle (~\$1,500–\$2,500/month)

- * Rent (modern apartment): \$600–\$1,000
- * Utilities: \$100–\$150
- * Groceries: \$200–\$350
- * Dining out: \$100–\$200
- * Transportation: \$60–\$100
- * Healthcare: \$50–\$100
- * Leisure: \$100–\$200

Luxury Lifestyle (\$3,000–\$10,000+/month)

- * Villa rental or mortgage: \$1,500–\$6,000
- * Private services (chef, driver, maid): \$500–\$1,500
- * Premium dining: \$300–\$600
- * Golf, marina fees, club memberships: \$300–\$1,000
- * International schooling: \$600–\$1,200

APPENDIX B — SAFETY CHECKLIST

Home Safety

- * Choose gated communities
- * Install cameras or smart locks
- * Use a safe for valuables
- * Ensure backup power systems

Personal Safety

- * Avoid flashy jewelry
- * Use reputable transportation
- * Stay aware at night
- * Keep belongings secure

Vehicle Safety

- * Park in guarded areas

- * Avoid leaving items visible
- * Use GPS-enabled ride services

APPENDIX C — SCHOOL DIRECTORY

Santo Domingo

- * Carol Morgan School — U.S. curriculum
- * Saint George School — UK + IB
- * Ashton School — Bilingual
- * Babeque Secundaria — Dominican bilingual

North Coast

- * International School of Sosúa — U.S.-accredited
- * Isla Academy — Progressive bilingual

Punta Cana

- * Punta Cana International School — Bilingual
- * Cap Cana Heritage School — U.S.-based curriculum

APPENDIX D — REAL ESTATE BUYING TIPS

1. Always Use a Real Estate Attorney

Title verification is essential.

2. Understand Closing Costs

Expect ~3% transfer tax + 1–2% legal fees.

3. Consider Pre-Construction Carefully

Research developers thoroughly.

4. Prioritize Location Over Amenities

Beach proximity and infrastructure drive long-term value.

5. Think Lifestyle First, Investment Second

The Dominican Republic is best viewed as a consumption market with strong rental potential.

APPENDIX E — RESIDENCY REQUIREMENTS SUMMARY

Standard Residency

- * Background check
- * Birth certificate
- * Financial solvency
- * Medical exam

Pensionado Residency

- * \$1,500/month pension income
- * Fast-track processing
- * Tax exemptions

Investor Residency

- * Qualifying business or real estate investment

PART IX — GLOSSARY & CLOSING NOTES

Luxury Lifestyle & Relocation Guidebook for the Dominican Republic

Neutral Luxury Narrator — Christie's / Sotheby's Tone

Delivered in Multiple Parts

Real-World Photography Included

GLOSSARY

A Curated Lexicon for the Discerning Expat & Investor

This glossary provides refined, concise definitions of key terms used throughout the guidebook. Each entry is crafted to support clarity, sophistication, and practical understanding.

A

Anacaona Avenue The most expensive residential avenue in Santo Domingo, located in Los Cacicazgos, known for luxury towers and panoramic park views.

Airbnb Yield Annual return generated from short-term rentals, typically **6%–10%** in top Dominican regions.

B

Bachillerato The Dominican Republic's secondary school diploma, equivalent to high school graduation.

Backup Power (Inverter / Generator) Essential systems used to maintain electricity during outages; standard in luxury homes.

C

Cap Cana Ultra-luxury gated community in Punta Cana featuring world-class golf, marinas, and high-end villas.

Casa de Campo A 7,000-acre private estate in La Romana known for celebrity homes, polo fields, and elite golf courses.

Cistern / Tinaco Water storage systems used to ensure consistent household water supply.

D

Dominican Peso (DOP) The national currency of the Dominican Republic.

Dry Season December–April; the most desirable months for outdoor living.

E

Equestrian Center Luxury facility offering horseback riding, polo, and equine training; Casa de Campo is renowned for this.

Expat A foreign resident living in the Dominican Republic either temporarily or permanently.

F

Free Trade Zones (FTZs) Industrial areas offering tax incentives for manufacturing and export businesses.

G

Gated Community A private residential enclave with controlled access and security, common in luxury regions.

H

Hispaniolan Solenodon A rare nocturnal mammal native to the island; harmless to humans.

I

IGCSE International General Certificate of Secondary Education; offered at Saint George School.

Investor Residency Residency pathway for individuals investing in Dominican businesses or real estate.

L

Las Terrenas A European-influenced beach town known for walkability, cafés, and international schools.

Lionfish A venomous marine species; contact should be avoided.

M

Miches An emerging luxury frontier with pristine beaches and eco-resort development.

Moto Motorcycle taxis commonly used for transportation; require

caution.

P

Pensionado Program Retirement residency offering tax exemptions and fast-track processing.

Piantini Santo Domingo's premier urban luxury district.

R

Rentista Residency Residency pathway for individuals with stable passive income.

Residency Card (Cédula) Official Dominican identification issued after residency approval.

S

Santo Domingo The capital city; a blend of modern luxury and historic charm.

Sea Urchin Marine creature with sharp spines; common near rocky beaches.

T

Teeth of the Dog World-famous golf course in Casa de Campo.

Tinaco Rooftop water tank used for household water storage.

U

University of Santo Domingo The oldest university in the New World, founded in 1538.

W

Wet Season May–November; characterized by brief tropical showers.

CLOSING NOTES

A Final Word from GLOBAL REAL ESTATE PRO

The Dominican Republic is a country of extraordinary possibility — a place where luxury living meets cultural richness, where modern



PROPERTIES FOR SALE

DISCOVER EXCEPTIONAL PROPERTIES
IN THE DOMINICAN REPUBLIC

From oceanfront villas and modern condos
to private estates and investment opportunities,
explore a curated selection of properties
designed for your lifestyle and goals.



Prime
Locations



Luxury
Living



Smart
Investments

Let us help you find the perfect place
in paradise.



DISCOVER EXCEPTIONAL LIVING



Explore a curated collection of exceptional properties across the Dominican Republic.

Whether you're seeking a beachfront villa, a modern condo, or a private estate, we'll help you find the perfect place to call your own.

PROPERTY CATEGORIES



OCEANFRONT VILLAS

Luxury homes with breathtaking ocean views and direct beach access.



MODERN CONDOS

Stylish, convenient living in prime urban and coastal locations.



PRIVATE ESTATES

Exclusive properties offering privacy, space, and elegance.



INVESTMENT PROPERTIES

High-potential opportunities for long-term returns.

WHY INVEST IN THE DOMINICAN REPUBLIC?

- ✓ Stable Economy & Strong Tourism
- ✓ World-Class Amenities
- ✓ Beautiful Beaches & Natural Beauty
- ✓ Favorable Real Estate Opportunities

Our team provides expert guidance through every step of the buying process, ensuring a seamless and rewarding experience.

Your dream property is closer than you think.

LIVE. INVEST. ENJOY. DOMINICAN REPUBLIC.

Corales 40 — Ultra-Luxury Oceanfront Mansion

Punta Cana Resort & Club • Corales Community • Oceanfront Estate

Corales 40 is a **trophy oceanfront residence** positioned within the prestigious **Corales community of Punta Cana Resort & Club**, one of the most exclusive enclaves in the Caribbean. This architectural masterpiece offers **17,000+ sq. ft. of refined living**, crafted for buyers seeking privacy, elegance, and world-class resort living.

A Masterpiece of Architecture & Design

This estate blends **West Indies colonial architecture** with **modern luxury**, featuring coralina stone floors, soaring ceilings, handcrafted woodwork, and curated European antiques. Every space is designed to feel grand yet intimate, delivering a timeless aesthetic that elevates the home to true **estate-level prestige**.

Property Features

- * **8 Bedrooms • 12 Bathrooms** Each suite includes **panoramic ocean views**, private terraces, and luxury ensuite baths.

- * **Grand Living & Entertainment Spaces** Multiple salons, formal and informal dining areas, and expansive ocean-view terraces.

- * **Private Cinema Room** A dedicated theater with a 12-ft screen and immersive sound.

- * **Indoor & Outdoor Gourmet Kitchens** Designed for private chefs, events, and elevated entertaining.

- * **Two Pools** A resort-style lap pool and a heated plunge pool surrounded by lush tropical gardens.

- * **Private Office & Library** Ideal for productivity, reading, and quiet retreat.

- * **Multiple Courtyards & Fountains** Creating serene transitions between indoor and outdoor living.

Oceanfront Living at Its Finest

Positioned along the dramatic coastline of the **Corales PGA Tour Golf Course**, Corales 40 offers unobstructed views of the Caribbean Sea and the iconic 18th hole. Expansive terraces and outdoor living areas capture the ocean breeze and create a seamless connection to the natural surroundings.

Exclusive Resort Privileges

Ownership within **Punta Cana Resort & Club** includes access to:

- * Private beaches
- * Corales & La Cana Golf Courses
- * Fine dining & member-only clubs
- * Tennis, equestrian center, water sports
- * Ecological reserve & nature trails
- * Full villa staffing: chef, butler, housekeeping, maintenance

Located minutes from the **private airport terminal**, the estate offers effortless access for private jet travelers.

A Rare Opportunity in the Dominican Republic

Corales is one of the country's top luxury zones — alongside **Cap Cana**, **Casa de Campo**, and **Piantini/Los Cacicazgos** — where estates reach **\$10M–\$25M+**. Homes of this caliber rarely come to market, making Corales 40 a **trophy asset** for luxury living, investment, or high-profile retreats.

The Pinnacle of Caribbean Luxury

Corales 40 is more than a residence — it is a **statement of prestige**, a sanctuary of serenity, and one of the most coveted estates in Punta Cana. This is a once-in-a-generation opportunity to own an ultra-luxury oceanfront mansion in one of the Caribbean's most exclusive gated communities.

Mansion Frente al Mar en Corales
Propiedad de Ultra-Lujo en Punta Cana Corales
Punta Cna Resort & Club 40

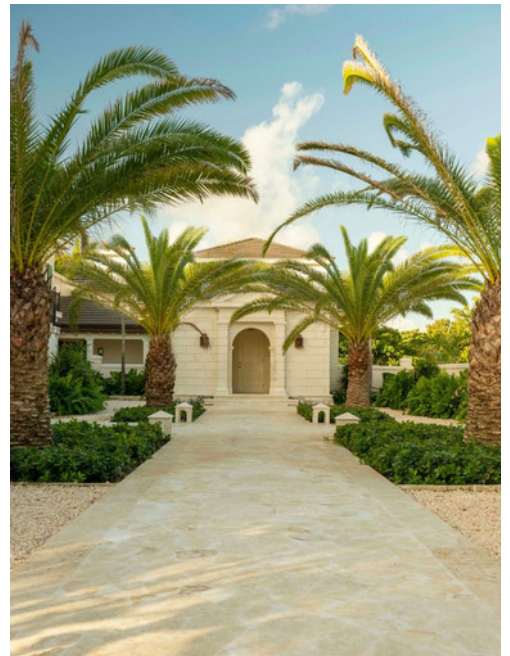


Corales 40 is an ultra-luxury oceanfront masterpiece set within Punta Cana Resort & Club's most prestigious enclave.





This 17,000+ sq. ft. estate blends West Indies colonial architecture with modern elegance for timeless sophistication.



Positioned along the Corales PGA Tour Golf Course, the estate overlooks the dramatic coastline and iconic 18th hole.



Every room is framed by panoramic Caribbean Sea views, delivering uninterrupted serenity and grandeur.





Eight private bedroom suites each feature ocean-view terraces and spa-quality ensuite bathrooms.



Ownership includes elite resort privileges—private beaches, golf, fine dining, equestrian, water sports, and full villa staffing.



Multiple salons and formal entertaining spaces create a true estate-level environment for hosting elite gatherings.





Indoor and outdoor gourmet kitchens are designed for private chefs, events, and elevated culinary experiences.





A dedicated office and library provide refined spaces for productivity and quiet retreat.

A private cinema with a 12-ft screen offers immersive, theater-grade entertainment.



Two resort-style pools—lap and heated plunge—sit among lush tropical gardens for ultimate relaxation.



Courtyards, fountains, and breezeways create seamless transitions between indoor luxury and outdoor tranquility.



Villa Jaguey — Un Refugio Tropical con Vistas al Golf

Punta Cana Resort & Club • Jaguey Community • Luxury Villa with Expansion Potential

Villa Jaguey is a **tropical luxury sanctuary** located within the exclusive **Jaguey community** of Punta Cana Resort & Club. Designed for buyers seeking privacy, natural beauty, and architectural flexibility, this villa offers **expansive golf views**, lush landscaping, and one of the **highest potential expansion opportunities** within the resort.

This residence blends **Caribbean warmth** with **modern comfort**, creating a serene retreat ideal for families, investors, and long-term luxury living.

A Tropical Haven Surrounded by Nature

Villa Jaguey is crafted to embrace the outdoors. With open-air living spaces, high ceilings, natural materials, and seamless indoor-outdoor transitions, the home captures the essence of **Caribbean resort living**. Mature tropical gardens surround the property, offering privacy, shade, and a peaceful ambiance throughout the day.

Property Features

- * **Multiple bedroom suites** Spacious, bright, and designed for comfort and relaxation.

- * **Open-concept living & dining areas** Ideal for entertaining, family gatherings, and tropical living.

- * **Golf-view terraces & verandas** Overlooking the fairways of Punta Cana Resort & Club.

- * **Private pool & outdoor lounge areas** Surrounded by lush greenery and natural shade.

- * **Gourmet kitchen + service areas** Perfect for private chefs and full villa staffing.

- * **Dedicated office or flex spaces** Suitable for work-from-home,

wellness rooms, or creative studios.

* **High potential for expansion** One of the strongest value propositions of this villa — ideal for adding bedrooms, a guest house, a larger pool area, or extended entertainment spaces.

Golffront Luxury Living

Positioned along the fairways of Punta Cana Resort & Club, Villa Jaguey offers:

- * Wide, unobstructed golf views
- * Gentle breezes throughout the day
- * A peaceful, private environment
- * Walking access to resort amenities

This location is ideal for buyers who value **nature, tranquility, and resort convenience**.

Exclusive Resort Privileges

As an owner within **Punta Cana Resort & Club**, you enjoy:

- * Private beaches
- * Corales & La Cana Golf Courses
- * Fine dining & member-only clubs
- * Tennis, equestrian center, water sports
- * Ecological reserve & nature trails
- * Full villa staffing: chef, butler, housekeeping, maintenance

This is **effortless luxury living** supported by world-class hospitality.

High Expansion Potential — A Rare Advantage

Villa Jaguey stands out for its **unique development flexibility**. The lot size, layout, and zoning allow for:

- * Additional bedrooms
- * Guest casita or in-law suite
- * Expanded pool deck
- * Outdoor kitchen pavilion
- * Wellness or fitness studio
- * Enhanced entertainment areas

This makes the property ideal for buyers who want to **customize, grow, or elevate** the estate over time — a rare opportunity within Punta Cana Resort & Club.

A Smart Lifestyle + Investment Opportunity

With its tropical charm, golf views, and expansion potential, Villa Jaguey offers:

- * Strong rental appeal
- * Long-term appreciation
- * Customization flexibility
- * Resort-level amenities
- * A peaceful, nature-rich environment

This is a villa that delivers both **emotional value** and **strategic investment potential**.

The Essence of Caribbean Serenity

Villa Jaguey is more than a home — it is a **refuge**, a **tropical retreat**, and a **canvas for future expansion**. For buyers seeking privacy, nature, and the ability to shape their dream estate, this villa represents one of the most compelling opportunities in Punta Cana Resort & Club.

Villa Jaguey un Refugio Tropical co Vistas al Golf y Alto Potencial de Expansion Punta Cana Resort



Villa Jaguey is a tropical luxury sanctuary offering serene golf views within the exclusive Jaguey community of Punta Cana Resort & Club.





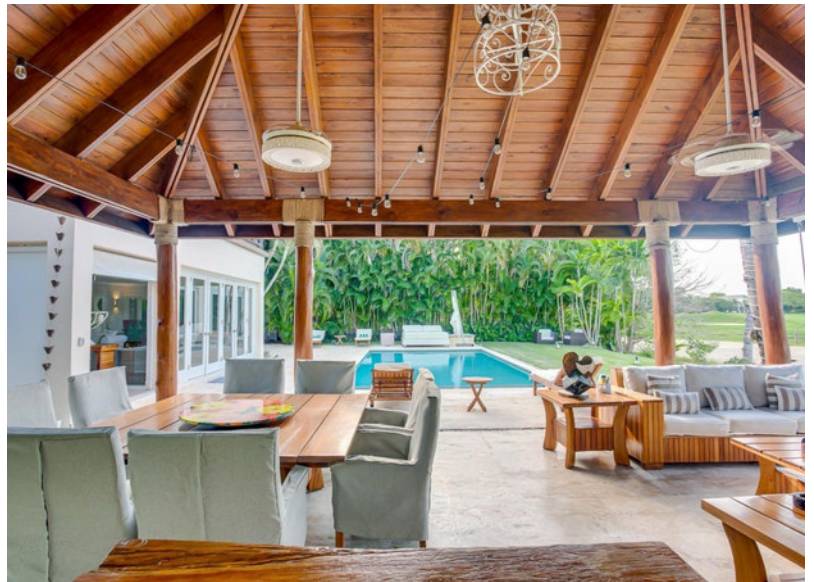
Spacious bedroom suites deliver comfort, brightness, and privacy surrounded by mature tropical gardens.

Open-air living spaces and natural materials create a warm Caribbean ambiance with seamless indoor-outdoor flow.





Expansive terraces and verandas overlook the fairways, capturing gentle breezes and peaceful resort scenery.





Dedicated office and flex spaces offer versatility for work, wellness, or creative pursuits.

The gourmet kitchen and service areas support private chefs and full villa staffing for effortless luxury living.



A private pool and shaded outdoor lounge areas form a tranquil retreat immersed in lush greenery.



This villa features one of the strongest expansion opportunities in Punta Cana Resort & Club, ideal for adding bedrooms or entertainment areas.





Villa Jaguey delivers a rare blend of tropical serenity, customization potential, and long-term investment value.

Golffront positioning provides unobstructed views, natural tranquility, and walking access to premier resort amenities.



Palacio Colonial con Vistas al Lago — Corales 24

**Ultra-Luxury Colonial Estate • Punta Cana Resort & Club •
Corales Community**

Corales 24 is a **distinguished colonial-style luxury estate** located in the prestigious **Corales community** of Punta Cana Resort & Club. Overlooking serene lake views and surrounded by lush tropical gardens, this palatial residence blends **classic Caribbean architecture** with **modern sophistication**, offering a lifestyle of elegance, privacy, and exclusivity.

This is one of the most **architecturally unique estates** in Corales — a rare opportunity for buyers seeking timeless design, expansive living spaces, and the prestige of Punta Cana's most elite enclave.

A Masterpiece of Colonial Architecture

Crafted with coralina stone, handcrafted wood beams, arched corridors, and open-air courtyards, Corales 24 embodies the grandeur of a **Caribbean palacio**. Its design delivers a sense of heritage and refinement rarely found in modern builds, creating a warm, inviting atmosphere ideal for both intimate living and large-scale entertaining.

Property Features

- * **Multiple bedroom suites** Spacious, elegant rooms designed for comfort, privacy, and extended family living.

- * **Grand living & dining salons** Perfect for hosting gatherings, events, and luxury entertaining.

- * **Lake-view terraces & verandas** Offering peaceful water views, gentle breezes, and serene outdoor living.

- * **Gourmet kitchen + service quarters** Built for private chefs and full villa staffing.

- * **Private pool & outdoor lounge areas** Surrounded by tropical landscaping and shaded relaxation zones.

* **Dedicated office & quiet retreat spaces** Ideal for productivity, reading, and tranquil living.

* **Multiple courtyards & fountains** Enhancing the palatial ambiance and seamless indoor-outdoor flow.

Lakefront Luxury Living

Positioned on a tranquil lake within Corales, this estate offers:

- * Peaceful water views
- * Gentle breezes
- * A serene, private environment
- * Walking access to beaches and golf

The setting is ideal for buyers who value **privacy, nature, and refined living** within a world-class resort community.

Exclusive Resort Privileges

As an owner within **Punta Cana Resort & Club**, you enjoy:

- * Private beaches
- * Corales & La Cana Golf Courses
- * Fine dining & member-only clubs
- * Tennis, equestrian center, water sports
- * Ecological reserve & nature trails
- * Full villa staffing: chef, butler, housekeeping, maintenance

This is **effortless luxury living** supported by exceptional hospitality.

A Rare Opportunity in Corales

Corales is one of the Dominican Republic's top luxury zones — alongside **Cap Cana** and **Casa de Campo** — where estates are tightly held and rarely listed. Corales 24 stands apart with its **colonial elegance, lakefront setting, and architectural distinction**, making it a **trophy asset** for buyers seeking heritage, craftsmanship, and exclusivity.

The Pinnacle of Timeless Caribbean Luxury

Palacio Colonial con Vistas al Lago is more than a residence — it is a

statement of prestige, a sanctuary of serenity, and one of the most unique estates in Punta Cana. This is a rare opportunity to acquire a **classic Caribbean masterpiece** within the region's most exclusive gated community.



Palacio Colonial co Vistas al Lago en Puntacana Resort & Club Corales, Puntacana Resort & Club 24



Corales 24 is a distinguished colonial-style palacio offering serene lake views within Punta Cana Resort & Club's most prestigious enclave.



Expansive bedroom suites deliver elegance, privacy, and comfort for extended family living.

Handcrafted wood beams, coralina stone, and arched corridors create a timeless architectural masterpiece rooted in Caribbean heritage.



Grand living and dining salons provide estate-level spaces ideal for luxury entertaining and formal gatherings.



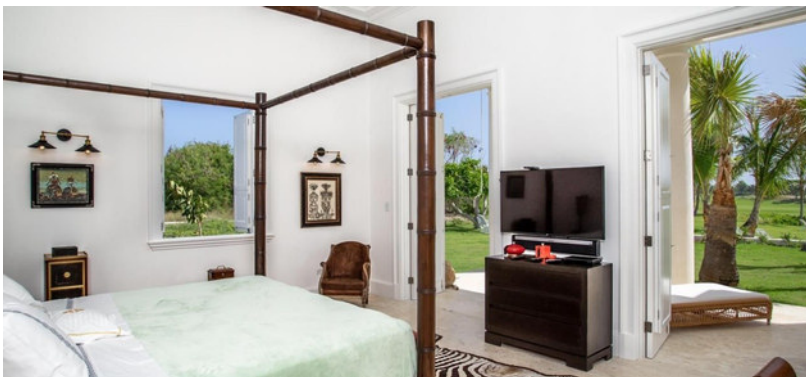
Lake-view terraces and open verandas offer peaceful water vistas, gentle breezes, and tranquil outdoor living.





As one of Corales' most architecturally unique estates, this property represents a rare opportunity to own a classic Caribbean masterpiece.

Private pool, tropical gardens, and multiple courtyards enhance the palatial ambiance and seamless indoor-outdoor flow.



Villa Jaguey — Un Refugio Tropical con Vistas al Golf

Punta Cana Resort & Club • Jaguey Community • Luxury Villa with Expansion Potential

Villa Jaguey is a **tropical luxury sanctuary** located within the exclusive **Jaguey community** of Punta Cana Resort & Club. Designed for buyers seeking privacy, natural beauty, and architectural flexibility, this villa offers **expansive golf views**, lush landscaping, and one of the **highest potential expansion opportunities** within the resort.

This residence blends **Caribbean warmth** with **modern comfort**, creating a serene retreat ideal for families, investors, and long-term luxury living.

A Tropical Haven Surrounded by Nature

Villa Jaguey is crafted to embrace the outdoors. With open-air living spaces, high ceilings, natural materials, and seamless indoor-outdoor transitions, the home captures the essence of **Caribbean resort living**. Mature tropical gardens surround the property, offering privacy, shade, and a peaceful ambiance throughout the day.

Property Features

- * **Multiple bedroom suites** Spacious, bright, and designed for comfort and relaxation.

- * **Open-concept living & dining areas** Ideal for entertaining, family gatherings, and tropical living.

- * **Golf-view terraces & verandas** Overlooking the fairways of Punta Cana Resort & Club.

- * **Private pool & outdoor lounge areas** Surrounded by lush greenery and natural shade.

- * **Gourmet kitchen + service areas** Perfect for private chefs and full villa staffing.

- * **Dedicated office or flex spaces** Suitable for work-from-home,

wellness rooms, or creative studios.

* **High potential for expansion** One of the strongest value propositions of this villa — ideal for adding bedrooms, a guest house, a larger pool area, or extended entertainment spaces.

Golffront Luxury Living

Positioned along the fairways of Punta Cana Resort & Club, Villa Jaguey offers:

- * Wide, unobstructed golf views
- * Gentle breezes throughout the day
- * A peaceful, private environment
- * Walking access to resort amenities

This location is ideal for buyers who value **nature, tranquility, and resort convenience**.

Exclusive Resort Privileges

As an owner within **Punta Cana Resort & Club**, you enjoy:

- * Private beaches
- * Corales & La Cana Golf Courses
- * Fine dining & member-only clubs
- * Tennis, equestrian center, water sports
- * Ecological reserve & nature trails
- * Full villa staffing: chef, butler, housekeeping, maintenance

This is **effortless luxury living** supported by world-class hospitality.

High Expansion Potential — A Rare Advantage

Villa Jaguey stands out for its **unique development flexibility**. The lot size, layout, and zoning allow for:

- * Additional bedrooms
- * Guest casita or in-law suite
- * Expanded pool deck
- * Outdoor kitchen pavilion
- * Wellness or fitness studio
- * Enhanced entertainment areas

This makes the property ideal for buyers who want to **customize, grow, or elevate** the estate over time — a rare opportunity within Punta Cana Resort & Club.

A Smart Lifestyle + Investment Opportunity

With its tropical charm, golf views, and expansion potential, Villa Jaguey offers:

- * Strong rental appeal
- * Long-term appreciation
- * Customization flexibility
- * Resort-level amenities
- * A peaceful, nature-rich environment

This is a villa that delivers both **emotional value** and **strategic investment potential**.

The Essence of Caribbean Serenity

Villa Jaguey is more than a home — it is a **refuge**, a **tropical retreat**, and a **canvas for future expansion**. For buyers seeking privacy, nature, and the ability to shape their dream estate, this villa represents one of the most compelling opportunities in Punta Cana Resort & Club.

DISCOVER PARADISE



THE BEACHES OF DOMINICAN REPUBLIC

*Where every shore
tells a beautiful story*

From turquoise waters and powdery white sands to hidden coves and vibrant coastlines, the Dominican Republic offers a beach for every kind of dreamer.



ENDLESS
COASTLINES



CRYSTAL-CLEAR
WATERS



SOFT, WHITE
SAND



SUNSHINE
ALL YEAR LONG



PUNTA CANA



SAMANÁ



BAYAHÍBE



PUERTO PLATA

ONE ISLAND. ENDLESS BEACHES. UNFORGETTABLE MEMORIES.



Espectacular Villa de Diseno Contemporaneo Tropical con Vistas al Golf en Corales Puntacana Resort Club 22



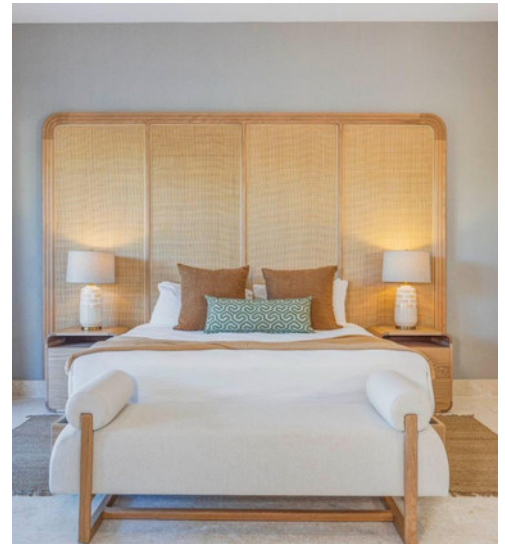
Corales 22 is a contemporary tropical estate with striking architecture and direct views of the Corales PGA Tour Golf Course.





Located in one of the Dominican Republic's most exclusive enclaves, this villa offers exceptional lifestyle value and strong long-term investment potential.

Its modern open-air design, private pool, and lush outdoor living spaces create a serene luxury retreat within Punta Cana Resort & Club.



PERLA DEL MAR GRANDE — Ultra-Luxury Oceanfront Estate

Punta Cana • Dominican Republic • Trophy-Level Coastal Residence

Perla del Mar Grande is an ultra-luxury oceanfront estate positioned along one of the Dominican Republic's most desirable coastlines, offering architectural elegance, expansive ocean views, and exceptional long-term investment value within a rapidly growing Caribbean luxury market. Designed for high-net-worth buyers seeking privacy, prestige, and resort-level living, this residence blends contemporary tropical design with timeless coastal sophistication, creating a sanctuary ideal for families, investors, and high-profile retreats.

Why Perla del Mar Grande Is a Strong Investment

Top-Tier Location: The Dominican Republic is one of the Caribbean's fastest-growing luxury markets, attracting global investors due to political stability, strong tourism, and world-class resort infrastructure. **Oceanfront Premium:** Direct coastal frontage is the strongest value driver in the DR, with oceanfront estates appreciating faster than inland properties and maintaining elite buyer demand. **High Rental Performance:** Luxury oceanfront villas consistently achieve top-tier rental rates, driven by tourism growth exceeding **7–10% annually**, international flight expansion, and year-round demand. **Foreign-Investor Friendly:** The DR offers **no restrictions on foreign ownership**, low property taxes, and investor-friendly residency programs such as **Pensionado** and **Rentista**, increasing long-term appeal. **Limited Supply:** Trophy oceanfront estates are extremely scarce, making Perla del Mar Grande a tightly held asset with strong resale potential. **Lifestyle + Investment Blend:** The property delivers emotional value through oceanfront living and strategic value through appreciation, rental income, and global buyer demand.

Key Property Highlights

- * **Contemporary tropical architecture** with expansive indoor-outdoor living.
- * **Panoramic ocean views** from terraces, suites, and entertainment areas.
- * **Private pool and coastal lounge zones** designed for relaxation and hosting.
- * **Open-concept living and dining spaces** ideal for gatherings and events.
- * **Gourmet kitchen + service quarters** suitable for private chefs and full staffing.
- * **Multiple bedroom suites** offering privacy, comfort, and luxury finishes.
- * **Dedicated office or flex spaces** for work, wellness, or creative use.
- * **Lush tropical landscaping** enhancing privacy and coastal ambiance.

Dominican Republic Investment Facts

- * **#1 Caribbean destination for tourism**, surpassing 10M annual visitors.
- * **Strong GDP growth**, averaging 5–6% annually over the last decade.
- * **Stable currency and banking system**, attracting international investors.
- * **Low annual property tax** (1% of assessed value above RD\$7.7M).
- * **High rental yields** in luxury zones, often **6–10%** for oceanfront estates.
- * **Major infrastructure expansion**, including airports, highways, and marinas.
- * **Global luxury demand** driven by U.S., Canadian, and European buyers.

PERLA DEL MAR GRANDE



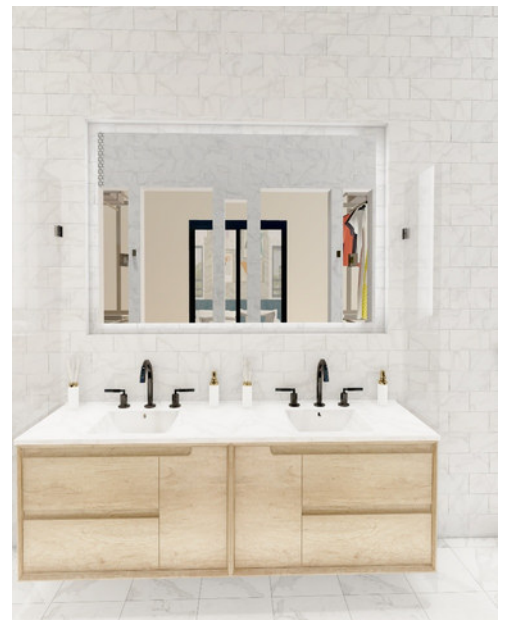
Perla del Mar Grande is an ultra-luxury oceanfront estate offering panoramic coastal views in one of the Dominican Republic's most coveted locations.





Expansive terraces and open-air living spaces create a seamless connection to the ocean and surrounding tropical landscape.

Its contemporary tropical architecture blends clean modern lines with natural Caribbean materials for a serene, resort-level living experience.



Multiple luxury bedroom suites provide privacy, comfort, and breathtaking water views.



Spacious indoor-outdoor social areas make the estate ideal for hosting gatherings, events, and high-profile retreats.





Perla del Mar Grande stands as a rare trophy asset—combining architectural beauty, oceanfront prestige, and exceptional investment strength.

The gourmet kitchen and full service quarters support private chefs and complete villa staffing for effortless luxury living.



Located in a top-growth Caribbean market, the property benefits from the Dominican Republic's investor-friendly laws and booming tourism sector.



Lush tropical gardens enhance privacy and elevate the villa's tranquil, nature-rich ambiance.





Oceanfront positioning ensures long-term appreciation, strong rental demand, and premium resale value.

A private oceanfront pool and lounge deck deliver a true coastal sanctuary for relaxation and entertaining.





CRUISE

— ON LAND —
THE VACATION RESORT

Relax. Explore. Enjoy.
ALL ON LAND.



IN THE BEAUTIFUL
**DOMINICAN
REPUBLIC** 



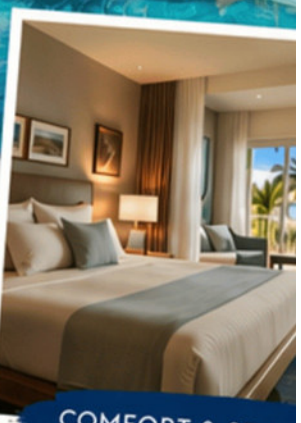
BEACHES
TO RELAX



DELICIOUS CUISINE
GLOBAL FLAVORS



FUN & ADVENTURE
FOR EVERYONE



COMFORT & STYLE
FEEL AT HOME



LUXURIOUS
ACCOMMODATIONS



RESTAURANTS
& BARS



POOLS, BEACHES
& ACTIVITIES



SPA & WELLNESS
EXPERIENCES



PERFECT FOR COUPLES
FAMILIES & GROUPS



A VACATION EXPERIENCE *You'll Never Forget.*



EXPERIENCE THE RESORT

EVERY DAY IS AN ADVENTURE.



RELAXING POOLS & CABANAS

Unwind in style and soak up the Caribbean sun.



WATER PARK FUN

Thrills and splashes for kids and kids-at-heart.



FITNESS & WELLNESS

Stay active with outdoor fitness, spa & wellness experiences.



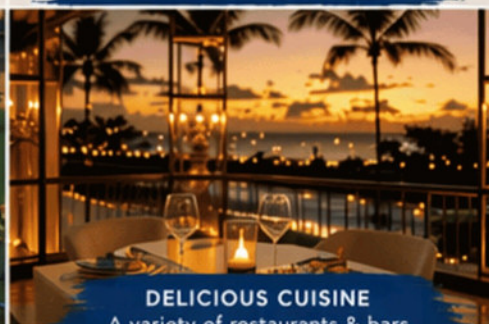
POOL BAR & SOCIAL SPACES

Sip, socialize, and celebrate every moment.



MODERN ACCOMMODATIONS

Spacious suites with comfort, privacy & island views.



DELICIOUS CUISINE

A variety of restaurants & bars to satisfy every craving.

IN THE BEAUTIFUL
**DOMINICAN
REPUBLIC**



PERFECT FOR
COUPLES, FAMILIES
& GROUPS



GOURMET
DINING &
COCKTAILS



FUN FOR ALL AGES
ADVENTURE &
RELAXATION



ALL-INCLUSIVE
EXPERIENCE
AVAILABLE



A VACATION EXPERIENCE

You'll Never Forget.

CLOSE TO PARADISE.
CLOSER THAN YOU THINK.

BOOK YOUR ESCAPE TODAY!

CRUISE ON LAND: THE FUTURE OF CARIBBEAN LUXURY & ENTERTAINMENT

Offered Exclusively Through Global Real Estate Pro

Cruise On Land – Punta Cana is not just a resort. It is a destination city, a cruise-ship-inspired mega development, and one of the most ambitious hospitality projects ever launched in the Dominican Republic. Opening November 2026, Cruise On Land merges luxury living, themed entertainment, and high-yield investment potential into a single, master-planned experience.

Designed for investors, families, and global travelers, Cruise On Land represents the next evolution of Caribbean tourism—where every day feels like vacation and every moment delivers resort-level comfort.

The Experience

Cruise On Land creates an immersive world where entertainment, nature, and luxury coexist seamlessly. The development features more than one hundred attractions and experiences, including:

- * **Amusement park attractions**
- * **Themed restaurants and bars**
- * **Artificial beach and wave pool**
- * **Botanical gardens, eco-park, and fruit park**
- * **Sports complex with courts, fields, and fitness zones**
- * **Nightlife venues, beach club, amphitheater, and open-air**

cinema

* **Convention center, shopping plaza, and entertainment district**

This is the most amenity-rich resort community in Punta Cana—engineered for living, vacationing, and investing at a level unmatched anywhere in the region.

The Resort + Residence Model

Cruise On Land blends luxury hospitality with condo-hotel ownership, giving buyers access to a powerful investment structure:

- * Fully furnished resort residences
- * Hotel-managed rental program
- * Passive income through high tourism occupancy
- * Full access to all resort amenities
- * Dominican Republic tax incentives

INVESTMENT POWER, GLOBAL APPEAL, AND YOUR BROKERAGE ADVANTAGE

Why Investors Choose Cruise On Land

Cruise On Land is engineered for long-term performance, global appeal, and sustainable growth.

A Tourism Powerhouse Punta Cana is the number one tourism destination in the Dominican Republic, attracting millions of visitors annually and maintaining year-round demand.

A Mega Development Spanning 860,000 square meters of attractions, amenities, and experiences, Cruise On Land delivers a scale and diversity unmatched in the Caribbean.

Hotel-Managed Income Professional operations ensure strong occupancy, consistent returns, and hands-off ownership for investors seeking passive income.

Future-Proof Design Eco-friendly systems, sustainable architecture, and a masterplan built for long-term appreciation position Cruise On Land as a resilient investment.

For further information and pricing, contact **Global Real Estate Pro** at **1-800-975-0711** or **info@globalrealestatepro.com**.

CRUISE ON LAND



A massive next-generation theme-park resort with 100+ attractions, blending luxury hospitality and entertainment in one immersive destination.



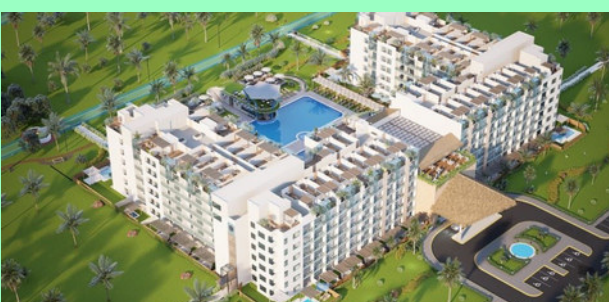
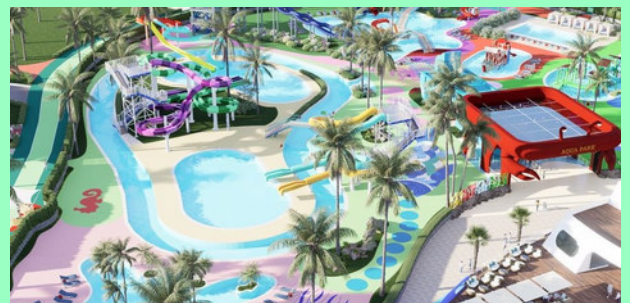


A full water-park complex featuring a 1,700–1,800 m² wave pool, lazy river, and an artificial beach, delivering Caribbean fun without leaving the resort.

An eco-sustainable, resort-living community with condo-hotel investment opportunities, backed by international operators and designed for high year-round occupancy.

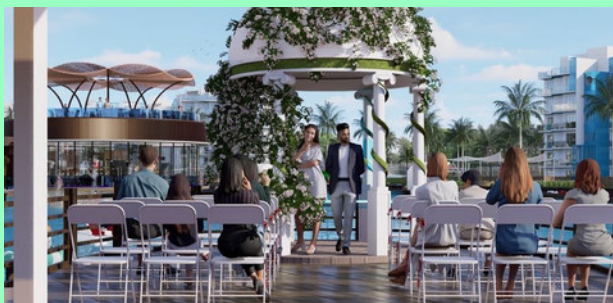






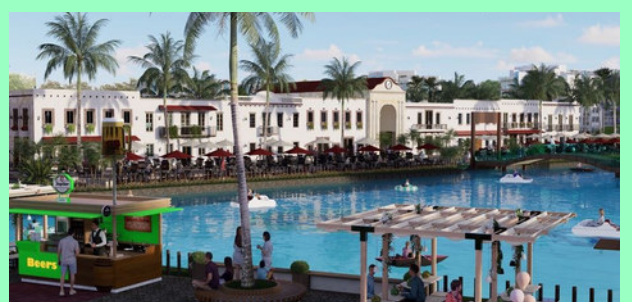


















FOR MORE INFORMATION ABOUT PROPERTIES IN THE DOMINICAN REPUBLIC

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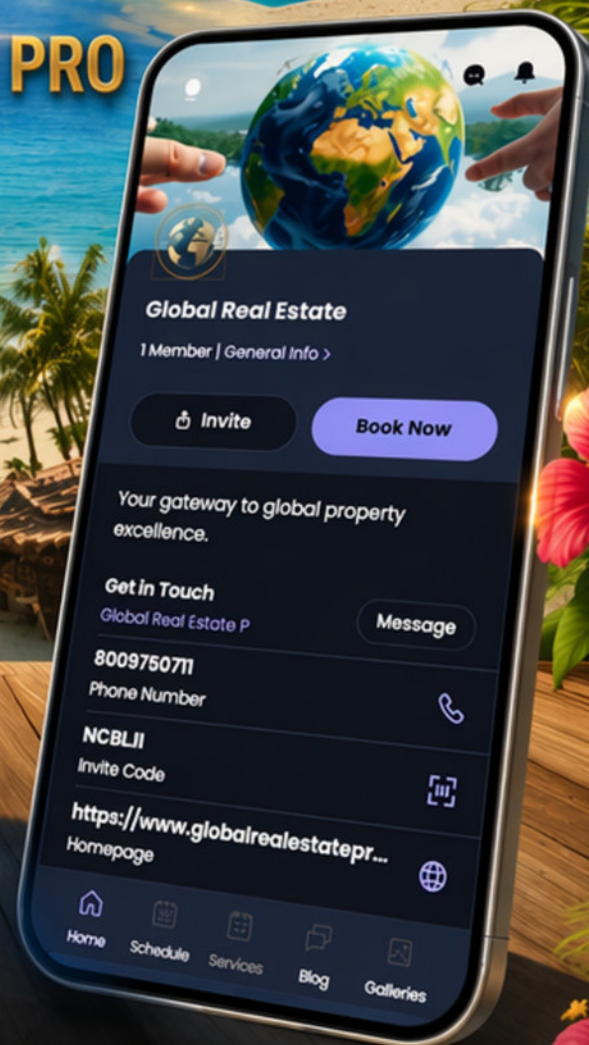
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- ✓ PERLA DEL MAR GRANDE
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- ✓ VILLA CONTEMPORANEA CON VISTAS AL LAGO EN CORALES, PUNTA CANA CORALES, PUNTACANA RESORT & CLUB 29
- ✓ PALACIO COLONIAL CON VISTAS AL LAGO EN PUNTACANA RESORT & CLUB CORALES, PUNTACANA RESORT AND CLUB 24
- ✓ VILLA JAGUEY UN REFUGIO TROPICAL CON VISTAS AL GOLF Y ALTO POTENCIAL DE EXPANSION PUNTA CANA RESORT
- ✓ MANSION FRENTE AL MAR EN CORALES: PROPIEDAD DE ULTRA-LUJO EN PUNTA CANA CORALES, PUNTACANA RESORT & CLUB 24
- ✓ VILLA EN VENTA EN WHITE SANDS
- ✓ BONITA BEACH LUXURY RESIDENCES - SUNRISE (PHASE 1)
- ✓ BONITA BEACH LUXURY RESIDENCES - SUNSET (PHASE 2)
- ✓ BONITA BEACH LUXURY RESIDENCES - BEACH (PHASE 3)
- ✓ BONITA BEACH LUXURY RESIDENCES – GOLF (PHASE 4)
- ✓ BONITA BEACH VILLAS – CAP CANA
- ✓ VISTA GOLF – JUANILLO CAP CANA
- ✓ RESIDENTIAL GREEN ONE II – PUNTA SANA VILLAGE
- ✓ PROYECTO OCEAN VILLAGE
- ✓ PROYECTO PERLA DEL MAR ROOFTOP

*Invierete en estilo de vida,
invierete en el Caribe*



*El Caribe te espera,
Hazlo tuyo hoy!*



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LIVING & THRIVING — IN THE — DOMINICAN REPUBLIC

A Luxury Lifestyle & Relocation Guidebook
By GLOBAL REAL ESTATE PRO

Your ultimate guide to living a life of freedom, luxury, and opportunity in paradise. Whether you're dreaming of a beachfront villa, a smart investment, or a fresh start under the Caribbean sun—this book shows you how to make it real.



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SMART RELOCATION MADE EASY

Step-by-step guidance on visas, residency, banking, healthcare, and everything you need to move with confidence.



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