

La Colonia

A new five star Golf and Villa Development in the Dominican Republic



First Phase Miramar

Investment Highlights

- First 85 villas available off-plan due for completion Q1 2009
- Prices from \$340,000 to \$840,000
- Range of 4, 3 and 2 bedroom villa specifications
- Furniture pack included (approx \$60,000 retail value)*
- Investor options;
 - 25% discount off list price, or
 - 3 years 8% guaranteed income
- \$2,000 reservation fee
- 30% Deposit
- 70% Mortgage available (subject to status)
- Free lifetime membership of Golf Course included (first 35 villas sold)
- Free lifetime green fees (first 35 villas sold)
- Free golf buggies (first 35 villas sold)
- Project governed by Stewart Title, the gold standard in title insurance and escrow arrangements
- * Not applicable to Villa types D, E & F

La Colonia Investment Summary

Dominican Republic – an emerging luxury destination for leisure and property ownership

- The Dominican Republic is moving rapidly from an all-inclusive leisure travel destination to a luxury travel and second home ownership haven. The recent arrival of luxury hotel brands such as Four Seasons, Ritz Carlton and Trump has endorsed this trend.
- The Dominican Republic is within the sphere of influence of the United States. It occupies, with Haiti, one of the largest islands in the Caribbean. It is one of the least developed Caribbean islands in tourist and property development terms. This is ironic as it has more abundance of natural wonders and ‘once in a lifetime’ experiences than the best of St Lucia, Grand Cayman or Trinidad combined.
- The south and east coast of the Dominican Republic over the last five years have started to match the land and property prices in the rest of the Caribbean, but it still has the potential for higher than average investment returns. The north coast is less developed, providing an excellent opportunity for the property investor who is looking for capital appreciation.
- The Dominican Republic is the most visited island in the Caribbean. It has almost 4 million visitors per year (25% American, 14% Canadian, around 40% from UK, Germany, France & Spain). This is twice the annual number of visitors to Jamaica and six times that of Barbados.

La Colonia – The first luxury golf development on the Dominican Republic north coast

- La Colonia will offer an excellent hotel/leisure complex, 1,000 luxury golf villas and 200 apartments in an eco-friendly community on the north coast of the Dominican Republic. Each villa will benefit from having full legal title to its land, which is not normally possible for villa developments in many parts of the Caribbean.

Outstanding potential when benchmarked against similar Caribbean investment opportunities

- La Colonia benefits from a combination of remarkably low land and construction costs (compared to the developed parts of the Caribbean, Mexico and US) and an exceptional projected growth in property values and visitor numbers.
- In our extensive analysis of golf-based communities, we see average fairway/interior lots from other Caribbean islands being sold for around \$700 per square metre (some up to \$2,000 per metre in the prestige resorts), and around \$300 in other parts of the Dominican Republic. In the first phase of La Colonia the Fairway-side lot land is allocated in the overall build cost at around \$60 per metre. This is **ONE TENTH** of a reference Caribbean average and **ONE FIFTH** of the Dominican average. Finished luxury villas offer similar levels of value, compared to other year-round golf resorts.
- A marketing service is also being offered to sell on in a year when Phase Two opens at higher price levels.

Exceptional specification & build quality

- The accommodation and facilities will appeal to all ages, from adventurous families to adventurous seniors, lovers of kite-surfing or sand wedges, tropical birds or dolphins. 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.
- La Colonia comprises high specification luxury villas to the successful Bostonian, New Yorker, Hamburger, Londoner, Madrilenõ, Milanese or Parisian templates. Full daily maintenance, pool cleaning and gardening will make owning or renting at La Colonia an effortless pleasure, with high end levels of personal service.

Excellent amenities & facilities

- 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 across to stunning sea views. The natural contours of the hills and the Ponko designed course will combine with luxurious indigenous landscaping, to create a testing and infinitely repeatable experience for improving golfers and low handicappers.
- 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.
- Permanent residents and guests will find the Citadel will offer shopping, restaurants, meeting centres and coffee shops, sports equipment hire, banking facilities. When the beach club is developed guests can choose safe swimming in pools and the sea, with on-site security and maintenance services and with access for owners and guests throughout the community via golf buggy or car.

Luxury and indulgence with a conscience

- Central to the development is the reinstating of indigenous trees, plants & fauna. Villas, apartments and townhouses are to be constructed using the maximum of local labour, materials, woods, marbles creating excellent facilities that assist the local community and artisans. The building and landscaping techniques used have a low carbon footprint and high biodiversity. La Colonia goes several steps further to have a positive impact on the local environment – from the use of smart materials and energy management to the La Colonia Foundation, which invests 1% of La Colonia turnover into local neighborhood education projects, business start-up investments and the local community.

An impressive development team with the essential local influence

- Juan-Diego Vasquez and Geoff Webb lead the La Colonia development. Juan-Diego has extensive experience of upscale garden design, architecture and golf course landscaping in the Dominican Republic.

Juan-Diego is celebrated in the Dominican Republic for his creative flair and his fantastic signature gardens. Geoff has extensive experience in travel and leisure development and runs The Webb Partnership – an international management consultancy and venturing business specialising in strategic development and marketing in the travel, retail and financial services sectors.

- This team has the right mix of local knowledge and influence, financial expertise, project management, marketing and operational skills to deliver this exciting property development programme.