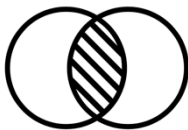




Exploring the North Coast of the Dominican Republic

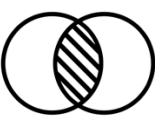
Encuentro Beachfront Development & Puerto Plata's Growth and Connectivity

- A comprehensive overview of infrastructure and tourism developments.
- Presented by:
 - David Delseni
 - Delseni Real Estate
 - Group, SRL



Oceanfront Development Opportunity at Encuentro Beach, Cabarete, DR

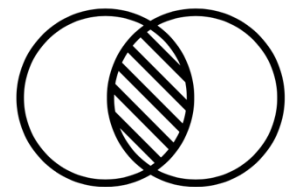
- Land Acquisition \$40 Million
- 123 acres | 498,000 Square Meters | 49 Hectares
- 600 Meters of Beachfront
- Approved for development
- Total of 7,500 beds for condo/hotel projects
- 5 Buildings
- 5 Stories High
- Prime location with convenient access to:
 - Puerto Plata Airport (20 minutes)
 - Center of Cabarete (shopping and dining)
 - 9-Hole Golf Course
 - Encuentro Beach (on site) & Kite Beach top 10 kite surfing spot in the world (5 minutes away)





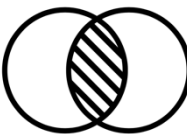
Site Video

[Encuentro Beachfront Development](#)



INVESTMENT BENEFITS

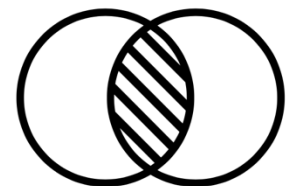
- Confortur Law (158 -01)
- Developer receives tax exemptions on import duties on machinery and materials.
- 15-year tax exemption on real estate at closing
- No annual property tax
- No tax on income
- Ideal for investors seeking lucrative returns





Nearby Attractions

- Kite Beach – One of the top kite surfing spots globally
- Historic Downtown Puerto Plata (25 minutes away)
- Popular tourist destination
- Damajagua Waterfalls: 27 cascading waterfalls
- Teleferico Puerto Plata Cable Car
- Buggy Tours
- Horseback riding along the beach.

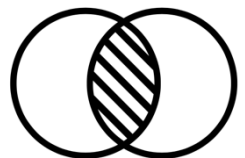




Amber Highway: Revolutionizing Connectivity

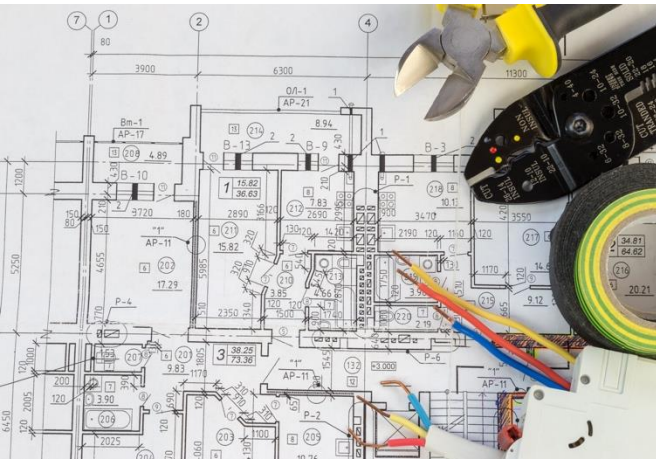


- \$400 Million investment- Public / Private Partnership
- Purpose: Connect Santiago and Puerto Plata, reducing travel time to 30 minutes.
- Specifications:
 - Length: ~32.7 kilometers
 - Four-lane highway, design speed: 100 km/h
- Impact:
 - Enhances traffic flow, boosts tourism, and facilitates real estate development.
 - Improves access to Santiago Airport (STI), increasing flight options.

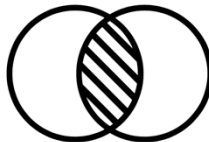




Punta Bergantín: A Transformative Development



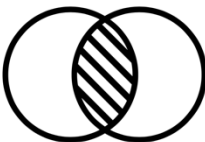
- \$200 Million plus Investment
- Location: 20 minutes from Amber Highway in Puerto Plata.
- Development Plan:
 - Construction of 4,000+ hotel rooms and 1,500 residential units.
 - 2,500 mixed-use units for tourism and innovation.
- Amenities:
 - 18-hole golf course.
 - Film studio collaboration with One Race Films (Vin Diesel).
 - Innovation center, beach clubs, and hospital area.





Taino Train Project

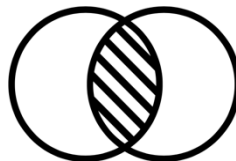
- \$3 Billion Privately funded
- - A high-speed rail project connecting Santo Domingo, Santiago, and Puerto Plata.
- - Aims to reduce congestion and improve intercity connectivity.
- - Facilitates tourism and economic integration across regions.



Transforming Puerto Plata's Tourism Landscape

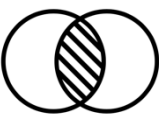


- Punta Bergantín establishes Puerto Plata as a world-class destination.
- Thousands of jobs created, boosting the local economy.
- Contributes to the national goal of 11 million tourists annually.



A New Era for Puerto Plata

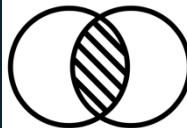
- The Amber Highway, Punta Bergantín & Taino Train Projects exemplify infrastructure and tourism synergy.
- These projects position the region for significant economic growth and global attention.
- Total \$3.5 Billion Infrastructure Investment Private & Public Partnership.





References

- Dominican Republic Ministry of Public Works
- Punta Bergantín Project Official Website
- Articles from Dominican Today, DR1, and other credible sources.





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