



CARIBBEEXPERT REALTY SRL

RNC 1-33-66534-4

CAPITAL ASSETS DESK

INVESTMENT PORTFOLIO

Dominican Republic | Selected Opportunities

Development Land | Hospitality | Income Assets | Sustainable Estates

EXPLORE THE LIVE PORTFOLIO



Prepared for qualified investors and strategic partners | September 2026



A CURATED GATEWAY TO DOMINICAN REPUBLIC ASSETS

CaribeExpert Capital Assets Desk presents selected real-estate investment opportunities through a structured, confidential and investor-focused process. This public portfolio provides a high-level orientation. Sensitive legal, cadastral, financial and location data is released only after qualification and, where required, execution of an NDA.

DEVELOPMENT LAND

Coastal, tourism-corridor and strategic landbank opportunities.

HOSPITALITY

Operating hotels, resort opportunities and repositioning assets.

INCOME ASSETS

Multifamily and residential platforms with cashflow potential.

SPECIALTY ESTATES

Agricultural, equestrian and sustainability-oriented properties.

INVESTOR ACCESS

- 1 Investor profile
- 2 NDA coordination
- 3 Proof of funds
- 4 Data room access
- 5 Technical review
- 6 Site visit
- 7 LOI and due diligence

[OPEN LIVE PORTFOLIO](#)



SELECTED INVESTMENT OPPORTUNITIES

Public teaser edition | Details subject to current availability



ASSET 01 | PHASED RESIDENTIAL AND LIFESTYLE CONCEPT

LOMA DEL MAR

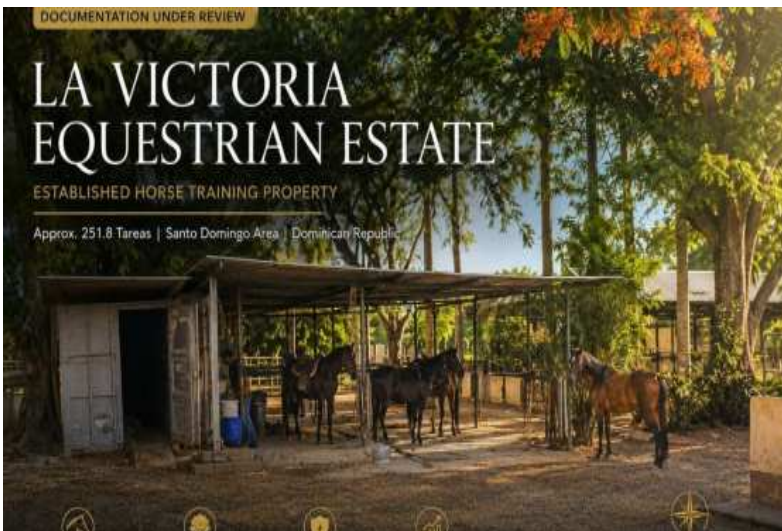
Boca de Yuma, La Altagracia

Approx. 72,000 m2 | Phase 1 approx. 27,000 m2

Elevated coastal concept combining eco-casitas, villas, nature, hospitality and selected commercial experiences. Founding development partners are being identified while surveying and structuring continue.

PRE-DEVELOPMENT

[VIEW ONLINE](#)



ASSET 02 | EQUESTRIAN ESTATE AND STRATEGIC LAND

LA VICTORIA EQUESTRIAN ESTATE

Santo Domingo area

Approx. 251.8 tareas / 158,000 m2

Established horse-training property with stables, paddocks, internal roads and mature vegetation. Potential for continued equestrian use, private estate positioning or a specialized rural concept.

Asking price shown online: US\$1,000,000.

UNDER REVIEW

[VIEW ONLINE](#)



SELECTED INVESTMENT OPPORTUNITIES

Public teaser edition | Details subject to current availability



ASSET 03 | DEVELOPMENT LAND

JOB0 DULCE STRATEGIC LAND

Higuey, La Altagracia

Approx. 26,687 m2

Titled land near the Autovia del Coral with strong regional access to Higuey, Bayahibe, La Romana and Punta Cana. Suitable for development concepts subject to approvals and due diligence.

CONFIDENTIAL / NDA

[VIEW ONLINE](#)



ASSET 04 | PRODUCTIVE AGRICULTURAL ESTATE

SANTA MARIA ORGANIC ESTATE

Cabrera region, north coast

Approx. 215,046 m2 / 21.5 ha

Operating premium cocoa estate with approximately 6 metric tons of annual production and potential for sustainable agriculture, eco-tourism, retreat concepts and long-term land value.

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[VIEW ONLINE](#)



SELECTED INVESTMENT OPPORTUNITIES

Public teaser edition | Details subject to current availability



ASSET 05 | COMMERCIAL AND MIXED-USE LANDBANK

STRATEGIC HIGHWAY INVESTMENT LAND

Punta Cana growth corridor

Approx. 914,000 m2 | Highway frontage

Large-scale land at a major transportation nexus with visibility, accessibility and regional connectivity. Positioned for long-term commercial, logistics or mixed-use planning, subject to verification.

Area and transaction scope remain subject to final confirmation.

UNDER REVIEW

[VIEW ONLINE](#)



ASSET 06 | RESIDENTIAL / HOSPITALITY LAND

BAYAHIBE LAND - INITIAL RELEASE

Bayahibe area

Approx. 52,000 m2 | Initial release approx. 5,000 m2

Mid-scale development land with strategic road access. The owner may consider a larger allocation for qualified buyers depending on availability, structure and seller approval.

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[VIEW ONLINE](#)



SELECTED INVESTMENT OPPORTUNITIES

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ASSET 07 | BOUTIQUE DEVELOPMENT LAND

BAYAHIBE CONTIGUOUS PARCELS

Bayahibe area

3 titled parcels | Combined approx. 4,000 m²

Three contiguous parcels under common ownership offering a practical basis for residential, boutique hospitality or mixed-use planning in a recognized coastal growth market.

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[VIEW ONLINE](#)



ASSET 08 | STRATEGIC LANDHOLDING

BAYAHIBE STRATEGIC LAND PARCEL

San Rafael del Yuma, La Altagracia

Approx. 52,000 m²

Sizeable parcel with practical road connectivity and potential for residential, tourism-related or mixed-use concepts. Title, boundaries, GPS matching and legal status remain subject to structured verification.

UNDER REVIEW

[VIEW ONLINE](#)



SELECTED INVESTMENT OPPORTUNITIES

Public teaser edition | Details subject to current availability



ASSET 09 | COASTAL HOSPITALITY DEVELOPMENT

BAYAHIBE BEACHFRONT RESORT OPPORTUNITY

Bayahibe / La Romana coast

Confidential resort-scale opportunity

Investor documentation is managed through controlled disclosure. Detailed land, ownership, development and transaction information is reserved for qualified parties following NDA execution.

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[VIEW ONLINE](#)



ASSET 10 | PREMIUM VILLA DEVELOPMENT LAND

CAP CANA LAGOON ESTATE

Cap Cana, near Playa Juanillo

2 lots | Combined approx. 10,238.73 m2

Two individually titled lots in the marina-lagoon environment, approximately 300 meters from Playa Juanillo. Available individually or together for premium residential development or landholding.

Online asking reference: US\$265 per m2.

ACTIVE

[VIEW ONLINE](#)



SELECTED INVESTMENT OPPORTUNITIES

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ASSET 11 | OPERATING HOSPITALITY ASSET

LARGE 5-STAR RESORT

Bavaro, Punta Cana

900+ rooms

Large-scale resort opportunity for qualified hotel groups, institutional investors and strategic operators. Operational, financial and ownership information is released only through the confidential process.

OFF-MARKET / NDA

[VIEW ONLINE](#)



ASSET 12 | TOURISM-CORRIDOR DEVELOPMENT LAND

HOYO DEL SALADO DEVELOPMENT LAND

Punta Cana / Macao area

Approx. 23,000 m2

Landholding in a tourism growth zone with access to residential, vacation and mixed-use demand. Cadastral, zoning, access and legal materials are disclosed to verified buyers.

CONFIDENTIAL / NDA

[VIEW ONLINE](#)



SELECTED INVESTMENT OPPORTUNITIES

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ASSET 13 | DESTINATION-SCALE COASTAL LANDBANK

PLAYA ESMERALDA LANDBANK

Miches - next to Dreams Miches

Approx. 3,420,136.94 m2

Extensive coastal landscape with beaches, palm groves and inland development depth. Positioned for disciplined resort, hospitality or destination planning in the expanding Miches corridor.

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[VIEW ONLINE](#)



ASSET 14 | BOUTIQUE HOSPITALITY / MIXED-USE

COLONIAL CONDO-HOTEL ASSET

Zona Colonial, Santo Domingo

Approx. 5,749 m2 built area

Multi-level property with rooftops, pools, elevators, courtyards and hospitality infrastructure. Suitable for a boutique hotel, condo-hotel or mixed-use operating concept, subject to approvals.

Indicative online price: US\$20.5M, negotiable.

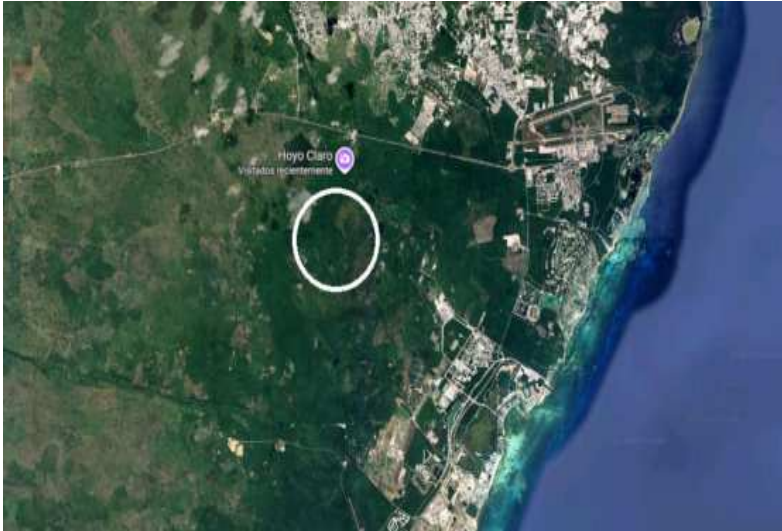
OFF-MARKET / NDA

[VIEW ONLINE](#)



SELECTED INVESTMENT OPPORTUNITIES

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ASSET 15 | LARGE-SCALE TITLED DEVELOPMENT LAND

GREATER CAP CANA INFLUENCE AREA

Near Hoyo Claro, La Altagracia

Approx. 1.3M m2

Strategic landbank within the wider Cap Cana-Punta Cana corridor. Documentation base supports structured legal and technical review for hospitality, mixed-use or long-term landbanking strategies.

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ASSET 16 | INCOME-PRODUCING RESIDENTIAL PLATFORM

32-UNIT MULTIFAMILY COMPOUND

Bavaro, Punta Cana

32 residential units

Multi-unit residential compound with internal beach access positioning. Intended for investors evaluating cashflow, operational optimization and medium-term value creation.

OFF-MARKET / NDA

[VIEW ONLINE](#)



SELECTED INVESTMENT OPPORTUNITIES

Public teaser edition | Details subject to current availability



ASSET 17 | DESTINATION-SCALE COASTAL LAND

EL CABO STRATEGIC DEVELOPMENT LAND

East coast / Cap Cana influence area

Approx. 17,805,000 m2

Exceptional scale, coastal proximity and distinctive limestone and cave formations. Potential for tourism, hospitality, residential and nature-integrated master planning, subject to full feasibility and approvals.

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[VIEW ONLINE](#)



ASSET 18 | CORPORATE TRAVEL AND MICE HOTEL

BUSINESS AND EVENTS HOTEL

Santiago, Dominican Republic

Operating hospitality opportunity

Established hotel investment positioned around business travel, meetings, incentives, conferences and events. Detailed operating and financial information is available only to qualified investors.

OFF-MARKET / NDA

[VIEW ONLINE](#)



SELECTED INVESTMENT OPPORTUNITIES

Public teaser edition | Details subject to current availability



ASSET 19 | INCOME-PRODUCING RESIDENTIAL ASSET

STABILIZED MULTI-UNIT RESIDENTIAL

Dominican Republic

Approx. 95-96 units

Stabilized apartment complex with on-site operations and potential for cashflow optimization and value-add execution. Location, rent roll and financials remain confidential.

OFF-MARKET / NDA

[VIEW ONLINE](#)



ASSET 20 | INSTITUTIONAL COASTAL LANDBANK

PLAYA ESMERALDA COASTAL LANDBANK

Miches, El Seibo

Approx. 8,000,000 m2

Large coastal landholding positioned for disciplined hospitality and mixed-use development. Registry documentation spans multiple title components and is released through a controlled data-room pathway.

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SELECTED INVESTMENT OPPORTUNITIES

Public teaser edition | Details subject to current availability



ASSET 21 | TOURISM AND HOSPITALITY DEVELOPMENT

SOUTHWEST COASTAL OPPORTUNITY

Southwest Dominican Republic

Large-scale confidential asset

Strategic exposure to an emerging tourism corridor with potential for hospitality, branded residential, mixed-use development or patient landbanking. Public information is intentionally limited.

EARLY-STAGE / NDA

[VIEW ONLINE](#)



ASSET 22 | BEACHFRONT DEVELOPMENT LAND

PLAYA ESMERALDA BEACHFRONT LAND

Miches, El Seibo

Approx. 250,000 m2 | Approx. 170 m beach frontage

Coastal land opportunity with expansion potential. All frontage, boundaries, environmental constraints, access and development parameters require confirmation during legal and technical due diligence.

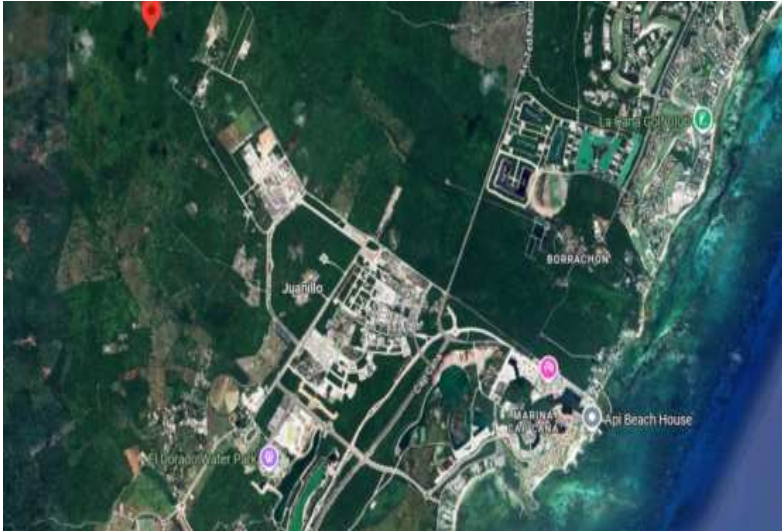
UNDER REVIEW

[VIEW ONLINE](#)



SELECTED INVESTMENT OPPORTUNITIES

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ASSET 23 | STRATEGIC MIXED-USE LANDBANK

EAST RIDGE RESERVE

Eastern Dominican Republic

Approx. 511,000 m2

Large-scale land opportunity intended for qualified investors and active development partners. Exact location, ownership identifiers, technical documentation and commercial terms are NDA-gated.

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ASSET 24 | LUXURY REPOSITIONING OPPORTUNITY

DOMINICUS DUPLEX PENTHOUSE

Dominicus Bayahibe

Approx. 303 m2

Existing duplex penthouse with terraces and significant repositioning potential. Strategy: acquire, renovate and reposition for premium vacation rental or high-end Caribbean living.

OFF-MARKET

[VIEW ONLINE](#)



SELECTED INVESTMENT OPPORTUNITIES

Public teaser edition | Details subject to current availability



ASSET 25 | COASTAL LANDHOLDING

LA VACAMA COASTAL LAND

Near Playa La Vacama, La Altagracia

Approx. 627,603 m2 / 62.76 ha

Large landholding near the Atlantic coast and the Ría Maimón protected ecosystem. Investor interest may be registered, but no formal offer, visit or negotiation will proceed until documentary, cadastral, environmental and commercial review is completed.

Direct beachfront status, final transaction area, access and development parameters are not yet confirmed.

ON HOLD

[VIEW ONLINE](#)

REGISTER YOUR INVESTOR INTEREST

New opportunities are added to the live portfolio as they pass the appropriate review and representation stages. Use the button to see the most current selection.

[EXPLORE LIVE PORTFOLIO](#)





CONFIDENTIAL INVESTOR COORDINATION

Submit your profile to register interest and request access to confidential investment materials. Qualified inquiries are reviewed before NDA coordination, document access, call scheduling or site-visit planning.

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EXPLORE THE LIVE PORTFOLIO





IMPORTANT INFORMATION

This document is a preliminary marketing overview for qualified investors and strategic partners. It does not constitute an offer to sell securities, a binding offer to sell real estate, investment advice, a valuation, a guarantee of title, or confirmation of development feasibility. Asset availability, pricing, areas, boundaries, ownership, access, permits, environmental conditions, land-use parameters, operating data and transaction structures may change and remain subject to verification.

Some visuals are conceptual or illustrative and may not depict the exact property, boundaries or future development. Exact coordinates, title identifiers, surveys, owner information, legal files, financial records and sensitive commercial terms are withheld from the public edition and may be released only to qualified parties under NDA and controlled disclosure.

Every transaction is subject to independent legal, cadastral, technical, environmental, tax and financial due diligence in the Dominican Republic. CaribeExpert Realty SRL coordinates information and introductions but does not replace the investor's independent professional advisers.

DISCLOSURE PATH

- 1 Public teaser
- 2 Investor qualification
- 3 NDA
- 4 Data room
- 5 Site visit
- 6 LOI
- 7 Independent due diligence
- 8 Closing

REQUEST INVESTOR ACCESS