



INVESTOR'S GUIDE 2026

WHY INVEST IN JUAN DOLIO?

Index

| NOVAL BRAND

- 03 Who are we
- 06 Trajectory and figures
- 07 Our philosophy
- 08 Strategic Alliances

| THE MARKET

- 23 Demand that sustains profitability
- 25 International investment in the area
- 26 The country's backing

| DESTINATION: JUAN DOLIO

- 10 Juan Dolio, the coastal enclave
- 12 Connectivity and accessibility
- 14 The corridor Juan Dolio–Boca Chica
- 16 Lifestyle and infrastructure

| YOUR INVESTMENT

- 30 Real profitability
- 31 Tax benefits (CONFOTUR)
- 33 How to invest: Fly & Buy
- 34 Residency by investment



NOVAL

Leader in tourism real estate development
in the Dominican Republic

+22
YEARS

leading the tourism real
estate market

We are the developer and builder behind the most iconic and ambitious developments in the country

With over two decades of experience, we have transformed the most strategic locations into world-class investment destinations: hotels, shopping centers, and tourism developments that are setting the standard in the Caribbean.

We have a strong presence in Punta Cana, Cap Cana, Santo Domingo, Las Terrenas, and the country's most important tourist destinations.

Strategic Alliances

With international
hotel management
companies:

esplendor.
BY WYNDHAM

HARPER


Garden
hotels

ASTON

Our philosophy

Best location

Development of projects in the most sought-after destinations in the Dominican Republic

Selection of areas with high appreciation potential and exclusivity

Integration into private communities with premium standards

Best product

Architectural design focused on functionality and user experience

Use of high-quality materials and international construction standards

Amenities aligned with global hospitality trends

Spaces optimized for comfort, profitability, and lifestyle

Smart investment

Projects located in markets with sustained growth

Strategies focused on capital appreciation and income generation

Investment model supported by expanding tourism

Competitive tax benefits (CONFOTUR)

Assets designed for medium-term performance and liquidity

With a track record established since 2003, which supports our commitment to quality and experience in each of our projects.



400,000 m²

Delivered developments
+3,250 Units



600,000 m²

Developments underway
US\$2 billion



+750,000 m²

Planned developments
+6,500 units

Where your investment works in dollars

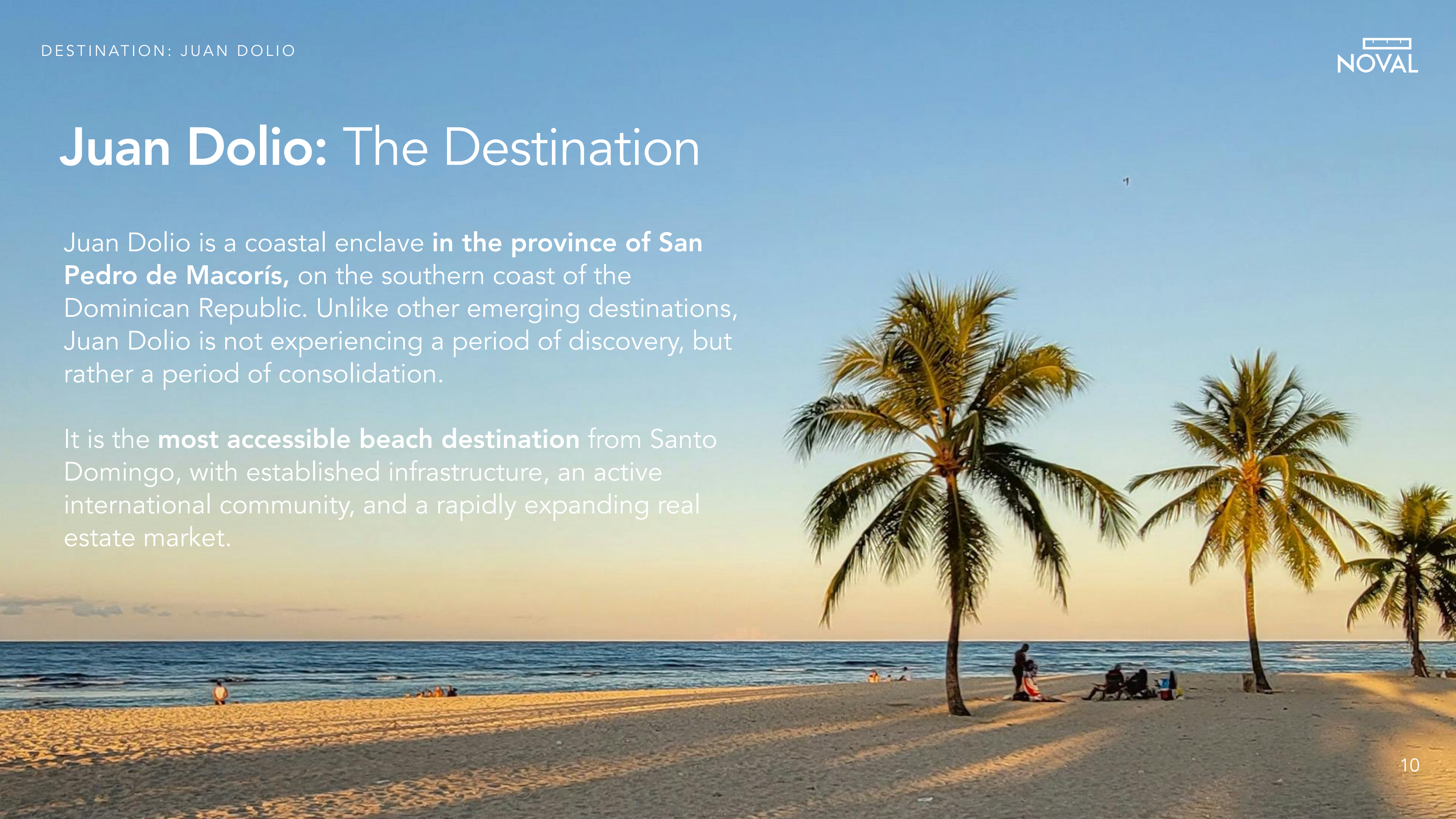
25 minutes from global connectivity

Discover why Dominican and international investors choose Juan Dolio to grow their capital in the Caribbean's most promising coastal corridor.

Juan Dolio: The Destination

Juan Dolio is a coastal enclave **in the province of San Pedro de Macorís**, on the southern coast of the Dominican Republic. Unlike other emerging destinations, Juan Dolio is not experiencing a period of discovery, but rather a period of consolidation.

It is the **most accessible beach destination** from Santo Domingo, with established infrastructure, an active international community, and a rapidly expanding real estate market.



There are places you visit.
And others that become
a part of your life.

Strategic connectivity

Juan Dolio's connectivity is an advantage that few Caribbean destinations have.



25 min Las Americas International Airport



50 min Santo Domingo, ideal for a second home



51 Destinations in 28 countries served by AILA



4.7 M Annual passengers, more than 22,000 air operations per year



580 Weekly flights on average





Nearby landmarks

 **25 Min** Las Américas International Airport

 **50 Min** Altos de Chavón, La Romana

 **40 Min** Santo Domingo

 **13 Min** Guavaberry Golf & Country Club

 **5 Min** Juan Dolio Nautical Club

 **5 Min** 13 beach points regulated by MITUR

 **5 Min** Metro Country Club

The corridor Juan Dolio-Boca Chica

The growth of Juan Dolio is no accident. It's a response to a structural shift in global tourism demand.

For years, the Dominican Republic's tourism map was defined by Punta Cana and Cap Cana. Today, **a new coastal corridor is taking center stage between Juan Dolio and Boca Chica**, two adjacent destinations on the south coast that together form one of the country's most efficient tourism hubs.

Why is this corridor strategic?



Both destinations share the **same access radius** from AILA (25–30 min)



Constant expansion into new areas with still affordable prices



Their offerings are complemented by: residential tourism (Juan Dolio) + popular beach tourism (Boca Chica)



Continuous development of residential and tourist infrastructure throughout the corridor

Juan Dolio is enjoyed year-round

A relaxed and accessible lifestyle that turns visitors into residents, and weekend getaways into long-term investments.



13 beach access points regulated by MITUR



2 world-class golf courses



Nautical Club active in the area



Gourmet restaurants



International schools and educational services



Access to top-tier clinics and hospitals in Santo Domingo



Warm and stable climate 365 days a year



Gated communities with 24/7 security

A destination designed to stay

Juan Dolio brings together the best of the Caribbean in one place: beaches, entertainment, gastronomy, and experiences that keep the destination vibrant year-round.

An aerial view of a jet ski with three people riding on the water, leaving a white wake.

Jet ski and water sports

Adrenaline and fun by the sea

An aerial view of a lush green golf course with a large sand trap and two golfers on the grass.

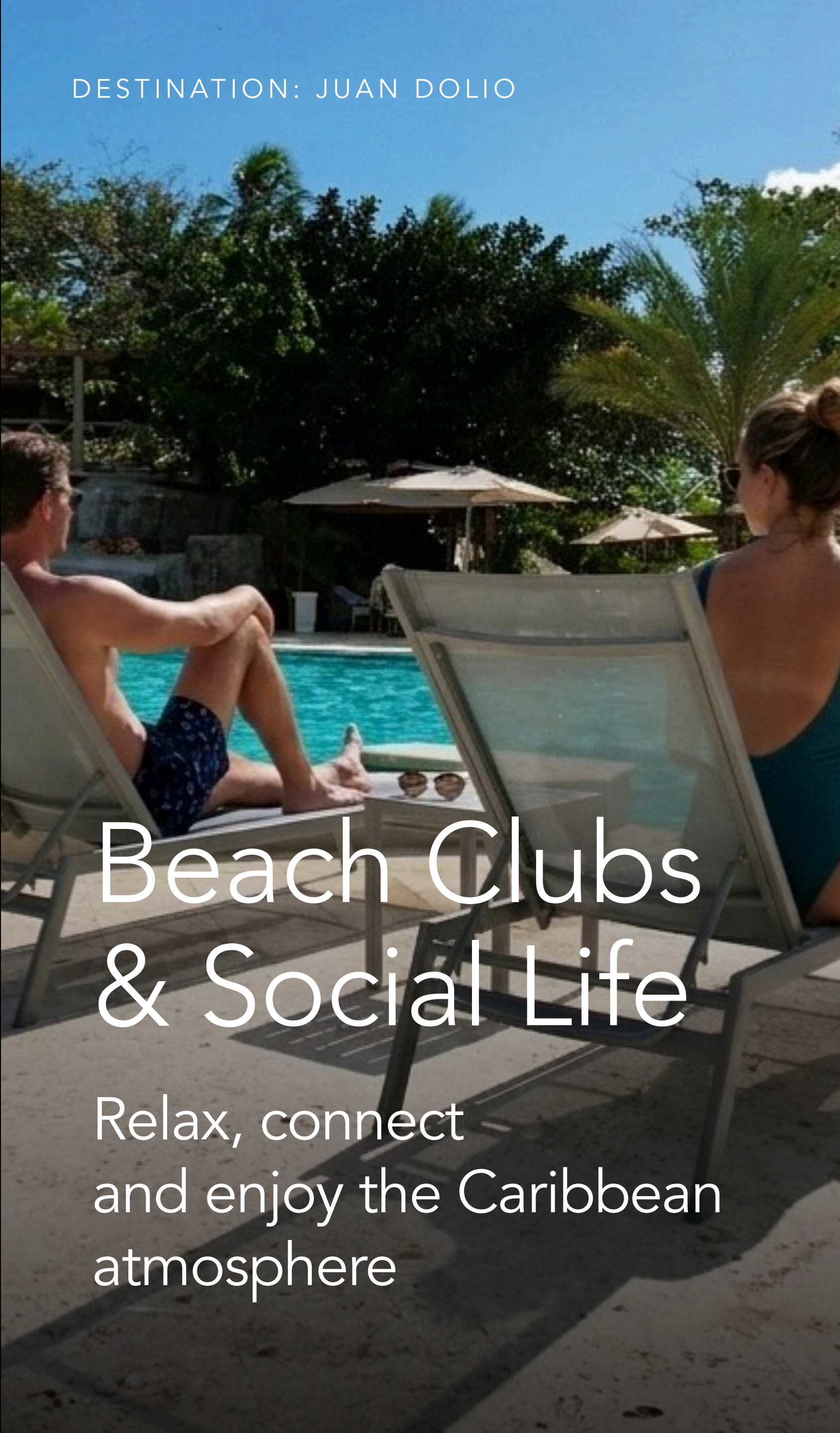
World-class golf

Guavaberry Golf & Country Club, and Metro Country Club

An aerial view of two people on stand-up paddleboards (SUPs) on the water, one with a red paddle.

Paddle boarding

Connect with the sea at your own pace



Beach Clubs & Social Life

Relax, connect
and enjoy the Caribbean
atmosphere

Seaside dining

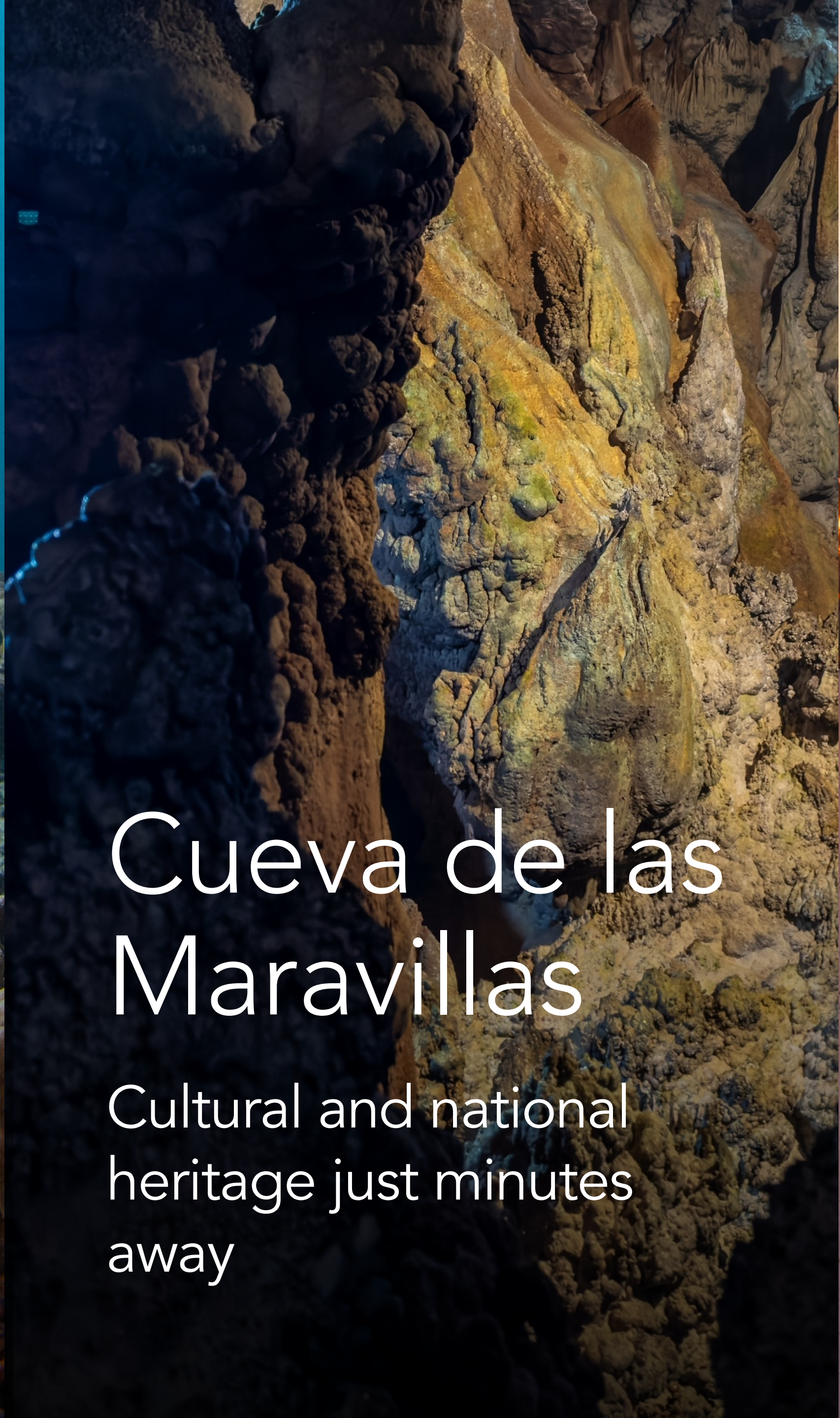
Local and international
restaurants and flavors
for every occasion

Saona Island

Adventure in paradise.
Crystal-clear beaches
and unparalleled nature.

DESTINATION: JUAN DOLIO

NOVAL



Snorkeling

Discover crystal-clear waters and Caribbean marine life just minutes from the coast

Cueva de las Maravillas

Cultural and national heritage just minutes away

Unforgettable sunsets

Moments that make every day a unique experience


Juan Dolio

where value grows oceanfront

 **+11.6** Millions of tourists arrived in the Dominican Republic in 2025, a national record.

 **4.7** Million of passengers annually through the nearest airport (AILA)

 **13** Beach access points regulated by MITUR

 High demand from domestic and international tourism throughout the year

Juan Dolio attracts two demand drivers

that few destinations in the country have simultaneously

The demand speaks for itself

This constant demand is what sustains the real estate market in Juan Dolio. The destination maintains active hotel occupancy throughout the year, supported by both local and international tourism.

Average rate on short-stay platforms: \$154 USD/night



Occupancy

January 2025: 88.2%

Highest occupancy levels on the south coast

February 2025: 79%

July 2025: 64%

Active even outside of peak season



Months of high demand

Peaks of up to 84%



Expansion

1,744 hotel rooms in the area

More than

40%

of international trips are short stays (2 to 4 nights)

Juan Dolio responds exactly to that trend: it is 25 minutes from the international airport, which reduces transfers and maximizes the visitor's effective time.

This guarantees



Constant demand from international tourists arriving through AILA



Constant demand from Dominicans that makes Juan Dolio their weekend destination



Recurring income in dollars year-round

When major funds and international brands invest in a destination, the market responds.

- ✓ At FITUR 2026, agreements exceeding US\$4 billion were finalized for Dominican tourism, with a significant portion earmarked for modernizing Juan Dolio.
- ✓ Days Inn by Wyndham, the first international hotel chain in Juan Dolio (Wyndham: the world's 4th largest hotel chain, with over 9,000 properties in 80 countries).
- ✓ The investment group's plan: 4,500 rooms in strategic locations throughout the Dominican Republic over the next 5 years.
- ✓ These investments are driving the appreciation of the entire area.

Juan Dolio grows backed

by one of the best-positioned countries in the world

Dominican Republic leads the main international rankings



#1 Most Valuable Nation Brand
in Central America + Caribbean

Global Soft Power Index 2025



#1 in economic
growth prospects

World Bank 2025



#1 in attracting
foreign investment

UNCTAD 2025



#1 in tourism and
investment projects

FDI Markets 2024



#1 in global tourism
recovery

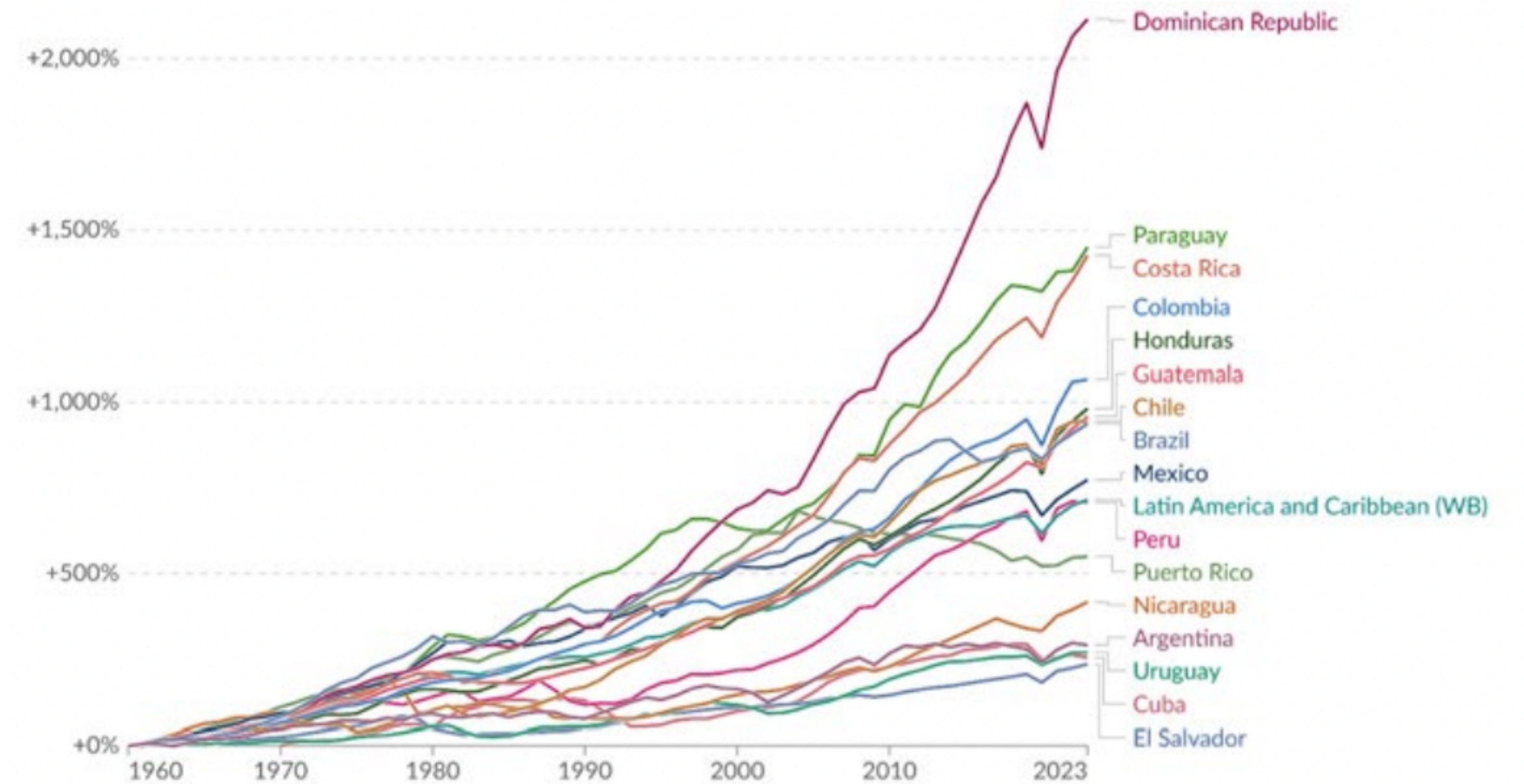
UN Tourism

Dominican Republic: The country behind the investment

- ✓ +2,000% GDP growth since 1960
- ✓ Projected 2026 growth: 4.5%–7.0% annually
- ✓ Sustained growth above the LATAM average
- ✓ +11.6 million visitors in 2025 - a record high
- ✓ National tourism revenue: US\$10,712 million (2024)

Change in gross domestic product (GDP), 1960 to 2023

This data is expressed in US dollars. It is adjusted for inflation but does not account for differences in living costs between countries.



Data source: World Bank and OECD national accounts (2025)
Note: This data is expressed in constant 2015 US\$.

OurWorldinData.org/economic-growth | CC BY

What international institutions say

Fitch

Solid growth and a diversified economy

World Bank

Sustained expansion driven by investment

S&P

Stable rating

IMF

Resilient and flexible economy

This translates into **real returns**



Average Airbnb rate
in Juan Dolio:
\$154 USD/night



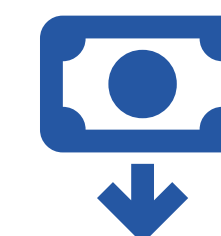
6%–10% estimated annual return
on tourist real estate investment
in the Dominican Republic



Top 10% properties
generate more
than \$3,684 USD/month



STR market growth:
+52.3% year-on-year



Income in dollars +
asset appreciation

Invest in Juan Dolio

Simple and safe for Dominicans and foreigners

Source: Law 16-95 on Foreign Investment, Dominican Republic

For the Dominican investor:

- ✓ Dollar-denominated assets provide natural protection against devaluation
- ✓ 50 minutes from home - easy to manage
- ✓ Guaranteed demand for local rentals on weekends and holidays

For the foreigner

- ✓ Same property rights as a Dominican citizen
- ✓ No purchase restrictions
- ✓ Free repatriation of capital and income

Benefits for the investor

Source: Law 158-01 CONFOTUR; Law 171-07, Dominican Republic

Law CONFOTUR (158-01) It applies to Dominicans and foreigners

0% Property transfer tax

0% Annual Property Tax (IVSS)

0% tax on profits

15 Years of validity



Law 171-07 Pensioners and Rentiers

✓ Accelerated Dominican residency for foreign retirees

✓ Additional tax exemptions on real estate

✓ Customs benefits

Fly & Buy

We know that the best way to make an investment decision is by experiencing it firsthand.

That's why NOVAL offers the Fly & Buy program:

*Certain restrictions apply



We coordinate your visit to Juan Dolio from wherever you are.



Personalized tour of the project and the surrounding area.



Meeting with our sales and legal team.



Tailored investment proposal during the same trip.



Logistical support: transfers, accommodation, and full schedule.

Invest in the Dominican Republic. Live in the Caribbean.

The Dominican Republic offers one of the most accessible ways in the Caribbean to obtain residency through real estate investment.

Source: General Directorate of Migration / Legal framework for foreign investment in the Dominican Republic

- ✓ Minimum investment required: US\$200,000 in real estate
- ✓ Access to the Dominican health, education and services system
- ✓ Residence for the holder and their family group
- ✓ A streamlined process with support from the beginning
- ✓ Compatible with Law 171-07 for retirees and pensioners
- ✓ No permanent physical residence requirement

Juan Dolio combines everything that defines a successful investment:



Unique location

13 beaches, 2 golf courses,
25 min from the airport



Hotel occupancy

up to 88% in peak season



Backed

by the #1 fastest-growing tourist
country in the Caribbean



International capital

already committed in the area



Tax incentives

for 15 years for everyone



Real profitability

in dollars from the first year

Whether it's your second home, your investment,
or your legacy.

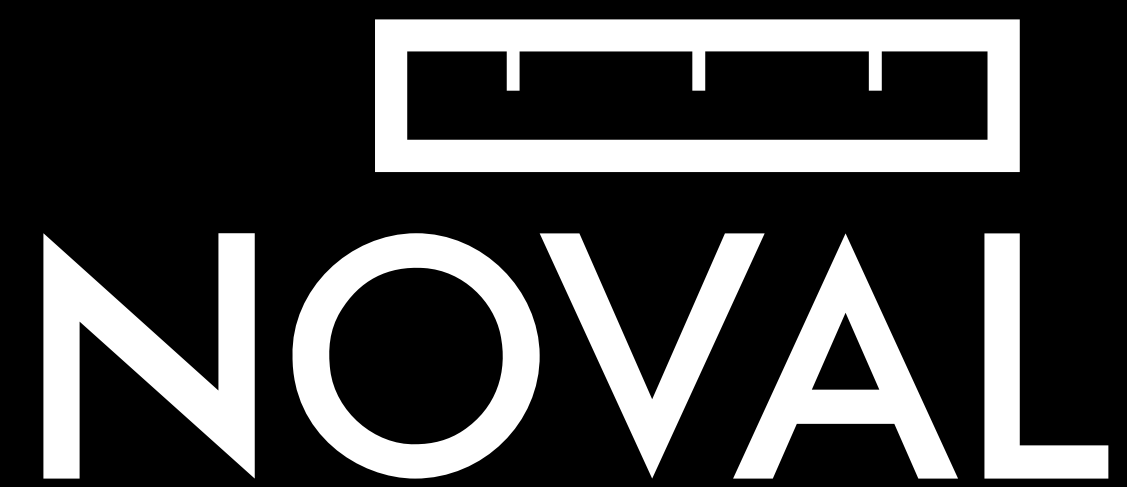
Juan Dolio is the place.

[I want to learn about Aquamarine](#)



Contact Us

NOVAL



Leader in tourism real estate development

Punta Cana • Cap Cana • Las Terrenas • Santo Domingo • Juan Dolio

Contact your advisor

novalproperties.com