

A GUIDE TO CO-OWNERSHIP IN THE

# DOMINICAN REPUBLIC



**Casa Linda**  
CO-OWNERSHIP

Own a Villa or Condo. Share the Cost.



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# CO-OWNERSHIP: A More Affordable, Better Way to Vacation

## What is Co-Ownership?

Co-ownership is a innovative approach to luxury vacation home ownership. Multiple individuals or families share ownership, splitting costs and responsibilities, while enjoying exclusive access. This innovative model offers an affordable, flexible way to own a tropical property, without the financial burden of sole ownership.

Co-ownership opens doors to luxury vacation home ownership for those with limited capital or seeking diversification. It offers a unique blend of investment and lifestyle benefits, providing a stake in a valuable, appreciating asset.

## Earn Rental Income:

The Dominican Republic attracts millions of tourists annually. Maximize your investment by placing, some or all, of your owned weeks in a managed rental program, generating immediate returns and passive income

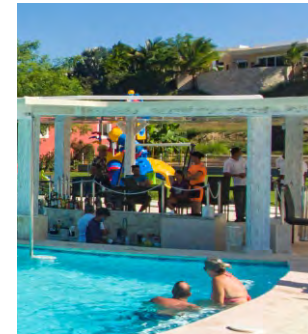
## Enjoy the benefits of ownership, without the burden of property management.

One of the best parts of co-ownership is less responsibility. While your villa or condo appreciates in value, you don't have to worry about:

- maintenance costs and upkeep
- managing housekeeping, pool/yard care
- marketing it for vacation rentals and/or managing the rentals yourself
- ensuring all bills, utilities, service bills are paid

## It is Not Timeshare

You do not buy "time". You are a titled, partial owner of the property, with set usage weeks allotted to you as per the number of shares in the property you purchase.



**It's a smart approach to property ownership, particularly when you don't want the responsibility of 100% of costs of ownership, the hassle of upkeep, or the challenges of management.**



# CO-OWNERSHIP: A More Affordable, Better Way to Vacation

## Would it Be Right For You?

While there is no “typical” co-ownership buyer in the Dominican Republic, there are some characteristics that tend to be shared. Do you see yourself in any of the descriptions below?

### 1. Sun-seekeing, Travel Lover

**Age: 40's**

You love escaping winter for several weeks per year. You value family experiences and would love a family retreat space. You like the idea of owning a vacation home, but don't want the burden of maintenance and upkeep. You'd like the benefits of ownership, but would also like the amenities and services of a resort.

**Goal:** An affordable vacation home to create lasting family memories, with a focus on long-term value and investment, and flexibility in usage throughout the year.

### 2. Retired Investor

**Age: 60-70**

You are an avid traveller with lots of destinations under your belt. You're interested in diversifying your investment portfolio beyond traditional stocks/bonds. You don't want a property you have to maintain. You'd love to find an area to return to where you've made friends and have social activities.

**Goal:** Seeking a paradise getaway for winter escapes, while also valuing community and social interaction, and generating rental income through a smart investment opportunity



### 3. Family Oriented Investor

**Age: 45-60**

You are very financially focussed but also value family experiences over material possessions. You are interested in long term investments, Including real estate.

**Goal:** Seeking a reasonably priced, spacious property within a family-friendly community that offers kid-friendly activities, ideal for creating lasting memories through vacations.

### 4. The Young Professional

**Age: 30's**

You're a tech-savvy investor seeking unique travel experiences, a vibrant social scene, and luxury amenities. You value boutique experiences, wealth-building through property ownership, and a lifestyle that's anything but ordinary.

**Goal:** Looking for an affordable second home that generates rental income, offers flexible rentals, and provides desirable amenities like co-working spaces, balancing investment and vacation goals.

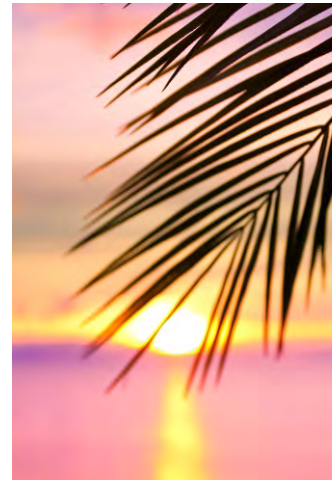
### 5. International Adventurer

**Age: 30-45**

You're a travel enthusiast seeking a home base for work and play. You prioritize sustainability, cultural immersion, and sharing your adventures with others online.

**Goal:** Seeking a smart investment that fuels your travel passion, connects you with like-minded owners, and serves as a Caribbean hub for exploring the region.

**While these personas can sum up a lot of reasons people buy vacation homes, every buyer's vision is unique. Finding the perfect fit is key to making your dream a reality.**







## CO-OWNERSHIP: How Does it Work?

A successful co-ownership arrangement relies on a solid foundation, carefully established from the outset. This includes proper legal setup, thorough consideration of all potential scenarios, and clear agreements to ensure a harmonious and equitable partnership.

### **Casa Linda Co-Ownership in a Nutshell:**

1. Casa Linda has formed a separate company to facilitate and manage the co-ownership program. This company has acquired assets (villas and condos) which will be jointly co-owned.
2. Casa Linda divides the ownership of these assets into shares, which are sold to individual investors, families, or groups.
3. Investors receive a percentage of ownership in the villas/condos and corresponding rights to usage and income.

- Each investor owns a part of the residence(s) and is allotted a specific number of weeks per year for personal use. This number is determined by the amount of shares you purchase, but the minimum is 4-weeks per year.
- The maintenance and upkeep are managed by a professional company, ensuring that the property remains in excellent condition for all owners.
- When not being used by the owners, these properties can be rented out, providing a potential income stream.



## What Am I Buying? An interest in 5-Properties!

Casa Linda's Co-Ownership program is unique.

**Instead of splitting the share of an individual property, co-owners will share in ownership of 5- properties, located in Casa Linda Communities: 2-villas in Casa Linda Villas, and 2-condos in Connections at Encuentro Beach.**

Not only does this diversify investment risk, it also means that your use of your time in your investment is much more flexible:

- Enjoy four weeks of guaranteed usage annually, choosing when to vacation based on personal preferences, family schedules, or spontaneous getaways.
- Customizable Stays: Use your four weeks for a single extended stay or multiple shorter visits throughout the year.
- Diverse Property Options: Select from a range of luxury properties, including condos and community homes with amenities like waterparks and sports facilities, to suit your unique vacation style
- Hassle free booking: Bookings are made through the owner association's user-friendly member site. No need to contact the property management.
- With owners of five properties to share all the expenses, you only pay approx. US\$ 150 per month, and even better, less than US\$ 10/night + electricity when using your weeks in a condo or villa.!




## What Am I Buying? An interest in 5-Properties!




### Villa Cascada at Casa Linda (2 Villas)

Created for a sloping lot, this home's design expertly utilizes the natural terrain. A expansive outdoor terrace offers ample space for outdoor dining and entertainment, complemented by a convenient outdoor kitchen and bar area. Inside, the great room's vaulted ceilings create a sense of openness, while the kitchen's central island and generous cabinets provide ample space. Two spacious bedrooms offer quiet retreats, each with its own private ensuite bathroom. There is a convenient half bath by the pool.

 2-Bedrooms

 2.5 Baths

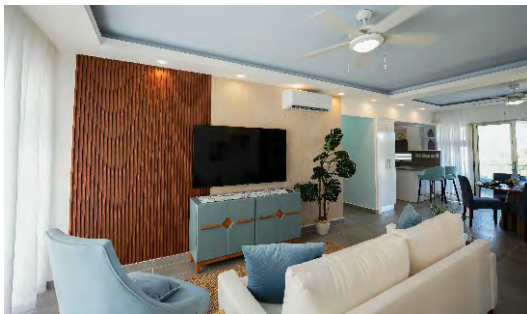
 Villa: 1,437.30 ft<sup>2</sup>, (133.53 m<sup>2</sup>)

 Lot: Lot: 5,381.96 ft<sup>2</sup>, (500 m<sup>2</sup>)

 9,400 Gallon Pool



# What Am I Buying? An interest in 5-Properties!




## Connections Condos @ Encuentro Beach (3 Condos)

A Seaside, Surfing Playground

Unique, contemporary condos set on a commanding hilltop location. These 3-bedroom condos are very spacious, feature large terraces, beautiful views, contemporary finishes and lovely communal pool and grounds. Encuentro Beach is a short walk/drive away, and Sosua and Cabarete are just 10-minutes on our Shuttle Bus. An incredible tropical location, in a boutique development.

 3-Bedrooms

 3 Baths

 Condo: 172.9 m2 (1,861.0 ft2) to 364.7m2 (3,925.1 ft2)





## Why Choose Casa Linda?

### **Experience, Reputation, and Longevity**

Casa Linda Communities has been developing quality projects in the Dominican Republic for almost 30-years. Under the leadership of Norwegian entrepreneur Eric Sandmael, Casa Linda Communities has evolved from a small-scale development into the Dominican Republic's most respected and vibrant expat community on the North Coast. Eric has never lost his zeal to provide quality homes to foreign buyers, all the while never forgetting that each one has different needs, aspirations, financial situations, and are individuals that matter.

Casa Linda's management services, understanding of the needs of foreign buyers, and long experience make owning a villa or condo a hassle free experience. With almost 500 completed villas, and almost 80 condos, you can be a part of an extraordinary community of active expats who really know how to enjoy life.

### **Interesting Facts:**

- Casa Linda is the only community on the North Coast to have a shuttle bus. Our owners love that they don't need to own a car.
- We are the only development who has a dedicated Owner's Liaison staff person. Karina's only job is to look after our owners.
- We are also the only development with a Community Engagement Coordinator. Nic is here to facilitate events, shopping trips, cruises, excersize classes, and much more.



# Casa Linda Communities Has it All

- **The Bistro Clubhouse** serving international fare that even delivers to your door!
- **Waterworks Aquapark:** kid's watermark & playground, adult pool with swim-up bar, Grill Chill poolside restaurant, lazy river & more.
- **Complimentary shuttle bus** – 7/days per week. This bus takes guests into Sosua and Cabarete and returns them to Casa Linda,. There is a set route with varying times throughout the day.. No need to rent a vehicle.
- **Event planner** - there's always something going on that you can join and enjoy.
- **24-hour gated security**
- **Beach Club** on Cabarete Beach
- **24-hour Welcome Center** to assist with questions, transportation, excursions & more.
- **Housekeeping & pool/garden service** included in your rental price
- **Laundry service** (please request)
- **In villa/condo chef** (please request)
- **In villa/condo massage, manicure, pedicure** (please request)
- **Encuentro Beach** just a short walk away from Connections Condos
- **Lovely Communal Pool, gym and ???** in Connections Condos



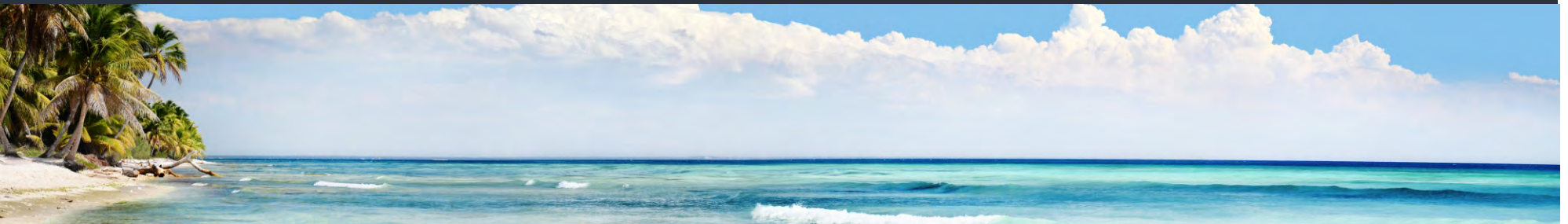


## What Does Co-Ownership at Casa Linda Cost?

**Each share of co-ownership is \$46,500 US. You can certainly buy additional shares if you wish.**

### **One share (\$46,500 US) includes:**

- ??? percentage of shares in the ownership of ??? company which owns the 5-properties.
- Experience customizable vacations with your 4 weeks of annual usage, redeemable across our portfolio of 5 stunning properties. Enjoy the freedom to: mix and match properties to suit your mood and preferences, split your weeks into shorter stays or combine them for a longer vacation, or create a personalized schedule that works best for you.
- Enjoy flexibility with your ownership: choose to use all, some, or none of your allocated weeks, and opt to place unused time into our rental program to generate additional income, offsetting your expenses and enhancing your investment's potential.
- As a Casa Linda owner, you'll enjoy priority booking and remarkably low expenses, with monthly fees starting at approximately \$150 US (when you use your weeks). This translates to less than \$10 per night, plus electricity. Our innovative shared-ownership model, where costs are distributed among 5 properties, makes luxury vacation home ownership surprisingly affordable.





# The DOMINICAN REPUBLIC?

The Dominican Republic is a unique destination with stunning natural beauty, intriguing history, and a rich cultural heritage. Discover diverse landscapes featuring towering mountains, lush rainforests, and over 1,000 kilometers of pristine coastline with incredible beaches. This was the first permanent Spanish settlement in the Americas, established by Christopher Columbus on his first voyage in 1492. The country is steeped in fascinating history, with numerous museums and vibrant cultural experiences, including music, art, and festivals. Visitors can also enjoy uniquely Dominican specialties such as cigars, rum, chocolate, coffee, meringue, amber, and larimar.

The Dominican Republic is the second-largest Caribbean nation (after Cuba), covering 48,445 square kilometers, and

it is the #1 tourist destination in the Caribbean. Its geographical diversity includes the highest peak in the region, Pico Duarte, and the lowest body of water, Lago Enriquillo. The country is home to an astonishing variety of flora and fauna, with 6,000 species of plants and 7,000 species of animals, including cacti flowers, endemic hawks, and humpback whales.

Modern urban cities like Santo Domingo and Santiago coexist with charming, rural villages. Visitors are captivated by the warmth and friendliness of the people, the stunning landscapes, and the consistently pleasant tropical weather. There's so much to explore on this remarkable island.







### Weather:

The north coast of the Dominican Republic enjoys a tropical maritime climate year-round. The weather is typically hot and humid, with average temperatures ranging from the mid-70s (24°C) to the high 80s (33°C) Fahrenheit. Trade winds from the Atlantic Ocean provide a refreshing breeze, especially in the coastal areas. May to November generally brings more rain, but despite this, sunshine is abundant, and even during the rainy season, it tends to rain mostly at night. The dry season, from December to April, offers consistent sunshine, lower humidity, and gentle trade winds, making it a popular time for visitors. The coastal waters remain warm throughout the year, perfect for swimming, snorkelling, and other water activities.

### The sunniest months



JULY	19 days
SEPTEMBER	18 days
JUNE	17 days

### The warmest months



JULY	92°F or 33°C
AUGUST	92°F or 33°C
SEPTEMBER	91°F or 32°C

### Warmest Ocean Temperature



AUGUST	84°F or 29°C
SEPTEMBER	84°F or 29°C
OCTOBER	84°F or 29°C

### Coldest Months:



DECEMBER	82°F or 28°C
JANUARY	82°F or 28°C
FEBRUARY	82°F or 28°C

### Rainiest Months:



NOVEMBER	241 mm/12 days
DECEMBER	246 mm/11 days
APRIL/MAY	167 mm/12 days



## The Magical North Coast of the DR

This area of the Dominican Republic is arguably the prettiest part of the island. Lush mountains to the south slope towards the sea offering incredible views. Coral reefs offshore give us protected weather: a near perfect climate with no hurricanes. We have incredible beaches, each one a little different. Truly, a paradise to simply enjoy life.

For vacationers and people who live here full time, the north offers excellent infrastructure with great restaurants, shopping, hospitals, schools, and banking. We appreciate a low cost of living and taxation. You'll find everything you're used to having back home, except cold, snow and gray skies.

Whatever you want to do, it's here. You'll never be bored.

### Cabarete

Cabarete is a cosmopolitan beach village with a bohemian flare. Its coral reef protected bay is dotted with diverse restaurants, as well as quaint shops; water sports abound.

Many local events are held along the beach, and nighttime is especially pretty as restaurants light up the night and bring tables onto the sand for starlight dining. Cabarete is well known as a kite and windsurfing haven and hosts the world championships each year. Try your hand! There are many kite and windsurfing schools along the beach.







Other activities include stand up paddle boarding, enjoying lunch or dinner at great restaurants, exploring the local caves or protected lagoon, taking a tour or excursion, or simply relaxing on the beautiful beach.

This little town has grown up to be an active community with modern services, shopping, medical facilities, and community events. Population: 16,148 (2022)



## Sosua

Enjoy a leisurely walk around town, shop, eat at a dizzying variety of restaurants, snorkel, take a dive, go fish, head out on a catamaran.

Expat centred Sosua offers some of the most beautiful beaches on the island with powdery sand and crystal clear blue water. Vendors and restaurants run parallel to Sosua Beach and are available for shopping, food, drinks, and even on the beach service! Also in town is Playa Alicia - yet another lovely beach for tourists and residents. Sosua also offers big box grocery shopping, a modern hospital and a huge variety of restaurants.



The history of this seaside town is very unique. In the early 1940's many Jewish settlers arrived here to escape the persecution of war. The refugees settled in the east part of Sosua known as El Batey and formed the successful Sosua Dairy cooperative (Productos Sosua), which exists to this day. There is a small Jewish museum detailing the history of the refugees.



Sosua is a true home away from home with all the services you need, along with a quaint small town atmosphere. Population: 56,982 (2022)



## Puerto Plata

Enjoy a true slice of history in 500 year-old Puerto Plata. Ride the cable car, check out a rum factory, see the Amber Museum or just sip a cold drink on the stunning long beach.

Named for the silvery hues of its natural harbor, the city is surrounded by mountains. Visitors can enjoy the only aerial tramway in the Caribbean and ride to the top of Pico Isabel de Torres, a 793 metre high mountain. The top features a botanical garden.

Another must stop is the Fortaleza San Felipe, a historic Spanish fortress used to protect the city from pirates in the mid 1500's. Today it is used as a museum.

The north coast is also called the amber coast. Check out the amber museum and see this ancient tree sap that has hardened into a semiprecious stone. Guided tours are available. Enjoy your day listening to merengue, the ever present music of the DR, as you stroll about the city. Be sure to stop on the Malecon (ocean drive) for a Presidente Beer!

Population: 118,496 (2010)





## Airports & Travel:

### Dominican Republic

On Map	City Served	Province	IATA	Airport Name
#1	Puerto Plata, Sosua, Cabarete	Puerto Plata	POP	Gregorio Luperon International Airport
#2	Samana, Las Terrenes	Samana	AZS	Samana El Catey International Airport
#3	Santiago de los Caballeros	Santiago	STI	Cibao International Airport
#4	Punta Cana, Higüey	La Altagracia	PUJ	Punta Cana International Airport
#5	Barahona	Barahona	BRX	Maria Montez International Airport
#6	La Romana	La Romana	LRM	La Romana International Airport
#7	Santo Domingo	Distrito Nacional	JBQ	La Isabela International Airport
#8	Santo Domingo	Distrito Nacional	SDQ	Las Americas JFPG International Airport



#### FLIGHT TIMES:

DR to Canada: 3.5 hours from the Toronto area, some direct charter flights from Western Canada: 6-hours direct.

DR to US: 1.5 hours to Miami; 3 hours to New York.

DR to Europe: London 8.5 hours, Rome 9 hours, Moscow 11.5 hours, Madrid 7.5 hour

#### ENTRY REQUIREMENTS:

Canadian, American, and EU citizens require a valid passport that is valid until the date of expected departure.



# MAPS

Dominican Republic



Caribbean





## Activities & Things to Do

Activities on the north coast are limited only by your imagination. From lazy beach or pool days, historical city tours, to wild outdoor adventures, we offer over 30 tours and excursions.

Do something different everyday: explore a pristine beach, zipline through a jungle forest, slide down nature's water-slide, catch an ocean fish or snorkel in an underwater wonderland.



- **Monkey Jungle Ziplining:** an adventure for young and old with a 4,400 ft challenge course, 7 stations, 3 suspension bridges, and a decender into a cave! All proceeds to charity.
- **Twenty-Seven Waterfalls of Damajagua:** scale and hike a series of spectacular waterfalls. It's a natural water slide on the way down!
- **Canyoning & Safari:** Go on an outback Safari Adventure in a giant monster truck through the countryside & rivers.
- **River Rafting:** Maximum adventure! Hop on a raft and sail down the Yaque del Norte River (the longest in the Caribbean). Go through canyons and rapids – feel the adrenaline rush!
- **Fun City Go Karts:** - three great tracks in one location! Fun!
- **Buggy and Bike Adventures:** Get dirty! Dune buggies and four wheelers plow through the sugar cane.







- **Jungle Boat Safari:** Take a fun boat ride down the Yasica River to the Grill Boat restaurant where you will enjoy a special Dominican fish lunch.
- **Surf, Windsurf, & Kite Board Lessons:** Hands on introductory lessons.
- **Dudu (Blue) Lagoon:** - This "cenote" is an interesting ecosystem of a 700 metre tunnel that connects two freshwater lakes. Take a dip in either one or zipline in!
- **Xtreme Circus:** Try flying through the air on a trapeze or using aerial silks. From novice to expert, Xtreme Circus will get you flying!
- **Paradise Island:** A scenic speedboat ride takes you through mangroves and sparkling waters to Paradise Island. The snorkeling here offers some of the most beautiful coral reefs in the Caribbean.
- **Scuba/Snorkeling:** An underwater world awaits.
- **Catamaran:** Enjoy a day of sailing, snorkeling, lunch and rum drinks!
- **Ocean World Adventure Park:** From dolphins to sea lions to sharks! Ocean world offers great encounters and a look at marine life in the tropics.
- **Stand Up Paddle Boarding:** Relaxing, core revving fun through the river jungle or on the ocean.
- **Cocoa/Coffee Tours:** Experience Explore the Suriel organic cacao farm where beans are shade-grown under banyan and calabash trees.
- **Cigar Factory Tour** - learn how world famous Dominican cigars are made.
- **Whale Watching:** From January through March Samana is one of the best places to watch humpback whales in the world.
- **Samana/Bacardi Island:** See the Caribbean Sea and Atlantic Ocean in the same day. Coconut plantations, rice fields and soft white sand will astound you.
- **Baseball Game!** The DR is famous for its baseball and major league players. Take a bus ride to Santiago and watch the Aguilas



play. If you love baseball, you'll want to see this.

- **Dancing!** Learn to dance merengue and salsa in the true Latin way.
- **Deep Sea Fishing:** Come back with a whopper of a fish story!
- **Golf Packages:** there are two courses in the area to play.
- **Kayak Adventure:** float down a lazy river to where it meets the ocean. Enjoy lunch at a great outdoor restaurant then paddle back.
- **Horseback Riding:** A great ride that includes a trip into the surf in the ocean or up the mountains.
- **Gri-Gri Lagoon and Playa Caletón:** - take a boat ride through the mangroves, see a bird cave and end up at Playa Caletón- a lovely local beach.

### How About a Little History?

- **Puerto Plata City Tour:** Amber Museum, gondola ride, Fort San Felipe and the old town square.
- **Colonial Zone Tour in Santo Domingo.** Explore the first city in the New World, a UNESCO World Heritage Site.
- **Santiago City Tour.** This inland city is also rich in history. A centre for agriculture and tobacco, Santiago is a working Caribbean city.







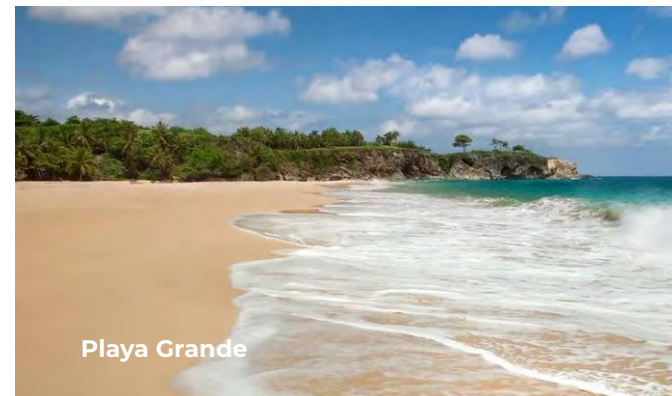
- **Sosua Beach** - snorkel, go on the banana boat, glass bottom boat, or just soak up the sun with a Pina Colada from one of the local restaurants (who will serve you in your sun chair). This one of the prettiest beaches in the DR.



- **Cabarete Beach:** - try your hand at a watersports like wind surfing, have a beach side dinner, or shop in one of the quaint stores. An entire day and evening can be spent hanging out in Cabarete.



- **Playa Grande:** - take a tour of one of the largest and most beautiful beaches in the area. Local restaurants will bring your table to the beach for fresh fish and lobster.



- **Playa Costambar:** This charming beach features a great opportunity for snorkelling. A fishing area, Costambar offers some of the best, fresh seafood you'll find in the area. Have lunch on the beach and watch the fishermen come out of the water with their catch!



- **Playa Dorada** - located in Puerto Plata this is known as the "resort beach" but is open to anyone. It's beautiful and a great day trip. You'll find restaurants and lots to keep you as busy, or not busy, as you prefer.







# Casa Linda

CO-OWNERSHIP

✉ not sure about any

📞 of these Eric



We're standing by to welcome you to the Casa Linda family!

Join a community of active, smart investors who know that the only winter is overrated and the only good ice is in your drink! Kick winter to the curb and invest in you, your family, and the life you want.

Own a villa or condo. Share the costs.

[CONTACT US.](#)