

285,000 SQM | 72 ACRES

4 ZONES | 82 LOTS + VILLAS



## NORTHERN COASTLINE OF THE DOMINICAN REPUBLIC, SAMANA.



35' Min



2 hours



15' Min



15' Min

**International Airports:** 35' from El Catey Airport, 1.5hrs from Santo Domingo Airport, and 3.5h from Punta Cana.

**Beaches:** Playa Jackson, Playa Bonita, and Playa Cosón less than 15' away.

**Town:** Convenient access to the urban area of Las Terrenas in 15'.

**Cities:** 2 hrs from Santo Domingo, 3.5 hrs from Punta Cana, and 4 hrs from Puerto Plata.

# The Location.

PUERTO PLATA

EL CATEY

SANTIAGO



S. DOMINGO

PUNTA CANA







Infused  
with Culture



Integrated  
with Nature



Inclusive  
Community

offers an authentic living experience setting it apart from others by being:

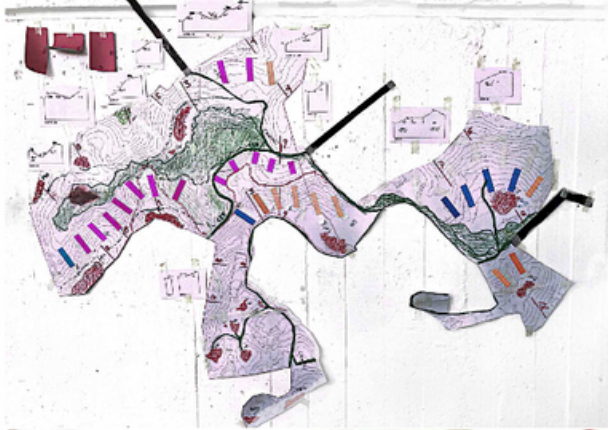
**Infused with culture:** Blending modern architecture with natural interior design and Taíno artwork. Offering traditional cuisine and featuring cultural events, musical performances, and festivals.

**Integrated with nature:** Sustainable, eco-friendly construction techniques with energy-efficient systems for minimal environmental impact and harmony with nature, fostering self-sufficiency.

**An inclusive community:** With communal spaces promoting social gatherings and cultural exchange, fostering an inclusive and diverse community.

# Authentic Living.

MORE THAN REAL ESTATE



Discover a 72-acre oasis in the Lomas, meticulously crafted for a life in sync with nature. This real estate project offers a tranquil retreat with homes thoughtfully integrated into the landscape, boasting prime positions for panoramic Atlantic Ocean views.



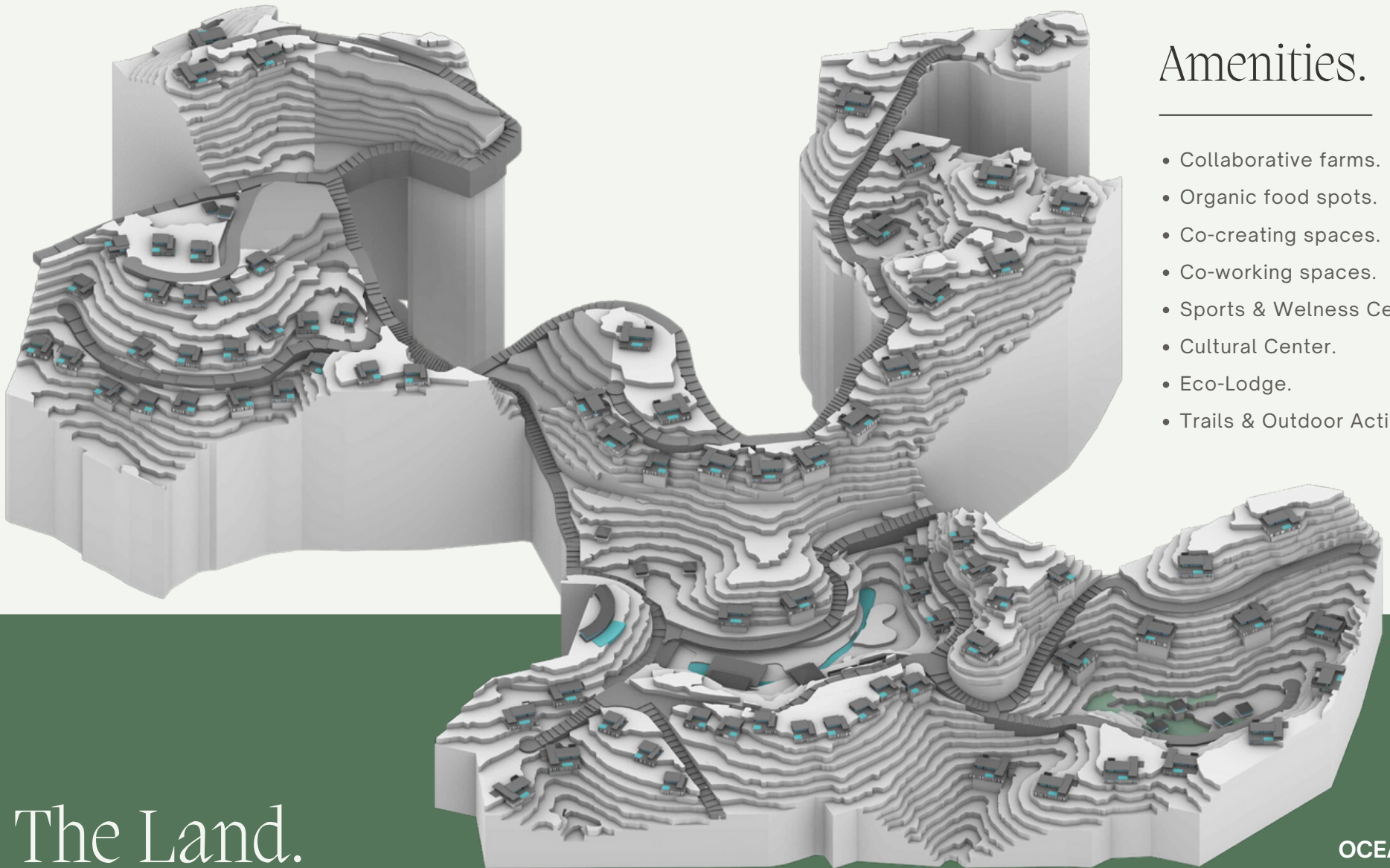
array of home designs, perched on hills and slopes, ensures each residence enjoys privacy and uninterrupted views of the diverse and captivating terrain. The strategic orientation and elevation of each home allow residents to indulge in the scenic vistas, natural light, and the refreshing sea breeze.



Embracing the essence of the landscape, Sienna's homes are discreetly nestled within the land, blending seamlessly into the surrounding topography and lush greenery.

The development is thoughtfully divided into four zones, enabling a phased growth. This structure is complemented by a network of serene roads, inviting leisurely walks and enjoyment of the peaceful environment.





## Amenities.

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- Collaborative farms.
- Organic food spots.
- Co-creating spaces.
- Co-working spaces.
- Sports & Wellness Center.
- Cultural Center.
- Eco-Lodge.
- Trails & Outdoor Activities.

The Land.

OCEAN



Collaborative farms.



Organic Food Spots.





Co-Creating Spaces.



Co-Working Spaces.





# Sports & Wellness Centers.



# Cultural Center.





Eco-Lodge.



Trails & Outdoor Activities.





# Zone 1.



Reservations open

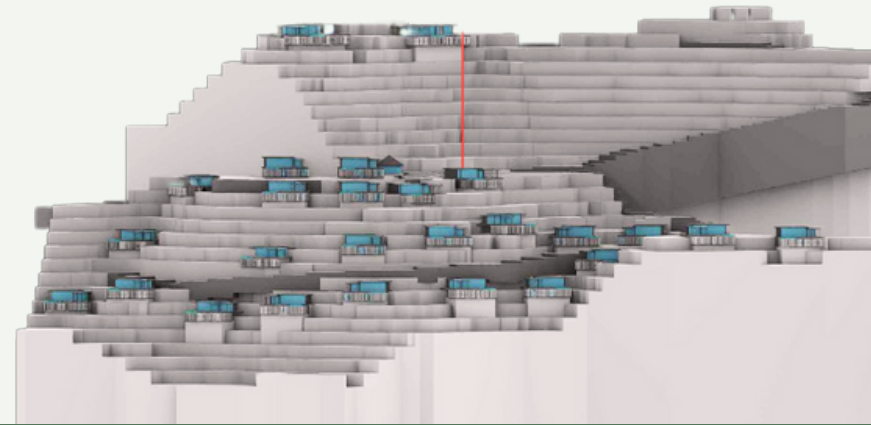
**LOTS DETAILS**



Lots: 27 total with 25 ocean views

Sizes: 847 to 6,025 SQM | 0.2 to 1.5 Acres

Prices: Average US\$87,000



Each lot comes  
with...

- ✓ LAND PREPARATION
- ✓ WIDE ROADS
- ✓ UTILITIES (WATER+ELECTRICITY)

- ✓ ALL BUILDING PERMITS
- ✓ COMPLETE VILLA PLANS
- ✓ TAX EXEMPTIONS 15 YEARS





28

22

18

11

21

14

16

02

01

08

05



# Architectural Lines.

**Elegant Design, Tailored to the Terrain**

**Private Pools and Panoramic Views**

**Seamless Indoor-Outdoor Living**

**Independent Bungalow & Useful Storage**

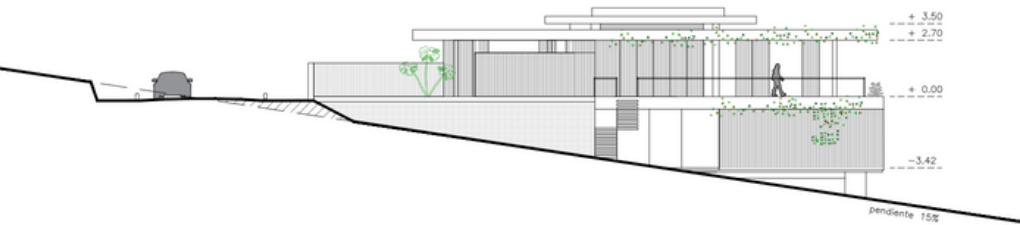
**Environmentally Conscious and Sustainable**

The villas blend harmoniously with the highlands, offering three distinct types tailored by the number of bedrooms. Each villa features a private pool on its terrace, a landscaped entrance patio for enhanced transparency and ventilation, and interior spaces designed to connect with the stunning outdoor scenery.

Select villas, Types A and B, come with a guest bungalow, optional separate entrance, and covered parking for two cars, along with extra storage space. Emphasizing environmental consciousness, these villas are designed to minimize landscape impact, follow the natural terrain, and maintain a balanced horizontal profile.

Durability and quality define the choice of materials, ensuring longevity while the thoughtful textures manage light effectively, providing shade and facilitating cool breezes.

True to local environmental ethos, the development incorporates sustainable practices, optimizing resource use, and harnessing energy from entirely renewable sources.



VISTA 01

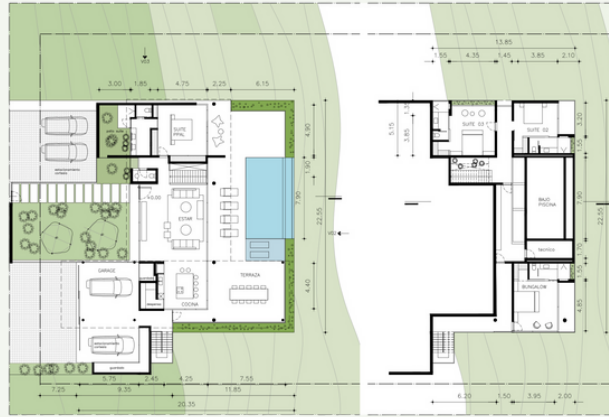
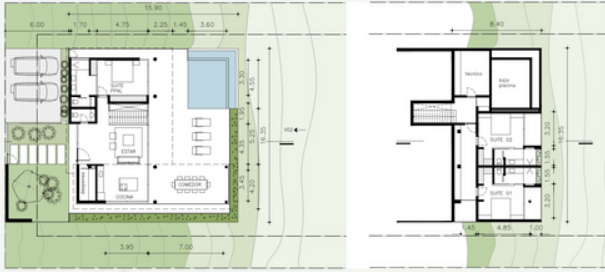


VISTA 02









## VILLAS DETAILS



### 3-bedroom Villa (C)

#### SQM

<b>293</b>	Total Living Area
<b>174</b>	Interior Covered
<b>17</b>	Interior Services
<b>51</b>	Covered Terrace
<b>51</b>	Open Terrace
<b>18</b>	Swimming Pool

### 4-bedroom Villa (B)

#### SQM

<b>428</b>	Total Living Area
<b>250</b>	Interior Covered
<b>50</b>	Interior Services
<b>67</b>	Covered Terrace
<b>61</b>	Open Terrace
<b>39</b>	Swimming Pool
<b>33</b>	Garage

### 5-bedroom Villa (A)

#### SQM

<b>525</b>	Total Living Area
<b>315</b>	Interior Covered
<b>41</b>	Interior Services
<b>96</b>	Covered Terrace
<b>73</b>	Open Terrace
<b>37</b>	Swimming Pool
<b>42</b>	Garage







## Reservation Steps

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### 1. FIND A LOT

### 2. CHOOSE A VILLA

### 3. RESERVE

*With US\$5,000 refundable*

### 4. SIGN POS

*With 50% and within 6 months*

### 5. SIGN AOS

*Within 12 months*

### 6. START BUILDING

*Within 12-36 months*

## Extra Discounts

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**5%** | PAY 90% AT POS

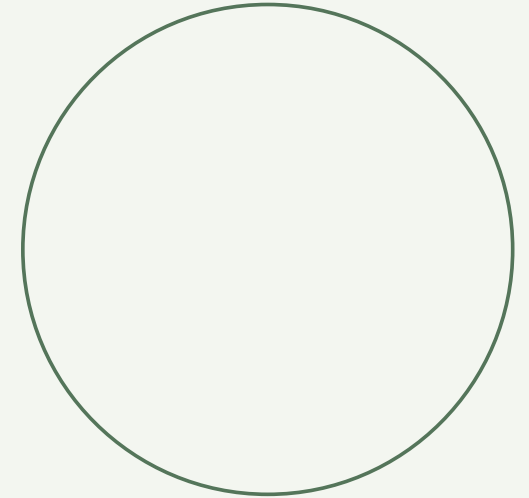
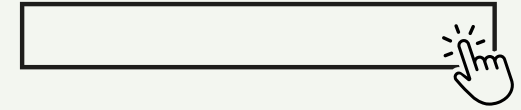
**7.5%** | BUY A SIENNA VILLA

**5%** | REFER A FRIEND

*Each discount is applied to  
the individual amount.*

## Get Started...

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# More Ways to Collaborate

For larger investors.

**1) Purchase and Sell:** Purchase a entire zone and sell the lots.

**2) Purchase and Develop Together:** Purchase and participate with us in developing the land.

Cost & Revenue Sharing: Share a percentage of the profits generated based on the initial investment amount, the level of involvement, and the project's success.

**3) Build-to-Suit:** Hire us to develop your desired project on the land.

Cost & Revenue Sharing:

- Fixed Fee: Based on the project's scope and complexity.
- Percentage of Project Cost: Percentage (5-15%) of the total project cost.
- Profit Sharing: We can negotiate a profit-sharing arrangement.





	<u>Details</u>	<u>Zona 1</u>	<u>Zona 2</u>
Total Parcel Size (SQM)		70,329	84,818
Comon area		2,939	27,124
Road area		13,465	5,890
Residential area		53,925	51,804
Units / lots		27	25
Parcel Investment		\$2,400,000	\$2,400,000
US\$/SQM		\$33	\$28
<b><u>FOR INVESTORS</u></b>			
<b><u>Parcelization (12 months)</u></b>			
<i>Plans + Permits (INCLUDED)</i>	<i>250,000</i>	<i>\$82,317</i>	<i>\$76,220</i>
<i>Utilities (Elect., Water) (INCLUDED)</i>	<i>750,000</i>	<i>\$246,951</i>	<i>\$228,659</i>
<i>Lotification (INCLUDED)</i>	<i>6,000</i>	<i>\$162,000</i>	<i>\$150,000</i>
<i>Roads (8m wide) (INCLUDED)</i>	<i>300</i>	<i>\$504,938</i>	<i>\$220,875</i>
<i>Taxes on Benefits (INCLUDED)</i>	<i>Confotur</i>	<i>\$0</i>	<i>\$0</i>
<b>Gross Revenues Sales</b>		<b>\$3,306,507</b>	<b>\$3,234,732</b>
Real Estate Com	5%	\$165,325	\$161,737
Profit on Land		\$741,181	\$672,995
ROI		31%	26%



# Purchase a Zone

	Zona 3A	Zona 3B	Zona 4
Total Parcel Size (SQM)	25,688	48,384	56,299
Comon area	0	423	4,985
Road area	3,210	4,915	5,435
Residential area	22,478	43,046	45,879
Units / lots	9	9	12
Parcel Investment	\$800,000	\$1,700,000	\$1,600,000
US\$/SQM	\$31	\$35	\$28

## Parcelization (12-18 months)

Plans + Permits (INCLUDED)	\$27,439	\$27,439	\$36,585
Utilities (Elect., Water) (INCLUDED)	\$54,878	\$54,878	\$73,171
Lotification (INCLUDED)	\$27,000	\$27,000	\$36,000
Roads (8m wide) (INCLUDED)	\$40,125	\$61,438	\$67,938
Taxes on Benefits (INCLUDED)	\$0	\$0	\$0
Gross Revenues Sales	\$1,159,900	\$2,480,380	\$2,252,526
Real Estate Com	\$57,995	\$124,019	\$112,626
Profit on Land	<b>\$301,905</b>	<b>\$656,361</b>	<b>\$539,900</b>
ROI	<b>36%</b>	<b>37%</b>	<b>32%</b>