

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:

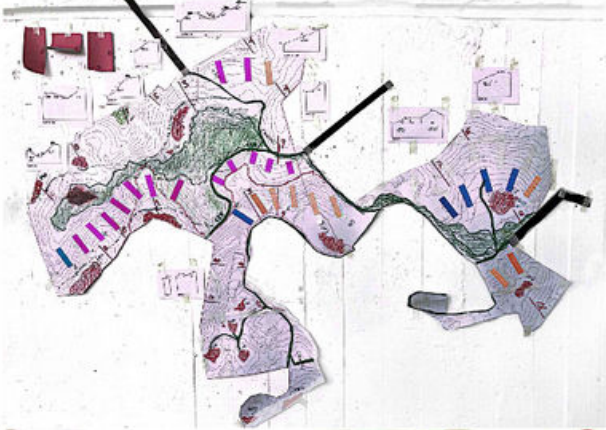
Infused with culture: Blending modern architecture with natural interior design and Taíno artwork. Offering traditional cuisine and featuring cultural events, musical performances, and festivals.

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.

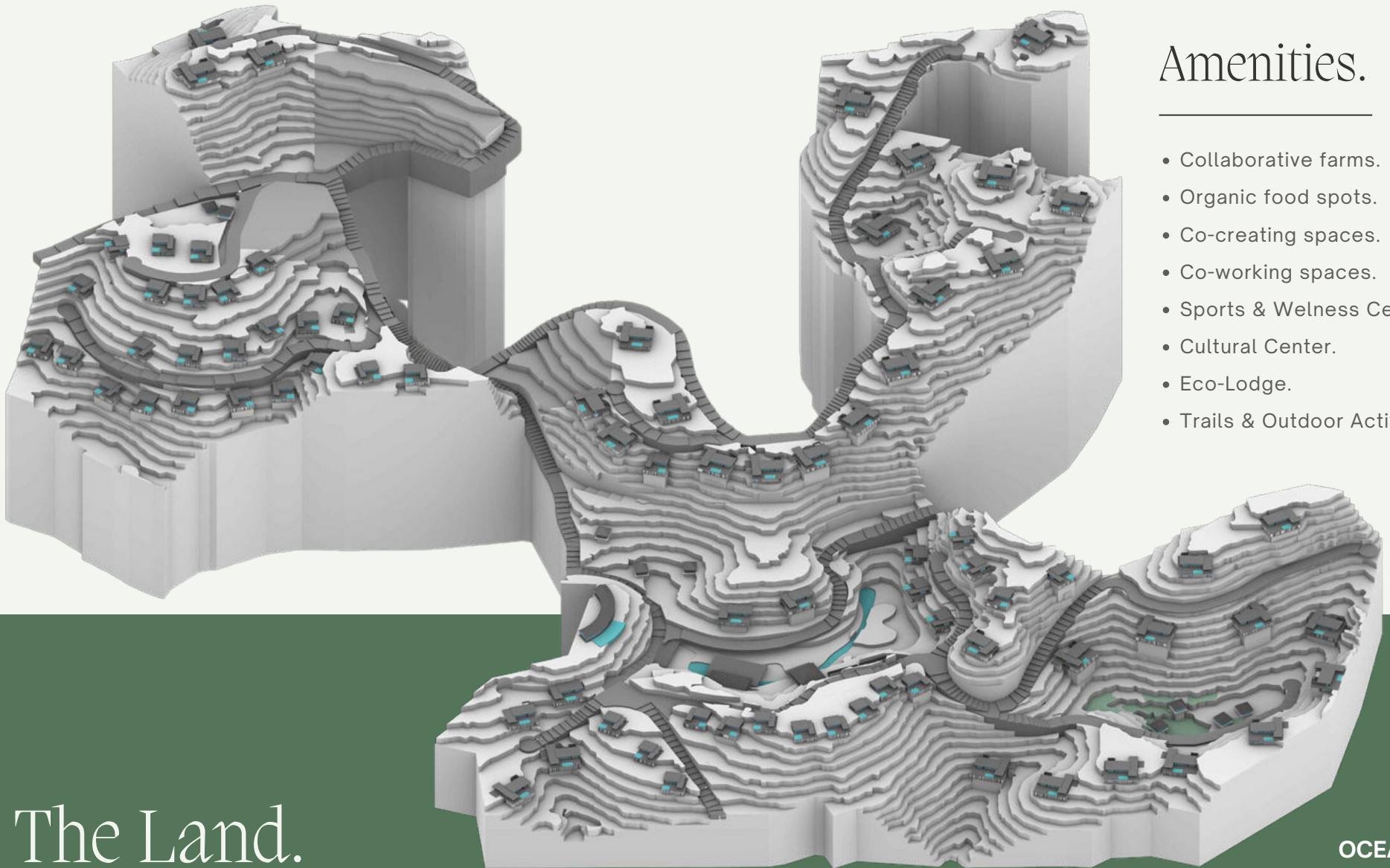


array of home designs, perched on hills and slopes, ensures each residence enjoys privacy and uninterrupted views of the diverse and captivating terrain. The strategic orientation and elevation of each home allow residents to indulge in the scenic vistas, natural light, and the refreshing sea breeze.



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.

- 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

05

08

Architectural Lines.

Elegant Design, Tailored to the Terrain

Private Pools and Panoramic Views

Seamless Indoor-Outdoor Living

Independent Bungalow & Useful Storage

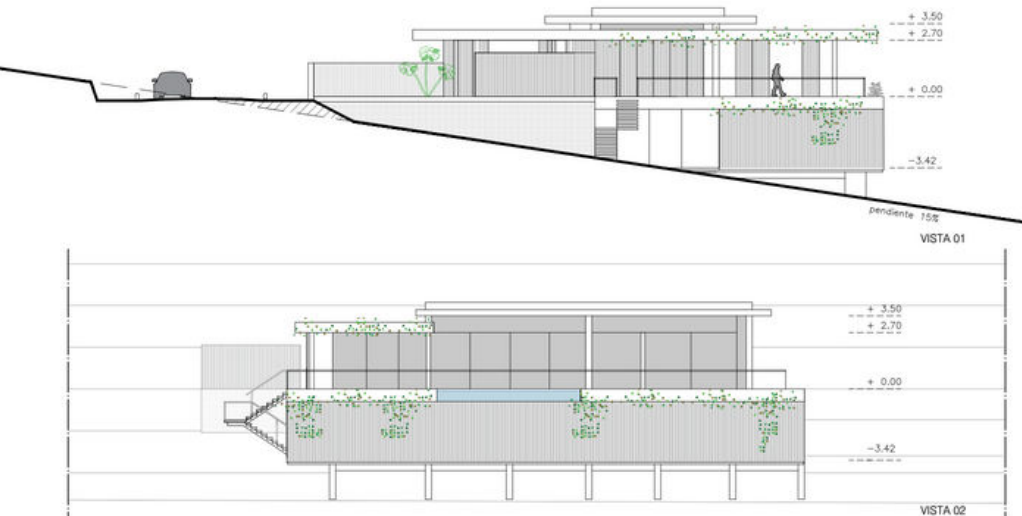
Environmentally Conscious and Sustainable

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.

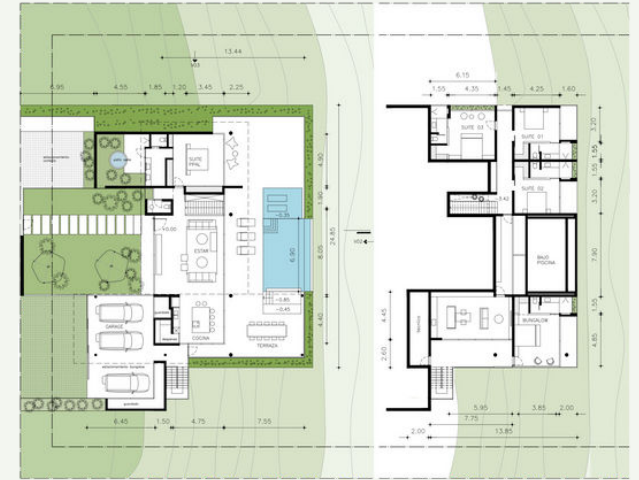
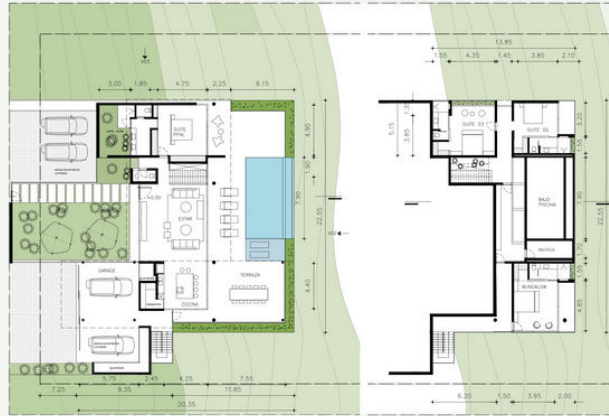
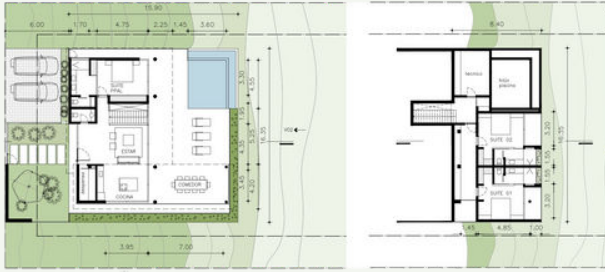
True to local environmental ethos, the development incorporates sustainable practices, optimizing resource use, and harnessing energy from entirely renewable sources.



Lot #	Status	Size SQM	Value USD	Ocean View	Access	Topography	Villa Model
1	Available	1,504	\$115,808	Mar	Arriba	Inclinado	C
2	Available	1,809	\$139,293	Mar	Arriba	Inclinado	C
3	Available	1,840	\$141,680	Mar	Arriba	Plano	C
4	Available	1,558	\$85,690	Mar	Arriba	Medio Inclinado	C
5	Available	1,009	\$55,495	Mar	Arriba	Medio Inclinado	C
6	Reserved	1,125	\$49,500	Mar	Arriba	Muy Inclinado	C
7	Reserved	2,038	\$100,881	Mar	Arriba	Medio Inclinado	C
8	Reserved	2,133	\$93,852	Mar	Arriba	Muy Inclinado	C
9	Reserved	2,059	\$90,596	Mar	Arriba	Muy Inclinado	C
10.1	Available	2,117	\$116,435	Mar	Arriba	Medio Inclinado	C
11	Available	1,753	\$115,698	Mar	Arriba	Plano	C
12	Available	1,529	\$100,914	Mar	Abajo	Inclinado	C
13	Available	1,196	\$92,092	Mar	Abajo	Medio Inclinado	C
14	Available	1,090	\$83,930	Mar	Abajo	Medio Inclinado	C
15	Available	1,085	\$59,675	Mar	Abajo	Medio Inclinado	C
16	Available	2,447	\$134,585	Mar	Abajo	Medio Inclinado	C
17	Available	1,580	\$93,852	Mar	Arriba	Plano	C
18	Available	1,884	\$145,068	Mar	Arriba	Inclinado	C
19	Reserved	962	\$50,200	Mar	Arriba	Inclinado	C
20	Reserved	894	\$50,820	Mar	Arriba	Inclinado	C

21	Available	857	\$47,135	Mar	Arriba	Medio Inclinado	C
22	Available	1,634	\$89,870	Mar	Arriba	Medio Inclinado	C
23	Reserved	1,278	\$98,406	Mar	Arriba	Plano	C
24	Reserved	1,585	\$122,045	Mar	Abajo	Plano	C
25	Available	1,535	\$118,195	Mar	Abajo	Inclinado	C
28	Available	2,439	\$134,145	Colinas	Abajo	Inclinado	A
29	Available	3,581	\$275,737	Mar	Arriba	Inclinado	A
30	Available	3,146	\$242,242	Mar	Arriba	Inclinado	A
32	Available	3,303	\$154,415	Colinas	Arriba	Medio Inclinado	A
33	Available	2,926	\$136,791	Colinas	Arriba	Medio Inclinado	A





VILLAS DETAILS



3-bedroom Villa (C)

SQM

293	Total Living Area
174	Interior Covered
17	Interior Services
51	Covered Terrace
51	Open Terrace
18	Swimming Pool

4-bedroom Villa (B)

SQM

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

5-bedroom Villa (A)

SQM

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



Reservation Steps

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

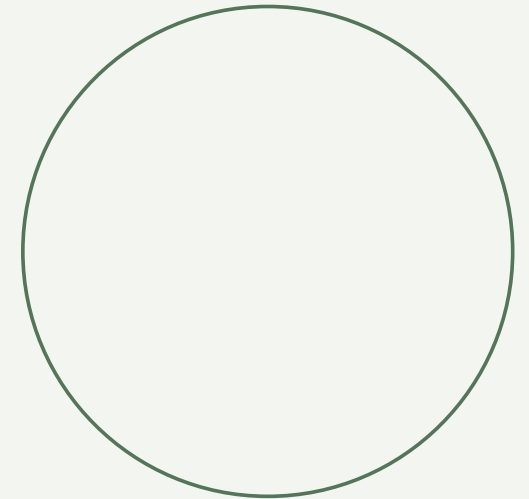
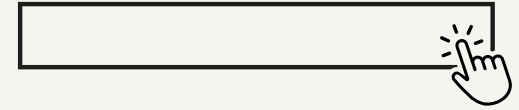
5% | PAY 90% AT POS

7.5% | BUY A SIENNA VILLA

5% | REFER A FRIEND

Each discount is applied to the individual amount.

Get Started...



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

FOR INVESTORS

Parcelization (12 months)

<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>
Gross Revenues Sales		\$3,306,507	\$3,234,732
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	\$301,905	\$656,361	\$539,900
ROI	36%	37%	32%