



Miches: Investment in Premium Land

Ocean Views & Confotur Law



The New Luxury Destination is just 1.30 hours from Punta Cana Airport

- ✓ **Clean title deeds | 0% property tax for 15 years for Confotur projects |**
- ✓ **Freedom to build**



Miches: Invest in the New 'El Dorado' Before Everyone Else Does

¡Hola a todos! ¡Bienvenidos!

My name is **Ramón Peña Corsino**. It is my pleasure to greet you and welcome you to our dream, **Vista Serena**, a place nestled in the unparalleled fashionable destination of **Miches, El Seibo Province, Dominican Republic**.

More than 30 years ago, we acquired these 9 hectares from Mr. Manuel Quintana, an Argentine businessman who, like us, fell in love with this paradise, which, within a perfect setting, offers us the majesty **of nature from every angle. In 1994, we built a small country villa for our family, which we are enjoying with PURE NATURE OR NATURE PURE. We invite you to join us.**

This privileged location on the edge of the road, **on the first line of mountains**, at km 3 of the Miches-Seibo road, at an altitude of between 60 and 130 meters above sea level, offers spectacular and **varied views for at least 15 km around**, framed by: **The Atlantic Ocean, Playa Esmeralda and its new hotels to the north and northeast. Montaña Redonda and the majestic Cordillera Oriental in the southeast, and closing in the west and northwest, with the Bay of Samaná, which is the perfect setting for this paradise where we are and where you will find yourself.**

See each sunrise with its beautiful sunrises, which, depending on its position in the day, changes the color of the vegetation and the sea. **The double rainbows** on rainy days, their sound in the mad rush towards La Villa, alone or together with the mist to wrap us up. **The clouds sliding like curtains** covering the sun, which teases us by reflecting its powerful glow from the sides. **The moon rising** during the day, wanting to compete with the sun. **Perceiving the joy in the chirping of different birds and seeing the dancing of the Lauras or Auras (American Red-headed Vultures)** as they soar without moving their wings in the wind. As a culmination and closing the day, **the beauty of twilight with its different colors, the softness of moonlit nights as the moon rises and glistens on the sea**, mingling with the glow of the lights of the city of Miches and hotels in Playa Esmeralda, the city of Samaná, or a boat sailing in the distance on the Atlantic, or any object conducive to speculation and taking out your spyglass.

As external points to visit on relaxing excursions, we have: **La Media Luna**, a natural pool in the middle of the sea; **Montaña Redonda**, where you can fly in body and imagination; **Samaná Bay** to enjoy the presence of humpback whales, which visit us every year to socialize, mate, and give birth, declared a **"Mammal Sanctuary"** in 1986; Enjoy **the Miches-Pedro Sánchez-Seibo scenic corridor** on mountain

adventures, hiking, and bird watching for nature lovers in the natural and unspoiled areas of the **Eastern Mountain Range. Caves, streams, and rivers**, as well as **our history, culture, and traditions; the Battle of Palo Hincado and El Cabao, bullfights (unique in the country), and the music of the Atabales** in the province of El Seibo, **the mother of all the eastern provinces.**

For all these reasons, we are particularly happy to share this corner of paradise with you and offer you the opportunity to make your own dream come true here at **Vista Serena.**

May the beauty and authenticity of this idyllic place move you and make you fall in love. We look forward to seeing you.

Yours sincerely

Ramón Peña Corsino.



Welcome to Vista Serena

Invest with confidence: more than a salesperson, I am your neighbor and trusted advisor.

Dear investors,

For over 15 years, I've been passionate about the Dominican Republic and its exceptional potential. When I moved here, I discovered a hidden gem: **Miches**, a region that is still unspoilt, authentic and full of promises for the future.

Today, I'm proud to present **Vista Serena**, a project close to my heart, where I myself chose to build my villa and bungalows for tourist rental.

On the basis of my own experience and investment, I can offer you real support: from the acquisition of the land to the complete realization of your project. Whether you're dreaming of a villa, bungalows or a hotel project, **I'm here to guide you every step of the way**, thanks to my local experience and a network of trusted professionals.

My goal is simple: to offer you the opportunity to invest in an exceptional place to live, where luxury is combined with respect for the environment, and where **everyone can realize their Caribbean dream, serenely and safely.**

Contact me, and together we'll **bring your project to life!**

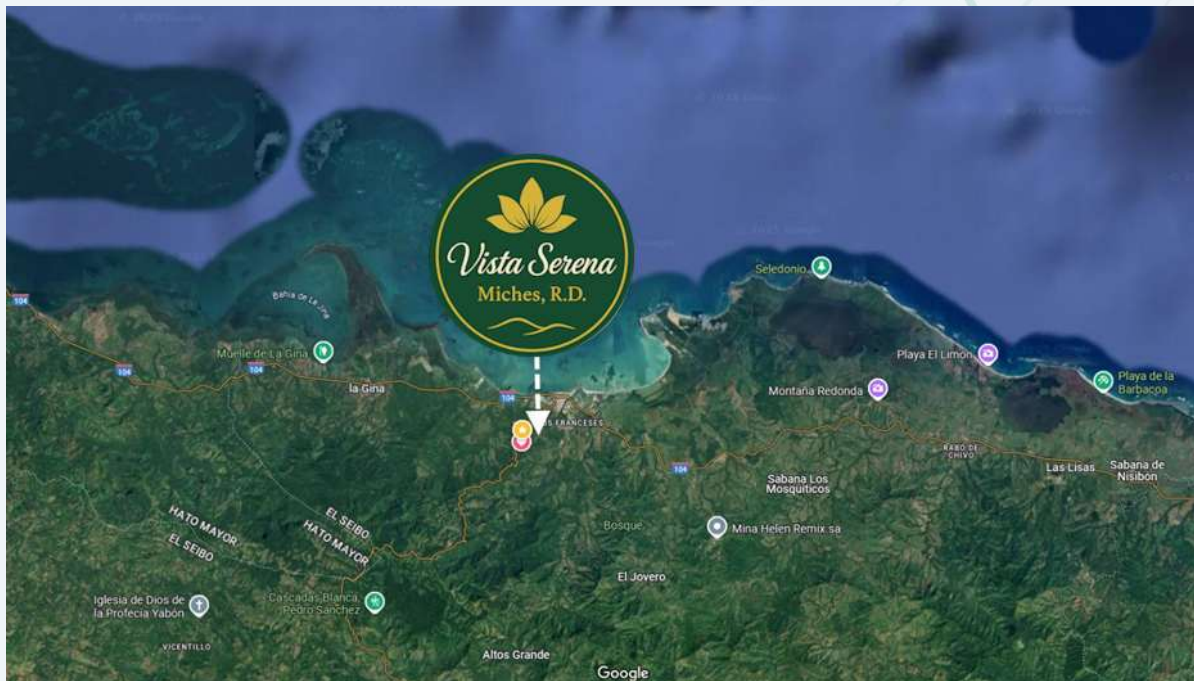
François BENARD *Founder of Talipot Ecolodge & First Investor in Vista Serena*



Miches, the Tropical Paradise



<https://maps.app.goo.gl/fifHwieGnZTsxmzd7>



Why Miches? The Secret Elixir of the Caribbean

Where the giants (Four Seasons, Hilton, Hyatt, Club Med) are investing



Miches, is much more than a vacation destination **is a true haven of peace** where time passes slowly, far from the hustle and bustle of the big cities.

- 📈 **In full bloom:** Strategic investment in a fast-growing tourist area. The biggest hotel chains are setting up shop (Four Seasons, Hilton, Club Med...).
- 🕒 **1h30 from Punta Cana:** Easily accessible thanks to the international airport.
- 🌴 **Wild and Classified Beaches:** Miles of pristine beaches, among the most beautiful in the Dominican Republic.
- 🌿 **Nature Preserved, Authenticity:** An exceptional environment, far from mass tourism.
- ☀️ **Ideal Tropical Climate:** Year-round sunshine, pleasant temperatures and refreshing breezes.

The New York Times

Miches is the Dominican Republic's new emerging destination, recognized by the [New York Times among the 52 Places to Go in 2026](#). Miches ranks number 29.

Vista Serena: 9 Acres of Land with Title Deeds, Ready for Development

Vista Serena is a private estate covering **90,000 m² with a clear title deed** (full legal guarantee).

- Strategic elevation (60-130 m): Its unique topography not only provides natural drainage, but also guarantees unobstructed sea views for life, protecting the value of your asset against future developments.



🌴 More than just a postcard view, this location offers an **unparalleled dual panorama**: the Atlantic Ocean to the north and the Eastern Mountain Range to the south.

This unique topography ensures **unobstructed views for life**, a key factor in maximizing the added value of your land and the occupancy rate of your future project.

💎 More than just peace of mind, we offer total privacy: the most sought-after asset in **today's luxury tourism**.

The constant breeze from the trade winds is not only pleasant; it guarantees **natural ventilation** that significantly reduces the operating costs of air conditioning for your future villa.



🌿 This unspoiled environment offers the perfect conditions for **developing low-density, self-sufficient projects**.

By integrating renewable **energy solutions** and bioclimatic design into your construction, you position your investment in the exclusive 'Eco-Luxury' market, ensuring **a high-value asset** and maximum tourist demand.

Vista Serena offers 6 lots for sale,

The different plots are delimited and numbered (Lots B, C, D, E, F).

Master Plan: 6 Macro-Lots with Total Legal Security

Low-Density, High-Appreciation Offer: Only 6 exclusive lots available (from 8,500 m² to 30,000 m²) on a 9-hectare estate. Its hillside topography guarantees unobstructed ocean views for life for each plot , **ensuring the commercial value** of every square meter built.



Lot	Superficie	Titre	Accès	Prix/m ²	Disponibilité
B	8,508 m ²	Titre final	Carretera titulada	\$85.00	☒ Disponible
C	25,931 m ²	Titre final	Carretera titulada	\$70.00	☒ Disponible
D	30,247 m ²	Titre final	—	\$60.00	☒ Disponible
E	11,069 m ²	En cours	—	\$65.00	☒ Disponible
F	8,472 m ²	En cours	—	\$50.00	☒ Disponible

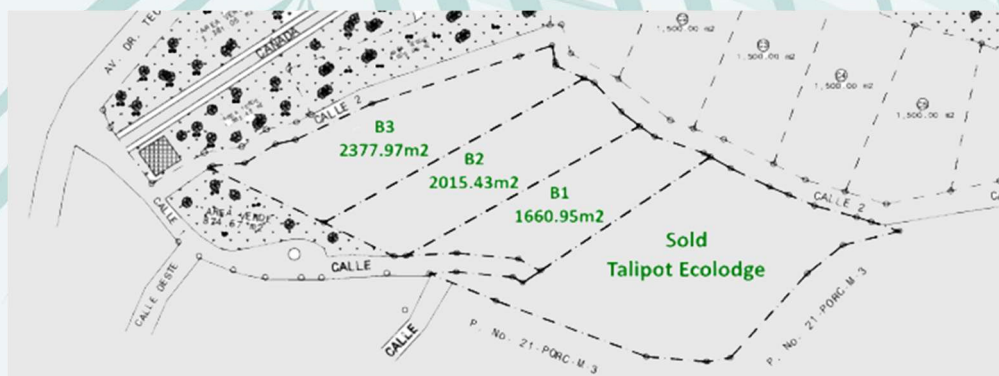


✓ **Impeccable Legal Status:** Eliminate investment risk. We offer the highest legal security available in the Dominican Republic:

1. **Perfect Traceability:** Single owner for 33 years.
2. **Cleared Titles:** Property with Definitive Title Certificate, with georeferenced boundaries recognized by the State.
3. **Free of Encumbrances:** No mortgages or pending litigation. Ready for immediate transfer.

Lot B: Investment Flexibility and Scalability

Discover the potential of a modular asset: Lot B consists of three titled plots (B1, B2, and B3) that **allow you to tailor your investment to your financial capacity:**



Lot	Superficie (m ²)	Titre	Accès	Prix/m ²	Disponibilité
B1	2 377	Titre final	Carretera titulada	\$95	☒ Disponible
B2	2 015	Titre final	Carretera titulada	\$120	☒ Disponible
B3	1 660	Titre final	Carretera titulada	\$95	☒ Disponible

This masterplan gives you an overview of the possibilities offered by these three plots:

- **Option A - Premium Residential (Individual Lot):** Design a private villa with satellite bungalows to generate vacation rental income while maintaining your privacy.
- **Option B - Boutique Hotel (Combined Lots):** By combining two or three lots, you achieve the ideal scale for a Small Hotel Complex. This configuration facilitates access to the tax incentives of the CONFOTUR Law and maximizes return on investment.

Ocean Appreciation: Atlantic Ocean views are the #1 factor justifying “Premium” accommodation rates.

Breathtaking sea views: Let your gaze wander over the immensity of the Atlantic Ocean and enjoy spectacular sunsets.



Mountain panorama: Admire the untamed beauty of the Cordillera Oriental, a jewel case of unspoilt greenery.



Master Plan A: High-Yield Residential Model

Visualize the potential of your asset: From virgin land to an income-generating property.

The 'Villa + Satellites' Strategy: On an individual lot (Example: Lot B3 of 1,660 m²), we maximize profitability by combining a luxury primary residence with independent units.

 **Suggested Infrastructure for ROI** (Return on Investment): This Master Plan illustrates how to optimize the topography of the land to obtain views of the Atlantic Ocean from all rooms:

- **Main Villa:** Designed with an 'Infinity Pool' and open social areas to justify premium rental rates.



Modular Expansion: The strategic addition of **2 to 3 independent bungalows** allows for diversification of use: enjoy a private retreat while the adjoining units generate **constant cash flow** through vacation rentals.

Master Plan B: Scalability and Tax Exemptions

1. The Residential Option (Lot B3): More than a house, a private sanctuary. Lot B3 offers the ideal topography for an isolated luxury residence, designed to enjoy Caribbean outdoor living with complete privacy.

2. The Boutique Hotel Strategy (Combined Lots): Maximize your Internal Rate of Return (IRR): By combining lots (e.g., B1+B2 or B2+B3), you achieve the scale necessary to develop a Boutique Eco-Lodge. This configuration is the key to accessing **the benefits of the CONFOTUR Law**, which grants you 15 years of tax exemption on the property and profits, drastically reducing your initial investment and increasing your net margin.



 **Performance Guarantee: The 'Talipot' Factor:** We don't sell promises, we sell a proven model. As the developer of Talipot Ecolodge (your immediate neighbor), I offer you my practical experience and network of builders to replicate this success. From permits to operation, I help you turn this land into a profitable and secure asset.

Comprehensive Master Plan: Commercial-Scale Eco-Resort

The Flagship Opportunity: Merging Lots for **Maximum Yield**. For institutional investors or developers, merging lots B1, B2, and B3 unlocks a total area of more than 8,500 m², allowing for high-density development and economies of scale.

High-Return Infrastructure: This Master Plan envisions a Boutique Eco-Resort designed to optimize revenue per available room.



- **3 Premium Villas:** Anchor assets to attract high-income families.
- **11 to 17 Bungalows:** High-turnover units that maximize occupancy without sacrificing privacy or ecological density.

Service Areas and F&B (Restaurant): Critical infrastructure not only for logistics (parking), but also to generate additional recurring revenue through food services.

 **Confotur Tax Incentive:** By exceeding the room threshold, this project fully qualifies for the incentives of Law 158-01 (CONFOTUR). This means **0% property and income taxes for 15 years**, transforming what you would save in taxes into direct net profit for your shareholders.



Talipot Ecolodge:

François Bénard's first personal project on the Vista Serena website.

The Ultimate Inspiration for Your Next Dream Investment

Talipot Ecolodge: The Proof of Concept (POC)

More than inspiration, it is operational commercial validation.

Personally developed by François Bénard on the adjacent lot, this tangible project demonstrates the **technical feasibility and high potential return on investment** of building in Vista Serena.

High-Performance Architecture: Designed by architect Gonzalo Nicolau, the complex blends the topography of the land with low-impact architecture. Each bungalow is strategically positioned to offer absolute privacy and uninterrupted views, key factors in **ensuring high occupancy rates and premium nightly rates** in the demanding eco-luxury market.



Talipot Ecolodge is a collection of luxury bungalows nestled in a lush green setting, offering breathtaking ocean and mountain views.

Architect : Gonzalo Nicolau



Every detail has been thought through to create an unforgettable experience: natural and local materials, refined design, spacious and bright living spaces, and personalized service.



Talipot: A Replicable Business Model

Talipot Ecolodge transcends the concept of a vacation: it is a strategic financial asset designed to:

1. 💰 **Generate High Yield:** Capitalize on the **strong demand for 'Eco-Luxury' tourism**, ensuring high occupancy rates and nightly rates positioned in the Premium segment.
2. ⚖️ **Maximize Tax Leverage (CONFOTUR):** Take advantage of this government tool to **reduce your initial investment costs by more than 30%** and operate tax-free for 15 years.
3. 🌍 **Impact Investment and Added Value:** By participating in a sustainable project, you not only protect the environment, but also ensure the **constant revaluation of your property** in a market that demands ecological responsibility.

 **Your Turn: Replicate This Success on Lot B** You have the immediate opportunity to develop a similar project on the **adjacent plots of Lot B** in Vista Serena.

Don't start from scratch. Let Talipot serve as your model and take advantage of my **operational support** and local expertise to turn your vision into a profitable tropical paradise.

🚧 Construction Underway: From Vision to Technical Reality

At Vista Serena, we don't sell blueprints, we build assets. The attached images certify the start of operations on the Talipot Ecolodge site with the critical engineering phase:



1. **✅ Geotechnical Validation (Soil Study):** We have completed the soil mechanics surveys. This technical step is essential because it **scientifically guarantees the stability of the terrain** and defines the exact foundation for hillside constructions.
2. **👤 On-Site Supervision and Management:** François Bénard personally oversees each stage on the ground. As with Talipot, we offer this **'Project Management'** service for your future villa: from soil validation to key handover, ensuring **construction quality and budget control** without you having to worry from afar.

🧱 A solid foundation for a lasting investment

According to the geotechnical study conducted in December 2025 for Talipot and **the report by the company IngeoCaribe**, the land where Talipot is being developed rests on a natural limestone base, present from the surface throughout the site.

This condition offers **exceptional structural stability** and allows for:

- Buildings supported on firm and reliable ground
- The absence of deep foundations or complex technical solutions
- Minimal risk of settlement or ground movement
- Highly favorable seismic behavior of the ground

In practical terms, this translates into safer, more efficient, and more controlled construction, with lower technical risks and greater long-term durability, consistent with its vision of sustainability, serenity, and heritage value.



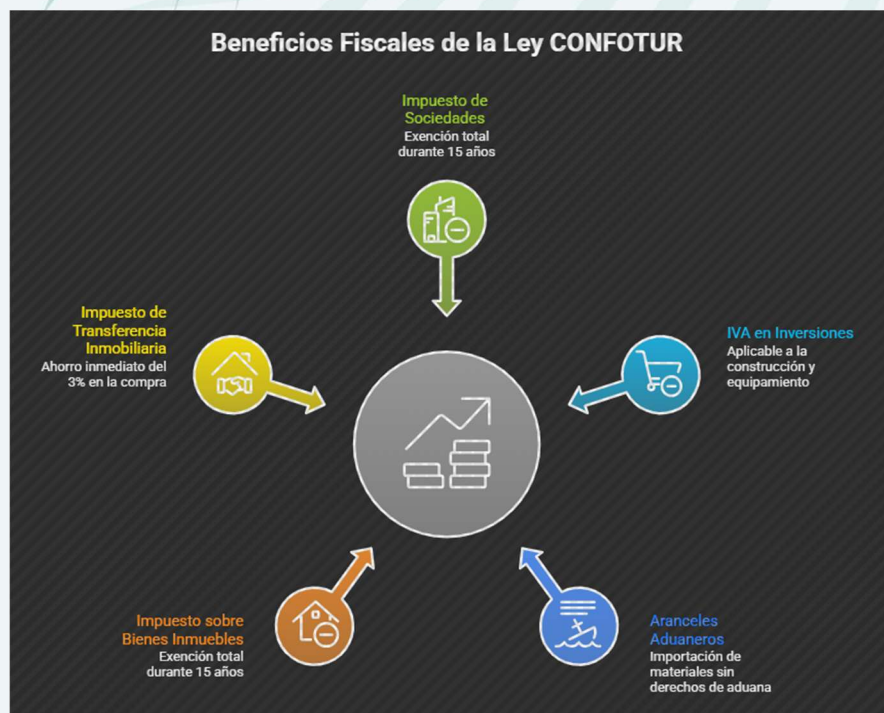
CONFOTUR

Law n° 158-01 on the promotion of tourism development in underdeveloped areas and new areas in provinces and localities with high potential

Optimize your investment with the Confotur Law

By investing in Miches, you benefit from the exceptional tax advantages offered by the Confotur law, which aims to encourage the development of tourism.

Confotur tax benefits:



1. 🏢 **Total exemption** from corporate tax for 15 years.
2. 🏠 **Exemption** from VAT on investments.
3. 🚚 **Exemption** from customs duties on imported materials and goods.
4. 🏡 **Exemption** from IPI property tax for 15 years.
5. 🤝 **Exemption** from 3% tax on real estate transfers.
6. **Secure legal framework: invest** with confidence in a stable and transparent legal environment.

Why invest in Miches?



Investor Status: Residency and Banking

Invest with full rights: Your property in Vista Serena acts as your key to the Dominican legal and financial system.

1.  **Direct Path to Residency through Investment:** The purchase of a high-value real estate asset, duly titled and registered, constitutes the legal basis for applying for Permanent Residency. This status not only regularizes your stay, but also protects your rights as a foreign owner before the State.
2.  **The Cédula: Your Business Tool:** More than just an identity document, the Cédula grants you full legal capacity. It allows you to sign contracts without restrictions, contract public services in your name, and streamline tax procedures, eliminating the usual bureaucratic barriers for non-residents.
3.  **Banking and Capital Management:** By formalizing your status, you gain access to the robust Dominican banking system (banks such as Popular, Banreservas, or Banco Vimenca...). **This is vital for:**
 - **Cash Flow Management:** Receive rental income from your villa directly in the country.
 - **Credit History:** Facilitate future financing for expansion.

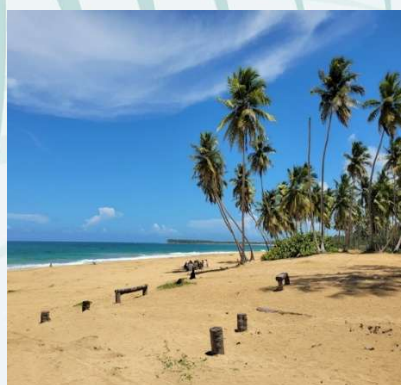
🤝 Your Success, Our Priority: An Operational Partnership

At Vista Serena, we don't sell land, we deliver a turnkey business. François Bénard is not just a developer, he is **your first neighbor and investor**. With more than 15 years in the Dominican Republic and currently developing his own hotel project, **Talipot Ecolodge**, he shares your risks and objectives.



We offer you a professional management structure that covers the five critical stages of your investment:

1. **✓ Legal Security (Due Diligence):** We guarantee transparent transactions with clear titles, ensuring that the asset is free of encumbrances before any disbursement.
2. **✓ Comprehensive "Stress-Free" Permitting:** Through our technical consultants, we manage the entire cycle of mandatory state approvals for construction:
 - **No Objection from the Municipality** (City Council).
 - **Environmental License** (Ministry of the Environment).
 - **No Objection for Tourism** (MITUR).
 - **Building Permit** (MIVED).
3. **✓ Engineering and Technical Validation:** We don't improvise. **We perform a technical review of architectural plans** to ensure structural, sanitary, and electrical consistency before laying the first brick, minimizing cost overruns.
4. **✓ Project Management:** We supervise the physical execution to guarantee the quality of the finishes, compliance with the schedule, and strict budget control.
5. **✓ Tax Maximization and Profitability (CONFOTUR):** We implement the Definitive Classification strategy so that your rental operation enjoys 0% Income Tax and 0% IPI, transforming your villa into a high-yield asset.



☀️ **Vista Serena: Secure Investment, Sustainable Legacy**

Turn your vision into tangible assets. Vista Serena is not just a promise of lifestyle, it is a financial asset structured to offer legal security and high returns in the heart of the Caribbean.

🤝 **More Than Neighbors, Strategic Partners** When you join our community, you are not investing alone. You are joining a technically validated ecosystem where your success is aligned with ours:

- **Technical Support:** We guarantee the viability of your project through certified engineering and architectural studies (plan review, structural consistency).
- **Legal and Fiscal Protection:** Through our alliances, we guide you step by step to obtain all permits (Environment, Tourism) and the final classification of **CONFOTUR**, ensuring your tax exemptions for 15 years.

🚀 **THE NEXT STEP** Don't leave your capital idle. Contact us today to schedule an **Investment Consultation** and evaluate which lot (B1, B2, or B3) best suits your financial strategy.

François Bénard *Developer of Talipot Ecolodge & Your future partner in Vista Serena.*



Contact information:

Book your private consultation to discover the potential of
Vista Serena

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