

EL VALLE ECO

LUXURY

BY SAMANÁ CITIZENS

EL VALLE, SAMANÁ
DOMINICAN REPUBLIC





PLAYA EL VALLE,
SAMANÁ



LOCATION:

The Samaná Peninsula is the most ecologically diverse region of the Dominican Republic. A paradise surrounded by mountains, springs, waterfalls, and the most beautiful virgin beaches.

This eco-luxury villa is a place for living well - a sanctuary in nature for rest, relaxation and reconnecting with loved ones.



FEATURES:

POOL LOUNGE

GARDEN

COMMON REST SPACES

STARLINK WIFI

PROXIMITY TO RESTAURANTS

10 MINUTE TO THE BEACH

NATURAL RIVERSIDE PATHS

LAUNDRY AND CLEANING SERVICES

24H SECURITY

AIRBNB RENTAL MANAGEMENT





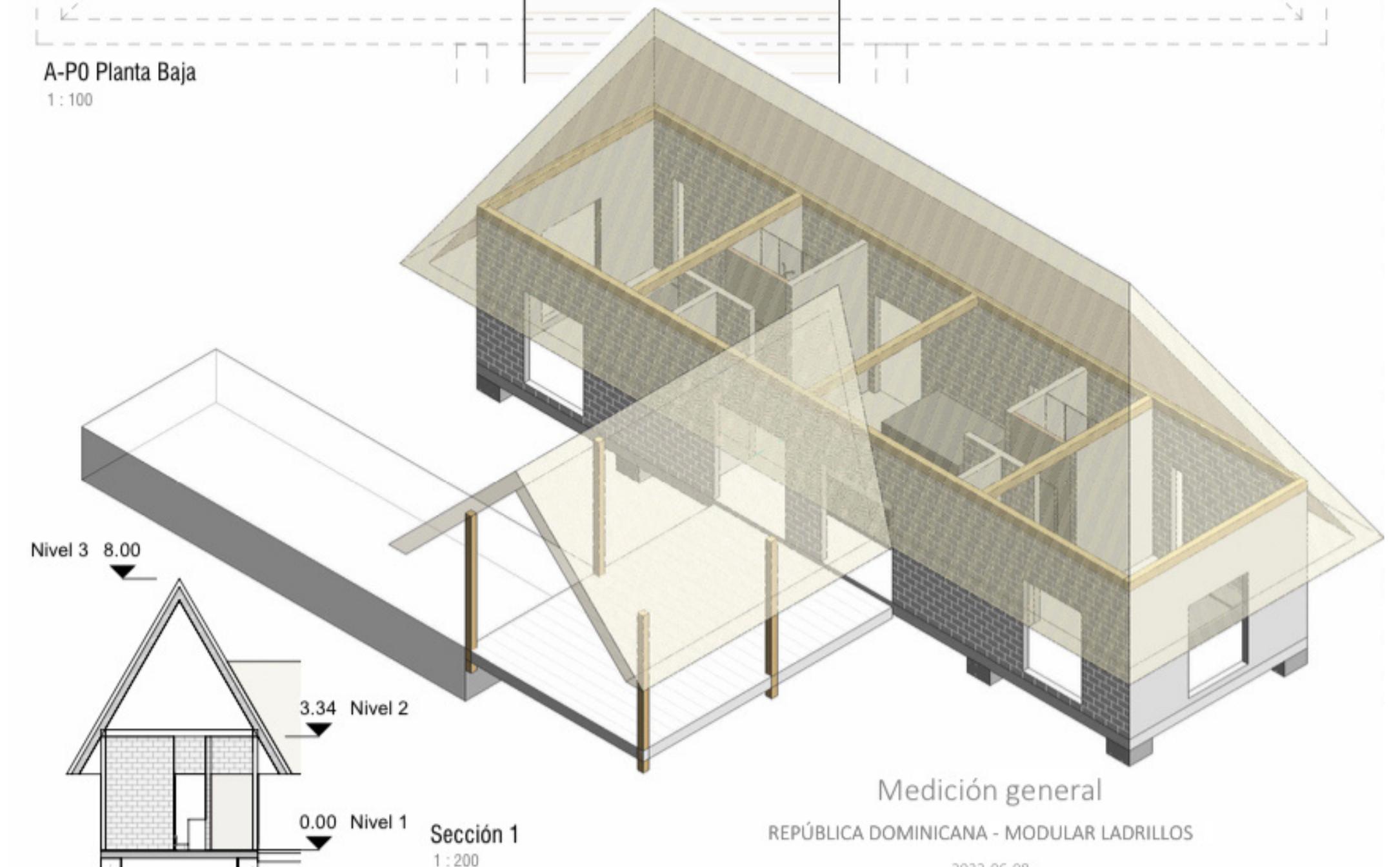
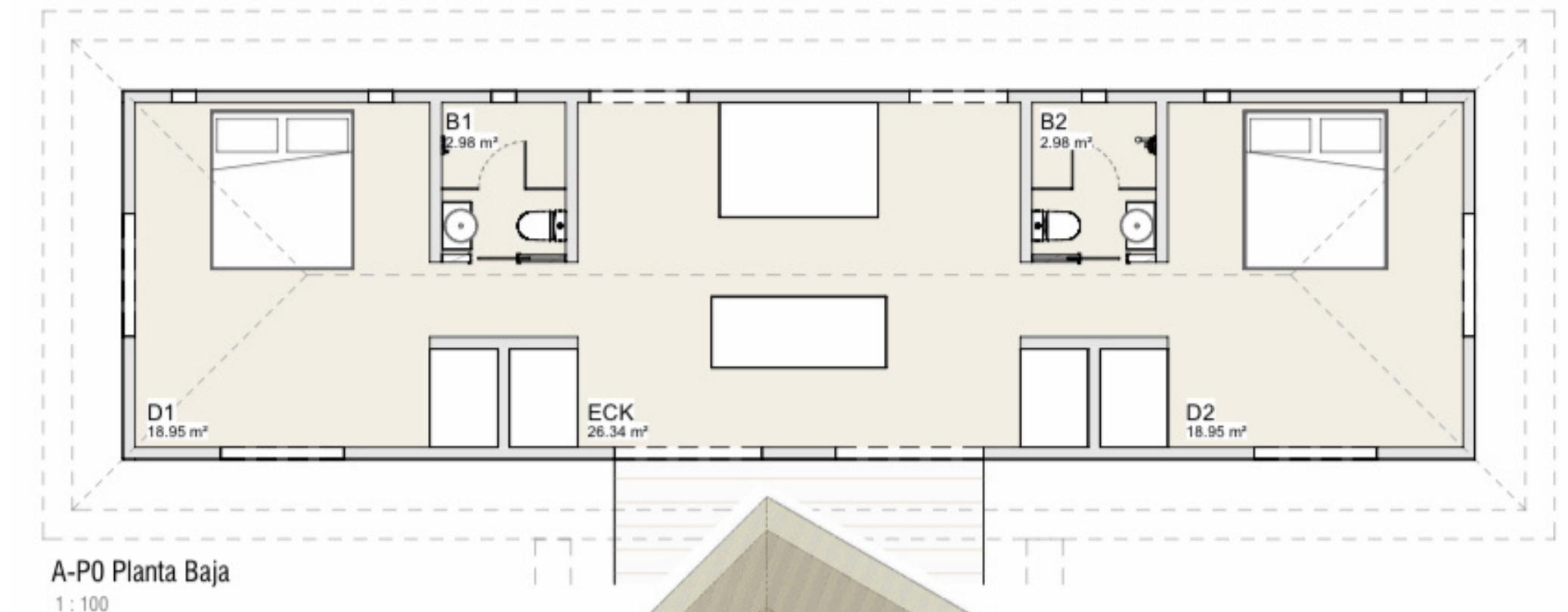


FULLY FURNISHED 79M² LUXURY VILLAS
EQUIPPED WITH EVERYTHING NEEDED TO MOVE IN



ECO LUXURY VILLA
400M2 LOT
79 M2 HOME
12 M2 GALLERY
20M2 SHARED POOL
FULLY FURNISHED

- 2 EQUIPPED BEDROOMS
- 2 BATHROOMS
- EQUIPPED KITCHEN
- EQUIPPED LIVING ROOM
- STORAGE SPACE
- AIR CONDITIONING
- OUTDOOR LOUNGE SPACE
- TROPICAL GARDEN
- PARKING
- STARLINK WIFI





RENTAL FORECAST

5 Year Forecast		2023	2024	2025	2026	2027
Number of homes		1	1	1	1	1
Occupation		50%	55%	60%	70%	80%
Available days		365	365	365	365	365
Key Figures		2023	2024	2025	2026	2027
Available days		365	365	365	365	365
Days rented		183	201	219	256	292
Revpar	€	75,00	82,50	93,00	112,00	132,00
Average Daily Rate	€	150,00	150,00	155,00	160,00	165,00
Annual income	€	27.375,00	€ 30.112,50	€ 33.945,00	€ 40.880,00	€ 48.180,00
Income		2023	2024	2025	2026	2027
Per home	€	27.375,00	€ 30.112,50	€ 33.945,00	€ 40.880,00	€ 48.180,00
Total income	€	27.375,00	€ 30.112,50	€ 33.945,00	€ 40.880,00	€ 48.180,00
Costs		2023	2024	2025	2026	2027
Maintenance,Management,Security,Taxes	€	6.000,00	€ 6.000,00	€ 6.000,00	€ 6.000,00	€ 6.000,00
Total costs	€	6.000,00	€ 6.000,00	€ 6.000,00	€ 6.000,00	€ 6.000,00
NOP		2023	2024	2025	2026	2027
		\$21.375,00	\$24.112,50	\$27.945,00	\$34.880,00	\$42.180,00
Per Room		\$21.375,00	\$24.112,50	\$27.945,00	\$34.880,00	\$42.180,00
% of Revenue		78%	80%	82%	85%	88%
Net to partners		2023	2024	2025	2026	2027
100%		\$21.375,00	\$24.112,50	\$27.945,00	\$34.880,00	\$42.180,00
ROI		28%	31%	36%	45%	55%
Summary		2023	2024	2025	2026	2027
Revenue	€	27.375,00	€ 30.112,50	€ 33.945,00	€ 40.880,00	€ 48.180,00
Costs	€	6.000,00	€ 6.000,00	€ 6.000,00	€ 6.000,00	€ 6.000,00
Net Profit		\$21.375,00	\$24.112,50	\$27.945,00	\$34.880,00	\$42.180,00
ROI		28%	31%	36%	45%	55%
Sale of the property in 5 years						\$250.000,00
Total Profit						\$400.492,50
Total Net Profit						\$285.492,50

5 YEAR TOTAL INCOME
\$285.492,50