
LEGGI'O PROPERTIES | EXCLUSIVE RESEARCH 2026

PUNTA CANA & CAP CANA REAL ESTATE INVESTOR GUIDE

GUIA DEL INVERSIONISTA 2026 - EDICION COMPLETA

Everything International Buyers Need to Know About Dominican Property Laws,
CONFOTUR Tax Exemptions, Real USD ROI Projections & Prime Communities.

WHAT YOU WILL FIND IN THIS EXCLUSIVE DOSSIER:

- [*] CONFOTUR Law 158-01: How to pay 0% property taxes for 15 years and 0% transfer tax
- [*] Real Net ROI & Cash Flow: 6% to 10% USD rental yields in Punta Cana & Cap Cana
- [*] Step-by-Step Foreigner Purchasing Process & Legal Due Diligence in DR
- [*] Micro-Zone Comparison: Cap Cana Resort vs. Punta Cana Village vs. Cocotal
- [*] Priority Access: Top turnkey villas including Villa Corozo & Villa Cotoperi

CURATED BY THAMARA BASTIDAS - LEAD BROKER

Over a decade of trusted luxury brokerage in Cap Cana & Punta Cana
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CHAPTER 1: THE CONFOTUR ADVANTAGE

Zero Property Taxes for 15 Years - Dominican Republic Law 158-01

1. What is CONFOTUR?

The Dominican Republic offers one of the most generous tax incentive programs in the Americas: Law 158-01 (CONFOTUR). Designed to stimulate world-class tourism investment, it provides qualifying property buyers with massive fiscal exemptions:

EXEMPTION #1: 3% PROPERTY TRANSFER TAX EXEMPTION

Normally, real estate purchases in the DR incur a 3% government transfer tax based on the contract purchase value. Under CONFOTUR, foreign and local buyers pay 0.0% tax.

EXEMPTION #2: 1% ANNUAL PROPERTY TAX (IPI) EXEMPTION FOR 15 YEARS

Standard properties exceeding ~\$160,000 USD pay a 1% annual property tax (IPI). A CONFOTUR-certified villa saves 1% annually for 15 full years, compounding net ROI.

REAL FINANCIAL IMPACT: 15-YEAR TAX SAVINGS EXAMPLE

For a luxury property valued at \$1,000,000 USD:

-> Upfront 3% Transfer Tax Savings: \$30,000 USD in immediate cash savings.

-> 15 Years of 1% Annual IPI Savings: \$10,000/year x 15 years = \$150,000 USD.

TOTAL ESTIMATED TAX SAVINGS: \$180,000 USD over your 15-year ownership!

2. Top CONFOTUR Properties Currently Available with Leggio Properties:

[*] Villa Corozo (\$975,000 USD) - Turnkey fully furnished, 6% assured contract return

[*] Cap Cana Marina Condos (\$450,000 - \$890,000 USD) - Full beach & golf access

CHAPTER 2: CASH FLOW, ROI & PRIME LOCATIONS

Punta Cana Village vs. Cap Cana Resort vs. Cocotal Golf Club

1. Rental Yield Metrics in the Dominican Republic

With over 10 million annual visitors and Punta Cana International Airport welcoming flights from 64 cities globally, high-end vacation rentals achieve 65% to 82% peak occupancy. All contracts and income operate in US Dollars, shielding international capital from inflation.

COMMUNITY COMPARISON: WHERE TO INVEST IN 2026

A. Punta Cana Village (Top Pick: Villa Corozo & Cotoperi)

- > Price range: \$450,000 - \$1,200,000 USD | Average Net Yield: 6.0% - 8.5%
- > Key perks: 5 mins to airport, private access to Playa Blanca, international school, 24/7 gated.

B. Cap Cana Resort (World-Class Ultra Luxury)

- > Price range: \$450,000 to \$5,000,000+ USD | Average Net Yield: 6.5% - 9.0%
- > Key perks: Juanillo Beach, state-of-the-art mega-yacht marina, Punta Espada PGA Golf.

C. Cocotal Golf & Country Club (High Rental Demand in Bavaro)

- > Price range: \$220,000 - \$650,000 USD | Average Net Yield: 7.0% - 10.0%
- > Key perks: 27-hole golf course, private beach club access at Melia hotels.

2. Guaranteed Yield Options: The Villa Corozo Model

Investors seeking stress-free hands-off income benefit from developers offering contractually guaranteed net returns. Villa Corozo (\$975,000) features a 6% assured net ROI, fully turnkey with luxury furnishings, pool, and comprehensive professional property management.

CHAPTER 3: THE 5-STEP LEGAL BUYING PROCESS

Safe & Transparent Property Acquisition for International Buyers

STEP 1: Property Selection & Reservation Deposit (\$5,000 USD)

Once you select your property, a formal reservation agreement locks in the price and removes the unit from market for 15 to 30 days while contracts are drafted.

STEP 2: Independent Legal Due Diligence

Leggio Properties partners with top real estate attorneys to audit clean title certificates, cadastral boundaries, tax clearances, and developer escrow solvency.

STEP 3: Promise of Sale Agreement (Promesa de Compraventa)

Bilingual contract signed before a public notary. The initial down payment (usually 10% to 20%) is deposited into a secured escrow account.

STEP 4: Construction Milestones or Title Escrow

For under-construction projects, flexible payments are made over 12-24 months. For existing properties, the transaction proceeds straight to closing.

STEP 5: Closing, Deed of Sale & Title Transfer

Final deed registered with the Property Registry Office. Your Certificado de Título is issued under your personal name or a Dominican/US LLC with 100% full ownership rights.

READY TO EXPLORE THE FINEST PROPERTIES IN PUNTA CANA?

Schedule a confidential 1-on-1 consultation with Lead Broker Thamara Bastidas:

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