

Cofresi Hills
Residence

INVESTMENT OFFER

Luxury rental apartments
Puerto Plata, Dominican Republic





Dear Sirs,

For more than 15 years we have been searching for a place where we could realise our dream investment; an exotic, beautiful and friendly region with exceptional natural and climatic qualities, politically and economically stable.

We have decided on the Dominican Republic - a country that enchanted us with its cultural diversity, breathtaking beaches, incredible nature, and warm, hospitable people.

We chose this place not only for its natural beauty but also for its booming economy, and the favorable investment conditions created by the Dominican government. Combined with an advanced tourism infrastructure and a stable, booming economy, the Dominican Republic is an ideal place to achieve our investment ambitions.

It is with great pleasure that we introduce you to our unique investment property offering: **Cofresi Hills Residence**, located on Cofresi Bay in Puerto Plata. We invite you to dive into the details of this offer and discover the potential that the Dominican Republic holds.

Discover why this is the right place to set your dreams and investments.

*“The most beautiful land
human eyes will ever see.”*

Christopher Columbus



Why *the Dominican Republic*?

The Dominican Republic is an extremely favourable location for investment in holiday properties.

Exceptional tropical landscapes, pristine coastlines and a year-round summer climate make the Dominican Republic one of the most popular destinations in the Caribbean.

More than 8 million tourists visit the country every year, leaving behind a total of more than 5 billion dollars.

The constant influx of tourists creates a demand for holiday accommodation and offers lucrative opportunities for property owners.

The Dominican Republic boasts a stable and growing economy with a gross domestic product (GDP) that is consistently above the regional average.

The Dominican government offers a number of attractive investment incentives and a business-friendly environment (e.g. tax capital gains exemption on real estate investments and the possibility of obtaining resident status after purchasing a property).





Cofresi Hills
Residence
PUERTO PLATA

DOMINICAN
REPUBLIC

PORT
Amber Cove



Cofresi Hills
Residence

Ocean World
& Marina

PORT
Taino Bay

PUERTO PLATA
CENTRUM

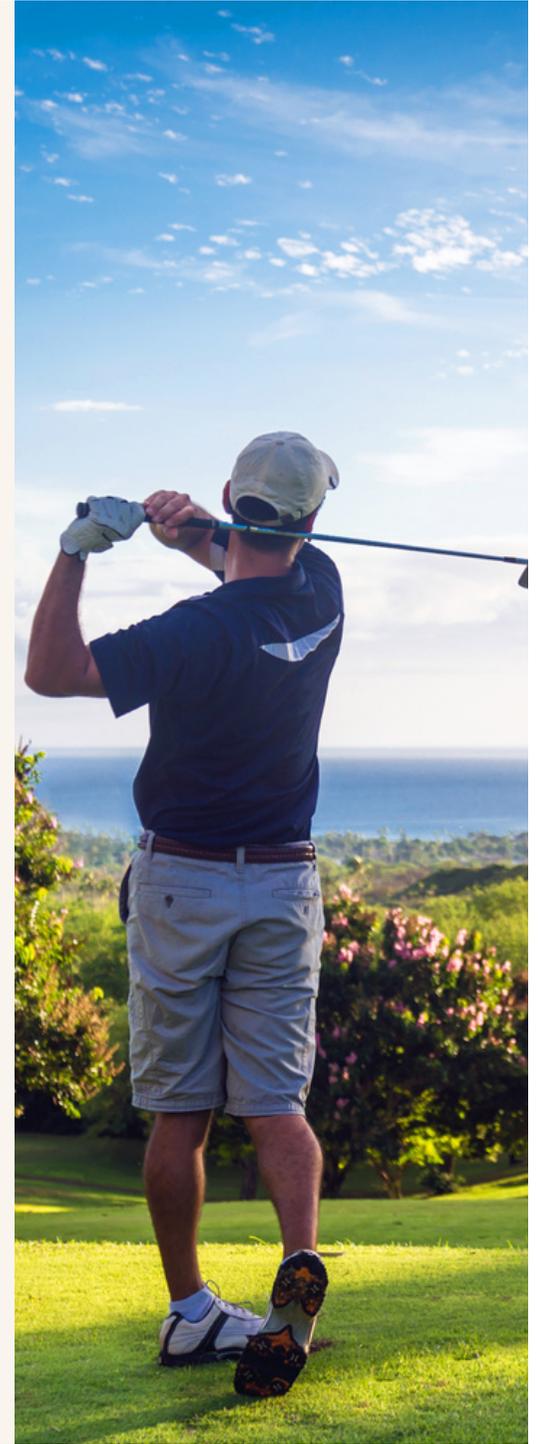
Puerto Plata
AIRPORT

The location *is crucial*

Cofresi Hills Hotel is located on the north coast of the Dominican Republic, in a quiet part of Puerto Plata, on Cofresi Bay.

Nearby is the famous Ocean World Adventure theme park. marina for boats up to 76 meters long is just around the corner.





Puerto Plata *has it all*

Although Christopher Columbus' destination was Asia, he accidentally landed on the north coast of the Dominican Republic, which he named Puerto Plata. The city was officially founded 10 years later, in 1502.

Today, Puerto Plata is the most important city in the northern part of the Dominican Republic and is considered the cradle of tourism. The city offers visitors a diverse landscape that includes not only beautiful beaches, but also rivers, mountains and jungle forests.

Approximately 1.5 million tourists visited Puerto Plata in 2022, a 20% increase over 2021 (Dominican Republic Ministry of Tourism, 2023).

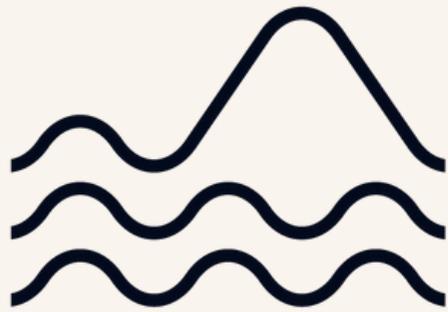
Analysts attribute this growth to attractions such as pristine beaches, beautiful colonial architecture and green mountain ranges. All of this is complemented by the rich culture and exceptional hospitality of the Dominican people.

Rental yields in Puerto Plata are also impressive. In 2022, rental yields ranged from 6.5% to 7.8% gross (Global Property Guide, 2023) and well above the global average of 5.6% (OECD, 2023)





WELCOME TO



Cofresi Hills
Residence





Premium and luxury *investment apartments*

Cofresi Hills Residence is a hotel property located in one of the most desirable locations in the Dominican Republic, Puerto Plata, in close proximity to Ocean World Adventure Park & Marina.

The presented investment offer provides investors with rental income from a property with exceptional qualities.





Everything *with our guests in mind*

The hotel has been designed to offer premium and luxury class, according to the highest European standards.

The flats range in size from 48 to 120 m², are fully furnished and equipped and offer exceptional ocean views.

Hotel amenities include: two swimming pools with luxury sun loungers, poolside restaurant and cocktail bar, spa and gym. Access to a private beach is currently being developed.



Scalability, *diversity and prestige*

Currently, the development project comprises 5 buildings in various construction phases.

The entire property comprises a total of almost 100 flats and offers a variety of accommodation options to meet the needs of guests.

2024

Private
beach

2025

30 apartments
Class: luxury

2022

7 apartments
Class: premium

2023

7 apartments
Class: premium

2025

18 apartments
Class: luxury



Proof of Concept:

12/ 2022

Hotel opened for
guests

14

Apartments
working in 2023

+9%

Minimum ROI
estimate

How we create *value and quality*

Distinguished identity.
Precisely defined brand values:
relaxation, intimacy, tranquility.

Outstanding Services + Amenities
SPA, Gym, Restaurant,
individual customer approach.

Addressing requirements
premium to luxury
clients.

Stae-of-the-art tools
CRM, Cloudbeds, AI tools,
Booking, Airbnb, Expedia etc.





Reliable *investment partner*

The Cofresi Hills Residence project is being developed on its property land by a company belonging to the Polish group Factory International.

We have more than 30 years of experience in construction, development, construction aggregates and renewable energy projects. In 2016, we launched the investment in the Dominican Republic in partnership with developers from Spain and the United States. The project led to the establishment of an independent development company based in the Dominican Republic.

The Cofresi Hills Residence project is being developed on our own investment land and with our capital. The company's Polish board and management guarantee transparency and security of investment. The construction, legal and sales processes are supervised by our experts who take care of the entrusted funds.



www.factorydeveloper.pl





GET MORE INFORMATION:

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