



**connect**.ca  
international division

Income Generating  
Vacation Properties

THE INTERNATIONAL BUYER SERIES

# Dominican Republic

A place of your own.  
A plan to get there.



Crystal Garden, Cap Cana. Artist's concept from published project material.  
Final design and finishes may differ.

**BUYER GUIDE & PLANNING PACK**

U.S. Buyer Edition | October 2026

01 / A CLEARER START

# Begin with your life.

A useful shortlist starts with how you want to use the home.

- 01

**A home for your time away**  
How many weeks will you use it, and in which months?  
  
Begin with the daily routine you want, then assess the location and home.
- 02

**A longer stay or retirement**  
Which services, transport and permitted stay arrangements will you need?  
  
Research living logistics separately from the appeal of a short holiday.
- 03

**A home that may be rented**  
How do owner-use rules, operating costs and management terms affect your plans?  
  
Ask for a written operating model. Treat forecasts as assumptions to test.

INSIDE YOUR GUIDE

Understand the locations

Compare six area profiles

Explore project examples

Understand the buying journey

Plan costs and compare homes

Prepare your questions and visit

Read the ownership answers

Meet the team and take the next step

This guide helps you prepare. It does not replace independent legal, tax, financial or transaction-specific advice.

02 / PLACES & PERSPECTIVE

# Start with the setting.

An area, a community and a development are different decisions.

| THE LOCATION LADDER      |                                          |
|--------------------------|------------------------------------------|
| REGION / DESTINATION     | The wider place and daily context        |
| COMMUNITY / NEIGHBORHOOD | The setting, access and local rules      |
| DEVELOPMENT / EXACT HOME | The specific building, unit and contract |

## Three places to begin

### Punta Cana area

Compare Cap Cana, Coral Golf / Cabeza de Toro, Cana Bay and the broader Bávaro collection. Names describe different scales and access arrangements.

[Explore this collection](#)

### Las Terrenas & Playa Bonita

Explore the town and nearby beach settings on the Samaná Peninsula. Check the exact property location, route and access.

[Explore this collection](#)

### Cabarete & the north coast

Investigate the relationship between the town, beach and specific project location. The north coast is a different setting from Punta Cana.

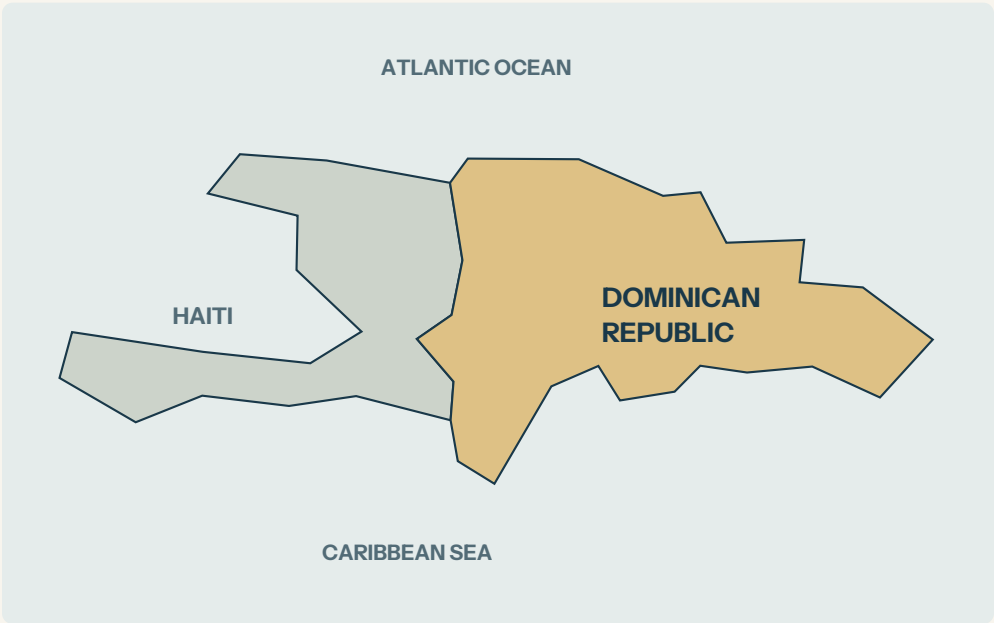
[Explore this collection](#)

[Open the official Dominican Republic interactive map](#)

02 / COUNTRY ORIENTATION

# Put the places in context.

The Dominican Republic occupies the eastern part of Hispaniola.



**01 NORTH COAST / CABARETE**

A north-coast setting to investigate separately from Punta Cana.

**02 SAMANÁ PENINSULA / LAS TERRENAS**

Compare the town with specific beaches such as Playa Bonita.

**03 EAST / PUNTA CANA AREA**

Explore distinct settings including Cap Cana, Coral Golf and Cana Bay.

Country outlines: Natural Earth, public-domain 1:110m data. Broad destination descriptions are orientation only; this is not a surveyed map, route plan or property-location confirmation.

[Open the official destination map](#)

03 / THE COMMUNITY COMPARISON

# Six settings. Better questions.

Use this quick comparison to choose the profiles you want to read next.

|                             |                                                                                                                                         |
|-----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Cap Cana                    | <p><b>Marina, beach and golf-oriented addresses</b></p> <p>Which access rights and charges apply to this particular residence?</p>      |
| Coral Golf Resort           | <p><b>Masterplan, building phase and orientation</b></p> <p>What operates today, and what is included in the written terms?</p>         |
| Cana Bay                    | <p><b>Residential project and club arrangements</b></p> <p>Which memberships, separate costs and guest rules apply?</p>                 |
| Bávaro / Punta Cana         | <p><b>The exact address and daily routes</b></p> <p>How will beach trips, groceries and services work from this home?</p>               |
| Las Terrenas / Playa Bonita | <p><b>Town routine versus a specific beach setting</b></p> <p>Which actual beach and access route correspond to this project?</p>       |
| Cabarete                    | <p><b>Town, beach approach and everyday transport</b></p> <p>How will the location, storage and daily errands suit my intended use?</p> |

Community context helps you compare. It does not establish a unit offer, price, included access or current availability.

03 / COMMUNITY COMPARISONS

# Cap Cana



Bonita Residences, Cap Cana. Artist's concept. Final design and finishes may differ.

MASTER-PLANNED DESTINATION

Cap Cana's operator describes a master-planned destination on the Dominican Republic's eastern coast. Named reference points include Juanillo Beach, the marina and Punta Espada golf course. These create different starting points for a property visit: a marina-facing address, an inland residence and a beach-oriented project need separate comparisons. Begin with the exact entrance and the places you expect to use during an ordinary week. The destination's facilities provide context, while the residence's own documents must explain what comes with your purchase, what requires membership and what is separately operated.

**ASK: Which beach, marina or golf privileges are written into this residence's terms, and what charges apply?**

**ASK: What rules apply to my guests, longer stays and entry to the specific residential project?**

Explore Cap Cana

Source: Cap Cana destination operator

03 / COMMUNITY COMPARISONS

# Coral Golf Resort



Coral Golf Resort masterplan. Artist's concept. Final design and finishes may differ.

**CABEZA DE TORO / PUNTA CANA**

The resort operator places Coral Golf Resort in Cabeza de Toro, Punta Cana, and describes a residential setting organised around a golf course. That masterplan is the geographic starting point; Sun Garden, Palm View and the other sourced projects have their own plans and documents. Compare the specific building, its orientation and the route to any facilities you expect to use. A golf-focused concept is not proof of today's operating status or of a particular home's view. Ask for current site evidence alongside the residence's written access and maintenance arrangements.

**ASK: What is operating today, and what completion or access commitments appear in the documents for my phase?**

**ASK: What will this exact unit face, and which golf or shared-facility costs would I pay separately?**

**Explore Coral Golf**

**Source: Coral Golf Resort operator**

03 / COMMUNITY COMPARISONS

# Cana Bay



Poseidonia, Cana Bay. Artist's concept. Final design and finishes may differ.

## ARENA GORDA / PUNTA CANA

Cana Bay's operator locates the resort along Arena Gorda beach in Punta Cana and describes a beach club, racquet club and golf setting. Its own information distinguishes privately developed residential projects from the Hard Rock hotel and expressly states that certain named projects do not share that hotel's facilities. Use the clubs as specific subjects for your enquiry, rather than assuming a resort name means an all-inclusive stay. Confirm the unit's location, the relevant club arrangements and the conditions for owners and visitors before comparing the everyday cost of ownership.

**ASK: Which facilities belong to my project, which require club arrangements, and are hotel facilities excluded?**

**ASK: What membership conditions, joining costs, ongoing charges and guest rules apply to the residence I choose?**

[Explore Cana Bay](#)

[Source: Cana Bay operator](#)

03 / COMMUNITY COMPARISONS

# Bávaro & Punta Cana



River Island, Bávaro collection. Artist's concept. Final design and finishes may differ.

## WIDER DESTINATION CONTEXT

The Ministry of Tourism places Punta Cana on the country's eastern tip and identifies Playa Bávaro as a principal resort beach area. Its destination page also names Los Corales, Bibijagua, Macao and Cabeza de Toro as places to explore. This is a broad destination, so a Punta Cana label cannot tell you whether daily errands or a beach outing will work from a particular address. For a short stay, trace arrival and beach access; for longer stays, add groceries, medical care and the journeys you will repeat throughout the week.

**ASK: Which actual beach entrance would I use from this residence, and is the route practical for my transport?**

**ASK: Where would I buy groceries and obtain appropriate medical care, and have I tested those journeys?**

### Explore Bávaro

Source: Dominican Republic Ministry of Tourism

03 / COMMUNITY COMPARISONS

# Las Terrenas & Playa Bonita



The Reef, Playa Bonita. Artist's concept. Final design and finishes may differ.

## SAMANÁ PENINSULA

The Ministry of Tourism describes Las Terrenas as an Atlantic-facing destination on the Samaná Peninsula, with a town, beachfront dining and several named beaches. Playa Bonita is one of those settings, alongside Cosón, Las Ballenas and Punta Popy. Compare the address that interests you with the town services and particular beach you expect to use; these names are not interchangeable. Connect's Playa Bonita collection provides a project-specific starting point. Build a visit around the actual residence and local routine rather than treating a broad Las Terrenas description as a doorstep guarantee.

**ASK: Which beach and access route correspond to this project's actual address and written rights?**

**ASK: How would my routine work for groceries, medical needs and town visits during a longer stay?**

[Explore Las Terrenas](#)

[Source: Dominican Republic Ministry of Tourism](#)

03 / COMMUNITY COMPARISONS

# Cabarete



The Wave, Cabarete collection. Artist's concept. Final design and finishes may differ.

## THE NORTH COAST

The Ministry of Tourism identifies Playa Encuentro on the Dominican Republic's north coast, near Cabarete, and highlights its surfing setting. Use that specific landmark to understand why two Cabarete addresses may support different daily routines. A place associated with surfing still needs an exact beach approach, transport plan and practical arrangements for your stay. The Wave is the starting point in Connect's Cabarete collection; that collection does not establish a unit's distance from Encuentro or included access. Inspect the actual surroundings and ask how ordinary errands fit your plans.

**ASK: Which actual beach access would I use, and what current conditions or guidance should I obtain locally?**

**ASK: How would I handle groceries, transport and any equipment storage at this specific residence?**

[Explore Cabarete](#)

[Source: Dominican Republic Ministry of Tourism](#)

04 / FROM SETTING TO HOME

# From area to shortlist.

Three published examples show what to investigate next.



Palm View. Artist's concept; confirm the exact residence and current status.

## Palm View

Punta Cana, Dominican Republic

**Which phase, furnishing specification and written inclusions apply to this exact home?**

[Explore the project](#)



Sun Garden. Artist's concept; confirm the exact residence and current status.

## Sun Garden

Bavaro, Punta Cana, Dominican Republic

**Which layout and project facilities belong to the specific unit I am considering?**

[Explore the project](#)



Bonita Residences. Artist's concept; confirm the exact residence and current status.

## Bonita Residences

Cap Cana, Punta Cana, Dominican Republic

**Which residence type, building and access terms are described in the current documents?**

[Explore the project](#)

Project examples come from the September 6, 2026 published collection. They are not current offers or availability. Request dated unit-specific plans, pricing and written terms.

## 05 / THE BUYING JOURNEY

# A clear route forward.

A planning sequence to discuss with your team and independent advisers.

1

## Define the brief

Set your purpose, working budget, timing and the features that matter most. Choose two areas to compare before building a long property list.

2

## Shortlist and explore

Compare the exact locations, layouts and written project information. Use a site visit or Zoom walkthrough to ask specific questions.

3

## Bring in independent advice

Ask your independent Dominican lawyer to explain title, permits, contracts and the proposed transaction. Discuss financing with the lender and home-country reporting with an appropriate tax adviser.

4

## Review the proposed commitment

Before making a payment or signing, have the proposed reservation, refund conditions, payment schedule, currency and contractual obligations reviewed. Procedures vary by property and transaction.

5

## Prepare for completion

Track the documents, inspections and agreed completion conditions with your advisers. Confirm how funds, registration and handover will be handled for your purchase.

6

## Plan the first year

Confirm insurance, community rules, utilities, maintenance and any management agreement. Keep copies of your ownership documents and expense records.

Procedures, contracts and timing vary. Have the proposed steps and commitments reviewed for your specific transaction before signing or paying.

06 / YOUR PURCHASE BUDGET

# Plan the whole purchase.

Get a written estimate for each item. Blank means still to confirm, not zero.

|                                                           |                      |                              |                      |
|-----------------------------------------------------------|----------------------|------------------------------|----------------------|
| <b>Working currency</b>                                   | <input type="text"/> | <b>Quote / estimate date</b> | <input type="text"/> |
| <b>Property price</b>                                     | <input type="text"/> |                              |                      |
| Exact unit, currency, inclusions and quote date           |                      |                              |                      |
| <b>Purchase taxes and duties</b>                          | <input type="text"/> |                              |                      |
| Written transaction-specific estimate from your lawyer    |                      |                              |                      |
| <b>Legal and professional fees</b>                        | <input type="text"/> |                              |                      |
| Scope, taxes and disbursements in writing                 |                      |                              |                      |
| <b>Financing and valuation</b>                            | <input type="text"/> |                              |                      |
| Lender fees, valuation and funding conditions if relevant |                      |                              |                      |
| <b>Currency conversion and transfer</b>                   | <input type="text"/> |                              |                      |
| Exchange basis, transfer fees and payment timing          |                      |                              |                      |
| <b>Furniture and equipment</b>                            | <input type="text"/> |                              |                      |
| Included items, optional package and delivery costs       |                      |                              |                      |
| <b>Inspection and completion</b>                          | <input type="text"/> |                              |                      |
| Independent inspection and any agreed handover costs      |                      |                              |                      |
| <b>Initial reserves and setup</b>                         | <input type="text"/> |                              |                      |
| Insurance, utility setup and a contingency you choose     |                      |                              |                      |
| <b>Your funding and contingency notes</b>                 | <input type="text"/> |                              |                      |

07 / YOUR ONGOING COSTS

# Budget for owning it.

Keep amounts in one currency and convert them to the same time period.

Currency

Period: monthly / annual

Community and condominium fees

What is included, payment frequency and possible additional charges

Insurance

Property, contents and intended-use coverage

Utilities and connectivity

Standing charges, usage and service arrangements

Property-related taxes

Confirm assessment and any applicable treatment with advisers

Maintenance and replacement

Repairs, equipment, furnishings and reserve contributions

Management and letting

Fees, commissions, cleaning and other contractual charges

What is still missing from the estimate?

## 08 / RENTAL OWNERSHIP

# The operating story.

Build your view from written assumptions and actual operating terms.

**Gross receipts**

**- operating costs**

**= operating result, before financing and tax**

## Gross revenue is only the start

Ask for the assumptions behind nightly rate, occupied nights, seasonality and discounts. Then identify every operating expense before discussing net income.

## Your own use changes the model

Check booking priority, blackout dates, minimum stays, notice periods and whether a management arrangement limits your time in the home.

## Read the management agreement

Ask who sets rates, collects money, pays expenses and handles repairs. Confirm reporting, termination, exclusivity and any separate community rules.

## Stress-test a quieter year

Consider fewer bookings and higher costs. Decide what ongoing spending you can carry without relying on an optimistic forecast.

Planning framework only, not an income forecast. Keep financing, capital spending, reserves and tax treatment separate. Ask advisers how to classify each item.

09 / YOUR PROPERTY SHORTLIST

# Compare the same things.

Use the exact residence and dated documents for each option.

|                                                                   | OPTION A | OPTION B |
|-------------------------------------------------------------------|----------|----------|
|                                                                   |          |          |
| <b>Area / address</b><br>Exact location and daily routes          |          |          |
| <b>Price / currency</b><br>Quote date and written inclusions      |          |          |
| <b>Layout / condition</b><br>Plan, orientation and current stage  |          |          |
| <b>Access / facilities</b><br>What is included and on what terms? |          |          |
| <b>Ongoing costs / use</b><br>Fees, rental and owner-use rules    |          |          |
| <b>Outstanding questions</b><br>Documents or terms still needed   |          |          |

Bring this shortlist to the team. Ask for the missing documents before making a commitment.

10 / YOUR DUE-DILIGENCE FILE

# Know what to review.

Use these prompts with your independent local lawyer and other advisers.

- ☐ **The exact property**  
Confirm the unit identifier, measured areas, parking/storage and the legal object being sold.
- ☐ **Title and legal status**  
Ask your independent lawyer for the appropriate title and current legal-status review, including restrictions or encumbrances.
- ☐ **The contracting party**  
Identify the seller/developer, its authority to contract and the documents supporting the transaction.
- ☐ **Construction and approvals**  
Have the relevant permits, project status, completion documents and proposed delivery terms reviewed.

YOUR NEXT REVIEW TASK

**What is outstanding, and who will review it?**

Document receipt is not legal approval. The appropriate checks depend on the exact property and transaction.

10 / YOUR DUE-DILIGENCE FILE

# Read the proposed terms.

Use these prompts with your independent local lawyer and other advisers.

☐ **What your money buys**

Match the plan, finishes, furnishing, facilities and access rights to written inclusions, not an image alone.

☐ **Payment and change terms**

Understand currency, milestones, refund/cancellation conditions, changes, delays and how funds are to be paid.

☐ **Use and management rules**

Review community rules, rental restrictions, personal use, management obligations and ongoing fees.

☐ **Tax treatment and records**

Obtain transaction-specific Dominican advice and home-country tax/reporting advice; keep the supporting documents.

**YOUR NEXT REVIEW TASK**

**What is outstanding, and who will review it?**

Document receipt is not legal approval. The appropriate checks depend on the exact property and transaction.

11 / LIVING LOGISTICS

# An ordinary Tuesday.

The best visit tests the routines that matter to your household.

## Getting around

Trace the actual routes from the residence to groceries, the beach and your usual activities. Test the journey rather than relying on a regional label.

## Connectivity and services

Ask what internet, power, water and backup arrangements serve the exact building. Request service and cost information from the appropriate provider or manager.

## Healthcare planning

Identify nearby care options and check directly about services, insurance arrangements and emergency planning for your circumstances.

## Schooling and longer stays

Discuss school availability and admissions directly with the school. Separately confirm the immigration status and permissions appropriate to your intended stay.

### USEFUL OFFICIAL STARTING POINTS

#### Puntacana International School

School admissions and location information; confirm places and suitability directly.

#### Hospiten Bávaro

Provider location and services; confirm care and insurance requirements directly.

12 / VISIT & ZOOM CHECKLIST

# Make your visit count.

Go in with a shortlist. Leave with specific answers and next documents.

- 01

**See the route**  
Visit or map the actual home-to-beach, shop and service routes; distinguish walking access from a driving trip.
- 02

**Look beyond the show suite**  
Request the exact floor plan, orientation, balcony/view context, service spaces and building position.
- 03

**Ask about the surrounding works**  
Check the construction phase, neighboring plots, planned facilities and current operating status.
- 04

**Test an ordinary day**  
Consider groceries, transport, internet, medical access and the daily services your household needs.
- 05

**Leave with a document list**  
Write down unanswered questions and who will provide the current plans, inclusions, fees and proposed contract.

**Request a Zoom walkthrough**



Ask the team to coordinate a project, location and floor-plan walkthrough with the relevant development team. Your email app opens; a time is confirmed separately.

**13 / YOUR OWNERSHIP QUESTIONS**

# Ownership, explained.

Source-linked answers for preparation. Confirm your specific circumstances.

## What is CONFOTUR?

CONFOTUR administers the Dominican Republic's tourism incentive framework under Law 158-01 and its amendments. Any benefit depends on the eligible project, the transaction and the relevant approval documents.

Sources: [DGII](#) | [Dominican Ministry of Tourism](#) | [DGII official response](#)

Confirm with a licensed local professional before making a commitment.

## Does every buyer receive 15 years of CONFOTUR benefits?

Law 195-13 amended the tourism incentive period to 15 years for qualifying activities, subject to the statutory commencement conditions. Ask for the project's approved period and your transaction's treatment before calculating savings.

Sources: [DGII](#)

Confirm with a licensed local professional before making a commitment.

## How do I check title before buying?

Ask your independent Dominican lawyer to review the property's title and obtain its current legal-status certificate from Registro Inmobiliario. That certificate records the registered legal position at its issue date.

Sources: [Dominican Registro Inmobiliario](#) | [Global Affairs Canada](#)

Confirm with a licensed local professional before making a commitment.

**13 / YOUR OWNERSHIP QUESTIONS**

# The details that matter.

Source-linked answers for preparation. Confirm your specific circumstances.

## **What should an overseas buyer ask about Dominican financing?**

Banreservas publishes mortgage services for residents abroad and assistance for foreign residents with economic interests in the Dominican Republic. Approval, available currency, required documents and current terms must be confirmed by the lender.

Sources: [Banreservas](#) | [Banreservas](#)

Confirm eligibility and current terms directly with the lender; obtain independent Dominican legal and financial advice before committing.

## **What should I compare around Punta Cana?**

Punta Cana's visitor offer includes beaches, resort communities and water activities, with Punta Cana International Airport as an arrival point. Compare the exact project location and included amenities before choosing between Bávaro, Cana Bay and Cap Cana.

Sources: [Dominican Ministry of Tourism](#) | [Dominican Ministry of Tourism](#)

## **What distinguishes Playa Bonita and Las Terrenas?**

Las Terrenas sits on the Samaná Peninsula. The tourism ministry identifies Playa Bonita, Playa Cosón, Playa Las Ballenas and Punta Popy among its beaches, alongside restaurants and outdoor activities.

Sources: [Dominican Ministry of Tourism](#)

**13 / YOUR OWNERSHIP QUESTIONS**

# The place and the property.

Source-linked answers for preparation. Confirm your specific circumstances.

## **What is Cabarete known for?**

Cabarete's visitor identity is closely connected to windsurfing, kiteboarding and other water sports. Compare the project's precise beach access, operating arrangements and setting when considering this part of the north coast.

Sources: [Dominican Ministry of Tourism](#)

## **How should I assess a Juan Dolio property?**

Start with the exact address and its relationship to the beach and local services. The Dominican tourism ministry maintains a dedicated Juan Dolio destination guide that can support planning an in-person visit.

Sources: [Dominican Ministry of Tourism](#)

# U.S. reporting questions.

Educational resources to discuss with your U.S. tax adviser. Your circumstances determine what applies.

## Can Dominican rental income matter for U.S. tax?

U.S. citizens and U.S. tax residents generally fall within worldwide-income taxation, including taxable income from abroad. Noncitizens need a separate tax-residency assessment: green-card and substantial-presence rules, exceptions and elections can matter. A U.S. mailing address or this guide's audience label does not determine your status.

Sources: [Internal Revenue Service](#) | [Internal Revenue Service](#)

**Ask your adviser: What is my tax status, and how should this property's income be reported under the rules that apply to me?**

Confirm your circumstances with a U.S. tax adviser; obtain separate Dominican advice for the local transaction.

## Is the property itself reported on Form 8938 or FBAR?

IRS guidance distinguishes directly held foreign real estate from financial assets: the directly owned property itself is not reported on Form 8938 or FBAR. An interest in a foreign entity holding real estate may be reportable on Form 8938. Related accounts and other filings need separate review.

Sources: [Internal Revenue Service](#)

**Ask your adviser: Am I buying the real estate directly or an entity interest, and which reporting questions follow from the actual documents?**

Confirm your circumstances with a U.S. tax adviser; obtain separate Dominican advice for the local transaction.

This edition is a reading preference, not a tax-status decision. Discuss any cross-border circumstances with qualified advisers. This federal overview does not cover state-specific rules or every possible filing.

## 13 / U.S. BUYER EDITION

# Accounts and credits.

Educational resources to discuss with your U.S. tax adviser. Your circumstances determine what applies.

## Could a Dominican bank account create separate reporting?

Yes. FinCEN's FBAR rules concern foreign financial accounts, including relevant financial interests or signature authority, subject to filing conditions and aggregate values. Form 8938 has its own scope and requirements. Filing one does not replace the other; some people must file both.

Sources: [FinCEN](#) | [Internal Revenue Service](#)

### **Ask your adviser: Which accounts, ownership or signing authorities and account-value records should my adviser examine?**

Confirm your circumstances with a U.S. tax adviser; obtain separate Dominican advice for the local transaction.

## Will Dominican tax automatically eliminate U.S. tax?

No. A U.S. foreign tax credit may be available for qualifying foreign taxes, subject to conditions and limits. Not every foreign tax or amount withheld qualifies, and taxes on income excluded from U.S. gross income cannot support the credit. Have the actual income and payments reviewed together.

Sources: [Internal Revenue Service](#)

### **Ask your adviser: Which taxes and payment records are relevant, and what limitations apply to my circumstances?**

Confirm your circumstances with a U.S. tax adviser; obtain separate Dominican advice for the local transaction.

This edition is a reading preference, not a tax-status decision. Discuss any cross-border circumstances with qualified advisers. This federal overview does not cover state-specific rules or every possible filing.

14 / REFERENCES & SCOPE

# Sources worth keeping.

Source-check dates describe research, not professional approval of a purchase.

- 01 Dominican Law 158-01 on tourism incentives**  
DGII | Source checked 2026-10-18
- 02 What is CONFOTUR?**  
Dominican Ministry of Tourism | Source checked 2026-10-18
- 03 Exempt property transfer process under CONFOTUR**  
DGII official response | Source checked 2026-10-18
- 04 Law 195-13 amending Law 158-01**  
DGII | Source checked 2026-10-18
- 05 Certificate of the legal status of a property**  
Dominican Registro Inmobiliario | Source checked 2026-10-18
- 06 Dominican Republic travel advice, real estate investments**  
Global Affairs Canada | Source checked 2026-10-18
- 07 Mortgages for residents abroad**  
Banreservas | Source checked 2026-10-18
- 08 Banreservas international representation offices**  
Banreservas | Source checked 2026-10-18
- 09 Punta Cana destination**  
Dominican Ministry of Tourism | Source checked 2026-10-18
- 10 Cap Cana marina and destination context**  
Dominican Ministry of Tourism | Source checked 2026-10-18
- 11 Las Terrenas destination**  
Dominican Ministry of Tourism | Source checked 2026-10-18
- 12 Playa Cabarete**  
Dominican Ministry of Tourism | Source checked 2026-10-18
- 13 Juan Dolio destination**  
Dominican Ministry of Tourism | Source checked 2026-10-18

A buyer education and planning guide, not individual legal, tax, financial or purchase advice. Confirm transaction-specific details with independent qualified professionals. No return, financing, tax eligibility, current availability or completion is promised.

14 / REFERENCES & SCOPE

# Sources worth keeping.

Source-check dates describe research, not professional approval of a purchase.

- 14     U.S. citizens and resident aliens abroad**  
Internal Revenue Service | Source checked 2026-10-19
- 15     Determining an individual's tax residency status**  
Internal Revenue Service | Source checked 2026-10-19
- 16     Comparison of Form 8938 and FBAR requirements**  
Internal Revenue Service | Source checked 2026-10-19
- 17     Report Foreign Bank and Financial Accounts**  
FinCEN | Source checked 2026-10-19
- 18     Foreign Tax Credit**  
Internal Revenue Service | Source checked 2026-10-19
- 19     Cap Cana: compare the marina, beach and golf settings**  
Cap Cana destination operator | Source checked 2026-10-18
- 20     Coral Golf Resort: a masterplan within Cabeza de Toro**  
Coral Golf Resort operator | Source checked 2026-10-18
- 21     Cana Bay: separate the residence from the clubs**  
Cana Bay operator | Source checked 2026-10-18
- 22     Cabarete: choose the specific north-coast setting**  
Dominican Republic Ministry of Tourism | Source checked 2026-10-18
- 23     Puntacana International School**  
Puntacana International School | Source checked 2026-10-18
- 24     Hospiten Bávaro**  
Hospiten | Source checked 2026-10-18
- 25     Country outlines and map data**  
Natural Earth (public-domain vector data) | Source checked 2026-10-18

A buyer education and planning guide, not individual legal, tax, financial or purchase advice. Confirm transaction-specific details with independent qualified professionals. No return, financing, tax eligibility, current availability or completion is promised.

15 / THE CONNECT INTERNATIONAL TEAM

# Your next step, together.



## Let's explore your next step.

Bring us your priorities and shortlist. We can help you request current project information and coordinate the next conversation.

**Ryan Coyle**

Connect.ca Realty

**Chris Hamm**

Sales Representative

**Sasha Kuzmanovic**

Sales Representative

**Bobbi Meunier**

Sales Representative

**Message us on WhatsApp**



**Request a Zoom walkthrough**



**Email the team**

**Explore DR developments**

Your independent lawyer, tax adviser and lender advise on their respective areas. Project details and any appointment are confirmed separately.