


# Colina del Paraíso

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 *Monte Rojo - Samana, Dominican Republic*

# WELCOME TO PARADISE

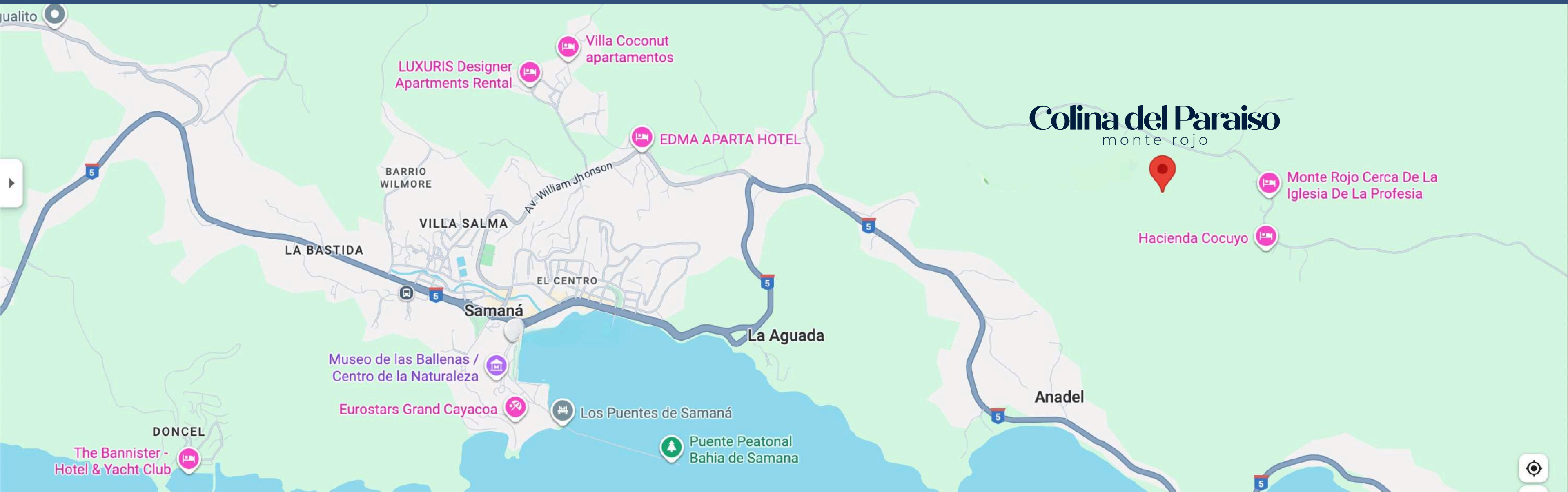
Discover **Colina del Paraíso**, an exclusive hillside development in Monte Rojo offering breathtaking 180-degree panoramic views of Samaná Bay.

Nestled in the heart of the Dominican Republic's most pristine peninsula, this premier residential community combines natural beauty with strategic investment potential in one of the Caribbean's fastest-growing tourism destinations.



# PRIVILEGED LOCATION

Monte Rojo offers the perfect balance of peaceful hillside living with convenient access to Samaná's best beaches, attractions, and amenities. Positioned at coordinates 19°12'33.9"N 69°18'08.1"W, **Colina del Paraíso** sits at an elevated vantage point overlooking one of the world's most beautiful bays.





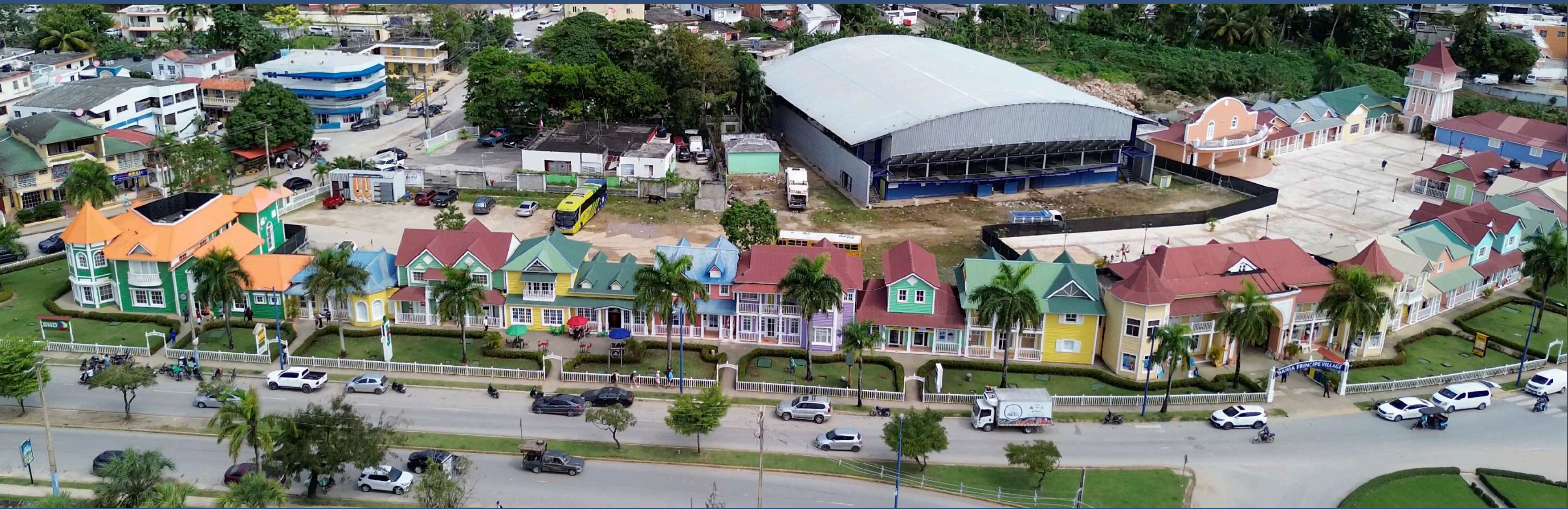
## DISTANCES TO KEY LOCATIONS

El Catey Airport	25 minutes
Las Terrenas	40-50 minutes
Samana Downtown	15 minutes
Las Galeras Beaches	35 minutes
El Limón Waterfall	25 minutes
Cayo Levantado.	20 minutes to port

# SAMANÁ: A WORLD-CLASS TOURIST DESTINATION

The Samaná Peninsula is recognized as one of the Caribbean's premier eco-tourism destinations, attracting visitors from around the globe seeking authentic natural beauty, pristine beaches, and unique wildlife experiences.

- Humpback whale watching (January–March), one of the most breathtaking natural spectacles in the world.
- Los Haitises National Park, an ecological treasure with caves, mangroves, and unique rock formations.
- Rincón Beach, ranked among the most beautiful beaches in the world.
- Cayo Levantado, a paradisiacal island with crystal-clear waters.
- Endless opportunities for excursions, water sports, hiking, and ecotourism.



# DAILY LIFE & ENTERTAINMENT

Living in **Colina del Paraiso** means enjoying the tranquility of hillside living while remaining connected to vibrant coastal communities offering world-class dining, entertainment, and activities.

- Restaurants offering both local and international cuisine.
- Oceanfront cafés, bars, cultural activities and vibrant nightlife.
- Shopping centers, supermarkets, bakeries, and everyday shops.
- Healthcare centers, clinics, and pharmacies.
- Quality private and public schools.

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# EXCEPTIONAL INVESTMENT OPPORTUNITY

Samaná is experiencing a transformational development boom. Strategic infrastructure improvements, increased international connectivity, and growing tourism are driving exceptional property appreciation and rental income potential.

- Strong Capital Appreciation
- High Rental Yield Potential
- Growing International Demand
- Infrastructure Development

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# RETURN ON INVESTMENT POTENTIAL

Properties in Samaná have historically appreciated 8-12% annually. With new ports and airport routes and infrastructure improvements, experts project even stronger growth in 2025-2030. Vacation rental properties consistently achieve 50-70% occupancy rates during peak season (December-April), generating attractive cash flow.

*Early investors in **Colina del Paraíso** benefit from pre-construction pricing and first choice of premium lots with the best views.*



# PROJECT FEATURES & AMENITIES

- Paved Internal Roads and Underground Utilities: Electricity and telecommunications
- Security & Gating - 24/7 controlled access for peace of mind
- Building Guidelines - Architectural standards ensuring quality
- 180° Panoramic bay view lots, with premium hillside elevations
- House Club preserving tropical landscaping



These design images are for reference only. They are subject to change without notice.

# PRICE & PAYMENT PLAN

STARTING AT  
**\$90**/M2

## PAYMENT PLAN:

- Reservation: USD 1,000
- 30% upon signing the contract
- 70% upon title deliverance

Titles deliverance: March 2026



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**Contact us:**

*Don't miss this exclusive opportunity to invest in one of Samaná's most promising developments.*

**Follow us:** @colinadelparaiso

