

PUERTO PLATA

The World's Next Great Resort Destination



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UNITED STATES



JAMAICA

LA REPUBLICA DOMINICANA

PUERTO RICO

CENTRAL AMERICA

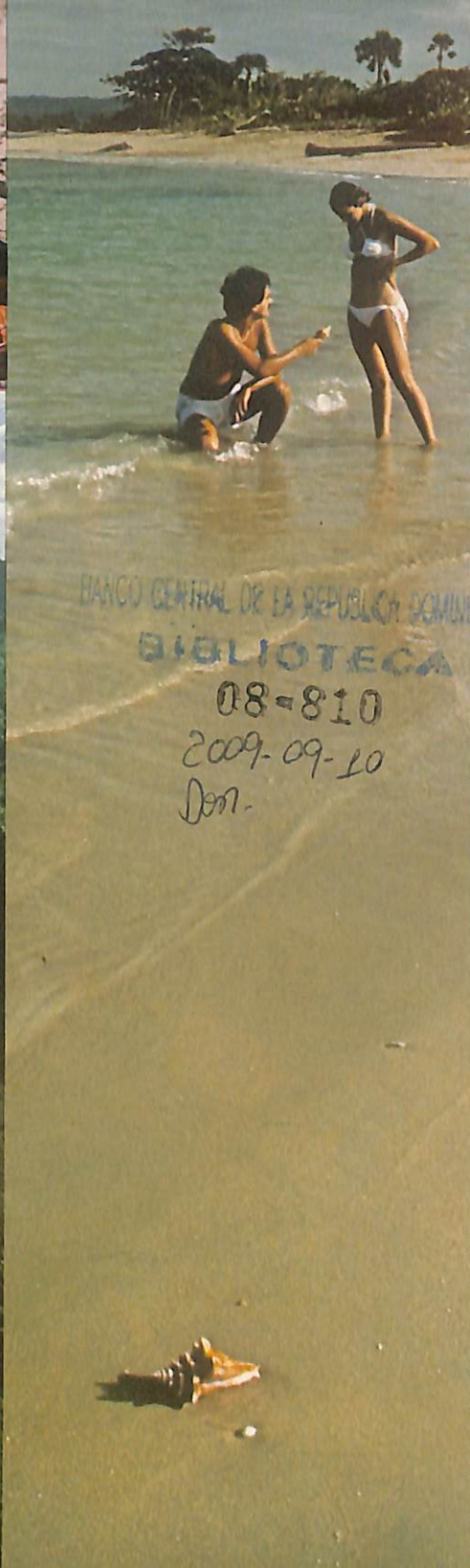
NOV 1992

SOUTH AMERICA

THE GOVERNMENT OF THE DOMINICAN REPUBLIC
and
THE CENTRAL BANK OF THE DOMINICAN REPUBLIC
introduce to potential investors
PLAYA DORADA and **PLAYA GRANDE**
two new area developments of
Hotels, a Village Resort, Apartments and Condominiums at
PUERTO PLATA
which have been developed through financing by
THE WORLD BANK







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The World's Next Great Resort Destination Offers Unprecedented Advantages for Investors

Stretching along the Atlantic coastline of the Dominican Republic, lies a strip of the most highly regarded tract of land in the Caribbean Islands.

Here are 125 kilometers of perhaps the finest beaches in the world. Virgin beaches edged with thick palm groves, natural coves, and lagoons perfect for swimming and all water sports. Exhilarating ocean waters shade from aquamarine to cobalt, with coral reefs protecting the shore. The sand is white and powdery. The countryside is lush and green. For beauty, climate and accessibility, it is without peer.

This is Puerto Plata, where the development of two prestigious resort areas—Playa Dorada and Playa Grande—has already begun.

A new international airport within easy driving distance will soon be operational. The first of two planned golf courses is nearing completion. \$39 million has been invested in utilities, roads, housing and a complete resort infrastructure.

Playa Dorada and Playa Grande offer a unique combination of advantages for a rewarding investment.

BANCO CENTRAL DE LA REPUBLICA DOMINICANA

BIBLIOTECA

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An Ideal Year-Round Climate Without Extremes

The Dominican Republic has a very pleasant climate. A tropical country, it is, for the most part, moderate, within a 75 to 80 degree range. Here on the northern coast, cooling breezes from the Atlantic on one side and the highest mountains in the Caribbean on the other give the air the clear freshness of Spring. The countryside is green and lush, splashed everywhere with the brilliant colors of a profusion of flowers.

The local microclimate characteristics are compared in the chart with some of the most popular tourist resort areas in the Western Hemisphere.

CLIMATIC CONDITIONS OF PUERTO PLATA
COMPARED WITH OTHER TOURIST DESTINATIONS

	Annual Temperatures					
	Maximum		Minimum		Mean	
	°F	°C	°F	°C	°F	°C
Puerto Plata	80.0	26.7	72.1	22.3	76.5	24.7
San Juan	81.0	27.2	74.5	23.6	77.9	25.5
Ocho Rios/ Montego Bay	77.0	25.0	71.4	21.9	74.6	23.7
Zihuatanejo	90.8	32.7	69.0	20.6	80.0	26.7
Acapulco	88.9	31.6	74.6	23.7	81.9	27.7
Honolulu	81.9	27.7	69.8	21.0	75.9	24.4
Hilo	80.6	27.0	65.5	18.6	73.0	22.8
Bahamas	82.9	28.3	69.9	21.1	76.5	24.7







A Steady Growth Of Tourism

The Dominican Republic is centrally located in the Caribbean, easily accessible by air and sea. The growth of tourist arrivals to the country has far exceeded the trend of the Caribbean in recent years. Visitor traffic has increased more than five-fold since 1968. The volume of non-Dominican arrivals, representing most of the demand for hotel accommodations, has increased almost four-fold over the last eight years.

With government encouragement, numbers have jumped from 90,000 in 1970 to 443,000 in 1977—an average annual growth rate of 23.1 per cent.

Fine new hotels, hospitable people, good value and a safe atmosphere for tourists have made the Dominican Republic a fresh and different place to visit.

Santo Domingo, the capital and the oldest city in the Western Hemisphere, is a fascinating mixture of old and new. The remarkable restoration of its Colonial Zone contrasts with the magnificent National Theatre and the National Gallery of Art. In addition to many locally-owned hotels, Gulf + Western, Loews, and Sheraton all manage hotels in the city.

Private as well as government-sponsored interests in tourism have resulted in a rapid but orderly development of a number of other major tourist zones. Puerto Plata on the northern coast, is the hub of two projects with the highest priority, Playa Dorada and Playa Grande.

The emergence of the Dominican Republic as the exciting new sun country for vacationers is well under way, providing a sound base of tourism for investment in the two new resort projects of Playa Dorada and Playa Grande.

NONRESIDENT ARRIVALS

Year	Total		By Air		Foreigners		By Sea	
	Number of Visitors	Index	Number of Visitors	Index	Number of Visitors	Index	Number of Visitors	Index
1968	68,531	100	8,307	100	57,021	100	3,203	100
1969	93,655	137	19,492	235	69,061	121	5,102	159
1970	89,720	131	22,154	267	63,025	110	4,541	142
1971	137,490	201	31,022	373	89,104	156	17,364	542
1972	173,239	253	48,203	580	103,057	181	21,979	686
1973	226,590	331	44,555	536	134,152	235	47,883	1495
1974	307,675	449	58,916	709	167,697	294	81,062	2531
1975	277,453	405	44,417	535	177,378	311	55,658	1738
1976	361,198	527	43,183	520	216,580	380	101,435	3167
1977	442,882	646	47,025	566	262,434	460	133,423	417

Average annual growth rate:
23%

21.2%

18.5%

51.3%

Source: Infratur



Puerto Plata

A Developing Destination

Centered around a beautiful natural harbor with the Isabel de Torres mountains for a dramatic backdrop, this charming traditional town of 35,000 people is the major city and center of tourism on the northern coast. It is also the urban base for the two new projects of Playa Dorada and Playa Grande. By 1990, a population increase to 78,000 is projected, insuring a more than adequate supply of manpower for the development areas.

Puerto Plata was founded by the personal decree of Columbus more than 400 years ago. The old fort of San Felipe still guards the harbor, but today it welcomes the cruise ships that have made the port a favorite stop. Since 1968, the number of vacationers to the Dominican Republic arriving by sea has grown from 3,203 to more than 100,000, the major portion of them coming to Puerto Plata.

The unspoiled beauty of the town, its old colonial architecture and interesting shops are unfailing tourist attractions. One of the most popular sightseeing trips is a ride on the new aerial tram to the top of the Isabel de Torres mountain for spectacular views of the entire area.

Domestic tourism is already important to the area. The country's two largest cities, Santo Domingo and Santiago, are both within easy driving distance along a new highway. The economic strength of the Republic will permit increasing numbers of native Dominicans to buy or rent second-home villas and apartments as well as to enjoy the golf and other resort facilities of Playa Dorada and Playa Grande.





An International Airport

The new Puerto Plata International Airport is capable of handling the largest planes in service, including the Boeing 747. The airport is located 14 kilometers from Playa Dorada and 80 kilometers from Playa Grande, and is easily reached along the coastal highway.

The completely modern terminal building has been designed to provide the most efficient physical layout for traffic flow and fast processing through customs. Dominicana Airlines and U.S. airlines provide air service to the Puerto Plata International Airport with Dominicana operating daily flights to New York and other major cities in the United States and the Caribbean.



A Wide Range of Opportunities For Investors Exists at Playa Dorada and Playa Grande With Impressive Tax Incentives

The two major projects of Playa Dorada and Playa Grande include hotels, apartments, villas, commercial centers, golf courses and recreational facilities. Long-term financing of 50-70 per cent is available through Infratur (the Department for the Development of Tourism of the Central Bank of the Dominican Republic) as well as through various other potential sources.

Impressive tax incentives include:

1. Exemption from income taxes during a specified period.
2. Exemption from construction taxes.
3. Exemption from incorporation and capital taxes.
4. Exemption from duties on imported materials and equipment beyond the 20 per cent of ad valorem tax.

Playa Dorada

Located 3 kilometers east of Puerto Plata and a short distance from the airport, Playa Dorada is the larger of two development areas. The property, which occupies a headland jutting into the Atlantic, extends from the main coastal road across 150 hectares of flat land to two crescent beaches more than 2,100 meters in length. Playa Dorada will consist of a village resort complex including hotels, a golf course, apartments and villas, and a shopping plaza. Also planned are a convention hall, tennis courts, a beach club, a riding school and the Playa Dorada Golf Club and 18-hole golf course.

VACATION VILLAGE

HOTELS

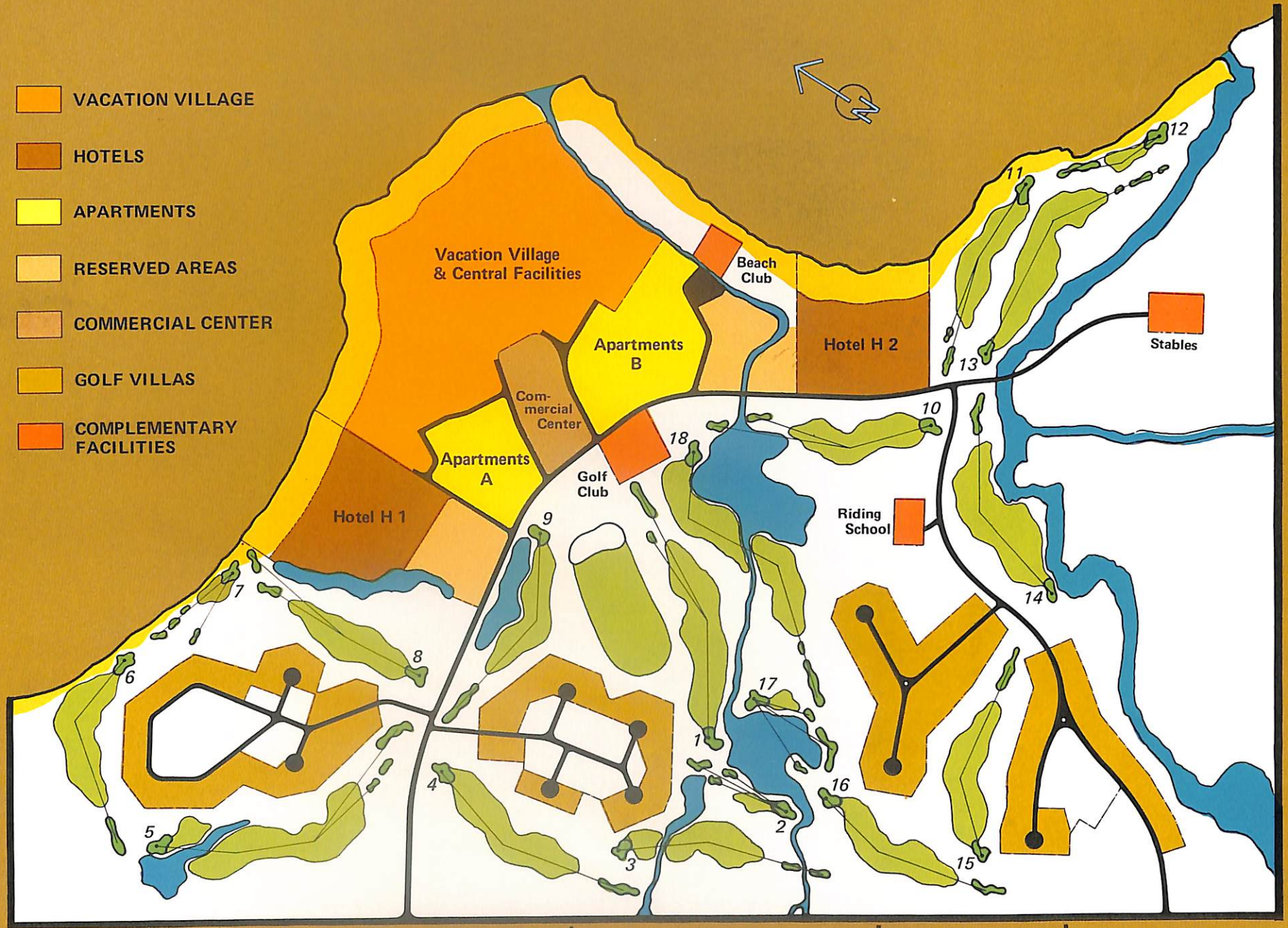
APARTMENTS

RESERVED AREAS

COMMERCIAL CENTER

GOLF VILLAS

COMPLEMENTARY FACILITIES



Golf Villas 1

Golf Villas 2

Golf Villas 3

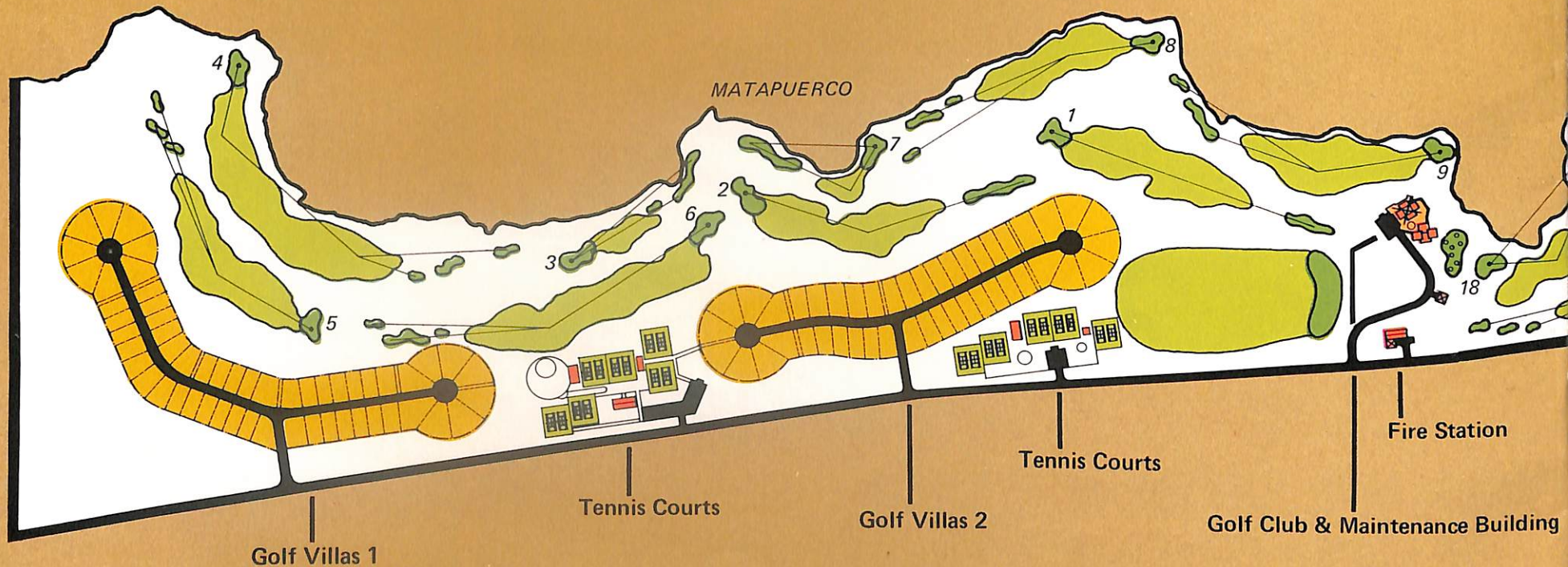
Golf Villas 4

Playa Grande

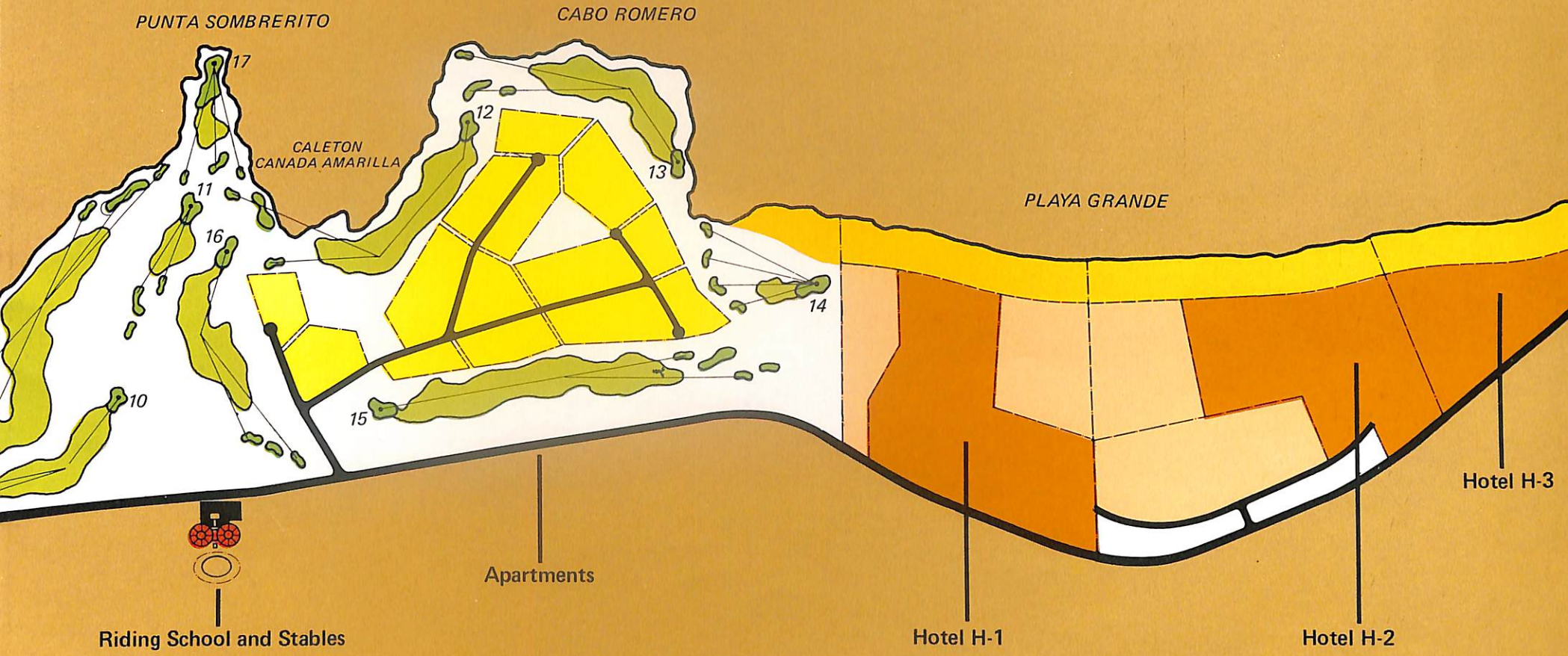
Located 80 kilometers and about an hour's drive from the Puerto Plata International Airport, Playa Grande is designed to attract vacationers who are looking for an overall quality of remoteness, luxury and tranquility.

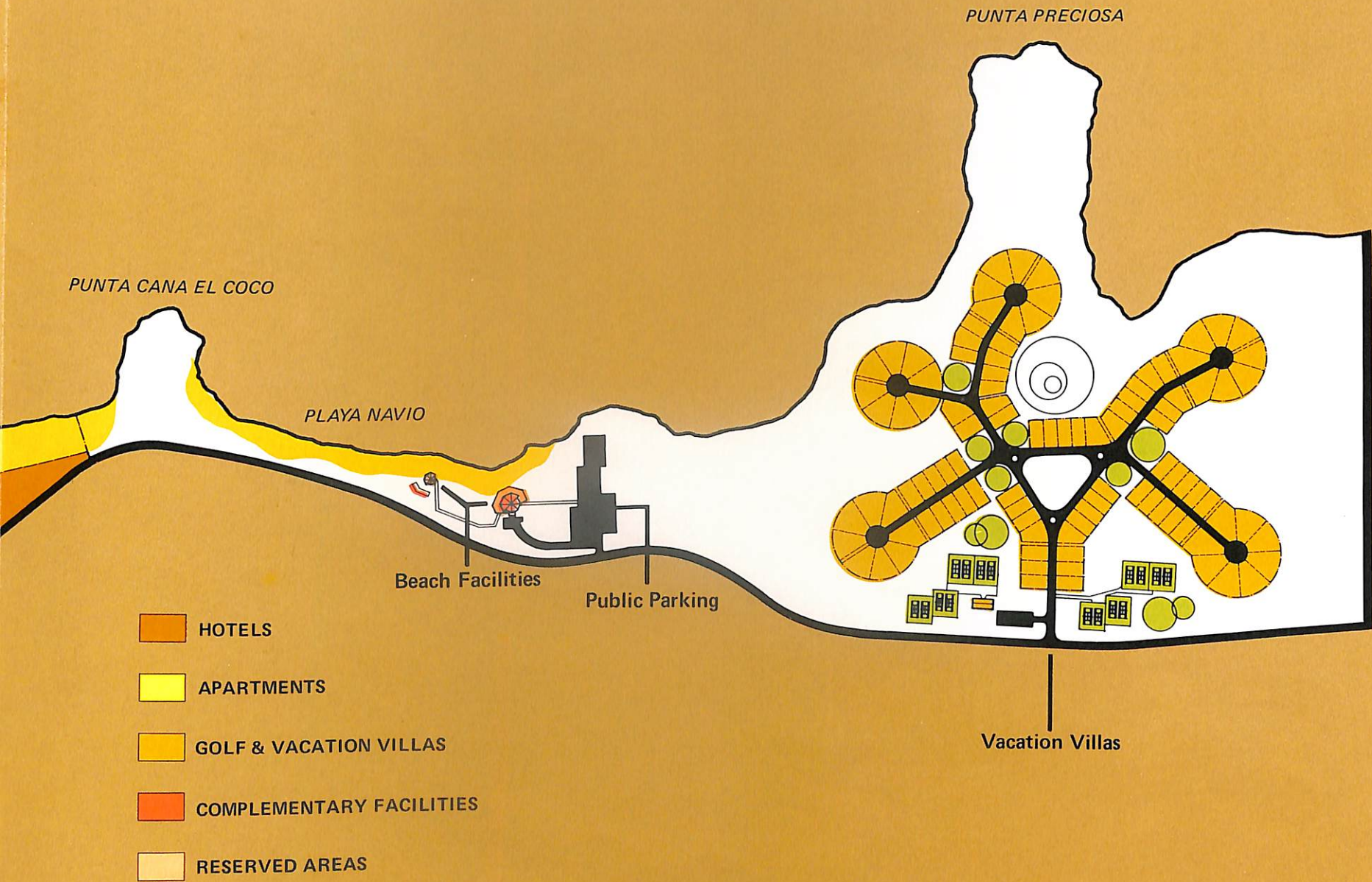
In a magnificent natural setting between the coastal highway and the coastline, its 300 hectares of coconut-palm covered land rises gently from a spectacular 1,600 meter-long white, sandy beach to a high ridge.

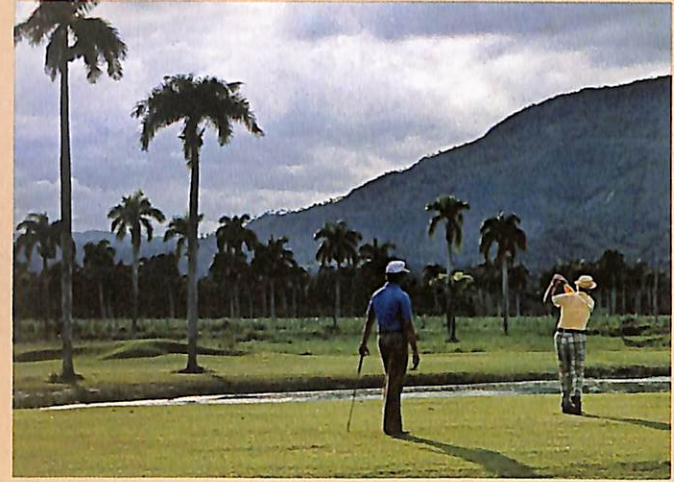
The Playa Grande project will include luxury hotel rooms, apartments and villas, a beach club, tennis courts and a riding school. Its main feature will be the Robert Trent Jones designed 18-hole championship golf course, which will be directly linked to the hotels by a golf cart track.



ATLANTIC OCEAN



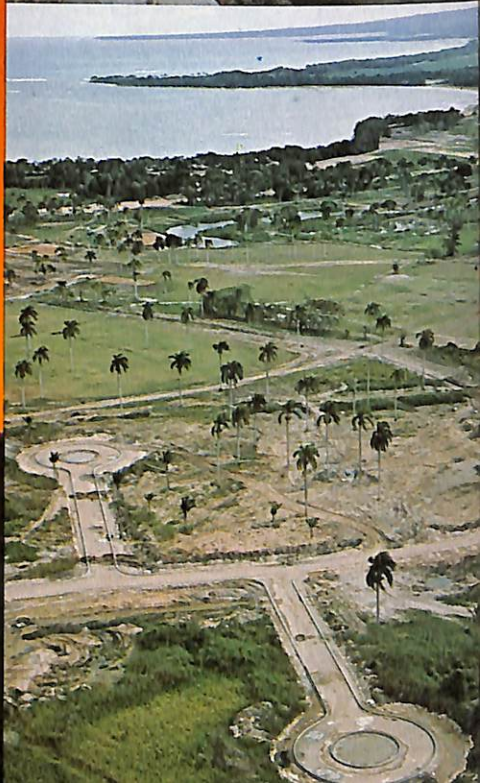
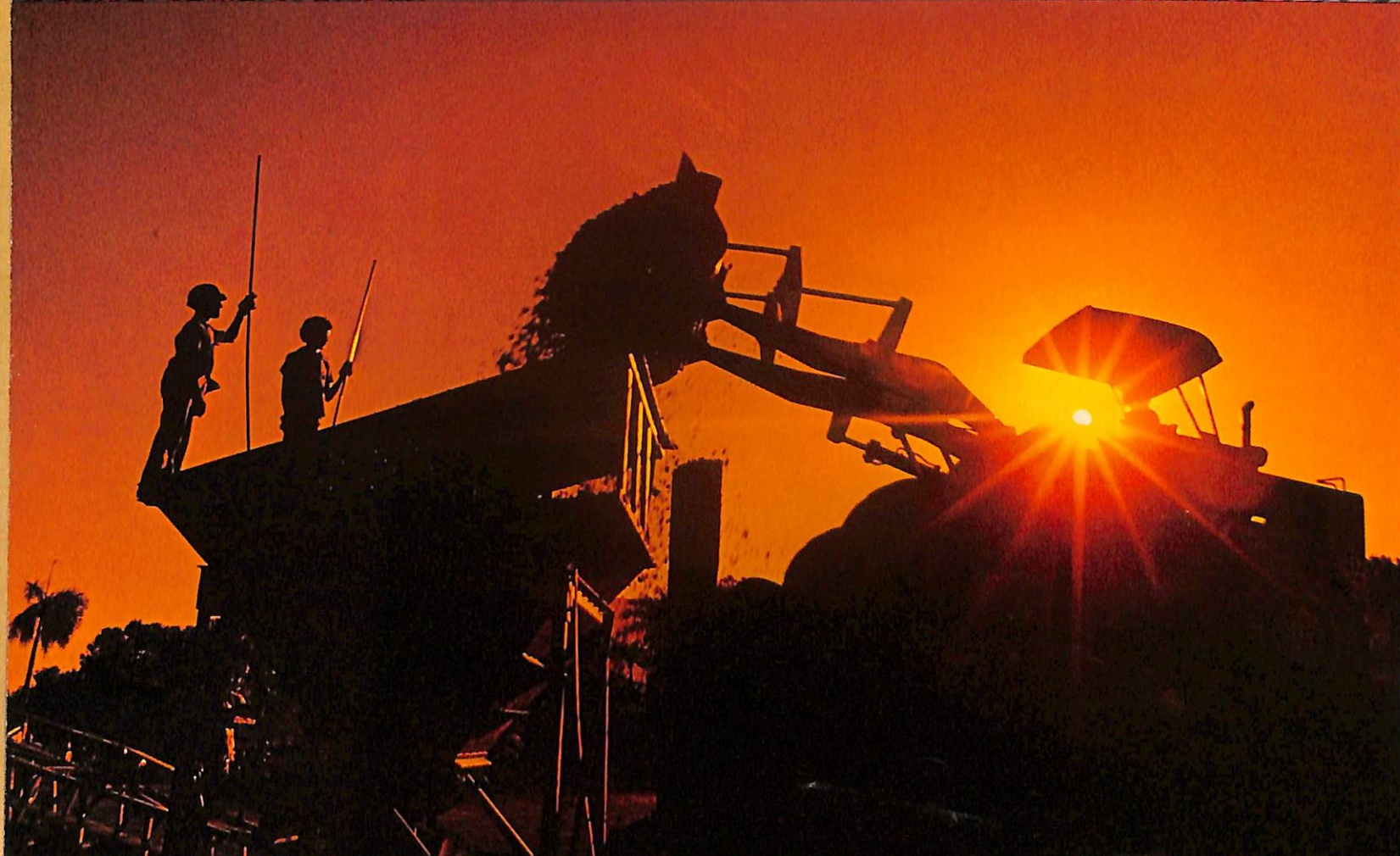
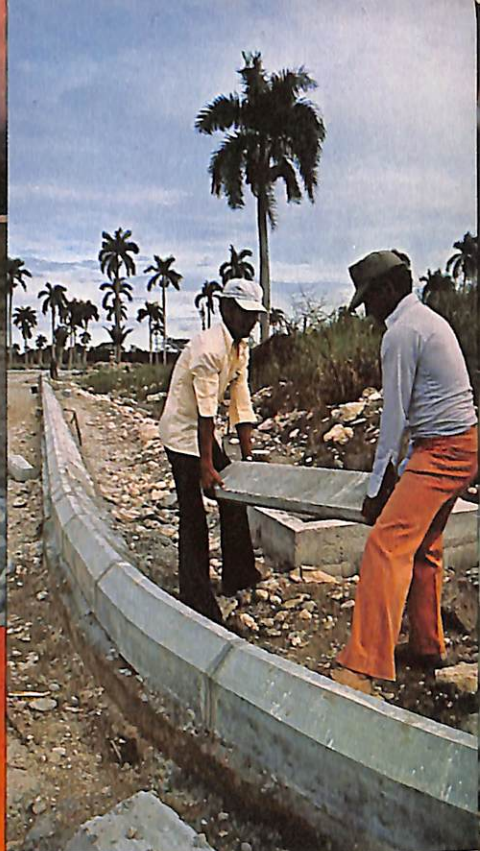
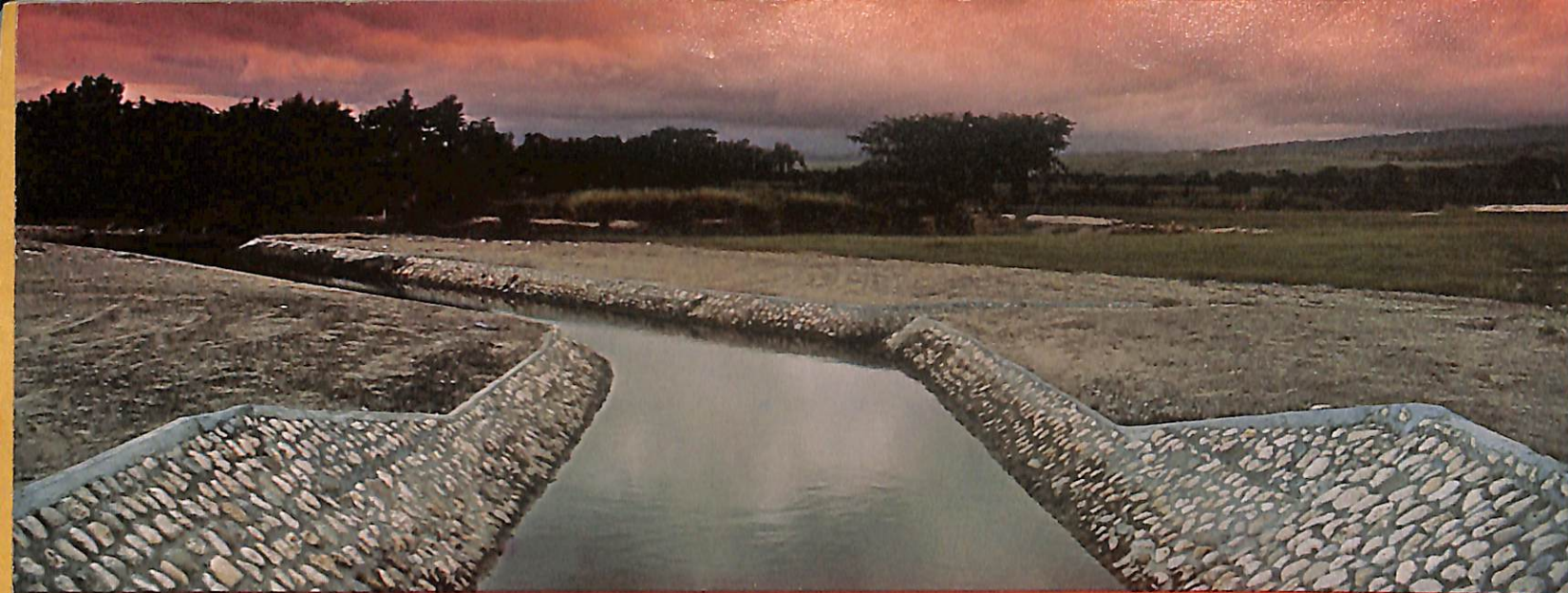


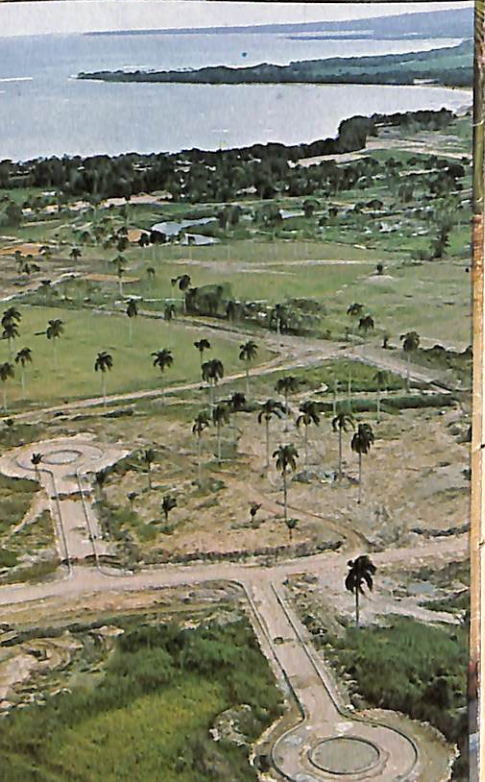


Two Robert Trent Jones Golf Courses

Playa Dorada and Playa Grande will each have its own 18-hole golf course and golf club. The Playa Dorada par 72 course, close to completion, bounds the entire resort, with apartments and villas along the fairways. Complete flexibility has been designed into it, with yardage ranging from 5410 to 6990. Each nine traverses a large loop; each plays out to a spectacular stretch of the beach and beautiful views of the ocean. Among many exceptional holes at the Playa Dorada course, the 18th here is as fine a finishing hole as can be found.

The setting of the Playa Grande par 72 course has already been described as one of the most beautiful in the world. Designed to take advantage of a magnificent headland overlooking the Atlantic, 10 of the 18 holes play along the cliffs, often across small bays and coves. With yardage ranging from 5400 from the front tees to 7000 for championship play, the course is flexible enough to offer a challenge for all classes of golfers. It will be linked to the hotel areas by a golf cart track, allowing guests to drive directly to the course and clubhouse.





\$39 Million in Infrastructure

The Department for the Development of Tourism Infrastructure (INFRATUR) is responsible for the development of Playa Dorada and Playa Grande. More than \$39 million is being invested by the government for infrastructure requirements which include the construction of resort facilities such as golf courses, tennis courts and clubhouses, beach clubs and riding schools. Infratur is also responsible for site preparation, landscaping, shopping centers, roads, water supply, utilities, electric power and telecommunications. Both projects will be served by independent water supply and sewerage systems and a major expansion of electrical distribution is in process.

Easy access to the area has already been assured by the construction of major highways and the new airport. More than \$8 million has been invested in port improvements at Puerto Plata. A new microwave station is also being installed on Isabel de Torres mountain, linking the Puerto Plata resort area with the international communications network via satellite.





Abundant Natural Resources

The entire area surrounding Playa Dorada and Playa Grande is one of lush abundance. From the city of Santiago to the Atlantic Coast, the fertile valleys are watered by rainfall from the mountains. Here are the vast fields of sugar cane and tobacco, the nickel mines, the cattle grazing lands and the source of the country's world famous amber. Shown at the right, is one of the hydro-electric power plants installed by the government to serve the area.

Food supplies are also plentiful. Beef, fish from the coastal waters, poultry, vegetables and locally-produced dairy products of the highest quality are readily available.



Summary of Facts

Location:

Playa Dorada and Playa Grande are located on the northern Atlantic coast of the Dominican Republic. Air time from Miami is an hour and forty minutes; from New York, three hours; from Puerto Rico, thirty minutes; from South America, an hour and fifty minutes.

Government:

The Dominican Republic is a democratic nation, holding a presidential election every four years. It has three branches of government—Executive, Legislative and Judicial, similar to that of the United States.

Money:

National currency is the Dominican Gold Peso which has maintained parity with the U.S. dollar since 1947.

Economy:

The Dominican Economy has the highest growth rate in Latin America, with an average annual increase in gross national product of approximately 10 per cent for the period between 1969-1976 at constant prices.

Airlines Serving the Dominican Republic:

Dominicana, American, Eastern, Pan Am, Iberia, Viasa, KLM and Quisqueyana.

Availability of Qualified Personnel:

The hotel industry has had the benefit of a trained source of manpower from the hotel school founded in 1975. A new school has been established in Puerto Plata itself.

Multinational Companies:

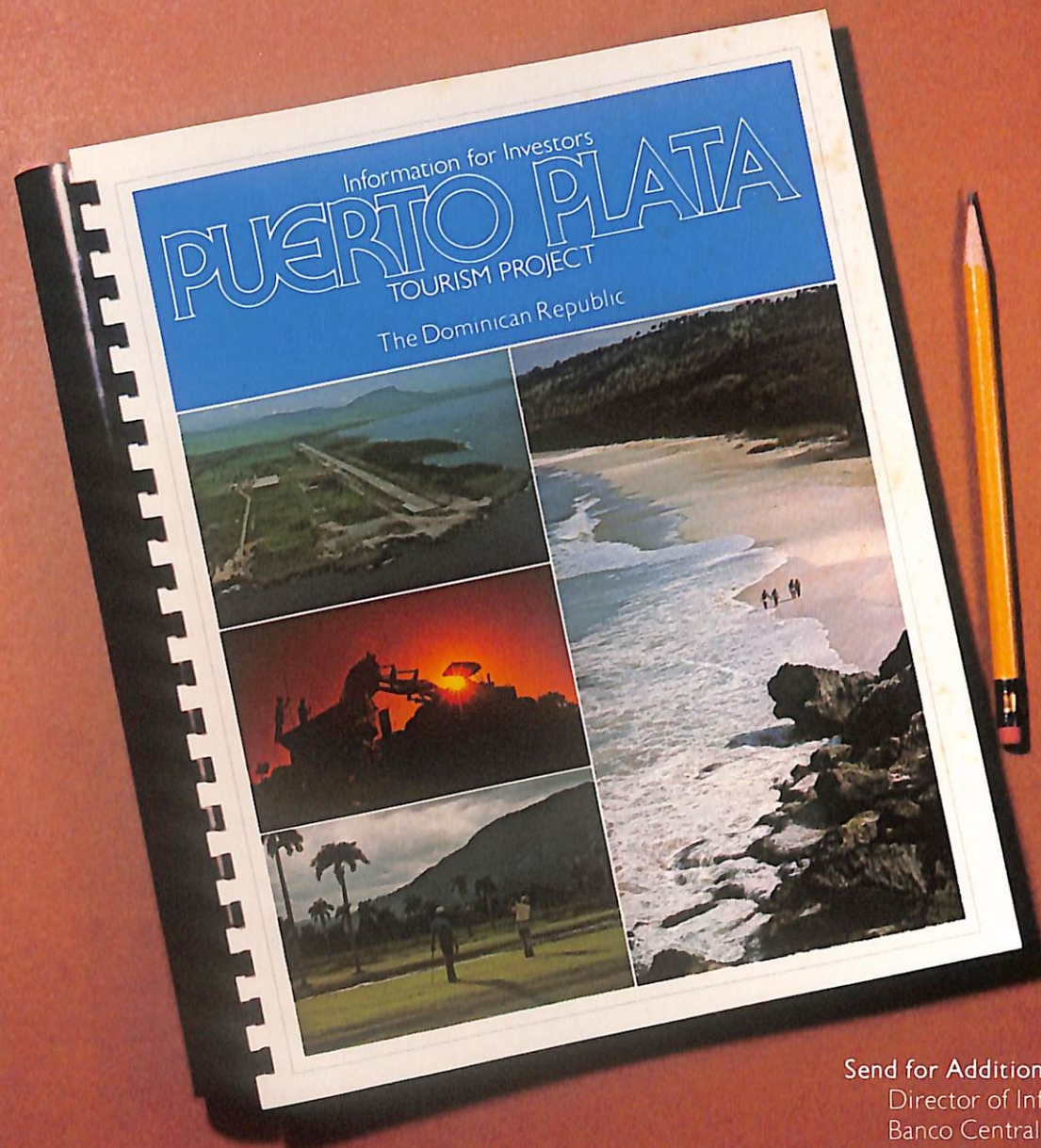
Gulf + Western; Alcoa; Falconbridge; Price Waterhouse; Peat Marwick & Mitchell; Pannell, Kerr, Forster; Ernst & Ernst; Colgate; Japan Gasoline Co.; ADELA Investment Co.; ITT; RCA; Daniel International; Consolidated Cigars; Delta Brush; Wometco Enterprises; Texaco; Esso; Shell; Mobil; Arco; Nestle; Sea Land; Sea Train; Young & Rubicam; Rosario Resources, Inc., and many more.

GROSS NATIONAL PRODUCT 1960-1977 (IN RD\$ MILLION)

At Current Market Prices

	GNP	Growth Rate	Per Capita
1960	714.0		235
1961	685.8	- 3.9	219
1962	865.7	26.3	269
1963	992.8	14.7	299
1964	1,085.4	9.3	318
1965	944.8	-12.6	269
1966	1,041.1	10.2	288
1967	1,094.9	5.2	294
1968	1,143.2	4.4	298
1969	1,302.0	13.9	330
1970	1,459.6	12.1	354
1971	1,637.5	12.2	392
1972	1,940.5	18.5	451
1973	2,268.0	16.9	512
1974	2,832.7	24.9	621
1975	3,482.0	23.0	742
1976	3,791.1	8.9	784
1977	4,145.3	9.1	838

Sources: 1960-1977 Cuentas Nacionales, Central Bank
USAID based on Central Bank growth rate estimates for GDP.



Send for Additional Information to:
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