



■ Villas del Lago – Frequently Asked Questions (FAQ)

■ Investment & Purchase

Can a foreigner buy a property in Villas del Lago?

Yes. The Dominican Republic allows and promotes foreign real estate investment, granting the same property rights as Dominican citizens.

What is the price of the villas?

Each villa is priced from USD \$243,000. There is an option to add a picuzzi for an additional USD \$17,000.

Are there tax benefits when investing in a villa?

Yes. Individual owners in the Dominican Republic may benefit from the exemption of the Real Estate Property Tax (IPI) for individuals, as long as the total value of declared properties does not exceed the threshold established by the General Directorate of Internal Taxes (DGII).

Can the purchase be financed?

Yes. There are direct payment plans with the developer, and up to 50% of the property value can be financed through local banks.

What is the reservation amount?

The reservation fee is USD \$3,000 non-refundable, applied toward the down payment.

What is the rental potential?

Villas del Lago is 'Airbnb friendly'. The VistaCana area is highly profitable for vacation rentals, projecting an annual return of 10%–12%.

■ ■ Construction & Design

What are the features of the villas?

Each villa includes 2 bedrooms + study (option for a third bedroom), 2.5 bathrooms, living room, dining room, modern kitchen, private terrace, and bioclimatic design.

Can finishes be customized?

Yes, buyers can choose materials, colors, and upgrades depending on availability.

Is there a solar energy option?

Yes, solar panels can be installed as an additional upgrade.

What construction warranty is provided?

The developer offers a structural warranty (years to be defined) and a 1-year finish warranty.

■ ■ Maintenance & Services

What is the HOA maintenance fee?

Single-family villas in VistaCana generally pay around USD \$140 per month.

What does the maintenance fee include?

24/7 security and access control, maintenance of common areas (gardens, parks, trails), road maintenance, garbage collection, and up to 30 m³ of potable water.

How are water and electricity services managed?

Basic services are centralized by VistaCana. Consumption exceeding the included amount is billed separately, and electricity is billed monthly based on individual usage.

■ VistaCana Amenities & Community Rules

What amenities do residents of Villas del Lago have access to?

Residents enjoy access to: artificial beach, freshwater and saltwater lakes, illuminated golf course, ecological trails, clubhouse, sports areas, Ashton School, shopping center 'La Nube', restaurants, and coworking spaces.

Are pets allowed?

Yes, VistaCana is pet-friendly under community rules (leash required in common areas and owners must clean up after pets).

What are the main community rules?

Respect quiet hours (noise control), proper use of common areas, compliance with internal traffic rules, and maintaining the aesthetics and cleanliness of each property.

■ Security & Community

Will the project have security?

Yes, VistaCana offers controlled access, 24/7 surveillance, and security cameras.

Will there be condominium administration?

Yes, the project will have a condominium regime to regulate maintenance, community rules, and rental management.

Can I rent my villa independently?

Yes, Villas del Lago is 'Airbnb friendly'. Each owner can manage their property independently or hire a vacation rental management company.

■ Contact

WhatsApp: +1 849 501 6784

Instagram: https://www.instagram.com/villasdellago_puntacana/