



## Investment Opportunity In Cabrera



### Information de l'agent

Nom: Sabine Mertes  
Nom de compagnie: Select Caribbean  
Pays: République Dominicaine  
Expérience since:  
Type de service: Selling a Property  
Specialties:  
Property Type: Apartments  
Téléphone:  
Languages: Spanish  
Site web:

### Détails de l'annonce

Propriété à: Vendre  
Prix: USD 790,000

#### Location

Pays: République Dominicaine  
Adresse: Investment Properties \$ 790  
Soumis: 28/07/2023  
Description:  
Investment Opportunity

This Investment Property in the Dominican Republic is located on the main highway of the town of Cabrera in the province of Maria Trinidad Sanchez. The property is located in an established growing area with tourism infrastructure in one of the Dominican Republic's fastest-developing coastal regions.

This is a rare asset that generates income, provides a home, and holds expansion potential simultaneously. Ideal for owner-operators, investors, and commercial real estate buyers seeking strong fundamentals in a high-growth market.

The investment property combines commercial income, residential living, and development land.

#### 1. Ground Level - Commercial Income

The street level features 7 commercial units and 2 bathrooms. The high-visibility location on the main road ensures consistent foot traffic and strong rental demand from retail, service, and office tenants.



## 2. Second Level - Main Residence

A spacious 4-bedroom, 2-bathroom home with living room, dining room, full kitchen, and laundry area. This level provides a premium owner-occupied residence directly above your investment — ideal for the entrepreneur who wants to live where they work, or for long-term residential rental income.

## 3. Third Level - Independent Apartment

A fully self-contained unit with its own bedroom, bathroom, walk-in closet, and kitchen. Perfect as a rental apartment, an Airbnb-style short-term rental, or a private guest suite.

## 4. Infrastructure & Security

The property is fully walled on all sides, with an 8-vehicle parking area, cistern, backup generator, and dedicated electrical room. Everything is in place to operate from day one with zero additional investment in infrastructure.

## 5. Expansion Opportunity

The adjacent lot of 945.59 m<sup>2</sup> (total area approx. 2,628 m<sup>2</sup>) is buildable land. Future development options include an apartment building, additional commercial units, or recreational/commercial amenity space — giving this investment significant upside beyond its current use.

The Investment Property features:

7 locales comerciales + 2 banos (First floor)

Main House: 4 bedrooms, 2 bathrooms, living room, dining, kitchen, laundry (Second floor)

Separate Apartment: 1 bedroom, 1 bathroom, walking closet, kitchen (Third Floor)

Total Lot size: 2,628 m<sup>2</sup> (main lot 1,682 m<sup>2</sup> + adjacent lot 945.59 m<sup>2</sup>)

Zistern, generator plus electrical house

8 parking lots + commercial area

For a showing or further info contact Message Me on WhatsApp

Features:

- \* 24hr Electricity
- \* 24hr Security
- \* Air Conditioning
- \* Cabrera Dominican Republic Real Estate
- \* Near Golf



- \* Near Medical Facilities
- \* Near Schools
- \* Near Shopping

This familyhome style property is located in is currently Investment Properties and has been listed on Select Caribbean Properties. This property is listed at \$ 790,000.00. It has 5 beds bedrooms, 5 baths bathrooms, and is 618 m2. The property was built in year.

### Commun

Chambres:	5
Salle de bains:	5
Pied carré fini:	618 m <sup>2</sup>
Dimesions du lot:	2627 m <sup>2</sup>

### Lease terms

Date Available:

### Contact information

IMLIX ID: IX4.690.060

