Beachfront Property With development potential For Sale In Azua Dominican Republic



Ügynök információ

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CC67+VH, 71000 Carretera Francisco Del Rosario Sanchez
Azua
Azua de Compostela
Dominican Republic

Discover Your Caribbean Dream: Beachfront Property with Unrivalled Development Potential in Azua, Dominican Republic

An extraordinary opportunity awaits the discerning investor or visionary seeking a slice of paradise with significant growth prospects. This stunning beachfront property in Azua de Compostela, Dominican Republic, is now available for sale at an attractive price of USD 545,000. Boasting an expansive land size and direct ocean frontage, this offering transcends a simple residential purchase; it represents a blank canvas for lucrative commercial development, an exclusive private estate, or a strategic hospitality

venture in a rapidly emerging Caribbean destination.

Unbeatable Location: Direct Beachfront & Highway Access

Location is paramount in real estate, and this property delivers on every count. Situated directly on the Francisco del Rosario Sanchez Highway, it commands excellent visibility and unparalleled accessibility. This major thoroughfare ensures easy transit to and from the property, making it effortlessly reachable for both local clientele and international visitors. Such direct highway frontage is a significant advantage for any commercial enterprise, offering prominent exposure and smooth logistics.

What truly elevates this offering, however, is its direct beachfront position. Imagine owning a substantial stretch of pristine coastline, where the gentle lapping of the Caribbean Sea forms the backdrop to your everyday life or your next successful enterprise. The property spans an impressive 4,519.42 square meters (approximately 1.12 acres), a remarkably generous size for a beachfront plot. This substantial acreage provides ample space for diverse development concepts, ensuring you're not constrained by limited land. The combination of direct highway access and exclusive beachfront ownership is a rare find, offering a unique blend of convenience and idyllic tranquility in the Dominican Republic.

Existing Infrastructure and Flexible Zoning

The property currently features a two-bedroom, one-bathroom house, offering immediate residential utility. While this existing structure provides a comfortable base, its true value lies in the expansive land and the inherent development potential. The presence of the house means essential utilities are already connected, providing a foundation for future construction.

Crucially, the property benefits from existing infrastructure designed to support both residential and commercial use:

* Electric pole and a 15-volt transformer are included: This provides a reliable and accessible power supply, a vital asset for any development project.
* Inversor (power backup system) on-site: In a region where power outages can occasionally occur, having an existing power backup system is a significant advantage, ensuring continuous operation for any future business or uninterrupted comfort for a private residence.

The property's zoning is highly flexible, making it suitable for both residential and business ventures. This adaptability opens up a myriad of possibilities, allowing the buyer to shape the land according to their vision and market demand. Whether you envision a private dream home, a thriving hospitality business, or a blend of both, the regulatory framework supports your ambitions. This strategic positioning and existing infrastructure underscore the property's readiness for immediate development.

Investment Highlights: A Strategic Opportunity

This beachfront gem in Azua de Compostela offers a compelling investment proposition, poised for significant appreciation and diverse income streams.

* Large Lot with Ocean Access: The substantial 1.12-acre lot provides generous space for comprehensive development, a rare luxury for beachfront properties. Direct ocean access is invaluable, appealing universally to tourists and residents seeking coastal experiences.
* Ideal for Hospitality, Eco-Tourism, or Mixed-Use Development: The serene coastal setting, combined with its accessibility, makes it a prime candidate for a range of ventures. Envision a boutique hotel, an eco-friendly resort focused on sustainable tourism, private luxury villas for rental, or a versatile mixed-use complex combining residential units with commercial services.
* Excellent Visibility and Accessibility from a Major Road: The direct frontage on the Francisco del Rosario Sanchez Highway ensures high traffic visibility for any commercial establishment and effortless access for guests or residents.
* Peaceful Coastal Setting with Room to Expand: Azua offers a more tranquil and authentic Dominican experience compared to the bustling tourist hubs. This peaceful ambiance is a draw for those seeking relaxation, while the ample land provides boundless opportunities for phased expansion and long-term growth.

Visionary Business Opportunities: Unlocking Full Potential

The sheer size and beachfront nature of this property unlock a multitude of exciting business opportunities, allowing for creative and lucrative development.

* Luxury Villa Development: The land is perfectly suited to be partitioned into smaller areas to build 4 high-end villas with breathtaking ocean views. These could cater to affluent clientele, whether as private vacation homes for sale or as luxury rental units for short-term stays, commanding premium rates. The demand for upscale, private accommodation in desirable beachfront locations in the Dominican Republic remains strong.
* Integrated Hospitality & Leisure Hub: Complementing the villas, a discerning developer could install a large, inviting pool, a vibrant restaurant and bar, and an on-site parking lot for 30 vehicles. This integrated approach creates a comprehensive destination, catering not only to villa residents but also to external guests.
* Enhanced Beach Experience: The existing beachfront can be transformed into a true paradise by installing pristine white sand and a small pier. This pier could serve multiple purposes: a picturesque spot for guests to enjoy the views, and a practical dock for a 23-foot boat, enabling tours and fishing excursions for clients. This adds a unique experiential dimension, drawing in adventure-seekers and leisure tourists.
* Family-Friendly Attractions: To broaden appeal, a special play area for children could be integrated, making the property attractive to families seeking a complete vacation experience.
* Day-Use Resort Model: A highly profitable model would be to open daily for clients who want to come use the pool, eat, drink, enjoy the beach, and even dancing. This 'day-pass' model allows the property to generate significant revenue from both existing residents of the Dominican Republic (local tourism) and visitors on vacation or extended stays in the wider area who are looking for a high-quality white sand beach experience with easy accessibility. This creates a dynamic income stream, diversifying revenue beyond just accommodation.
* Seamless Guest Experience: While transportation to and from the property is not included in the purchase price, offering it as an additional service (e.g., airport transfers, local excursions) creates an added convenience for guests and a further revenue stream for the business.

Azua de Compostela: An Emerging Gem

Azua de Compostela, often simply referred to as Azua, is a rapidly developing province in the Dominican Republic. While not as internationally famous as Punta Cana or Puerto Plata, its appeal lies in its authenticity, natural beauty, and strategic location. It offers a more genuine Dominican experience, with a relaxed atmosphere, vibrant local culture, and stunning, often less-crowded, beaches. The area is increasingly attracting both local and international investment, particularly in tourism and agriculture, pointing to a promising future. Its proximity to the capital, Santo Domingo, and its burgeoning infrastructure make it an attractive alternative for those seeking value and growth potential. This property allows an investor to be at the forefront of Azua's upward trajectory.

This beachfront property in Azua is more than just land; it is a gateway to fulfilling your Caribbean dreams. With its exceptional location, existing infrastructure, flexible zoning, and boundless development potential, it represents a strategic investment in a market on the rise. Whether you envision a private family haven or a thriving commercial enterprise, this is an opportunity not to be missed.

ABOUT THE AREA

Azua de Compostela, commonly known simply as Azua, is a captivating province located on the southern coast of the Dominican Republic. It holds a unique position, serving as a gateway between the bustling capital city of Santo Domingo to the east and the more rugged, less-developed regions of the southwest. Azua is characterized by its diverse landscape, ranging from dry, arid plains to fertile agricultural valleys, and its beautiful, often less-crowded, Caribbean beaches. The provincial capital, also named Azua de Compostela, is a vibrant hub that blends colonial charm with modern Dominican life, offering a glimpse into the island's authentic culture away from the more heavily touristed resorts.

Historically, Azua holds significant importance as the site of one of the Dominican Republic's most pivotal battles for independence. The Battle of Azua, fought on March 19, 1844, was a decisive victory for the nascent Dominican Republic against Haitian forces, solidifying its sovereignty. This historical legacy is celebrated within the province, imbuing it with a strong sense of national pride. Beyond its historical roots, Azua's economy is primarily driven by agriculture, particularly the cultivation of coffee, plantains, and other fruits, contributing significantly to the national output. This agricultural backbone provides a genuine, earthy feel to the province, offering visitors a chance to experience the island's rural heartland.

For visitors, Azua offers a tranquil alternative to the more commercialized tourist destinations. Its appeal lies in its pristine, uncrowded beaches, such as Playa Monte Rio and Playa Blanca, which provide ideal settings for relaxation, swimming, and enjoying the warm Caribbean sun. The province is also a fantastic base for eco-tourism and adventure, with opportunities to explore natural reserves, diverse ecosystems, and scenic coastal roads. The burgeoning interest in authentic Dominican experiences and sustainable tourism is seeing Azua emerge as a destination for those seeking genuine cultural immersion and untouched natural beauty, away from the mass-tourism complexes.

For travelers looking to access Azua, the most convenient international airport is Las Americas

International Airport (SDQ), located near Santo Domingo. SDQ is the busiest airport in the Dominican Republic, offering a vast array of domestic and international flights, and is approximately 1.5 to 2 hours' drive east of Azua. While SDQ is the primary gateway, La Romana International Airport (LRM) is another option, located further east but potentially accessible for some charters. For those traveling domestically or from specific regional routes, smaller airports like Barahona's Maria Montez International Airport (BRX) to the southwest or San Isidro Air Base (MDSI) near Santo Domingo might also be considered for private or specialized flights, though SDQ remains the most practical choice for commercial air travel to reach Azua.

MAiN FEATURES:

* 80m2 of living space
* 4520m2 plot
* 2 Bedrooms
* 1 Bathroom
* Stunning Sea Views
* Private Parking
* Private Garden
* Close to essential amenities such as supermarkets and pharmacies
* Close to many excellent bars and restaurants
* Great base from which to discover other fantastic areas of the Dominican Republic
* Many excellent sports facilities, walking and cycling areas nearby
* Rental Potential through Airbnb and Booking.com

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Tenanted:	Yes

Gyakori

Hálószobák:	2
Fürdõszobák:	1
Kész négyzetméter:	80 nm
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