



Real Estate Brochure

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Dominica

Citizenship by Investment
through Real Estate Investment

About Dominica

The Commonwealth of Dominica, also known as “The Nature Isle of the Caribbean,” is a lush paradise characterised by dense rainforests, towering volcanic peaks, and an extraordinary variety of exotic wildlife. This breathtaking island is located between Martinique and Guadeloupe in the Eastern Caribbean, covering 751 km² with 148 km of pristine, uninterrupted coastline. Known for its unspoiled natural beauty, Dominica is home to spectacular rivers, waterfalls, and the Boiling Lake—the second largest thermally active lake in the world. The island’s commitment to eco-tourism and sustainable development has made it a prime destination for adventure seekers and nature lovers alike.

Dominica’s rich cultural tapestry blends African, French, and indigenous Carib influences, which can be experienced through its music, cuisine, and vibrant festivals. While English is the official language, Dominican Creole and French Patois are widely spoken, reflecting the island’s multicultural heritage. The capital city, Roseau, with its charming 18th-century French architecture, bustling markets, and colourful streets, offers a glimpse into the island’s rich history. Visitors can also explore the Kalinago Territory, where Dominica proudly preserves its indigenous heritage, allowing visitors to connect with the customs and crafts of the island’s original inhabitants.

As one of the Caribbean’s most beautiful islands, Dominica attracts hundreds of thousands of visitors each year. The island’s rugged mountains, hidden waterfalls, and unique biodiversity, including rare species like the Sisserou parrot, provide a haven for those seeking an immersive natural experience. Today, Dominica is working towards becoming the world’s first climate-resilient nation, blending natural beauty with a focus on sustainability. For those captivated by this island paradise, the Dominica Citizenship by Investment (CBI) Programme—one of the world’s longest-running programmes since its launch in 1993—offers the opportunity to invest in a thriving real estate market as well as gain citizenship of this wonderful nation, giving the investor not only access to all this splendour but also international financial mobility, a favourable tax environment, and much more.

Why Real Estate in Dominica?

Dominica’s real estate market is a strategic and rewarding investment choice, driven by the island’s flourishing tourism sector and commitment to sustainable growth. As one of the fastest-growing sectors in Dominica, tourism contributes significantly to the nation’s GDP, attracting more than 200,000 visitors annually. Dominica’s distinctive appeal as “The Nature Isle” positions it as a prime destination for eco-conscious travellers and luxury seekers alike.





Infrastructure projects to enhance tourism

To accommodate the growing influx of visitors, Dominica has launched several large-scale infrastructure projects aimed at enhancing accessibility and the overall tourist experience:

New international airport: Dominica is currently serviced by international and regional airlines at two airports with most flights coming through Douglas-Charles Airport. A new international airport is expected to open by 2025, the new airport will accommodate larger aircraft and facilitate direct flights from major international hubs, making Dominica more accessible for tourists and investors alike.

Harbour expansion and cruise docking facilities: Upgrades to Dominica's harbour and cruise docking facilities are set to boost cruise tourism, which is already a significant contributor to the local economy. The expansion will allow the island to welcome larger cruise ships and increase the number of annual cruise passengers.

Dominica Cable Car: Currently under development, the Dominica Cable Car, offers a 360-degree scenic journey over the island's lush rainforests and rugged mountains. This 20-minute adventure will carry visitors to Dominica's iconic Boiling Lake and the towering Morne Trois Pitons, providing breathtaking, panoramic views of the island's natural wonders. Designed as the world's longest detachable cable car system, this innovative attraction will make one of Dominica's most stunning destinations accessible to all, from cruise passengers and families to nature enthusiasts and adventure seekers. As a new and memorable eco-friendly experience, the cable car is expected to become a major draw, further establishing Dominica as a premier ecotourism and adventure travel destination in the Caribbean. These developments are designed to support Dominica's ambitious goal of becoming a leading destination in the Caribbean. They also add value to real estate investments by increasing the desirability of properties in key locations near these new amenities.

Tourism market size, growth, and forecasts

The tourism industry in Dominica has been experiencing steady growth, with projections indicating further expansion in the coming years. The island's unique ecotourism offerings, including rainforests, volcanic mountains, and pristine beaches, attract a diverse range of tourists seeking adventure and relaxation in an unspoiled natural environment. Dominica has also gained recognition for its sustainable tourism practices, which not only protect its natural assets but also enhance its appeal as a high-value destination. This sustainable focus has earned Dominica accolades, including consistently high rankings in the CBI Index, which evaluates Citizenship by Investment programmes worldwide.





International brands establishing a presence

The presence of prestigious international hotel brands like Marriott, InterContinental, Hilton and Relais & Châteaux on the island underscores Dominica's status as a premium investment destination. These globally recognised brands have chosen Dominica as a location for their luxury hotels and resorts, highlighting the island's appeal to discerning travellers. For investors, these partnerships with established brands offer assurance of quality, strong brand recognition, and high demand. Additionally, these brands often attract loyal clientele, contributing to consistent occupancy rates and revenue.



Attractive investment returns

Investing in real estate under Dominica's Citizenship by Investment Programme offers potential for robust returns, both in terms of property appreciation and rental income. The island's real estate market is characterised by limited supply, high demand for quality accommodation, and increasing tourist arrivals. With Dominica's commitment to eco-friendly and sustainable tourism, properties that adhere to these principles are particularly well-positioned to benefit from the growing trend of responsible travel.

Property appreciation: With continuous improvements in infrastructure and increasing tourism, property values in Dominica are expected to rise. Investors can capitalise on this growth while enjoying a strategic, long-term asset.

Rental income: Tourism expansion drives demand for short-term rentals, especially in high-demand areas like Roseau and Portsmouth. Investors in approved real estate projects, particularly those affiliated with international brands, can expect to benefit from strong occupancy rates and premium rental yields.

Dominica's Citizenship by Investment Programme offers a unique opportunity to secure a valuable second citizenship while making a profitable investment in one of the Caribbean's most sought-after real estate markets. With substantial infrastructure improvements underway, a thriving tourism sector, and the backing of globally recognised brands, real estate in Dominica promises a lucrative and sustainable investment for the future.



About the Real Estate Programme by Investment

Dominica's Citizenship by Investment Programme, established in 1993, allows qualified investors to purchase approved real estate to obtain citizenship. Real estate must be held for a minimum of three years or five years if resold to another CBI applicant.

Investment details:

Minimum investment of **USD \$200,000** in approved projects.

Government fees apply:

USD \$75,000 for the main applicant.

USD \$100,000 for a main applicant and up to three dependants.

Additional **USD \$25,000** for dependants under 18, and **USD \$40,000** for those over 18.

Other fees include processing (**USD \$1,000**), due diligence (**USD \$7,500** for the main applicant), and interview (**USD \$1,000**).



Application Process

The Dominica Citizenship by Investment Unit (CBIU) has simplified the application process into five straightforward steps, allowing investors to navigate the process with ease. From submission to approval, applicants typically receive an approval in principle within three months. Below is a step-by-step guide to obtaining citizenship through the real estate investment option:

STEP 1: Select a Real Estate Project



Applicants interested in the real estate option must first select from the list of government-approved real estate projects. These projects, which include luxury resorts, eco-lodges, and villas, meet the CBIU's standards for investment and contribute to Dominica's sustainable tourism and economic development goals.

STEP 2: Choose an Authorised Agent



Applicants must work with an Authorised Agent or Licenced Promoter listed on the CBIU's website. These agents are experienced professionals licenced by the CBIU to assist with the application process. They provide guidance on required documentation, act as liaisons between the applicant and the CBIU, and ensure all aspects of the application comply with the Programme's regulations.

STEP 3: Submit the application and pay due diligence fees



Once the applicant's documentation is complete, the Authorised Agent submits the application to the CBIU on the applicant's behalf. At this stage, the applicant must pay the due diligence fees, which cover a comprehensive, multi-tiered background check. This process involves screening by independent third-party agencies including a mandatory interview to ensure the integrity and reputation of the applicant.

STEP 4: Receive approval in principle and make the investment



If the application is approved in principle, the applicant proceeds with the investment. This involves entering into a sale and purchase agreement with the chosen real estate developer. At this stage, the applicant must also pay the applicable government fees, which are separate from the investment amount. The Authorised Agent will facilitate these transactions to ensure compliance with the Programme's requirements.

STEP 5: Obtain citizenship and receive passport



After completing the investment and fulfilling all financial obligations, the applicant is granted Dominican citizenship. The new citizen receives a Certificate of Naturalisation, formally recognising their status. Following this, they may apply for a Dominican passport, allowing them to enjoy the benefits of Dominican citizenship.

Real Estate Projects under the Dominica Citizenship by Investment Programme

Dominica's Citizenship by Investment Programme provides investors with access to a range of luxurious and sustainable real estate developments. These projects not only offer attractive investment returns but also contribute to the island's commitment to eco-tourism and sustainable growth. Below is a comprehensive guide to the available properties, along with detailed descriptions and contact information.



Anichi Resort & Spa

Location: Picard Beach, near Portsmouth

Brand association: Autograph Collection by Marriott

Details: Anichi Resort & Spa is a high-end boutique hotel that combines contemporary design with the untouched beauty of Dominica. Spanning 12 acres, the resort features 128 well-appointed rooms, including suites with lagoon and infinity pools. Guests can enjoy luxurious amenities such as world-class dining options, a business centre, a full-service spa, and wellness facilities. The property's architecture is thoughtfully designed to blend with its tropical surroundings, offering stunning views of Picard Beach.

Awards and recognition: Anichi Resort & Spa was recognised by Forbes as one of the "Top 10 Most Anticipated Caribbean Hotels" in 2019.

Investment potential: With the backing of Marriott's Autograph Collection, Anichi benefits from a strong global brand presence. The resort's luxurious facilities and prime location make it a promising option for investors seeking both high rental yields and capital appreciation.



Jungle Bay Resort



Location: Soufriere

Details: Nestled within lush rainforests, Jungle Bay Resort is an award-winning eco-resort that emphasises sustainability and harmony with nature. It features 120 premium villas, each constructed using locally sourced, sustainable materials. Guests at Jungle Bay can indulge in a variety of holistic wellness activities, such as yoga and spa treatments, or explore the island's natural wonders through hiking and adventure excursions. Every villa is designed to blend seamlessly with the rainforest, offering visitors an immersive experience that respects the natural environment.

Awards and recognition: Jungle Bay has received numerous accolades from notable publications, including National Geographic, Condé Nast Traveller, The New York Times, and The Wall Street Journal. It has also been ranked #3 in TripAdvisor's Top 25 Caribbean Hotels.

Investment potential: Jungle Bay's focus on eco-tourism attracts a steady stream of environmentally conscious travellers, ensuring high occupancy rates and rental income. It offers a unique investment opportunity for those interested in sustainable luxury.



Grande Anse Holdings Timbo's Downtown



Location: South - Western Roseau

The development will be sighted in South-Western Roseau, straddling two sides of Victoria Street. On completion, it will undoubtedly enhance the aesthetics of the southern entrance into the city from Newtown. This location offers easy walking access to the city centre for business activity, restaurants, and other attractions

Details: Timbo's Downtown-Timbo's Seaside is a collection under the Timbo's brand. This hotel development is a government authorized project under the Citizenship by Investment Programme. It is the second major undertaking of Grande Anse Developers led by Duncan Stowe, Attorney at Law and Real Estate Agent. The first being Timbo Apartelle.

Investment potential: You are guaranteed 2% returns on your investment during construction. 2% returns annually during operations profits permitting. In addition, you are entitled to use a guest-room at the hotel for a total of 7 days in any calendar year, free of payment of the room rate subject to conditions.



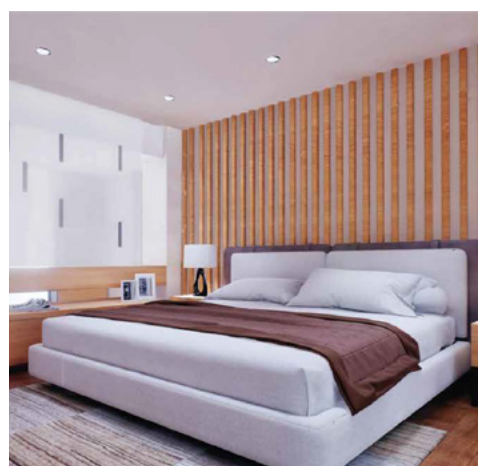
Ocean Edge Development



Location: Beau Bois, Castle Comfort, Roseau

Details: Ocean Edge Hotel is a premium resort with 31 suites, each offering sweeping views of the Caribbean Sea. This four-story hotel is designed with high ceilings, large windows, and seamless indoor-outdoor transitions to maximise the natural beauty of its surroundings. The property includes a presidential suite, executive suites, and oceanfront rooms. Guests can enjoy a range of luxury amenities, including a spa, fitness centre, game room, conference facilities, and two restaurants. The hotel also features a private pier, enhancing the marine lifestyle experience.

Investment potential: Ocean Edge is ideal for investors looking for a high-end property that appeals to affluent travellers seeking a luxurious stay by the sea. Its unique design and amenities make it a prime choice for rental returns and future resale value.



InterContinental Dominica Cabrits Resort & Spa*



Location: Cabrits National Park, near Portsmouth

Brand association: InterContinental Hotels & Resorts

Details: InterContinental Dominica Cabrits Resort & Spa is an iconic resort offering an immersive experience in nature combined with five-star luxury. Located within Cabrits National Park, the resort features four outdoor pools, a state-of-the-art spa, gourmet dining, and event spaces with panoramic views of the tropical forest and ocean. This resort is a sanctuary of refined elegance, providing guests with an exclusive and tranquil retreat.

Investment potential: This is the first InterContinental property in Dominica, attracting loyal clients of this globally recognised brand. The resort's unique location and luxurious offerings ensure strong demand from high-end tourists year-round, making it an attractive investment. *By resale only



Sanctuary Rainforest Eco Resort & Spa



Location: Morne Trois Pitons National Park

Details: Nestled within a UNESCO World Heritage Site, Sanctuary Rainforest Eco Resort & Spa offers eco-villas equipped with private pools and jacuzzis. This resort provides a haven for guests seeking luxury amidst nature. With extensive sustainable practices, the resort offers a serene retreat and access to pristine landscapes, while providing modern comforts and personalised service.

Awards and unique features: Known for its dedication to eco-tourism, the resort attracts visitors who prioritise environmental sustainability.

Investment potential: Sanctuary Rainforest is a solid choice for investors interested in green tourism, offering high appeal to a growing market of eco-conscious travellers.





Tranquility Beach Resort



Location: Northwest coast of Dominica

Details: Tranquility Beach Resort is a five-star luxury development comprising 99 units, including one- and two-bedroom suites, studios, and villas. Designed with a commitment to eco-conscious tourism, the resort features a spa, a fine dining restaurant, and a large swimming pool. Its architecture incorporates environmentally friendly materials, making it a perfect escape for guests looking to enjoy luxury in harmony with nature.

Sustainability focus: The resort aligns with Dominica’s goals for eco-tourism, offering responsible travel options without sacrificing comfort or quality.

Investment potential: Tranquility Beach offers solid prospects for rental income and long-term value appreciation, catering to high-net-worth individuals who value both luxury and sustainability. Each of these distinguished properties offers unique lifestyle benefits and exceptional investment opportunities. Prospective investors are encouraged to reach out to the respective development teams for more details on how to secure their piece of Dominica’s thriving real estate market.

The Residences at Secret Bay



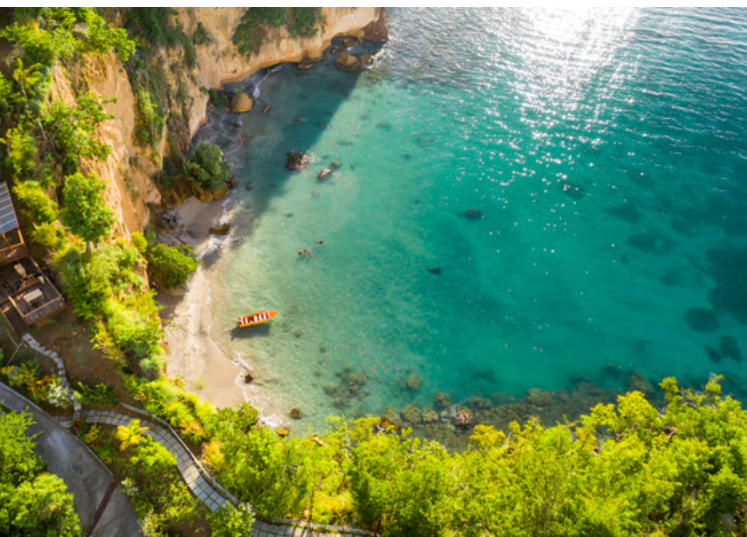
Location: Clifftop in Portsmouth

Brand association: Relais & Châteaux

Details: This exclusive six-star, all-villa resort offers breathtaking views from its cliff-top location, overlooking the Caribbean Sea. Each villa is meticulously crafted with sustainable materials and blends high design with the surrounding landscape. Guests enjoy private access to three secluded beaches and upscale amenities that cater to personalised luxury experiences.

Awards and recognition: Voted No.1 Resort in the Caribbean in 2024 by Travel + Leisure, Secret Bay is globally acclaimed for its luxury and commitment to sustainability.

Investment potential: With Relais & Châteaux affiliation and numerous accolades, Secret Bay provides strong capital appreciation and rental potential, appealing to investors seeking unparalleled luxury.





Awards and international partnerships

Dominica has established partnerships with internationally acclaimed hotel brands, including Marriott International's Autograph Collection and InterContinental Hotels & Resorts. These partnerships bring globally recognised luxury brands to Dominica, providing investors with opportunities to engage in secure, high-profile developments that align with global standards for quality and service.

Properties such as the award-winning Jungle Bay Resort, featured by Condé Nast Traveller and ranked among TripAdvisor's top Caribbean hotels, also highlight the island's focus on sustainable luxury. Additionally, The Residences at Secret Bay, affiliated with Relais & Châteaux, has repeatedly earned accolades, including being named Travel + Leisure's No.1 Resort in the Caribbean. InterContinental Dominica Cabrits Resort & Spa was the World Travel Awards' Leading Hotel of the year in 2024, a title which Secret Bay has held multiple times as well in recent years. These partnerships and awards speak to Dominica's robust tourism sector, offering investors a compelling blend of stability, luxury, and promising returns.

Dominica as a destination boasts multiple awards, Travel + Leisure ranked Dominica as the No.1 Caribbean Destination, and also No.5 Island in the World, it also ranks highly in Conde Nast Traveler's 2024 Reader's Choice Awards.

With a trusted network of international partnerships and an unwavering commitment to rigorous due diligence, Dominica's CBI Programme offers one of the most compelling and secure avenues for investment in the Caribbean.

Next steps - contact an agent

Embarking on your journey towards Dominican citizenship through real estate investment is straightforward. Start by contacting an Authorised Agent, listed on our website, who will guide you through each stage of the application process. Authorised Agents are well-versed in Dominica's CBI Programme and will assist you with document preparation, due diligence, and selecting the right investment that aligns with your preferences.

Visit our website to find an Authorised Agent here:



Take the first steps toward securing your place in Dominica's thriving community.

Invest today and unlock a world of opportunities with Dominican citizenship, allowing you to enjoy the many advantages of life in one of the Caribbean's most beautiful and sustainable destinations.



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