

# A PRIVATE CARIBBEAN VILLA

CASA LINDA - SOSUA - DOMINICAN REPUBLIC

VILLA 768

6 Bedrooms | 6.5 Bathrooms | Three Distinct Living Areas

US\$569,000

WILDFIRE PROPERTIES



# ONE PROPERTY. THREE DISTINCT LIVING SPACES.

A RARE COMBINATION OF FAMILY USE, PRIVACY AND RENTAL FLEXIBILITY



Villa 768 combines a main residence, a fully self-contained two-bedroom casita and a separate one-bedroom poolside suite within one private property. The configuration allows a family or group to stay together while preserving genuine independence between living areas.

For an international owner, that same flexibility creates a compelling second-home proposition: enjoy the property personally, accommodate extended family and guests, or make it available for vacation rental when you are away.

# PROPERTY AT A GLANCE

VILLA 768 - CASA LINDA

6

Bedrooms

6.5

Bathrooms

3

Distinct Living Areas

2

Kitchens

1,260 m2

Lot

360.72 m2

Total Area

Oversized private pool | Premium ravine lot | Quiet street | Exceptional privacy



# THE MAIN RESIDENCE

## INDOOR-OUTDOOR CARIBBEAN LIVING

The heart of the property offers generous indoor-outdoor living designed for everyday Caribbean life. Open social spaces connect naturally to the terrace, tropical landscaping and oversized pool.

The result is a relaxed main residence that works equally well for day-to-day living, family gatherings and entertaining.



# A SELF-CONTAINED TWO-BEDROOM CASITA

A TRUE SECOND RESIDENCE WITHIN THE PROPERTY

More than additional bedrooms, the casita is a genuinely independent living space with two bedrooms, its own kitchen, living room and private patio opening directly to the pool.

It is ideal for extended family, adult children, visiting guests or rental groups who value privacy while staying together.

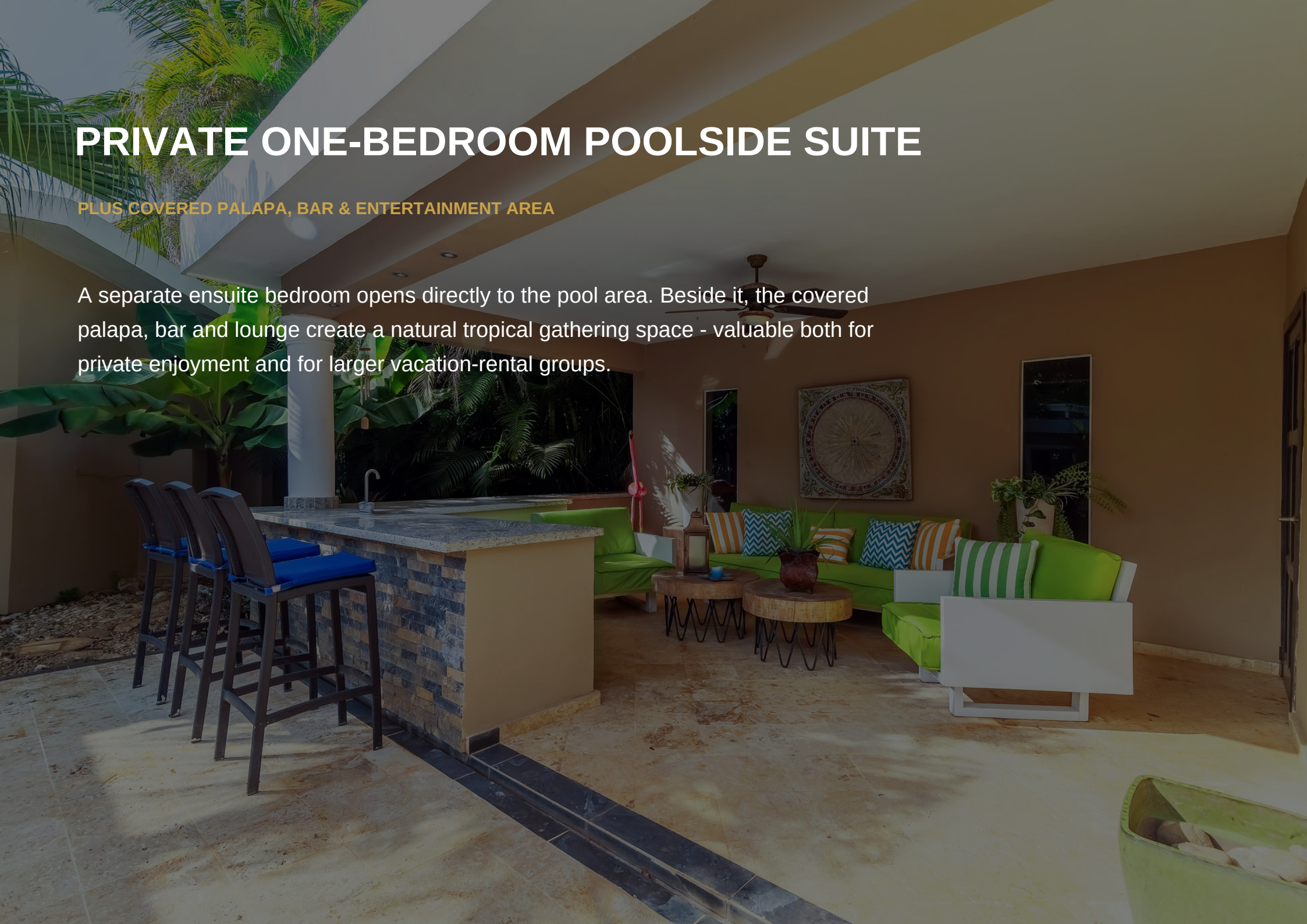




# PRIVATE ONE-BEDROOM POOLSIDE SUITE

PLUS COVERED PALAPA, BAR & ENTERTAINMENT AREA

A separate ensuite bedroom opens directly to the pool area. Beside it, the covered palapa, bar and lounge create a natural tropical gathering space - valuable both for private enjoyment and for larger vacation-rental groups.





# DESIGNED FOR PRIVACY & CARIBBEAN OUTDOOR LIVING

THE POOL AND OUTDOOR AREAS ARE CENTRAL TO THE PROPERTY



## OVERSIZED POOL

A substantial pool and deck form the social center of the property, connecting the three living areas.

## EXCEPTIONAL PRIVACY

The quiet street, ravine-backed position and limited neighboring homes create a level of seclusion that is difficult to reproduce.

These same characteristics - privacy, pool space and separate accommodations - also help distinguish the villa for family and group rentals.

# INVESTMENT POTENTIAL

## ILLUSTRATIVE RENTAL PRO FORMA

The following projection is based on comparable six-bedroom Casa Linda rental performance together with the seller's actual operating-cost history. It is intended as an evaluation tool, not a guarantee of future results.

**~US\$11,100**

Projected Gross / Month

**~US\$3,700**

Projected Expenses / Month

**~US\$7,400**

Projected Net / Month

**~US\$89,000**

Projected Net / Year

**Projected annual return: approximately 15%**

Pre-tax illustrative pro forma. Prospective buyers should conduct independent financial, legal and tax due diligence.



# INTERNATIONAL PURCHASE FLEXIBILITY

## CONVENTIONAL CLOSING OR CRYPTOCURRENCY OPTION

Villa 768 can be purchased through a conventional international real-estate closing. For qualified buyers who prefer to deploy digital assets, a cryptocurrency purchase structure may also be considered.

**BTC**

Bitcoin

**ETH**

Ethereum

**USDT**

Tether

**USDC**

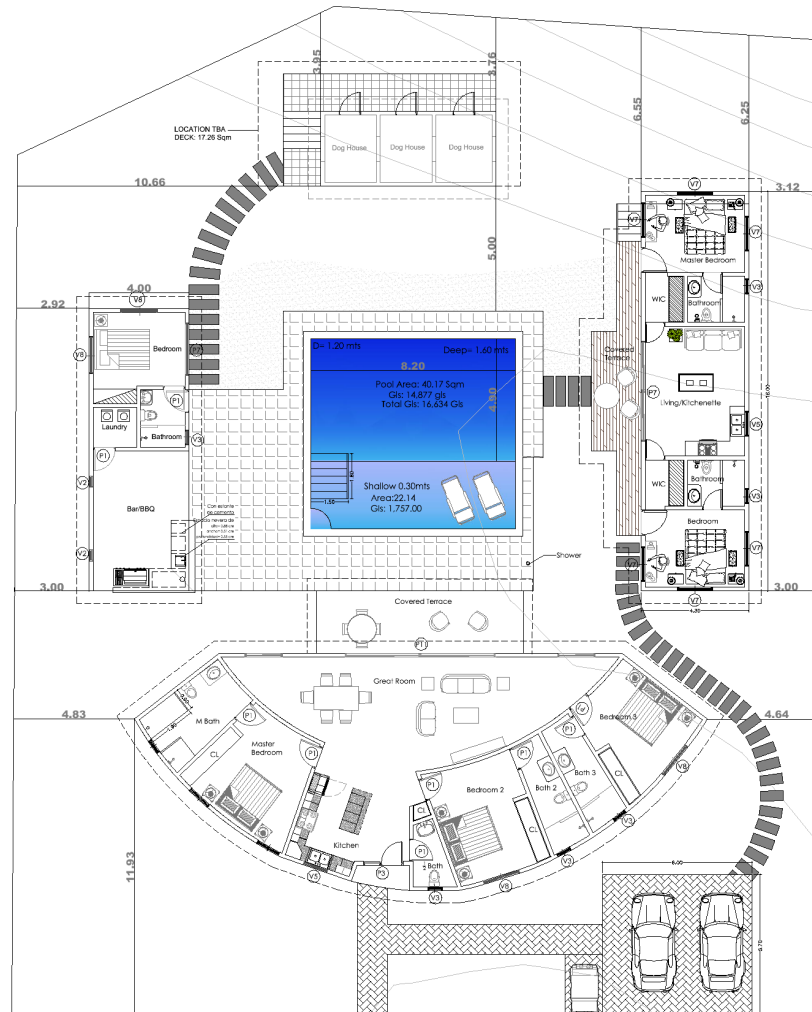
USD Coin

Escrow, due diligence and legal closing can be handled through Dominican real-estate attorneys. Buyers should obtain independent legal, tax and cryptocurrency advice appropriate to their jurisdiction.

# ARCHITECTURAL PLAN & SITE

## LOT 768 - RESIDENCIAL CASA LINDA

Front Walkway: 16.65 Sqm



## LOT 768

1,260.00 m2 lot

360.72 m2 total area

82.40 m2 pool deck

45.20 m2 palapa with BBQ

68.80 m2 side building

16.56 m2 side-building terrace

The plan shows how the main residence, pool, palapa, separate building and outdoor areas work together across the large private lot.



# A CLEAR PURCHASE PROCESS

## FOR INTERNATIONAL BUYERS

01

**Choose the property**

02

**Negotiate and agree the purchase terms**

03

**Place the deposit with the lawyer's trust / escrow account**

04

**Complete title, fee and lien due diligence**

05

**Execute the sale documents and complete transfer**

**Independent Dominican real-estate counsel is recommended.**

A buyer's attorney can review title, liens, fees, contracts and the closing structure before funds are released.



# A CARIBBEAN PROPERTY WITH REAL FLEXIBILITY

LIVE IN IT. VACATION IN IT. RENT IT WHEN YOU ARE AWAY.

Villa 768 combines substantial family accommodation, genuinely independent guest spaces, outdoor entertaining and potential rental income within one private Casa Linda property.

**ASKING PRICE | US\$569,000**

Private showings, detailed financial model and additional property information are available on request.

**WILDEFIRE PROPERTIES**

[wildefire.co](http://wildefire.co)