



CASA LINDA

BUYER'S GUIDE

Everything you need to know before buying or
building in Casa Linda

2026 Edition | North Coast, Dominican Republic

*Independent Buyer Representation
in the Dominican Republic*

— WILDEFIRE.CO —



CASA LINDA

A Closer Look Before You Buy

Casa Linda is an established gated villa community on the Dominican Republic's North Coast, conveniently located between Sosúa and Cabarete.

Known for its private-pool villas, tropical surroundings and wide selection of customizable home designs, Casa Linda appeals to buyers looking for a full-time residence, vacation home or rental property.

But choosing the right property involves more than choosing a villa model.

The location of your lot, villa design, customization choices, ownership costs and whether you choose new construction or resale can all affect your buying decision.

This guide was created by Wildefire Properties to help you understand Casa Linda beyond the sales presentation — including the community, villa options, building process, ownership considerations and how Casa Linda compares with other North Coast communities.

Our goal is simple: help you decide whether Casa Linda is the right fit for you.

Independent Buyer Representation

Wildefire Properties helps buyers evaluate their options and navigate the purchase process in the Dominican Republic.

CASA LINDA

Casa Linda at a Glance

Casa Linda is an established gated villa community on the Dominican Republic's North Coast, conveniently located between Sosúa and Cabarete.

Known for detached villas with private pools and tropical outdoor living, Casa Linda offers both **new construction and resale opportunities** for full-time, vacation or rental ownership.

THE COMMUNITY

Private-Pool Villas

Detached villas with private swimming pools and tropical landscaping.

New Construction & Resales

Build a new villa and choose your lot, or purchase an existing resale.

Customizable Villa Designs

Choose from multiple villa models with options to modify layouts and finishes.

Established Gated Community

A long-established residential community with 24-hour security and community infrastructure.

Flexible Ownership

Suitable for full-time living, vacation ownership or rental use.

Convenient North Coast Location

Easy access to Sosúa, Cabarete, beaches, shopping and Puerto Plata International Airport.

Between Sosúa & Cabarete

Casa Linda's central North Coast location provides convenient access to both Sosúa and Cabarete. Sosúa offers beaches, supermarkets, shopping, restaurants and everyday services, while Cabarete is known for its beachfront dining, water sports and active coastal lifestyle.

Next: Villa Models & New Construction →

CASA LINDA

Villa Models & New Construction

Casa Linda offers a collection of contemporary villa designs ranging from compact two-bedroom homes to larger villas designed for families, entertaining and extended stays.

Unlike buying a completed condominium, new construction at Casa Linda allows you to choose both **your villa design and your lot**, then personalize the home before construction begins.

CHOOSE YOUR VILLA

Casa Linda currently offers a range of villa models, including:

Bliss • Sunseeker • Sunset • Capri • Sunbreeze • Cascada • Whitesand • Bella • Seashell • Coralreef

Models vary in bedroom count, floor plan, indoor and outdoor living space, pool design and overall price.

MORE THAN A STANDARD FLOOR PLAN

One of Casa Linda's distinguishing features is the ability to customize your villa. Buyers can work with Casa Linda's architects to modify the standard design to better suit their needs.

Depending on the villa and lot, this may include changes to room layouts, bedrooms, living areas and other design elements.

Casa Linda's architects can modify the villa design without an additional architectural fee. Upgraded materials, added construction or other selections may affect the final price.

Choosing the Right Villa

The best choice depends on more than bedroom count. Budget, lot size and location, privacy, intended use, outdoor living requirements and whether the property will be used personally or as a rental should all be considered.

Wildefire can help buyers compare the available villa models and lots before making a reservation.

Next: Choosing Your Lot →

Choosing Your Lot

When building at Casa Linda, choosing the right lot can be just as important as choosing the villa itself.

Location can influence privacy, sun, surroundings and outdoor living. The villa and lot should therefore be considered **together** before making a reservation.

WHAT TO CONSIDER

Location Within Casa Linda

Consider proximity to entrances, amenities and surrounding development.

Privacy

Look at neighboring villas and vacant lots that may eventually be developed.

Lot Size & Villa Fit

Consider the villa footprint, pool, terraces, landscaping and desired outdoor space.

Orientation & Sun

Villa and pool orientation can affect morning and afternoon sun and shade.

Elevation & Surroundings

Elevation and neighboring properties can influence views, privacy and the character of the lot.

Future Development

Consider what could eventually be built on currently vacant neighboring lots.

Reserving Your Lot

Once you've selected a villa and lot, a reservation secures your choice while you move forward with the purchase and construction process.

Because availability changes as lots are reserved and sold, compare the **currently available lots** rather than relying only on a general site plan.

How Wildefire Helps

Wildefire can help you compare available lots in person and consider differences that may not be obvious from a development map.

Next: Customizing Your Villa →

CASA LINDA

Amenities & Community Features

Casa Linda combines private-villa living with recreational amenities and services available within an established gated community.

COMMUNITY AMENITIES

Waterworks Amenities Park

Adult pool with swim-up bar and water features.

Chill & Grill Bar & Eatery

Casa Linda's social hub, with dining, live music and regular community events.

Sports & Recreation

Tennis/pickleball, mini golf, bocce ball and shuffleboard.

3 km Walking Trail

A shaded community trail with benches for walking and exercise.

Community Shuttle

Shuttle service to Sosúa and Cabarete operates seven days a week.

24/7 Welcome Centre & Security

A staffed Welcome Centre and controlled gated access provide around-the-clock assistance and security.

Owner Support

Casa Linda also provides dedicated owner support, including an Owner's Liaison and community staff who assist residents with day-to-day needs.

Private Living + Community Amenities

Each villa provides its own private pool and outdoor living space, while owners also have access to Casa Linda's shared amenities and community services.

This combination makes Casa Linda suitable for full-time living, vacation ownership and buyers who may rent their property while away.

Next: Ownership Costs & HOA Fees →

HOA Fees & Ownership Costs

Understanding ongoing ownership costs is important when comparing a Casa Linda villa with other North Coast properties. Beyond the purchase price, owners should budget for community fees, utilities and regular villa maintenance.

ONGOING OWNERSHIP COSTS

Community / HOA Fees

Casa Linda charges community fees that contribute to the operation and maintenance of the development and its shared infrastructure.

Pool & Garden Care

A private pool and tropical landscaping require regular cleaning and maintenance. These services can be arranged through Casa Linda.

Electricity

Electricity is individually metered and will vary considerably depending on occupancy and air-conditioning use.

Water

Water service is provided within the community, with applicable charges based on Casa Linda's current fee structure.

Internet & Television

Owners can arrange internet and television services according to their individual requirements.

Villa Maintenance

As with any private home, owners should budget for routine maintenance, repairs, painting, equipment replacement and periodic improvements.

Rental Owners

Owners who rent their villa should also budget for management, housekeeping, guest-related expenses and additional wear.

Know the Full Cost Before You Buy

Wildefire can help buyers review Casa Linda's current fee schedule and estimate the likely ownership costs of a particular villa before purchasing.

Next: Building & Customizing Your Villa →

Buying Process & Reservation

Buying a new villa at Casa Linda begins by selecting your villa model and available lot. From there, the process moves through reservation, design decisions, contracting and construction.

A SIMPLE PATH TO YOUR NEW VILLA

1. Choose Your Villa Model

Compare designs, bedroom configurations and options to find the best fit for your needs and budget.

2. Select Your Lot

Compare available lots for location, privacy, orientation and suitability for your chosen villa.

3. Reserve Your Villa & Lot

A reservation secures your selection while the purchase documentation is prepared.

4. Finalize Your Villa Design

Confirm the floor plan, modifications, finishes and upgrades before construction.

5. Sign the Purchase Agreement

The agreement establishes specifications, price, payment schedule and purchase terms.

6. Construction & Payments

Construction begins, with payments made according to the schedule in your contract.

7. Completion & Handover

After completion and final inspections, your villa is prepared for handover.

WILDEFIRE BUYER SUPPORT

Wildefire helps buyers compare villa models and lots, review their options and remain informed throughout the purchase and construction process.

Next: Building & Customizing Your Villa →

Building & Customizing Your Villa

One of the advantages of building at Casa Linda is the ability to personalize your villa before construction begins.

Buyers start with an established villa design and work with Casa Linda's team to adapt it to their needs and preferences.

YOUR VILLA, YOUR WAY

Modify the Floor Plan

Standard villa layouts can be modified to better suit your needs.

Bedrooms & Living Spaces

Depending on the model, bedroom, bathroom and living areas can be adjusted.

Kitchen & Finishes

Buyers can personalize finishes and select important interior elements.

Outdoor Living

Pool, terrace and outdoor spaces can be considered as part of the overall design.

Upgrades & Additions

Additional features can be incorporated where practical, with additional costs confirmed in advance.

Architectural Changes

Casa Linda's architects can modify the standard design without an additional architectural fee.

From Design to Construction

Once the design, finishes and specifications are finalized, construction can begin. Changes requested later may affect both cost and completion time.

WILDEFIRE BUYER SUPPORT

Wildefire helps buyers consider how their villa's layout, lot and outdoor spaces will work together before the design is finalized.

Next: Construction Timeline & Handover →

Construction Timeline & Handover

Once your villa design, specifications and finishes are finalized, Casa Linda moves into the construction phase.

A new villa is typically constructed in approximately five months, although timing can vary depending on the villa design, customization, site conditions and other factors.

FROM PLANS TO YOUR NEW VILLA

1. Final Plans & Specifications

The approved villa design, finishes, upgrades and specifications are finalized before construction begins.

2. Construction Begins

Casa Linda manages the construction of the villa according to the agreed plans and specifications.

3. Progress & Payments

Construction progresses through the major building stages, with payments made according to the schedule in the purchase agreement.

4. Finishing Stage

Interior finishes, fixtures, landscaping, pool and other final elements are completed.

5. Final Inspection

Before handover, the completed villa is inspected and any outstanding items can be identified.

6. Villa Handover

Once the villa is completed and the contractual requirements are satisfied, the property is turned over to the owner.

Planning Ahead

Buyers planning to furnish the villa, use it as a vacation home or place it into rental management should begin making those arrangements before construction is complete.

WILDEFIRE BUYER SUPPORT

Wildefire can remain involved throughout construction, helping buyers stay informed as their villa progresses toward completion.

Next: Rental & Investment Considerations →

CASA LINDA

Rental Ownership & Investment

A Casa Linda villa can be used as a full-time residence or vacation home, with the option to rent the property when you're away. Private pools, multiple bedrooms and indoor-outdoor living can also appeal to North Coast vacation guests.

RENTAL OWNERSHIP

Professional Rental Management

Owners can choose professional management to handle many of the day-to-day responsibilities associated with vacation rentals.

Private-Pool Appeal

Each villa's private pool and outdoor living space can be an important feature for vacation guests seeking privacy and independence.

Flexible Personal Use

Owners can enjoy their villa personally while making it available for rental during periods when they are away.

Location

Casa Linda's position between Sosúa and Cabarete provides access to beaches, restaurants, shopping, activities and Puerto Plata International Airport.

Operating Costs

Rental owners should account for management, housekeeping, utilities, maintenance, pool and garden care, and additional wear from guest use.

Evaluate the Property, Not Just the Projection

Rental performance can vary by villa size, location, condition, amenities, pricing, occupancy and management strategy.

Buyers considering rental income should evaluate realistic operating expenses and comparable rental performance rather than relying solely on projected gross revenue.

WILDEFIRE BUYER SUPPORT

Wildefire can help buyers consider both **personal-use and rental objectives** when comparing Casa Linda villas and other North Coast properties.

Buying Property in the Dominican Republic →

Buying Property in the Dominican Republic

Foreign buyers can own real estate in the Dominican Republic, but independent legal representation and proper due diligence remain important.

WHAT BUYERS SHOULD KNOW

Foreign Ownership

Foreigners generally have the same rights to own titled real estate as Dominican citizens, with no residency requirement to purchase property.

Independent Attorney

Buyers should retain an independent Dominican real-estate attorney to represent their interests.

Title & Due Diligence

Your attorney verifies the property's title, ownership, legal status and documentation before purchase.

Promise of Sale

The Promise of Sale establishes the purchase price, payment terms, conditions and responsibilities of the parties.

Closing & Title Transfer

After contractual requirements are satisfied, the purchase closes and the ownership transfer is registered.

Taxes & Closing Costs

Buyers should budget for transfer taxes, legal fees and other closing expenses. Your attorney can provide a current estimate.

Buying New Construction

The purchase agreement should clearly identify the villa, lot, specifications, payment schedule and terms for completion and handover.

Independent Representation Matters

The developer represents the development. Your attorney handles legal representation, while Wildefire helps you evaluate the property, community and purchase options from the buyer's perspective.

Next: Comparing North Coast Communities →

CASA LINDA

Comparing North Coast Communities

North Coast communities offer different combinations of property type, location, amenities and lifestyle. Comparing them can help identify what best matches your priorities.

NORTH COAST AT A GLANCE

Casa Linda

Private-pool villas • New construction & resales • Customizable • Gated • Between Sosúa & Cabarete

Connections Cabarete

Condominiums • New construction • Community amenities • Walk to beach • Between Sosúa & Cabarete

Sea Horse Ranch

Luxury villas & homesites • Resales & building opportunities • Oceanfront amenities • Equestrian center

Residencial Hispaniola

Private-pool villas • Primarily resales • Gated • Hillside setting • Close to Sosúa

Hispaniola Beach

Oceanfront condominiums • Primarily resales • Beachfront • Pools • Walkable to Sosúa

Sosúa Ocean Village

Villas & condominiums • New construction & resales • Extensive amenities • Oceanfront facilities

Different Priorities, Different Choices

Some buyers prioritize a **private villa and customization**; others prefer **beachfront living, condominium ownership, extensive amenities or a luxury estate setting**.

The goal is to find the combination of property, location and lifestyle that fits **your priorities**.

Next: Is Casa Linda Right for You? →

CASA LINDA

Is Casa Linda Right for You?

Casa Linda offers a particular style of North Coast ownership. For the right buyer, the combination of a private villa, personal pool, customization and an established community can be very appealing.

The question is whether those characteristics match **how you want to live, vacation or invest.**

CASA LINDA MAY FIT YOUR PRIORITIES IF YOU WANT:

A Private Villa & Pool

Your own detached home, outdoor living space and private swimming pool.

New Construction Choices

The ability to select a villa model and lot rather than purchasing only an existing property.

Customization

Options to modify the villa design and personalize finishes before construction.

An Established Community

Gated surroundings, recreational amenities, owner services and established infrastructure.

A Central North Coast Location

Convenient access to both Sosúa and Cabarete without living directly in either town center.

Flexible Ownership

A property that can work for full-time living, vacation use or rental ownership.

You May Prefer Another Community If...

Your priorities are **direct beachfront living, condominium ownership, a highly walkable location or a luxury estate setting.** Other North Coast communities may align more closely with those preferences.

The Value of Comparing First

Choosing the right community is just as important as choosing the right property. Wildefire can show you Casa Linda **and** alternative North Coast communities so you can compare them firsthand before deciding.

Next: Your Wildefire Concierge Experience →

WILDEFIRE PROPERTIES

Your Wildefire Concierge Experience™

Buying property in the Dominican Republic should be about more than viewing listings. Wildefire's Concierge Experience™ is designed to help you explore the North Coast, compare communities and make an informed decision at your own pace.

YOUR PROPERTY SEARCH, PERSONALIZED

Airport Pickup

Your visit can begin with pickup from Puerto Plata International Airport and transportation to your accommodations.

Prepare for Your Arrival

We can help arrange groceries and other essentials so you can settle in before beginning your property search.

Personalized Property Tours

We'll organize property days around your priorities, including Casa Linda and other North Coast communities you may want to compare.

Experience the Area

Explore beaches, communities, restaurants and everyday amenities—not just the properties for sale.

Legal & Banking Guidance

When you're ready to move forward, we can connect you with independent legal professionals and help you navigate practical aspects of purchasing in the Dominican Republic.

Pre-Construction Guidance

For new construction, Wildefire can help you compare villa models, lots and options before you commit.

More Than a Property Tour

The goal isn't simply to show you Casa Linda. It's to help you understand your options and experience the North Coast so you can decide **which property and community feel right for you.**

Next: Start Your Property Search →



CASA LINDA

Ready to Explore Casa Linda?

Casa Linda may be the right fit for what you're looking for—but choosing the right villa, lot and community deserves more than simply reviewing a price list.

Wildefire can help you explore **current availability, villa models and available lots**, while also giving you the opportunity to compare Casa Linda with other North Coast communities.

YOUR NEXT STEP

Whether you're planning a vacation home, full-time residence or investment property, we'll help you narrow down the options before you make a decision.

Wildefire can help you:

Review Current Availability

See which villa models and lots are currently available and review current pricing.

Compare Your Options

Compare Casa Linda with other North Coast communities that may suit your priorities.

Plan Your Property Visit

Let us arrange a personalized property tour through the Wildefire Concierge Experience™.

LET'S START A CONVERSATION

Richard Regan

Wildefire Properties

Dominican Republic North Coast Real Estate

WhatsApp: +1(849) 861-0697

Email: richr@wildefire.co

Website: wildefire.co

Independent guidance. Local knowledge. Your interests first.