



SEA HORSE RANCH

BUYER'S GUIDE

Everything you need to know before buying or
building in Sea Horse Ranch

2026 Edition | North Coast, Dominican Republic

*Independent Buyer Representation
in the Dominican Republic*

— WILDEFIRE.CO —

SEA HORSE RANCH

A Closer Look Before You Buy



EQUESTRIAN LIFESTYLE

One of Sea Horse Ranch's defining features is its equestrian environment, with riding facilities and trails incorporated into the community's tropical setting.

Sea Horse Ranch is one of the North Coast's most established luxury residential communities, known for its spacious properties, tropical setting, oceanfront amenities and distinctive lifestyle.

Every property is unique, with important factors to consider—from location within the community and property condition to ongoing costs, rental potential and how Sea Horse Ranch compares with other North Coast communities.

This Buyer's Guide was created to give you a clearer picture of Sea Horse Ranch before you make a decision.

INSIDE, WE'LL LOOK AT:

- The community and its location
- Lifestyle, amenities and services
- Villas and homes currently available
- Building sites and custom-home opportunities
- Ownership and ongoing costs
- Buying and building considerations
- Rental and investment considerations
- How Sea Horse Ranch compares with other North Coast communities

INDEPENDENT GUIDANCE

Wildefire Properties represents buyers across multiple communities and developments on the North Coast.

Our role is to help you understand your options, compare communities and properties, and determine which opportunity best fits your lifestyle, priorities and budget.

The goal is simple: help you make an informed decision before you buy.

SEA HORSE RANCH

At a Glance

Sea Horse Ranch is a luxury oceanfront residential community in Cabarete on the Dominican Republic's North Coast. Set across more than 250 acres of lush tropical terrain, the community combines spacious private villas and residential building sites with an unusually broad collection of lifestyle amenities.

250+ ACRES

A master-planned community designed around extensive tropical grounds and the natural environment.

OCEANFRONT LIVING

Atlantic coastline, sandy beach areas, oceanfront swimming pools and the seaside Beach Club restaurant.

VILLAS + LAND

Buyers can choose from established luxury villas as well as residential lots for building a custom Caribbean home.

EQUESTRIAN CENTER

Horseback riding, riding lessons, bridle paths and beach riding are part of the community's distinctive equestrian lifestyle.

TENNIS CLUB

Five clay courts, a Pro Shop and professional instruction, with two courts equipped for night play. Pickleball is also available.

CABARETE LOCATION

Located along Route 5 in Cabarete on the North Coast, with convenient access to both Cabarete and Sosúa.

WHAT SETS SEA HORSE RANCH APART

Sea Horse Ranch combines the space and privacy of a large established residential community with amenities more commonly associated with a luxury resort—all within an oceanfront North Coast setting.



SEA HORSE RANCH

Location & North Coast Lifestyle

Sea Horse Ranch occupies a prime location along the North Coast between Sosúa and Cabarete, giving residents convenient access to two of the area's best-known coastal towns while maintaining the privacy of a gated residential community.

Located directly on Route 5, the community is also approximately 20 minutes from Gregorio Luperón International Airport (POP), making it particularly convenient for international homeowners and frequent visitors.

CABARETE

Restaurants, cafés, shopping and a lively beachfront atmosphere, together with internationally known surfing, kiteboarding and other watersports.

SOSÚA

Supermarkets, shops, restaurants, medical services, banking and many of the practical conveniences needed for everyday living.

PUERTO PLATA AIRPORT (POP)

Approximately 20 minutes away, providing convenient international access for homeowners, family and guests.

BEACHES & OUTDOOR LIVING

The surrounding North Coast offers beaches, surfing, diving, golf, horseback riding and a wide variety of outdoor activities throughout the year.

THE ADVANTAGE OF THE LOCATION

Sea Horse Ranch offers an unusual balance: residents can enjoy the space, privacy and amenities of a large established community without being isolated from the restaurants, beaches, schools, shopping and services of the surrounding area.

For buyers planning to live here full-time—or spend extended periods on the North Coast—that convenience can be just as important as the home itself.



SEA HORSE RANCH

The Sea Horse Ranch Lifestyle

Sea Horse Ranch combines its oceanfront setting and extensive tropical grounds with recreational amenities designed to be part of everyday life.

From seaside dining and swimming to horseback riding and tennis, these amenities help distinguish Sea Horse Ranch from many other North Coast communities.



THE BEACH CLUB

Oceanfront dining with panoramic Atlantic views, open-air seating and a Caribbean-influenced menu.



SEASIDE POOLS & BEACHES

Oceanfront pools, sandy coves and beachfront areas provide places to swim, walk and enjoy the coastline.



EQUESTRIAN CENTER

Riding instruction and organized rides along more than seven miles of bridle paths and beaches.



TENNIS CLUB

Five clay courts, professional instruction and a Pro Shop, with night play and pickleball also available.

MORE THAN AMENITIES

What makes Sea Horse Ranch distinctive is how these amenities are integrated into everyday residential life—creating opportunities to dine, swim, ride, play and relax within the community itself.

SEA HORSE RANCH

Understanding the Community

With more than 250 acres, Sea Horse Ranch offers a variety of residential settings—from oceanfront and ocean-view properties to established tropical villas and residential land.

Location, lot size, privacy, views and proximity to amenities can vary considerably, making it important to compare individual properties within the community.



OCEANFRONT & OCEAN-VIEW PROPERTIES

Select properties offer direct ocean frontage or Atlantic views. Location, lot size, privacy and proximity to the coastline can significantly influence both the setting and value of individual homes.

ESTABLISHED TROPICAL VILLAS

Mature landscaping, large residential lots and established villas characterize much of Sea Horse Ranch. Homes vary considerably in architecture, age, condition and level of renovation.



RESIDENTIAL LAND

Buyers can also purchase residential land and build a custom home. Lot location, orientation, surrounding properties and building requirements should all be considered before purchasing.

WHY LOCATION WITHIN THE COMMUNITY MATTERS

Two similarly priced properties in Sea Horse Ranch may offer very different experiences. Views, privacy, lot size, proximity to amenities, condition and renovation requirements should all be considered alongside the home's asking price.

SEA HORSE RANCH

Villas & Homes for Sale

Sea Horse Ranch is an established community, so most opportunities to purchase a completed home are **resale properties rather than standardized developer models**.

This creates a diverse market. Villas vary considerably in size, architecture, age, lot size, location, condition and level of renovation—making it important to evaluate each property individually rather than comparing homes on price alone.



EVERY VILLA IS DIFFERENT

Sea Horse Ranch includes homes built over different periods and in a wide range of architectural styles. Floor plans, finishes, outdoor living areas and levels of modernization can vary substantially from one property to another.



LOT SIZE & SETTING MATTER

The land surrounding the home can be an important part of its value. Privacy, mature landscaping, orientation, views and proximity to the coastline or community amenities should all be considered.



CONDITION & RENOVATION

Some villas have been extensively updated, while others may offer opportunities for renovation or modernization. Buyers should consider the condition of the home and potential improvement costs when comparing asking prices.



AVAILABILITY CHANGES

Sea Horse Ranch does not have an unlimited inventory of similar homes. Properties enter and leave the market individually, so the selection available at any given time can vary significantly.

A BETTER WAY TO COMPARE

Start with the property that best fits your priorities—not simply the lowest asking price. Location, lot, privacy, condition, renovation requirements and lifestyle fit can be just as important as the size of the villa.

SEA HORSE RANCH

Building Your Own Villa

Buying an existing villa is not the only way to own at Sea Horse Ranch. Residential land offers buyers the opportunity to create a custom home around their lifestyle, priorities and chosen homesite.

Unlike a development built around standardized villa models, this is a more individualized process—the lot and home should be considered together from the beginning.



1. CHOOSE THE RIGHT HOMESITE

Lots vary in size, location, orientation and surroundings. Consider the setting, privacy, views and proximity to the coastline and amenities.

2. DESIGN AROUND THE PROPERTY

A custom build allows the architecture, indoor-outdoor living areas, pool and landscaping to respond to the characteristics of the lot.

3. UNDERSTAND THE FULL PROJECT

Beyond the land, consider architecture, engineering, construction, landscaping, pool and outdoor areas, furnishings, professional fees and contingency.

4. PLAN BEFORE YOU PURCHASE

Before committing to a lot, understand what can be built, approval requirements, site conditions and the realistic budget and timeline.

THE WILDFIRE APPROACH

Start with the finished home you want—not simply the lot you like. Evaluating the land, design objectives and expected construction budget together provides a much clearer picture of the total investment.

SEA HORSE RANCH

What Does It Cost to Own?

The purchase price is only part of the financial picture when owning a villa at Sea Horse Ranch. Ongoing expenses depend considerably on the size and condition of the property, how often it is occupied and the level of service the owner chooses.

For buyers comparing villas, understanding these costs before purchasing can help create a more realistic ownership budget.

COMMUNITY FEES

Community fees contribute to the operation and upkeep of the shared community. Current fees should be confirmed for the specific property before purchasing.

PROPERTY MANAGEMENT

Owners who do not live in the Dominican Republic full-time may choose professional management to oversee the home, bills and ongoing maintenance. Sea Horse Ranch offers on-site property-management services.

POOL & LANDSCAPING

Larger lots, tropical gardens and private pools require regular care. Costs can vary significantly depending on the size and complexity of the property.

HOUSEHOLD STAFF

Housekeeping, gardening, pool service and other staff may form part of the ownership budget depending on how the villa is used and managed. Sea Horse Ranch's management program can supervise these services for owners.

UTILITIES & INTERNET

Electricity, air conditioning, water and internet usage vary according to the size of the home, occupancy and the owner's lifestyle.

MAINTENANCE & RESERVES

A villa also requires ongoing repairs and periodic replacement of equipment, appliances, air-conditioning systems, pool equipment and exterior finishes.

LOOK BEYOND THE ASKING PRICE

Two similarly priced villas can have very different annual ownership costs. Property size, age, condition, landscaping, pool design, staffing and management requirements should all be considered before purchasing.

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Buying a Resale Villa

Buying a resale villa is different from purchasing new construction. Each property has its own ownership history, condition, improvements and ongoing maintenance requirements.

A careful review of both the **property and its legal documentation** helps buyers understand exactly what they are purchasing before completing the transaction.

01 Evaluate the Property

Look beyond the presentation of the home. Consider the roof, air conditioning, electrical and plumbing systems, pool equipment, exterior finishes, landscaping and other items that may require future maintenance or replacement.

02 Review the Title & Documentation

Your attorney should verify ownership and review the title and supporting documentation associated with the property before closing. Dominican tax authorities require title and transfer documentation as part of transferring an existing property.

03 Understand What Is Included

Clarify what is included in the sale. Furnishings, appliances, artwork, vehicles and other items should not be assumed to form part of the purchase unless they are specifically identified.

04 Confirm Property Obligations

Confirm community fees and any outstanding property-related obligations before closing. DGII states that a property must be current on applicable IPI or asset-tax obligations for its transfer to proceed.

05 Complete the Purchase

Once due diligence and contractual requirements are satisfied, the transaction proceeds to closing and transfer of ownership. Dominican property transfers generally carry a **3% transfer tax**, subject to any applicable exemption.

DON'T SKIP THE DETAILS

A beautiful villa can still require significant work after purchase. Understanding the legal status, physical condition, included furnishings and expected improvements before closing helps avoid surprises later.

SEA HORSE RANCH

Planning & Building Your Villa

Building a custom villa gives buyers greater control over the design of their home, but it also involves more decisions than purchasing an existing property.

The key is to approach the land, design, construction budget and long-term ownership needs as **one coordinated project from the beginning.**



START WITH HOW YOU WANT TO LIVE

Consider how the villa will be used. Full-time living, seasonal ownership, guests and rental use can influence layout, bedrooms, storage and outdoor areas.

ESTABLISH THE COMPLETE BUDGET

Budget beyond construction for design, engineering, landscaping, pool, furnishings, professional fees and contingency.

PLAN FOR THE FINISHED HOME

Maintenance, landscaping, staffing, storage and operating costs should also influence the design.

DESIGN FOR THE CARIBBEAN

Orientation, shade, ventilation, landscaping and covered outdoor areas can significantly affect how a tropical home feels and functions.

UNDERSTAND APPROVALS & CONSTRUCTION

Understand the community's architectural requirements and construction approvals before finalizing the design.

BUILD WITH THE END IN MIND

The best custom home is not simply the largest or most elaborate design. It is one that fits the homesite, the owner's lifestyle and the way the property will be maintained and enjoyed over time.

SEA HORSE RANCH

Rental Ownership & Investment

Some Sea Horse Ranch owners choose to make their villas available for vacation rental when they are not using them personally. The community has an established luxury villa rental market as well as on-site property and rental management services.

For buyers considering rental income, the important question is not simply “*What can the villa rent for?*” but how the property, operating costs and expected occupancy work together.

PROPERTY APPEAL

Location, condition, bedroom count, outdoor living areas, pool, privacy and proximity to the ocean and amenities can all influence how attractive a villa may be to vacation guests.

OPERATING COSTS

Rental revenue should be considered alongside management costs, housekeeping, staffing, utilities, pool and landscaping care, maintenance and ongoing replacement of furnishings and equipment.

PROPERTY MANAGEMENT

Sea Horse Ranch also provides property-management services for both full-time residents and owners who visit periodically, including bill payment, monthly income-and-expense statements, supplies and supervision of household, pool and gardening staff.

RENTAL MANAGEMENT

Sea Horse Ranch offers an on-site rental program that can handle marketing, reservations, guest communication, check-in and check-out, rental payments and concierge services.

PERSONAL USE

Owners planning to use their villa themselves should consider how those dates interact with rental availability. Personal use during popular travel periods can affect the property's income potential.

THINK BEYOND THE NIGHTLY RATE

A strong advertised rental rate does not automatically mean strong rental performance. Buyers should consider realistic occupancy, operating expenses, management costs, personal-use plans and the property's long-term maintenance requirements together.

SEA HORSE RANCH

Buying Property in the Dominican Republic

The Dominican Republic has an established system for purchasing and transferring titled real estate. International buyers should use an independent Dominican attorney to review the property, documentation and transaction.

Understanding the basic process and associated costs helps make the purchase easier to navigate.

Choose the Property

Once you identify the right property, document the price, inclusions, deposit and other important terms before proceeding.

Purchase Agreement

The purchase agreement documents the price, payment terms, closing requirements and agreed conditions.

Taxes & Ownership Costs

Property transfers generally carry a **3% transfer tax**, subject to applicable exemptions. Annual IPI property tax may also apply depending on taxable value, ownership structure and exemptions.

Independent Legal Review

Your attorney should verify the property's title, ownership and legal status and review the transaction documentation before closing.

Closing & Transfer

Once contractual and legal requirements are satisfied, the transaction proceeds to closing and transfer of ownership.

2026 IPI REFERENCE

For individuals, IPI is generally **1% of taxable real-estate value above RD\$10,695,494 in 2026**. Exemptions may apply; buyers should confirm their individual position with their attorney or tax adviser.

USE INDEPENDENT LEGAL COUNSEL

Your attorney should represent your interests in the transaction. Legal review of the title, ownership, contracts, taxes and transfer documentation is an important part of purchasing property in the Dominican Republic.

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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.

COMMUNITY	PROPERTY OPTIONS	CHARACTER
SEA HORSE RANCH	Luxury resale villas + residential land	Spacious, private, amenity-rich oceanfront community
CASA LINDA	New customizable villas + resales	Private-pool villa community with broad choice of home designs
CONNECTIONS CABARETE	Condominiums	Newer condo community with amenities and walkable beach access
SOSÚA OCEAN VILLAGE	Villas + condominiums	Resort-style oceanfront community with extensive recreational amenities
RESIDENCIAL HISPANIOLA	Villas + resales	Established hillside villa community close to Sosúa
HISPANIOLA BEACH	Condominiums	Oceanfront condominium living close to central Sosúa

WHAT MAKES SEA HORSE RANCH DIFFERENT?

Sea Horse Ranch stands apart for its combination of **large residential properties, oceanfront setting, equestrian facilities, tennis, Beach Club and established luxury environment.**

It particularly suits buyers who value space, privacy and extensive lifestyle amenities. Buyers prioritizing newer construction, condominium living or lower-maintenance ownership may prefer a different North Coast community.

COMPARE BEFORE YOU DECIDE

Wildefire Properties represents buyers across multiple North Coast communities. We help you compare properties, locations, ownership considerations and lifestyles so you can decide which opportunity fits you.

SEA HORSE RANCH

Is Sea Horse Ranch Right for You?

Sea Horse Ranch offers a combination that is difficult to find elsewhere on the North Coast: large private properties, an established tropical setting, oceanfront amenities and an extensive recreational lifestyle.

But every buyer has different priorities. The questions below can help you decide whether Sea Horse Ranch fits the way you want to live and own property in the Dominican Republic.

SEA HORSE RANCH MAY BE A GOOD FIT IF YOU...

- ✓ Value **space, privacy and larger residential properties**
- ✓ Want an **established luxury community** rather than a newer development
- ✓ Appreciate having **oceanfront amenities, dining, tennis and equestrian facilities** within your community
- ✓ Prefer an **individual villa or custom home** rather than condominium living
- ✓ Want convenient access to **Cabarete, Sosúa and Puerto Plata airport**
- ✓ Are comfortable with the ownership and maintenance requirements of a larger private property

YOU MAY WANT TO COMPARE OTHER OPTIONS IF YOU...

- ✓ Prefer **new construction with standardized villa designs and pricing**
- ✓ Want **lower-maintenance condominium living**
- ✓ Prefer a **smaller property with fewer ongoing maintenance responsibilities**
- ✓ Place greater importance on **walkability to shops, restaurants and town**
- ✓ Are working within a budget better suited to another North Coast community

THE MOST IMPORTANT QUESTION

Does the community fit the lifestyle you want—not simply the property you like?

A beautiful villa matters, but so do the location, amenities, ownership responsibilities and way you expect to use the property over time.

STILL NOT SURE?

That's exactly where independent guidance can help. Wildefire can show you properties in Sea Horse Ranch and compare them with alternatives in Casa Linda, Connections Cabarete, Sosúa Ocean Village, Residencial Hispaniola and Hispaniola Beach.

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 Sea Horse Ranch 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.

Resales, Land & Custom Homes

Whether you're considering an existing villa or residential land, we'll help you compare the opportunities and understand the considerations involved.

MORE THAN A PROPERTY TOUR

The goal isn't simply to show you Sea Horse Ranch. 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.**

