

Marina/resort Investment Opportunity In Dominica

Asking Price: \$2,600,000 USD (Financing Available)

Unique opportunity to acquire an investment ready residential tourism/marina project in Portsmouth, Dominica. Nestled in the beautiful lagoon with over 600 ft of the beachfront, bounded by the river, this property is unique not only to the Caribbean, but in Dominica as well. Natural sulfur spring which is located on the property allows for the high class natural SPA establishment. Located just 30 minutes from Melville Hall international airport and 45 minutes from Roseau and Canfield private aircraft airport, property is conveniently located close to major medical school and is covered by lush of tropical trees and plants. This project is ready for investment as it took nearly 1.5 years to develop it to the stage at which it is now. Major characteristics of the project:

1. Clear titled land comprising 5.4 acres.
2. Ability to acquire additional 3.3 acres nearby.
3. Paved access road reaches the property.
4. Public utilities (water, electricity, telephone) available next to the site.
5. Full business plan with financial model developed.
6. Local corporation, which owns the land, established and audited.
7. Project is approved by the government and received tax incentives program.
8. Overall project design is developed.
9. Outline planning application is approved.
10. Detail design of the marina building is done.
11. Hydrographic and bathymetric surveys are accomplished.
12. Wave and marina studies undertaken by region leading Canadian firm.
13. Marine preliminary design study is accomplished.
14. 5 two bedroom villas, 6 three bedroom villas and 45 apartments ranging from studio to penthouse are planned.
15. 40 + slips marina is planned.
16. Logo is created and Style Guide is prepared.
17. Web page domain is acquired.

This is a complete package, ready for the serious investor to undertake it in the current form or adjust it to his needs. Acquisition of the project does not require any licenses or permissions as well as none of the taxes related to the real estate acquisition have to be paid, as property is owned by the company. Full set of documentation, drawings, titles, audits, valuation, etc is available upon request. Property recently valued at \$3.5 mil USD by qualified surveyor. You have a great opportunity to acquire not just land, but the entire project for just \$2.6 mil USD.

Contact information: Bob Hazard
Nashua, NH USA
(603) 791-4519
Bob.hazard1@gmail.com
bob@skipjackmarketing.com

Last updated: 10 July, 2009



Nearby in Dominica



Actual property Picard Marina Resort

