

A tropical beach scene at sunset. The sky is filled with soft, dark clouds, and the sun is a bright, glowing orb on the horizon, casting a shimmering reflection on the calm water. Palm trees are silhouetted against the sky and water. In the foreground, there's a sandy beach with a few thatched umbrellas and lounge chairs. A small wooden dock extends into the water on the right side.

MERCANTIL *Privé*TM

PRIVATE ESTATES
& EXCEPTIONAL PROPERTIES

DOMINICAN REPUBLIC
PRIVATE COLLECTION · 2026

MERCANTIL *Privé*SM

The Caribbean,
curated differently.

DOMINICAN REPUBLIC
18.7357° N · 70.1627° W

A private collection of exceptional addresses.

Price alone does not qualify a property. We select for location that cannot be replicated, architecture that will still matter in thirty years, scarcity, privacy, provenance, and the quality of the life a house makes possible.

Every address here is verified before it is published. Most properties we see never enter the collection.

THE TERRITORY

DOMINICAN REPUBLIC

Five distinct addresses hold the country's exceptional residential capital. They are not interchangeable, and the difference is not a matter of taste.

SANTO
DOMINGO

The oldest continuously inhabited European settlement in the Americas.

CASA DE CAMPO

La Romana. Golf, marina and the Caribbean Sea in one perimeter.

CAP CANA

Cliffs, deep-water marina, and controlled access.

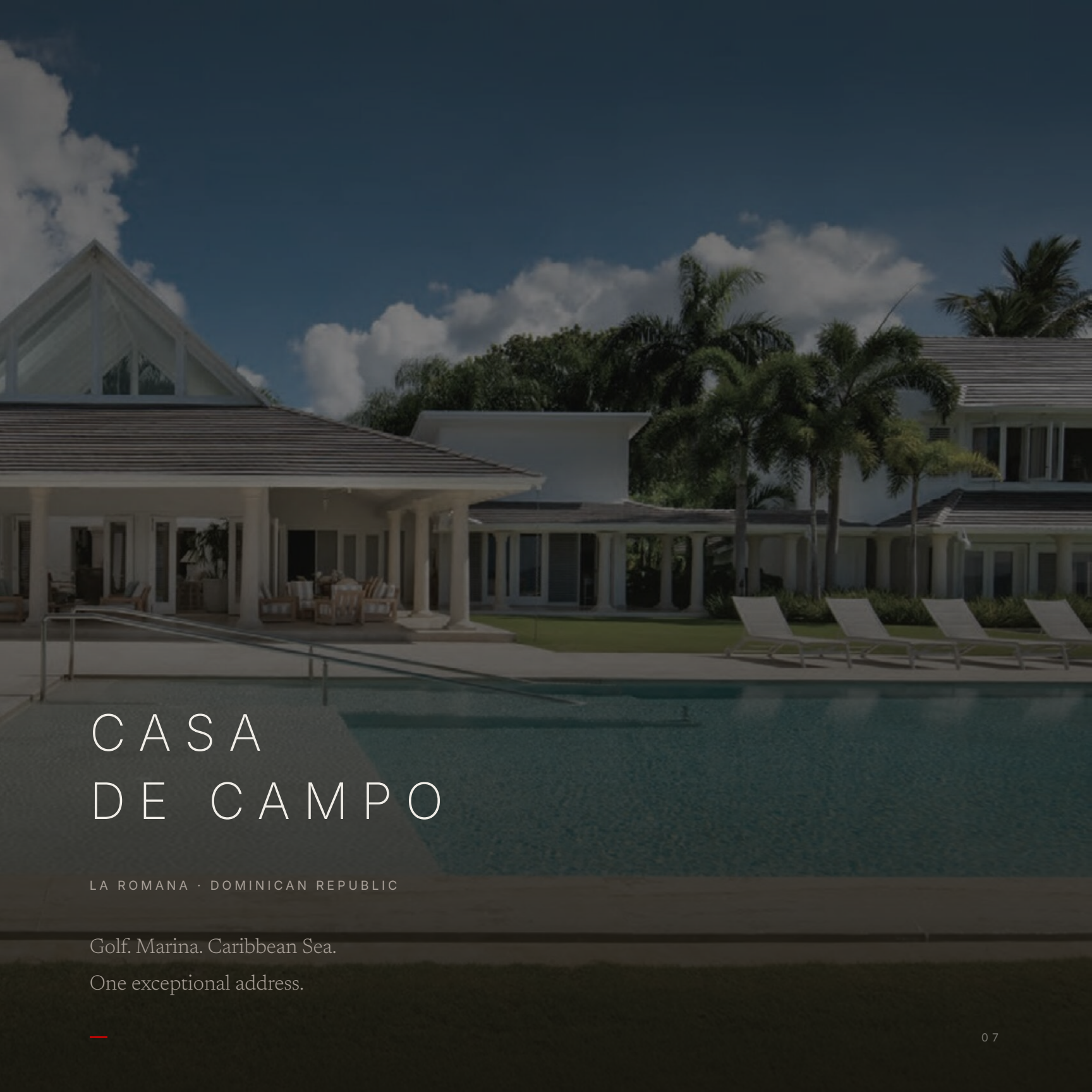
PUNTA CANA

The country's international gateway, and its beachfront.

SAMANÁ

A peninsula that has resisted density. Deliberately.

01	CASA VISTA BELLA <i>Oceanfront · piscina infinita</i>	PUNTA MINITAS
02	CASA GLORIA <i>Contemporánea · frente de golf</i>	COSTA MAR
03	CASA BAHÍA <i>Playa privada · 10 habitaciones</i>	PLAYA MINITAS
04	VILLA GOLF <i>Frente de golf · 2.000 m²</i>	LAS PALMAS
05	VILLA FARO <i>En la punta · muelle propio</i>	PUNTA MINITAS
06	VILLA LAGUNA DEL MAR <i>Frente de mar · horizonte</i>	PUNTA MINITAS



CASA DE CAMPO

LA ROMANA · DOMINICAN REPUBLIC

Golf. Marina. Caribbean Sea.

One exceptional address.

THE PERIMETER

Seven thousand acres, one gate, and sectors that do not trade at the same value. Punta Minitas and Costa Verde hold the oceanfront. Las Palmas and Costa Mar hold the golf frontage. Knowing the difference is the difference.

PUNTA MINITAS *Oceanfront. The scarcest land inside the perimeter.*

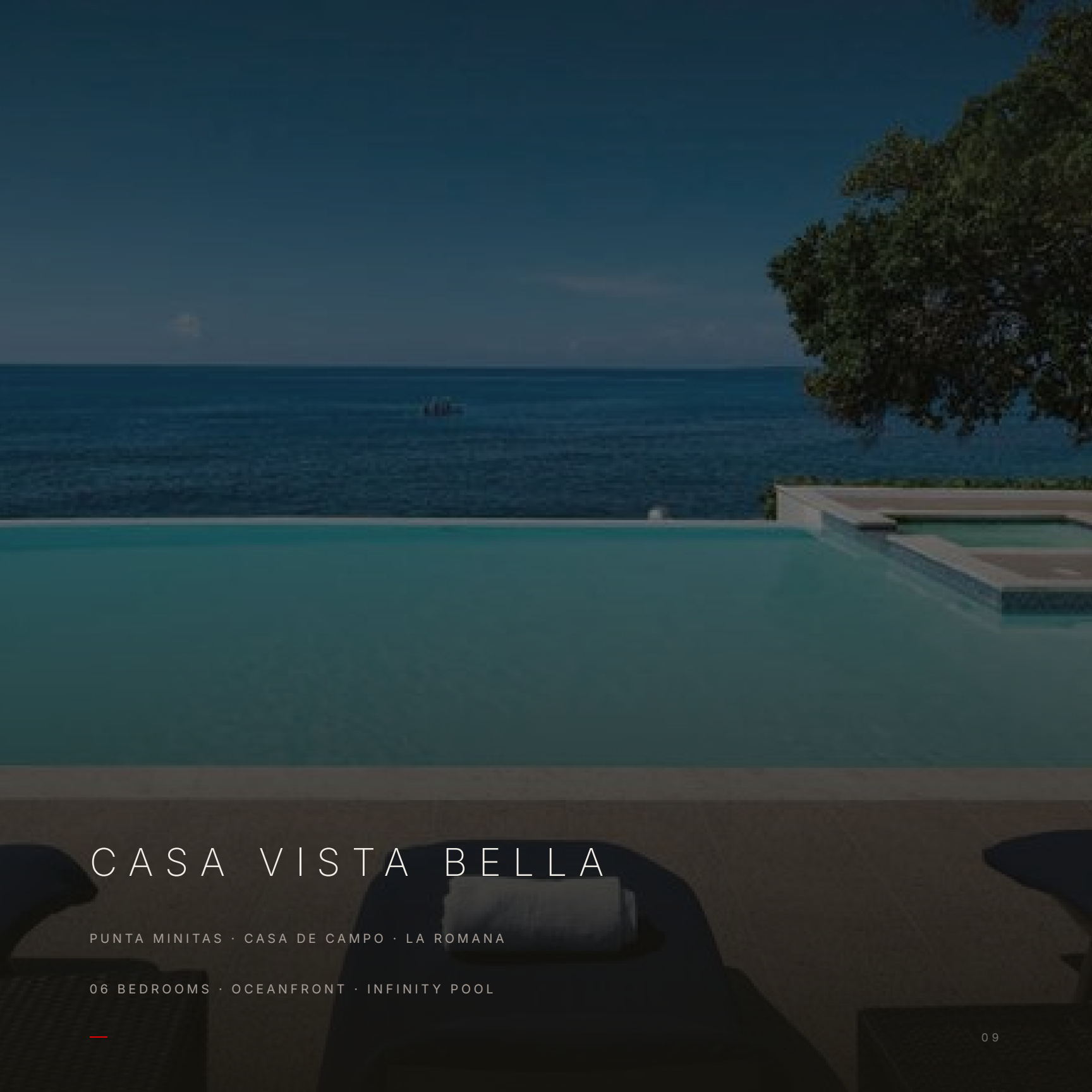
COSTA VERDE *Sea and the Teeth of the Dog fairways in the same view.*

COSTA MAR *Contemporary architecture, elevated over the coast.*

LAS PALMAS *Golf frontage, mature landscaping, generous plots.*

CACIQUE ·
PUNTA ÁGUILA ·
RÍO ARRIBA *Interior estates. Privacy over frontage.*

THREE CHAMPIONSHIP COURSES · MARINA · EQUESTRIAN CENTRE · PRIVATE BEACH



CASA VISTA BELLA

PUNTA MINITAS · CASA DE CAMPO · LA ROMANA

06 BEDROOMS · OCEANFRONT · INFINITY POOL

The Caribbean
has a front row.

The semi-oval edge opens onto a sea so close it
can almost be touched. Playa Minitas is minutes
away.

06

BEDROOMS

01	OCEANFRONT	PUNTA MINITAS
02	INFINITY POOL	SEMI-OVAL, OCEAN-FACING
03	PLAYA MINITAS	SHORT DRIVE

PRICE UPON REQUEST



THE GROUNDS

A jacuzzi set beside the pool, shade trees behind it, and the sea a few steps beyond.



CASA GLORIA

COSTA MAR · CASA DE CAMPO · LA ROMANA

06 BEDROOMS · CONTEMPORARY · GOLF FRONTAGE

Two horizontal
lines, and the sea
between them.

A two-storey structure defined by two
horizontal lines, with extensive gardens toward
the ocean and the golf course in front.

06

BEDROOMS

01	GOLF FRONTAGE	TEETH OF THE DOG
02	ARCHITECTURE	CONTEMPORARY, TWO STOREYS
03	GROUNDS	GARDENS FRAMING THE OCEAN VIEW

PRICE UPON REQUEST



CASA BAHÍA

PLAYA MINITAS · CASA DE CAMPO · LA ROMANA

10 BEDROOMS · PRIVATE BEACH

Some frontage
cannot be built again.

A private white-sand beach five minutes from
Playa Minitas, with tropical gardens, lawns and
climbing vines.

10

BEDROOMS

01	PRIVATE BEACH	WHITE SAND
02	PLAYA MINITAS	FIVE MINUTES
03	GROUNDS	TROPICAL GARDENS AND KOI POND

PRICE UPON REQUEST



VILLA GOLF

LAS PALMAS · CASA DE CAMPO · LA ROMANA

05 BEDROOMS · GOLF FRONTAGE · PRIVATE POOL

THE RESIDENCE

05

BEDROOMS

650_{m²}

INTERIORS

2,000_{m²}

LAND

01	GOLF FRONTAGE	LAS PALMAS
02	BATHROOMS	SIX · FIVE FULL
03	PRIVATE POOL	WITH JACUZZI

US\$ 1,950,000



VILLA FARO

PUNTA MINITAS · CASA DE CAMPO · LA ROMANA

08 BEDROOMS · OCEANFRONT · PRIVATE DOCK

THE RESIDENCE

08

BEDROOMS

01	LOCATION	TIP OF PUNTA MINITAS
02	PLAYA MINITAS	IN VIEW
03	ARCHITECTURE	TWO STOREYS, ELONGATED BALCONIES

PRICE UPON REQUEST



Fourteen residences.
One address.

CASA DE CAMPO · LA ROMANA

01	CASA VISTA BELLA	PUNTA MINITAS	06
02	CASA GLORIA	COSTA MAR	06
03	CASA BAHÍA	PLAYA MINITAS	10
04	VILLA GOLF	LAS PALMAS	05
05	VILLA FARO	PUNTA MINITAS	08
06	VILLA LAGUNA DEL MAR	PUNTA MINITAS	06
07	VILLA NERISSA	COSTA VERDE	04
08	VILLA MAR & PALMA	COSTA VERDE	05
09	VILLA CIELO AZUL	CACIQUE	10
10	VILLA LAS PALMERAS	LAS PALMAS	07
11	CASA STRAVAGANZA	COSTA MAR	06
12	VILLA DEL ALBA	COSTA MAR	06
13	VILLA ESPLENDOR	RÍO ARRIBA	08
14	VILLA BALINESE	PUNTA ÁGUILA	05

Beyond the property.

Exceptional real estate requires more than access.
It requires judgment, diligence and execution.

MERCANTIL PRIVATE ADVISORY

PRIVATE REAL ESTATE ADVISORY

LEGAL DUE DILIGENCE

TRANSACTION STRUCTURING

FINANCING COORDINATION

CROSS-BORDER CLIENT SUPPORT

FIVE CAPABILITIES · DELIVERED BY THE FIRM, NOT REFERRED OUT

ACQUISITION WITH CONFIDENCE

01

PROPERTY SCREENING

Title, ownership and standing verified before the property is shown.

03

FINANCIAL REVIEW

Comparables, carrying cost and exit assumptions, stated plainly.

05

CLOSING

Funds, registration and transfer, tracked to completion.

02

LEGAL DUE DILIGENCE

Deslinde, encumbrances, permits and maritime zone where it applies.

04

TRANSACTION STRUCTURING

Vehicle, jurisdiction and tax exposure, coordinated with counsel.

06

POST-ACQUISITION

Registration follow-through, management and eventual resale.

Mercantil does not simply find the property.

Mercantil protects the transaction.

FOUNDER

MARINO A.
MARRERO B.

MERCANTIL
PRIVATE REAL ESTATE ADVISORY
DOMINICAN REPUBLIC

Attorney. Managing partner of Marrero Ricart & Asociados. Chief compliance officer of a cross-border payments institution operating across six markets. Certified in financial crime and blockchain analytics. He built Privé on one conviction: at this level, the transaction deserves the same rigour as the architecture.

THE PLATFORM

A local platform for
a global audience.

CURATED INVENTORY

LOCAL MARKET INTELLIGENCE

LEGAL & TRANSACTIONAL INFRASTRUCTURE

PROFESSIONAL CONTENT STANDARDS

BILINGUAL ADVISORY

UHNW CLIENT HANDLING

CROSS-BORDER CAPABILITY

CONSISTENT PROPERTY VERIFICATION

What we require before a property is published.

01

REGISTERED TITLE

Ownership confirmed at the registry, not asserted by the seller.

03

SURVEYED SURFACES

Built and land area stated against plan or deslinde.

05

LICENSED PHOTOGRAPHY

Commissioned or licensed. Never borrowed.

02

WRITTEN AUTHORISATION

Signed permission from the owner to publish and to photograph.

04

DATED PRICE

Every figure carries the date it was confirmed.

06

NO UNVERIFIABLE CLAIM

No architect, no award and no name we cannot document.

A collection is only as credible as its weakest entry. This is where the difference is made – and it is auditable.

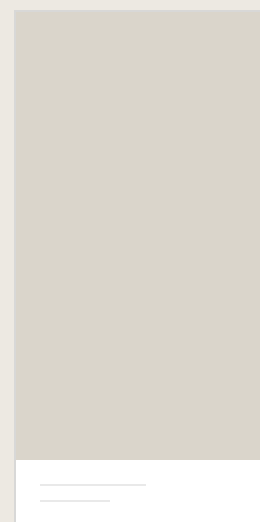
The Dominican Republic deserves a stronger global window.

The market has the properties. What it has lacked is a local firm that curates rather than accumulates, verifies before it publishes, and can carry an international buyer through a cross-border transaction to registration.

Mercantil is building that platform. We are looking for the distribution and the standards to match it.

ONE SYSTEM

PRESENTATION. WEBSITE.
MOBILE. LISTING.



The same grid, the same type and the same restraint across every surface. A buyer should recognise the firm before they read its name.

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& EXCEPTIONAL PROPERTIES

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SANTO DOMINGO