COMMONWEALTH OF
DOMINICA
CITIZENSHIP BY INVESTMENT

Second Citizenship through a second home

For more information visit cbiu.gov.dm

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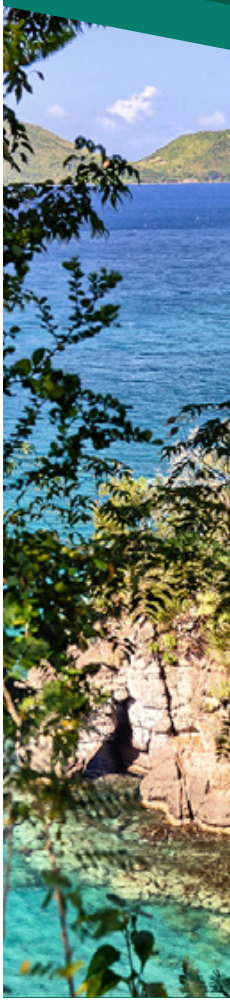

The Commonwealth of Dominica is home to one of the world's best-rated Citizenship by Investment programmes. Established in 1993, the Programme offers globally renowned brands as part of its approved real estate investment offering.

This brochure explores the real estate investment option, including the benefits, investment costs and fees, how to apply, and a comprehensive list of all available properties or developments.

Introduction to Dominica

Known as “The Nature Isle of the Caribbean”, Dominica is one of the most beautiful islands on the planet. Sitting halfway along the Eastern Caribbean archipelago, Dominica is located just a few miles from Martinique to the south and Guadeloupe to the north. Stretching 751 km (290 square miles), the island boasts 148 km (91 miles) of uninterrupted coastline.

Dominica’s official name is the Commonwealth of Dominica, further distinguishing the island from the Dominican Republic, its northerly Caribbean sister.

A tropical paradise, with rugged, volcanic mountains, Dominica’s landscape boasts everything from waterfalls to mud ponds, as well as an array of exotic fauna. It’s no wonder that the country attracts hundreds of thousands of visitors a year.

As such, it makes sense that so many people want to take up permanent residence on this idyllic island, which is where the Dominica Citizenship by Investment (CBI) Programme can help. Launched in 1993 — making it one of the world’s longest-running economic citizenship programmes — it allows investors to move, work, and even set up a business in Dominica.

The Programme has been ranked as the number one CBI initiative for six consecutive years by the CBI Index, published by the Financial Times Professional Wealth Management (PWM) magazine.

Government-backed property developments offer unique opportunities such as investing in hotels and luxury resorts. As part of the Citizenship by Investment programme, selected properties must be held for a minimum of three years and must be purchased for a minimum of US$200,000.

Locations Map

Real Estate

The Benefits

For those who meet Dominica's Programme requirements, the idyllic Caribbean island offers one of the best standards of living in the region. Dominica is politically and economically stable, with a low crime rate and rich investment opportunities. Other benefits include:

- Full residence status — including working rights
- Joining a global community that transcends Dominica's land borders
- Minimal taxation, with no wealth, gift, inheritance, foreign income, or capital gains tax
- The ability to hold multiple citizenships
- Knowing that you have personally contributed to the prosperity of a peaceful, welcoming country, which you can call home for life

The Investment

To qualify for Dominican citizenship under the real estate investment option, you must purchase authorised property worth at least **US$200,000** for the main applicant and any number of qualifying dependants.

Real estate must be held for either three years from the date your citizenship is granted or, if the future purchaser is also a citizenship by investment applicant, five years from the date your citizenship is granted.

If your application for Dominican citizenship by real estate investment is approved, the following government fees also apply:

- Main applicant - **US$25,000**
- Main applicant and up to three dependants - **US$35,000**
- Main applicant and up to five dependants - **US$50,000**
- Any additional qualified dependant - **US$25,000**

In addition to the capital required for Dominican real estate investment, the following fees are also applicable:

- Processing fees – **US$1,000** per application
- Due diligence fees – **US$7,500** for the main applicant, **US$4,000** for a spouse and **US$4,000** for any dependants aged 16 or above

In some cases, additional due diligence fees may be required depending on current citizenship status, and other personal circumstances:

- Certificate of naturalisation fee – **US$500** per person

Application Process

The Dominica Citizenship by Investment Unit (CBIU) has streamlined the application process into five straightforward steps. From submission of the application to an approval in principle, applicants are generally expected to wait three months.

STEP 1

Applicants interested in investing in the real estate option must choose from the list of pre-approved real estate projects.

STEP 2

Applicants must choose an authorised agent or an official promoter listed on the official CBIU website that will help them through the whole process. Agents will assist with the documentation and act as a go-between them and the CBI Unit.

STEP 3

The agent will submit the application after the due diligence fees are paid. The application will undergo a multi-tiered due diligence processes.

STEP 4

If the application is approved in principle, it is time to make the investment. The transaction occurs between the investor and the real estate developer in the form of a purchase and sale agreement. The applicant must also pay government fees.

STEP 5

At this stage, applicants will receive their Dominican citizenship. Thereafter, they will be able to apply for their new passport.

Real Estate Projects

Many real estate properties are approved by the government, offering you options such as villas, hotels, luxury resorts, eco-lodges, and condos. Some of the most popular real estate locations are Portsmouth, Soufriere, Salisbury, and around the capital Roseau.

Dominica has been preserved from mass tourism which is why the real estate market is so luxurious, composed of family villas and beautiful hotels amongst the lush rainforests.

Approved projects on offer include a variety of options such as buying shares in hotels and luxury resorts.

Anichi Resort & Spa

Anichi Resort & Spa, currently under construction, is a luxury boutique and all-inclusive hotel situated on Dominica's picturesque Picard Beach. This resort is branded by the Autograph Collection, managed by Marriott International. The resort is being built on 12 acres of land and will host 128 rooms, a lagoon swimming pool, an infinity pool, world-class restaurants, a business centre, and more. It was also listed among the top ten most anticipated Caribbean hotels for 2019 by Forbes.

ANICHI
RESORT & SPA
AUTOGRAPH COLLECTION HOTELS

Overlooking a picturesque beach, the resort will tastefully blend its modern architecture with the landscape's tropical foliage.

Grande Anse Timbo's Downtown

Timbo's is a chic Dominican hotel brand with an appealing international flavour. Grande Anse is poised to develop another winner under the Timbo's brand, namely Timbo's Downtown – Timbo's Seaside. This luxury boutique hotel will be located in the city of Roseau and is anticipated to become the hotspot for business lodgings and luxury leisure in Dominica's capital.

InterContinental Dominica Cabrits Resort & Spa

The InterContinental Dominica Cabrits Resort & Spa was the first Dominican real estate project to be approved under the Citizenship by Investment Programme.

Previously branded Cabrits Resort and Spa, the hotel opened its doors in October 2019, the InterContinental Dominica Cabrits Resort & Spa is located near Portsmouth, and is surrounded by Cabrits National Park with sublime views of the tropical forest, as well as the sea. The resort offers travellers a unique and luxurious experience, including four outdoor pools, expansive spa, and gourmet restaurants.

Jungle Bay Resort

Sustainably designed in harmony with nature, Jungle Bay Villas is an eco-friendly resort with 120 premium class villas, featuring décor by local artisans that offer a welcoming ambiance with an authentic sense of place. It is the ideal spot for those who want to commune with nature and discover themselves. The Caribbean nature resort offers a dynamic collection of adventure, spa pampering, wellness, yoga, gourmet cuisine, local culture, and history.

For more than a decade, Jungle Bay has earned numerous accolades by some of the world's most notable travel, trade and consumer media, including, the New York Times, National Geographic, Wall Street Journal, UK Independent and Conde Nast Traveller. This leading Dominican luxury hotel ranked #3 on "Trip Advisor's Top 25 Caribbean Hotels" and has an established international reputation for its ecologically friendly features and its high level of customer service standards.

Ocean Edge Development

Ocean Edge Hotel is designed to be a 31-room, four-story fusion of traditional and modern architecture that reflects Dominica's image, international product and service offerings. It is designed with high ceilings, expansive living spaces, and seamless indoor-outdoor experiences. The hotel will consist of a presidential suite, three executive suites, and 27 oceanfront rooms with each room offer sweeping views of the picturesque Caribbean Sea. Amenities on offer will include a spa, games room, fitness centre, conference room, and two restaurants. The hotel will also boast a pier on the waterfront to facilitate marine lifestyle and boating experiences.

Sanctuary Rainforest Eco Resort & Spa

Situated in the rainforest of Morne Trois Pitons National Park, the Sanctuary Rainforest Eco Resort & Spa will feature luxurious eco-villas, private balcony jacuzzis and swimming pools. Built after Hurricane Maria devastated the country, the resort has been structurally designed to withstand earthquakes and Category 5 hurricane-force wind.

Extending across 10 acres of diverse flora and fauna, Sanctuary Rainforest Eco Resort & Spa beckons visitors to indulge in what will embody the true essence of the Nature Isle.

The Residences at Secret Bay

The exclusive six-star, all-villa, Relais & Châteaux rainforest resort and residences are situated on top of a 200-foot cliff with expansive views of the Caribbean Sea and access to three swimmable and secluded beaches. The clifftop multi-villa estates are architectural masterpieces thoughtfully tucked in among the trees and natural landscape, reaffirming Secret Bay's commitment to environmental preservation.

Secret Bay has been praised for its ability to effortlessly capture the luxury of time and space along with its artful fusion of high design, local craftsmanship, commitment to sustainable development through numerous green and eco-friendly initiatives and a reputation for authentic guest experiences custom-curated to personal preference.

Secret Bay Dominica has been named Travel and Leisure's No #1 Resort in the Caribbean, Bermuda and The Bahamas for 2022. The resort topped the World's Best Awards reader's survey for the second time in three years in the region.

Tranquility Beach Resort

Tranquillity Beach is a prestigious, environmentally conscious residential resort with first-class accommodation and contemporary architecture. The five-star ultra-luxury resort will feature 99 rooms and abundant ultra-luxury amenities for people looking to escape into the lap of nature. It will comprise one and two-bedroom condominium suites, studio suites, and one, two and three-bedroom villas upon completion. It will also feature amenities like a spa, fine dining restaurant, and a large swimming pool.

The resort complements the sustainable, eco-tourism principles of the Caribbean island country of Dominica, which pays keen attention to responsible travel.

COMMONWEALTH OF
DOMINICA
CITIZENSHIP BY INVESTMENT

CITIZENSHIP BY INVESTMENT UNIT

1st Floor, Financial Centre,

Ministry of Finance

Kennedy Avenue

Roseau, Commonwealth of Dominica

Tel: 001 767 266 3919

Email: cbiu@dominica.gov.dm

www.cbiu.gov.dm