



# *Punta Presidente*

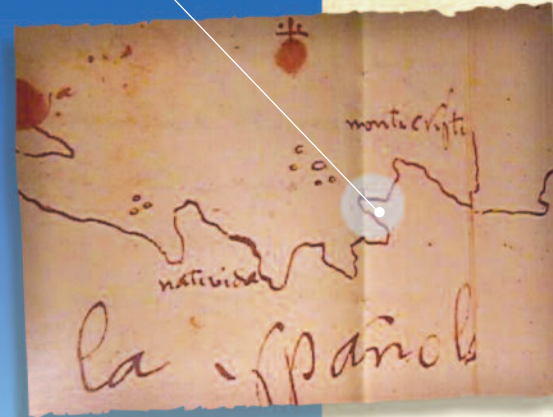
MonteCristi, Dominican Republic



# Punta Presidente

In a remote corner of the Caribbean,  
hidden from the passage of time,  
lies an undiscovered treasure of  
land with an incredible history  
and breathtaking natural beauty.

Punta Presidente



1492 – Columbus' Map of Hispaniola

## Circa 1492...

Punta Presidente's history is the quintessential tale of Caribbean lore. In 1492, Columbus charted this Peninsula on his first voyage of discovery. This priceless map remains visible to this day in the Royal Naval Museum in Madrid, Spain.

In the centuries that followed that fateful voyage, several major historical events were launched from here, including Admiral William Penn's capture of Jamaica in 1655. Hundreds of sailing ships & galleons met a bitter fate on the 7 brothers keys that lie a mile off the northern shore of Punta Presidente. The most famous of these is "Dead Man's Key" where several 17th century mariners are buried.

## MonteCristi Mountain

On the first voyage in 1492, Admiral Christopher Columbus' flagship - the Santa Maria - shipwrecked and sank on a reef a few miles west of this Peninsula. The location of the wreck is memorialized as "Natividad" on the earliest map of the new world. Taking command of the Nina, Columbus and the Captain of the Pinta, Martin Alonso Pinzon, sailed east past Punta Presidente, and anchored in a beautiful crescent shaped bay of an ancient volcano. Columbus named the Solitary hill "MonteCristi" or Mountain of Christ, and from here, he and Pinzon planned the return voyage to Spain.

Since the discovery, Pirates and Privateers cruised these waters along the spice routes that made the Caribbean a haven for fortune seeking sailors.







## Description of the Property

- ❖ Punta Presidente is 8,049,452.80 m2, or approximately 1954 acres of land. The north shore is ~5 linear miles of Beachfront.
- ❖ The title is held by Promotora Noroestana de Desarrollo Turistico, SRL - A Dominican Company with 35 years of good standing. There are no liens or encumbrances.
- ❖ The entire northern shore of the peninsula is beachfront, which extends around the western tip of the property. The southern portion of land is surrounded by a mangrove forest and miles of estuaries that make up the “MonteCristi National Park”.
- ❖ The MonteCristi National Park was decreed by executive order in the 1980’s, and congress formalized the park laws shortly thereafter. Titled owners of land were grandfathered and recognized as legal owners. Development is allowed with certain restrictions based on environmentally sound building principals.

## Geographic Location

Punta Presidente is located adjacent to MonteCristi mountain on the northwestern coast of the Dominican Republic. Miami, Florida is approximately 676 miles to the northwest. GPS Coordinates: 19°47'22.24"N, 71°45'43.84"W

Punta Presidente peninsula is a 5 mile stretch of pristine Caribbean beach, with crystal clear waters and near shore islands. The southern border is an ecological haven of mangrove forests and estuaries , with miles of inlets in the calm waters of Manzanillo Bay.





MonteCristi Mountain

## Seven Brother's Keys

*The "Seven Brother's Keys" are a group of Islands beginning a mile offshore of the property. The keys are surrounded by miles of coral reefs providing excellent diving opportunities. The remains of 400 known shipwrecks dating from the 16th to 19th century are interred along their shores, and bits of pottery and wine bottles can be seen along the beaches.*







# Off Shore Thrills



WHALE WATCHING

JET SKIING

SPORT FISHING

WRECK DIVING

WINDSURFING

SCUBA DIVING

KITE SURFING

SUNSET CRUISE

## Area Attractions

*Whether you like active sports, historical tours, or lounging on the beach with a cool drink, the area is perfect for every activity imaginable under the Caribbean sun.*

Miles of coral reefs with amazing sea life create the perfect diving opportunities. This area of reefs is a national treasure and has been set aside as a State Aquatic Park.

Also known as the "Amber Coast" the shoreline along this part of the Island is well known for its variety of water sport activities. The town of Cabarete is a world famous Kite and Windsurfing destination, and has hosted the Master of the Ocean competition in 2012.

- ❖ Humpback whales are seen in the winter months as they migrate to the breeding grounds in the bay of Samana, on the eastern side of the Island.
- ❖ Manatees also inhabit the bay of Manzanillo, to enjoy the serene waters and abundant food supply.
- ❖ Punta Presidente is a close second to heaven for those who love sport fishing. There are several yearly tournaments held by the MonteCristi Yacht Club.



# Activities

❖ Hundreds of miles of Mangrove inlets provide sanctuary to over 150 species of birds, including the endangered Blue Footed Booby. Sea Turtles, Mussels and a variety of tropical fish make their home in the estuaries surrounding the property. Kayaking opportunities are limitless, and provide an educational and exciting way to see the local flora and fauna.

❖ The Museum of MonteCristi houses important cultural and historical artifacts. Colonial pieces from ship wrecks can be seen, as well as the lesser known Indian artwork from the Caribe and Taino People, that inhabited the Island for centuries before the Europeans. There is speculation that the Arawak Indians may have visited the area: archeologists have found sculptures reminiscent of the style from that South American culture.

## HORSEBACK RIDING

## BIRD WATCHING SANCTUARIES

## SUNBATHING

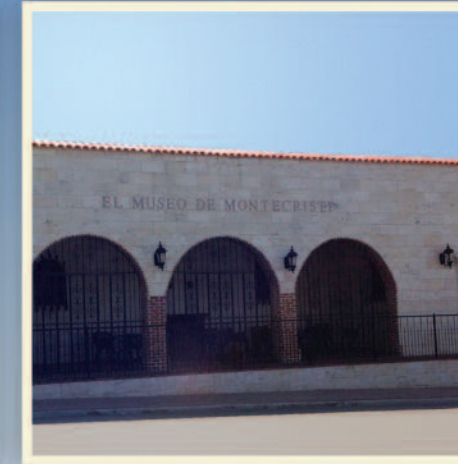
## MUSEUM MONTECRISTI

## ISLAND DINING

## KAYAKING

## BEACH SPORTS

## BOARDWALK TAILS



# One Shore Thrills







# Sport Fishing at Punta Presidente

❖ November is Wahoo month in the bay. As the King of Mackerel migrate south for the winter, they prowl the waters of Manzanillo. World class Wahoo are caught a meager mile from the shore in what locals call "The pit".

❖ The MonteCristi Yacht Club's annual Blue Marlin Tournament is held every 5th of December. The Club's record Marlin is a 620 LB monster blue caught 20 miles offshore in the deep water currents.

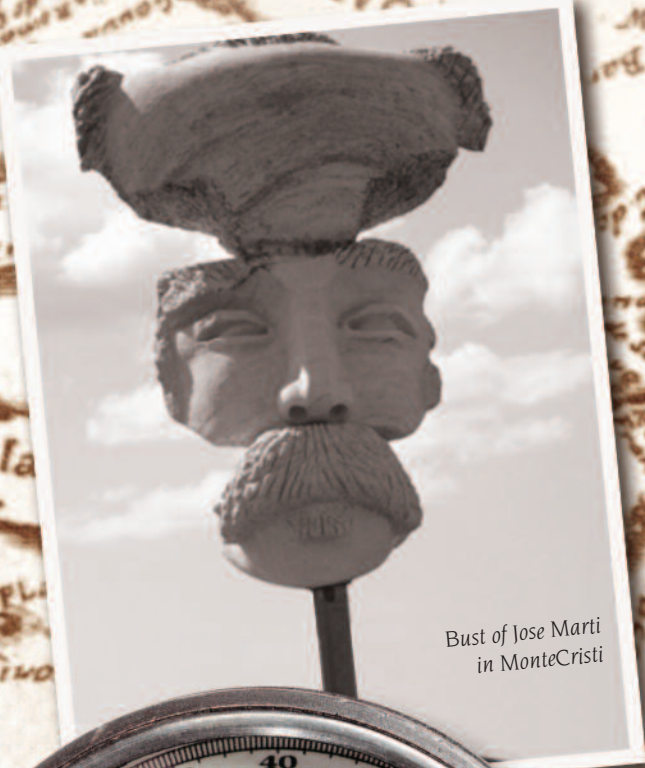
wahoo

Fish Stories





# Culture & History



Bust of Jose Marti  
in MonteCristi



The “Manifesto of MonteCristi” signed in the city on March 25, 1895 - became the precursor to Cuba's Declaration of Independence against Spanish Colonial Rule.

Cuban liberator Jose Marti and Revolutionary General Maximo Gomez (born in the Dominican Republic) created the Manifesto shortly before returning to Cuba to join the rebels in the War. Marti was killed not long after his return, and remains Cuba's most exalted patriot and founding father.



Reloj de MonteCristi

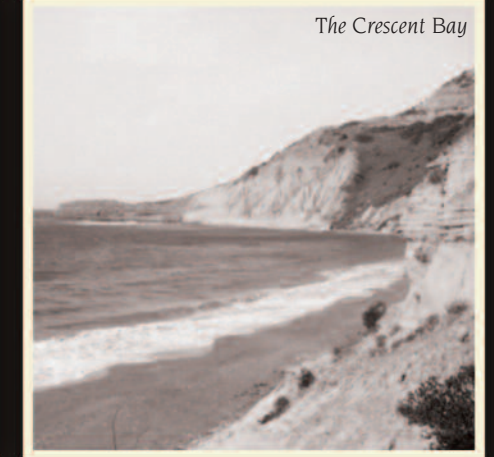
❖ The “Reloj de MonteCristi” is a Victorian clock tower donated by France to the city of Monte Cristi over a century ago. It's the focal point of the town square, and was built by the same engineering firm that constructed the Eiffel tower.

❖ Completed in 1925, the San Fernando Church is a mixture of Neo-classical and Gothic styles, emulating Notre Dame. The church is rumored to have been built over an ancient Taino temple. That may be difficult to prove, but plausible, since the town was founded in 1506, a mere 14 years after it's discovery by Columbus.

❖ The Crescent Bay at “El Morro” – MonteCristi Mountain - is a jewel of the Caribbean. This pinnacle destination of the National Park, with its breathtaking view and pillowy sand, is a must see in MonteCristi.



San Fernando Church



The Crescent Bay

## Dates Remembered

**1492-1493:** Christopher Columbus names MonteCristi, and plans his return voyage to notify the Spanish crown about his discovery.

**1533:** Juan De Bolanos and 60 families from the Canary Islands found the city of MonteCristi. It soon becomes a critical center of trade and commerce.

**1606:** King Phillip III of Spain orders Antonio De Osorio, the Governor of Hispaniola, to burn the City of MonteCristi due to uncontrollable piracy and contraband. This action becomes known as the infamous "Devastations of Osorio".

**1652-1656:** Dutch merchant vessel sinks off of "Isla Cabra" carrying thousands of Clay pipes likely bound for the Upper Hudson Valley. The MonteCristi Pipe wreck is thought to have one of the most diverse cargos ever found, which include funnel-elbowed pipes that were known to have been traded with the Native Americans.

**1655:** Oliver Cromwell orders Admiral Sir William Penn to take the Island of Hispaniola from the Spanish. After meeting heavy resistance, Admiral Penn sails from MonteCristi to capture Jamaica instead.

**1700 - 1900:** MonteCristi again becomes an important center of trade and commerce. Consulates are created for American, German, Chinese, French, Spanish and South American traders. The city also sees the first railroad, aqueduct and telephone service on the Island.

*Present day - The regions unique history and natural beauty attracts visitors from around the world.*



# Wreck Diving

*These crystal blue waters are littered with ancient ship-wrecks. You may see some historical artifacts such as anchors, mast or encrusted keels...*



*The northwestern coast was a haven for pirates who skillfully avoided the English and Spanish armada's...most of the time. The skeletons of nearly 400 ships dating from the 16th to 19th centuries lie beneath the calm blue waters near Punta Presidente. The most famous of these wrecks is known as the "MonteCristi Pipe Wreck" that sits in 15 feet of water near Isla Cabra. The ship sank circa 1652-56, carrying thousands of clay tobacco pipes and a variety of earthenware destined for the Colonies. Several universities have studied the remains, and have determined that it is one of the most important archeological sites dating to the 1600s. Although the site has been picked over for hundreds of years, many clay pipes still remain scattered around the wreckage. A mask and some swim fins are all you need to see the coral encrusted hull sleeping in the white sands of Isla Cabra.*

## Shipwreck Adventure





# Potential Use



## Luxury Eco-Resort

The warm Caribbean sun, and inviting blue water immerse your senses in nature's finest offerings. Untouched since the first sunrise, this environmental composite of estuaries, beaches, coastal plains, and mountainous country side, are marvels of tropical ecology.

So often today we find resorts that severely disrupt their natural surroundings to offer an artificial and veneered vacation experience. We are fortunate at Punta Presidente, to be located within the MonteCristi National Park, which allows and encourages sustainable development.

Around the globe, sustainable building practices have matured, and the demand for luxury Eco-resorts are on the rise. Developers at the vanguard of these processes have created resorts that seem to rise from their natural habitat, Where it feels like mother nature herself is pampering the guests.

Punta demands this kind of attention, and would serve as one of the greatest historical and natural wonders on the planet.



# Cruise Ship Destination

Given the area's history, abundant shoreline, natural beauty, and multitude of activities, the property is ideally suited as a cruise ship destination.

The bay of Manzanillo, bounded by Punta Presidente to the north, creates a natural harbor with deep water anchorage adequate for vessels of any size.

- ❖ World Class Fishing
- ❖ Snorkeling
- ❖ Museum
- ❖ Hiking
- ❖ Historical tours
- ❖ Kayaking
- ❖ Wind-surfing
- ❖ Surfing
- ❖ Wreck Diving
- ❖ Sun-bathing
- ❖ Shopping
- ❖ Bay tours
- ❖ Walking on the beach

*Potential Use*







## Getting There

*There are 5 international Airports on the Island, with daily scheduled service from the U.S. The most convenient to Punta Presidente is Santiago International (STI). Delta, American Airlines, JetBlue, United and Spirit all fly to STI daily. There are direct flights from:*

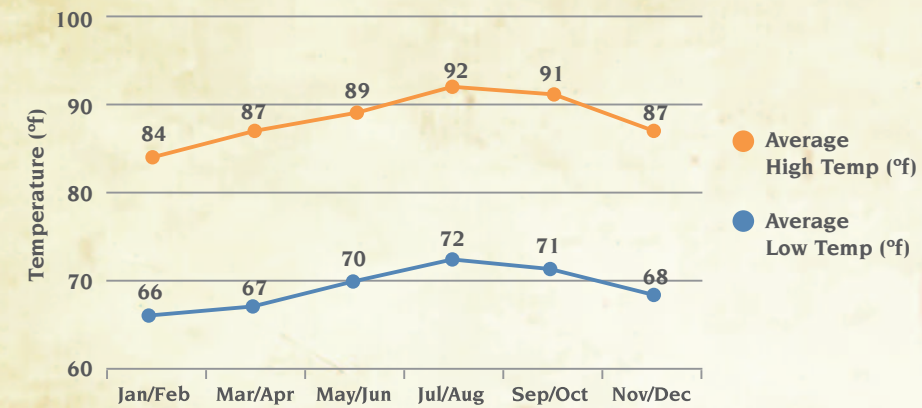
- JFK • Newark • Atlanta • Charlotte • Miami • Fort Lauderdale.

*The property is a 1:40 minute drive from the Airport.*

*MonteCristi has its own regional airport.  
MDMC has a 4800" newly asphalted runway with  
a breathtaking approach over the water.*

## Weather

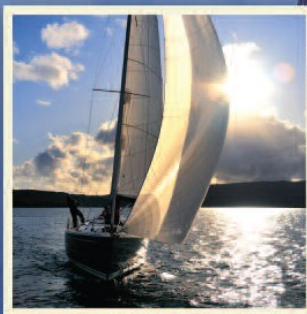
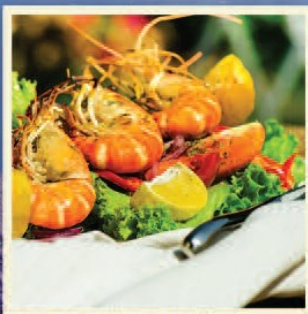
- Average temperatures in the summer are 92° F and 72° F in the winter.
- Average Yearly Rainfall days: 10, with 5" of precipitation.



## Beachfront

*The northern shore of Punta Presidente is a blanket of un-spoiled Golden sand that invites you to stroll, surf, swim, or simply bath in the Caribbean sunshine. This delicate and powdery sand has few rivals that can match it in quality or texture - it's nature at it's finest.*





# MELO

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