



# ESTANCIA NATURA



Merging Sustainable Agro-Forestry, Eco-Friendly Architecture and Green Building Practices with an Unwavering Commitment to Exceptional Guest Experiences.





- THE RESERVE AT ESTANCIA
- EXCLUSIVE CUSTOM HOME SITES BETWEEN 3,500 M2 & 9,000 M2.

- GATED GUARD HOUSE FOR EXCLUSIVE RESIDENCE AREA

- TREE HOUSE VILLAGE (10 UNITS)

- COFFEE PLANTATION
- CAFÉ-RESTAURANT AND COFFEE SHOP
- CONCIERGE AND SALES OFFICE

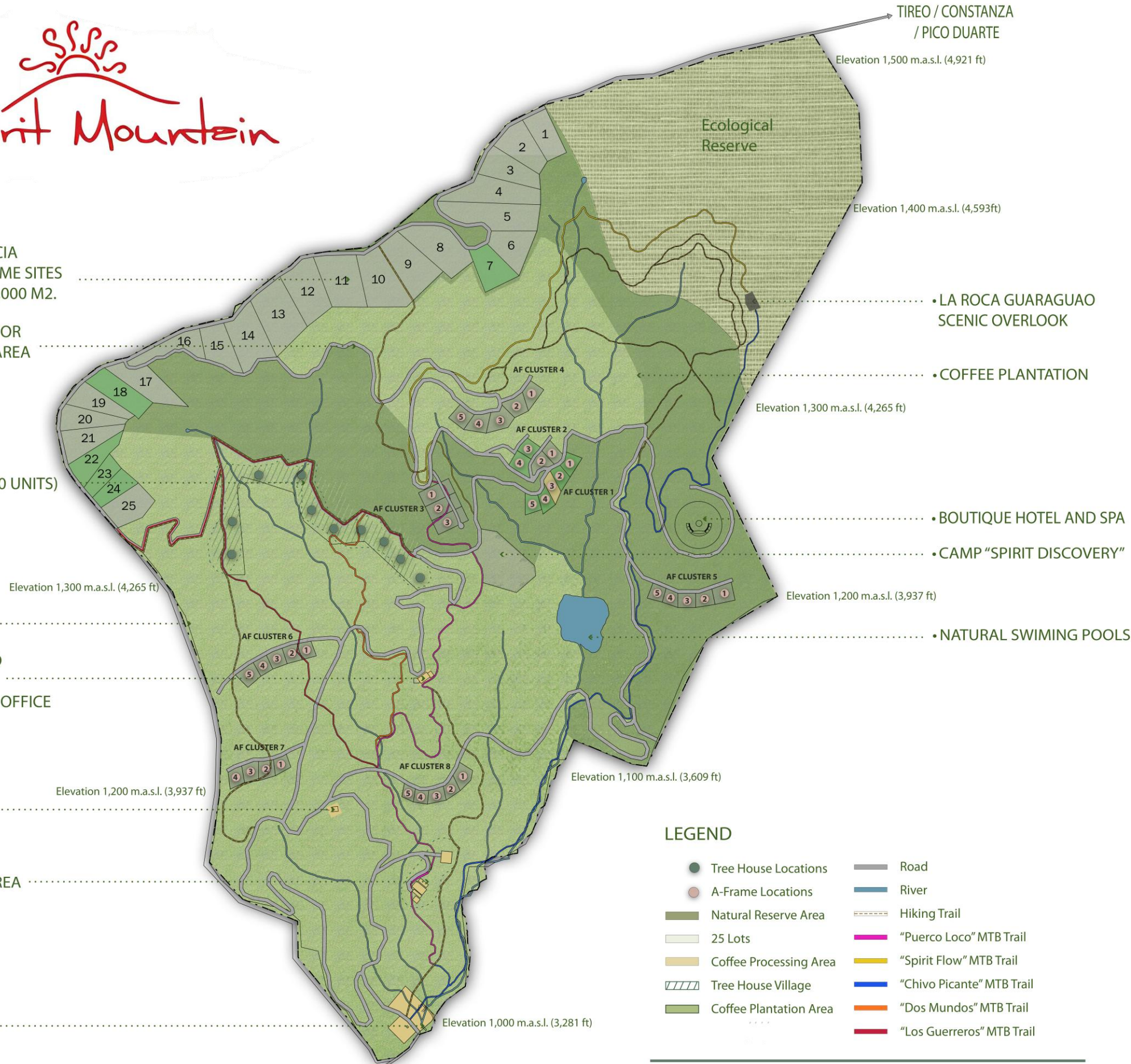
- BACK OF THE HOUSE CO-WORKING SPACE
- UNIVERSITY/HOSTEL
- TRAINING CENTER

- COFFEE PROCESSING AREA

- FRONT ENTRY GRATE



LA ANGOSTURA / MANABAO 3.1 km



#### LEGEND

- Tree House Locations
- A-Frame Locations
- Natural Reserve Area
- 25 Lots
- Coffee Processing Area
- Tree House Village
- Coffee Plantation Area
- Road
- River
- Hiking Trail
- "Puerco Loco" MTB Trail
- "Spirit Flow" MTB Trail
- "Chivo Picante" MTB Trail
- "Dos Mundos" MTB Trail
- "Los Guerreros" MTB Trail

THE RESERVE AT ESTANCIA NATURA

- Available Lots
- Reserved Lots
- Sold Lots

ESTANCIA ECO-LODGE A-FRAME CLUB

- A-Frame Locations

#### THE RESERVE AT ESTANCIA NATURA

LOT	SIZE (M2)	ESTADO
1	4,424	AVAILABLE
2	5,456	AVAILABLE
3	5,312	AVAILABLE
4	7,361	AVAILABLE
5	8,874	AVAILABLE
6	5,001	AVAILABLE
7	4,779	SOLD
8	7,994	AVAILABLE
9	8,055	AVAILABLE
10	7,952	AVAILABLE
11	7,901	AVAILABLE
12	7,630	AVAILABLE
13	9,080	AVAILABLE
14	7,283	AVAILABLE
15	4,663	AVAILABLE
16	4,204	AVAILABLE
17	5,700	AVAILABLE
18	5,280	SOLD
19	4,159	AVAILABLE
20	4,158	AVAILABLE
21	4,873	AVAILABLE
22	3,998	SOLD
23	2,574	SOLD
24	2,946	SOLD
25	4,970	AVAILABLE

#### ESTANCIA ECO-LODGE A-FRAME CLUB

CLUSTER	A-FRAME	ESTADO
1	1	SOLD
	2	SOLD
	3	RESERVED
	4	SOLD
	5	SOLD
2	1	AVAILABLE
	2	AVAILABLE
	3	SOLD
	4	SOLD
3	1	AVAILABLE
	2	AVAILABLE
	3	AVAILABLE
4	1	AVAILABLE
	2	AVAILABLE
	3	AVAILABLE
	4	AVAILABLE
	5	AVAILABLE
5	1	AVAILABLE
	2	AVAILABLE
	3	AVAILABLE
	4	AVAILABLE
	5	AVAILABLE
6	1	AVAILABLE
	2	AVAILABLE
	3	AVAILABLE
	4	AVAILABLE
	5	AVAILABLE
7	1	AVAILABLE
	2	AVAILABLE
	3	AVAILABLE
	4	AVAILABLE
8	1	AVAILABLE
	2	AVAILABLE
	3	AVAILABLE
	4	AVAILABLE
	5	AVAILABLE





# Meet The ESTANCIA NATURA Team

**CHAD WALLACE**  
CEO and VISIONARY



Our founder, lead architect and coffee farmer, Chad, is at his best when he's bringing people together.

University of Texas A&M B.S.  
College of Architecture '93

**Professional Experience**

Chad has decades of experience designing and building custom homes and master planning communities, both in the Dominican Republic and in the United States. With broad experience in Architecture, Landscape Architecture, Site Planning and Construction along with extensive background in the adventure hospitality space, he is the ideal professional to lead the development of Estancia Natura. His hands-on Leadership developing Spirit Mountain over the past 20 years, guarantees the future integrity of the overall project.

**KRISTA WALLACE**  
LEGENDS HOSPITALITY



A creative strategist with an infectious laugh, Krista is a "party in a box" but don't be fooled, she gets a lot of done.

University of Texas A&M B.S.  
Kinesiology 1994  
Framingham State University Master  
of Education 2002  
Yale School of Management Executive  
Leadership 2001

**Professional Experience**

Krista Adams Wallace is an international Christian educator and consultant. Krista spent 19 years in the Dominican Republic working as a social entrepreneur in educational development and hospitality. In 2002, Krista and her husband, Chad, launched the Doulos Discovery School, an expeditionary learning PK-12 international Christian school in the mountains of the Dominican Republic.

**FERNANDO CANTISANO**  
EVERGREEN DESIGN / BUILD



Fernando's love for the natural world informs the direction of both his professional and personal life.

**Professional Experience**

Fernando René Cantisano is an up and coming Dominican architect. He has excelled in all aspects of architecture over the course of his career, including design, project development, project management, and architectural visualization. Fernando has honed his craft by taking a keen interest in the latter and bringing a clearer grasp of the projects to be developed to his clients before even moving the first rock on site. Fernando's collaborative partnership with Chad Wallace in Evergreen, the Design Build venture is his latest example of his versatility as a practical designer

**CARLOS SANCHEZ**  
COMIC RELIEF and MARKETING



Carlos Sánchez, attorney, stand-up comic and mountain enthusiast. Despite living on a Caribbean island, he was never interested in beach sports, but rather in mountain biking, hiking, camping, rock climbing, and more. A lifelong friend of the Wallace family, he and his wife Paola fell in love with Estancia Natura and decided to partner with Chad and Krista as co-owners and promoters of the project. Paola and Carlos, along with their family, look forward to combining their gifts and passions in helping to develop a sustainable and fun community while making Estancia Natura a special place for generations to come.

**PAOLA TINEO NARVAÉZ**  
ENVIRONMENTAL SUSTAINABILITY



Medical Doctor and Interior Design graduate. Self-taught environmentalist for over 20 years. Lecturer of sustainability and quality of life courses at UNIBE for over 10 years. Her passion is sharing tips for a healthy and eco-friendly life. Facilitator and consultant on topics such as sustainability, climate change, healthy eating, and eco-friendly lifestyles for both children and adults. As a member of the Dominican University Environmental Network (RAUDO), she trained more than 200 Higher Education teachers on the topic of Climate Change. Co-author of the "School Guide for the Study of Freshwater Ecosystems: rivers and lakes", published in 2017, a project for the Dominican National Commission for UNESCO (CNDU). Founder of Tienda Zero by ecopaolatineo, the first store under the Zero Waste philosophy in the Dominican Republic.





## ABOUT THE A FRAME CLUB RENTAL PROGRAM

- Exclusive access to all Spirit Mountain amenities
- Turnkey business partnership and personal relationship
- Protection of your investment; if something goes wrong, we make it right
- Exclusive onsite services including; front desk, housekeeping, and maintenance
- International Hospitality Partners
- Dedicated Owner Relations portal for reservations, stays, and monthly statements

## HOSPITALITY

- As a Homeowner, we understand the enjoyment of your condominium is essential and there are no restrictions to when you stay or how many times you stay during the year. When you are not here, Estancia Natura Hospitality applies all efforts and resources to rent your A-Frame nightly to earn the highest revenue as well as create loyal returning guests
- We manage services such as the Front Desk, Housekeeping, Maintenance, and Administration. Whether attention is needed for additional towels, or you need concierge assistance, our team is skilled, capable, and immediately available.
- Our Revenue Management team uses unique analytics that predict consumer behavior to optimize product availability and price in order to maximize revenue growth.
- Investing into marketing and sales campaigns aimed at vacationers worldwide. We also have a dedicated team of customer service agents, group sales representatives and marketing specialists”

## MANAGING LA ESTANCIA ECO LODGE

*OFFER YOUR GUESTS A VACATION THEY DREAM ABOUT!*

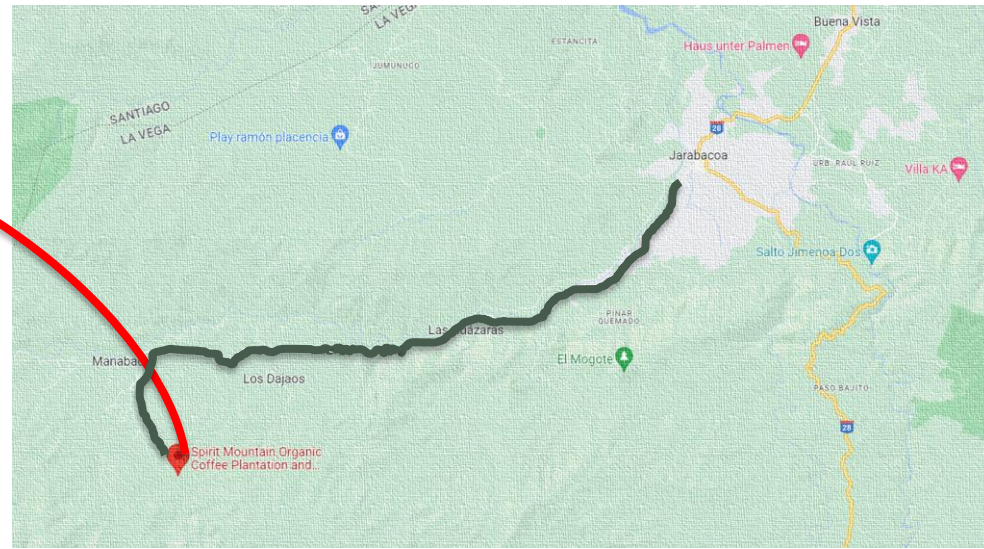
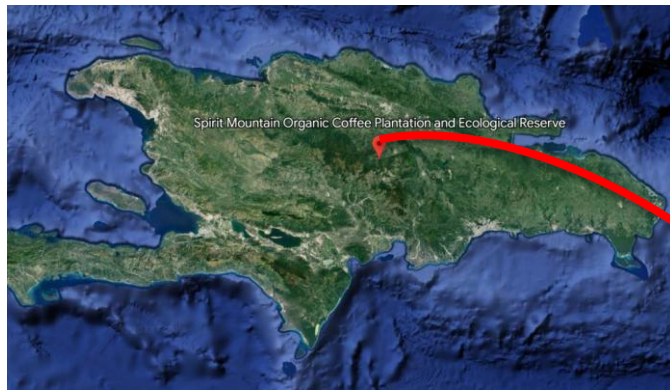
Your mountain home is more than just a vacation spot, it is your investment. Your premium rated property is marketed on-line, featuring professional specific photos of the interior and exterior which entice guests to secure reservations in one click! With booking channels like Airbnb, VRBO, and a host of travel partners, our marketing reaches national and international visitors. The La Estancia Eco Lodge ‘A-FRAMES’ are truly unique and offer guests an inclusive and exclusive vacation experience on a remote Caribbean high mountain coffee plantation.

**10%+ ANNUAL CASH FLOW**  
**20% ANNUAL ROI**

*Cash Flow + Appreciation + Depreciation  
Annual ROI and Cash Flow calculations are  
based on a conservative 40% occupancy rate  
and market ADR*







## Dominican airports are less than a 2-hour flight from Miami.

Distances from key locations to Spirit Mountain

- 40 miles from the Cibao International Airport (Santiago)
- 80 miles from the Puerto Plata International Airport
- 127 miles from Las Americas International Airport in Santo Domingo
- 15 miles from Jarabacoa
- 77 miles from Cabarete



## Your stay at Spirit Mountain

Spirit Mountain has been a coffee farm for more than 50 years . Under Chad Wallace's leadership, the farm has become a producer of world class coffee.

Camp Spirit Discovery , established in 2005, is an Outdoor Education site located in the middle of the farm and is utilized by schools for environmental studies and experiential education.

The farm has become a popular destination for many... from international university students studying sustainable environmental practices, to digital nomads seeking an alternate work ecosystem, to families looking to escape the relentless pace of city life. Visitors come to Spirit Mountain from all over the world to experience life in community and to heal their souls.

The Estancia Natura community is a mix of freelance entrepreneurs from various backgrounds, nationalities, industries, and age groups. We have entrepreneurs, environmental and sustainability experts, academics, designers, professional athletes, creatives, builders, doctors, startup founders, wellness coaches, financial professionals, early retirees, and more. The sense of community is an important factor in the well-being of our residents.

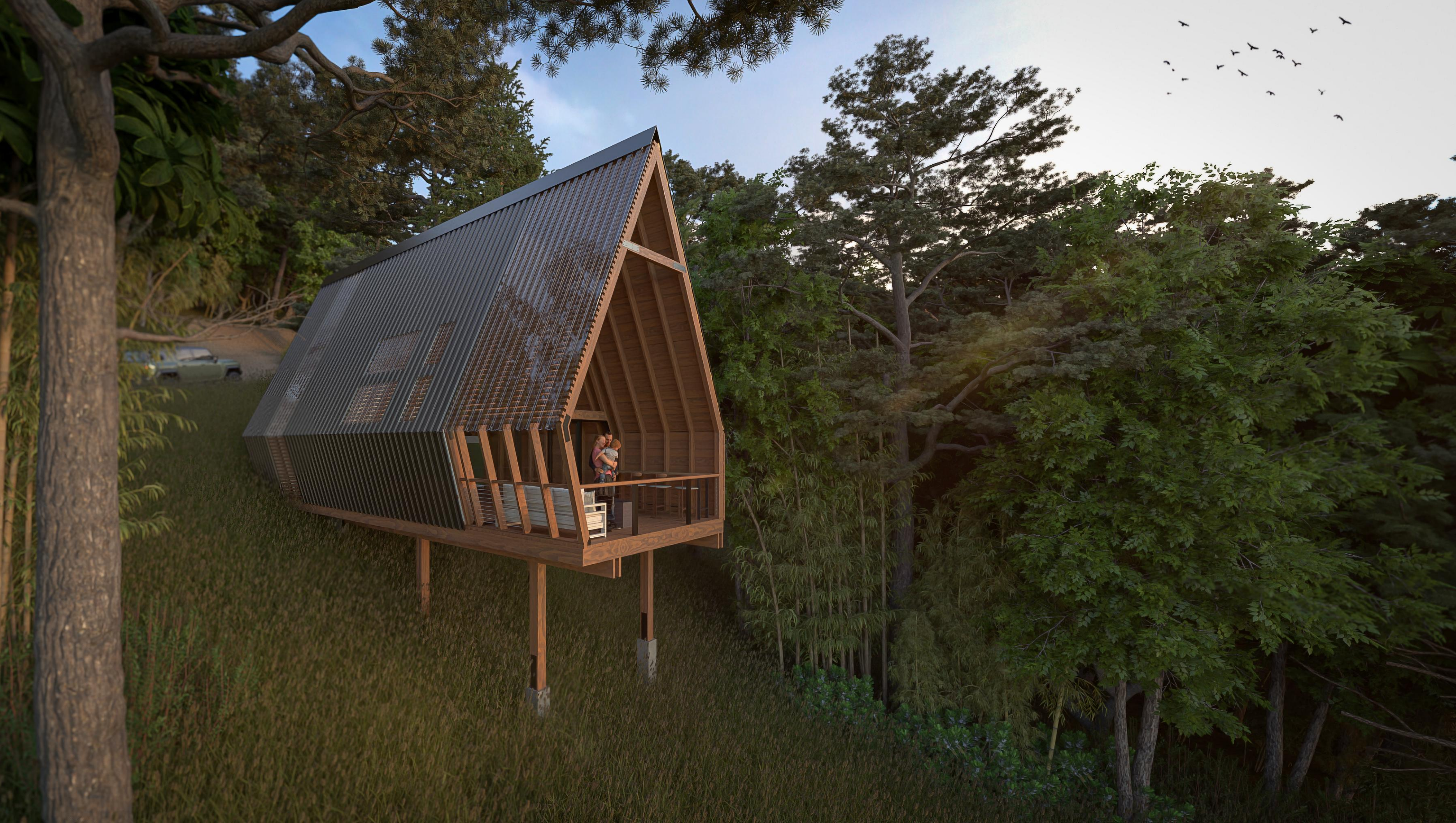
**Estancia Natura was designed to promote a healthy, well-balanced lifestyle, while meeting the professional needs of humans looking for a more sustainable way of life, while remaining connected.**

### Community Amenities

- 135 hectares (334 acres) of private land to explore – open to residents and their guests
- Unlimited access to the coffee farm
- 20 kilometers of hiking and biking trails
- High-speed internet (throughout the farm)
- Hi-tech community co-working center & private office space
- Yoga deck & fitness area
- Dedicated farm plots for residents to use and cultivate
- Restaurant and world class café / roastery
- Exclusive Boutique Hotel, Pool and Restaurant
- Event Center
- On property camp sites – from primitive tent camping to Luxury Glamping
- Treehouse village and A-FRAME Eco Lodge for Guests.









# Evergreen Design Build

The team of Dominican / American Architects, Chad Wallace and Fernando Cantisano, combine their distinctive design sensibilities and cutting edge construction techniques to redefine luxury living, emphasizing simplicity and elegance. Working hand in hand with our experienced field team of craftsman, our Dominican based design team is dedicated to creating high value and eco-friendly solutions for hotels, residences and hospitality-centric products.

## Design Principles

The La Estancia Eco Lodge A-Frame takes inspiration from the Scandinavian ethos of design, emphasizing functionality, simplicity, and fine craftsmanship while utilizing natural materials and understated detailing. The A Frame aims to redefine the farm stay experience by seamlessly integrating modern and rustic elements, fostering a connection between the interior and the exterior while cultivating a sense of profound comfort.

## Sustainability

Sustainability is at the heart of EVERGREEN'S construction approach, favoring regenerative and sustainable methods. The implementation of locally sourced materials, local craftsman and efficient construction methods ensures the minimization of the A-Frame's carbon footprint. In particular, the off-grid design protocols and use of materials, found on the farm, for use in construction helps to further reduce environmental impact. The metal cladding offers a durable finish that demands negligible maintenance for the life of the structure.

## Living Experience

The A-Frame, in alignment with EVERGREEN'S fundamental values, provides an efficient living space that focuses on a simplistic aesthetics, use of locally sourced materials, and local craftsman. All these elements combine to create an atmosphere of relaxed elegance.





## Exterior Design



## Key Features

### Lot

Each A-Frame will include a 1,000 square meter (1/4 acre) Lot. The title of will be transferred to the name of the purchaser once the final payment has been made. Each lot will be surrounded by a natural buffer space separating it from other lots.

### Structure

All materials will be treated pine for longevity and weather resistance. Structural members will be solid, full dimensioned timbers. Custom made steel fasteners and brackets will be used for additional structural integrity. Foundation elements will be reinforced poured concrete and CMU block.

### Windows

Interior and exterior clad black anodized aluminum windows for ease of use and longevity.

### Cladding

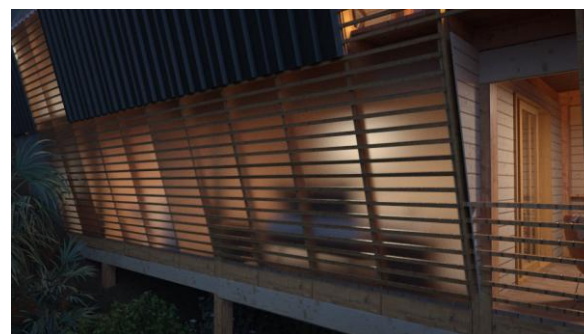
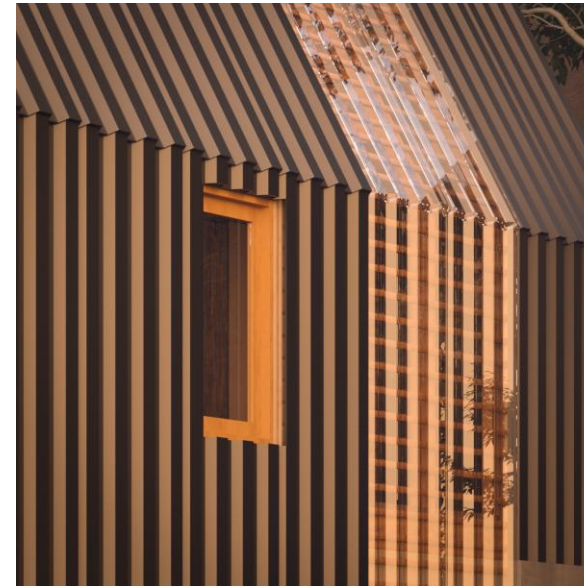
Exterior cladding is through fastened metal roof, either 1.25" Corrugated or R-Panel/PBR-Panel. Translucent panels will match roofing.

### Terrace

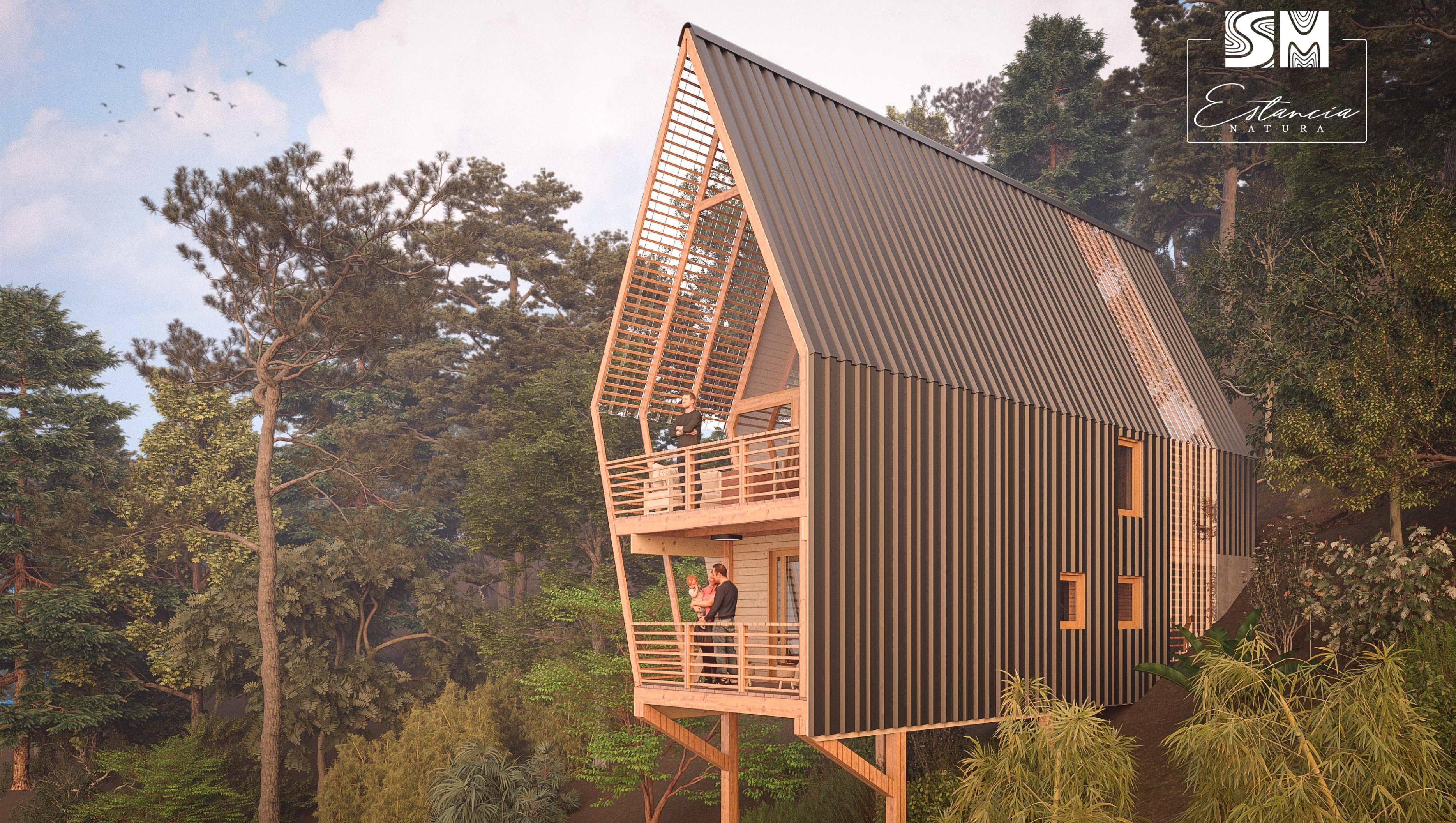
All construction materials will be treated pine for longevity and weather resistance.

### Roof

Roofing is through fastened galvanized aluminum, either 1.25" Corrugated or R-Panel/PBR-Panel. Roofing come ordered to length and will come pre-coated/painted.









# Interior Design



## Key Features

### Walls and Ceilings

All construction is solid wood, utilizing Treated pine T&G and hardwood timber harvested from the farm.

### Doors

Solid Core Treated Pine Doors and Aluminum clad windows and doors.

### Floors

Solid 2x8 T&G Pine Flooring

### Millwork

All Millwork is solid wood, either Pine or locally harvested hardwood.

### Tile Work

Bathroom walls and floor clad in Durock and stone tile. kitchen back splash in tile.

### Furnishings

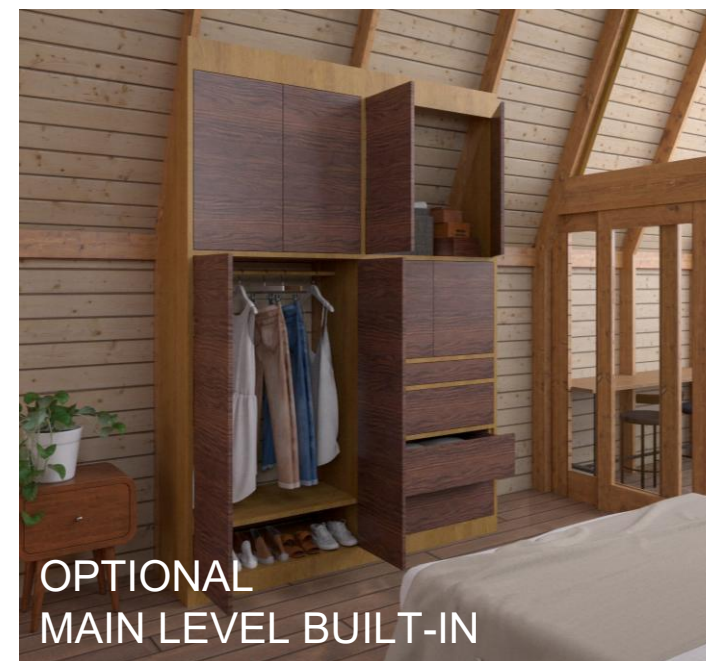
Interior and Exterior Furnishing to be decided, local craftsman can source all your needs!

### Systems

PV system to be installed on Roof and mechanical room. Solar Water Heater is optional.

### Optional

- Main Level custom built-in
- Storage Room under main level
- Charging station for EVs (includes expanded PV system)
- Expanded Kitchen
- Custom Built Furnishing



OPTIONAL  
MAIN LEVEL BUILT-IN





*Estancia*  
NATURA





# Estancia Eco Lodge

## Unit Type A 784 sq (73m2)



MEZANINE

FIRST FLOOR

1. Mezzanine
2. Entry Balcony
3. Foyer
4. 1st Floor Bathroom

5. Closet
6. Kitchen
7. Bedroom
8. Terrace





# Estancia Eco Lodge

## Unit Type B 1372 sq (128m2)



MEZANINE



FIRST FLOOR



BASEMENT

1. Mezzanine
2. Entry Balcony
3. Foyer
4. 1st Floor Bathroom
5. Kitchen
6. Living Room
7. Terrace
8. Flex Room
9. Mechanical Room
10. Under-stair Storage
11. Hall
12. Basement Bathroom
13. Master Bedroom
14. Balcony



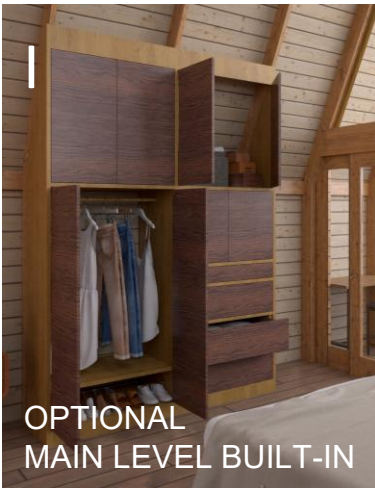


# Fixtures & Finishes



## General Accessories

- A Internal LED Can Luminaire
- B Internal LED Directional Spot
- C Door Hardware
- D Flush Mounted Exterior Light
- E Solid Millwork
- F Switches / Sockets
- G Steele Firepit
- H Extra Large Fan in main room
- I built in closet for main room\*



OPTIONAL  
MAIN LEVEL BUILT-IN

NOTE: IMAGES ARE TO REPRESENT DESIGN INTENT ONLY, ACTUAL ITEM MAY VARY

\* THIS WOULD BE AN ADDITIONAL COST



# Fixtures & Finishes



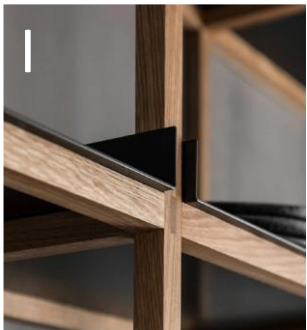
## Bathroom Accessories

- A Black Metal Frame Mirror
- B Stainless Steel Drain
- C Top Mounted Faucet
- D Bathroom Accessories
- E Stone Tile Floor



## Kitchen Accessories

- A LP 2-Burner Cooktop
- B 3.2 cu. ft. Undercounter Fridge
- C Kitchen Mixer Tap
- D Undercounter Basin
- E Kitchen Shelving



NOTE: IMAGES ARE TO REPRESENT DESIGN INTENT ONLY, ACTUAL ITEM MAY VARY





# Cost Summary

<b>La Estancia Eco Lodge A Frame</b>	
<b>UNIT TYPE A 784SF + 1,000 M2 LOT.</b>	
Lot Price.	\$40,000
Site Work & Infrastructure	\$34,000
Building Construction	\$45,500
Doors & Windows	\$4,000
Electrical, PV, Mechanical, Plumbing	\$14,000
Appliance and Fixture Allowances	\$9,500
Finishes and Hardware Allowance	\$3,000
<b>TOTAL (excl. tax): USD</b>	<b>\$150,000</b>

<b>La Estancia Eco Lodge A Frame</b>	
<b>UNIT TYPE B 1,372SF + 1,000 M2 LOT.</b>	
Lot Price.	\$40,000
Site Work & Infrastructure	\$44,000
Building Construction	\$97,500
Doors & Windows	\$9,000
Electrical, PV, Mechanical, Plumbing	\$22,500
Appliance and Fixture Allowances	\$12,500
Finishes and Hardware Allowance	\$4,500
<b>TOTAL (excl. tax): USD</b>	<b>\$230,000</b>

<b>ADDITIONAL COST</b>	
Tax	
Title Transfer Legal Fees	
Survey	
Furniture and Movable Furnishings	
Kitchen Equipment	
Built in Closets Basement Storage /	
Mechanical Room	
Architectural fees for Design Changes	

## DEPOSIT AND PAYMENT TERMS

- 1st payment: 10% Down Payment upon signing of your contract. the Down Payment will secure your location.
- 2nd payment: 30% Is due once all applicable permits for construction have been released. Construction starts upon 2nd payment
- 3rd payment: 30% Is due once the structure of the home is complete, minus doors, windows and interior finishes.
- 4th payment: 10% Is due when Mechanical. Electrical & Plumbing rough-ins are completed and the OWTS (Onsite Wastewater Treatment System) is complete.
- 5th payment: 10% Is due once cabinetry, doors and windows are installed and electrical and plumbing trim-out is complete.
- 6th payment: 10% Is due once construction is 100% substantially complete and prior to move in and use of the property by owner. An owner is not permitted to take possession of the dwelling until the contracted payment is 100% executed. The process for transferring the property title over to your name or desired entity will begin upon receipt the final payment has been made. You will be responsible to all fees related to the transfer of the title, including the costs related to your new survey. Our attorney will handle the process for you, with no hassle.





# Schedule



## CONSTRUCTION SUPERVISION PROVIDED BY EVERGREEN DESIGN-BUILD

Construction Supervision provided by Estancia Natura's in house Design-Build partner, Evergreen. We take care of every detail from start to finish.

Product Flow: 25 Weeks

Final Inspection, Certificate of Occupancy and Owner Hand off.







## A message from the Farmer

Farming is one of the most challenging endeavors one will ever embark on. The Spirit Mountain journey over the last 20 years has taught us how important the land is and how few people really understand the delicate balance of living in harmony with nature. Our family's vision for Spirit Mountain, from day one was always that this farm would be a blessing to all who set foot on it. We've hosted thousands of visitors over the decades and this act of sharing our most favorite place with our friends is what brings us maximum joy.

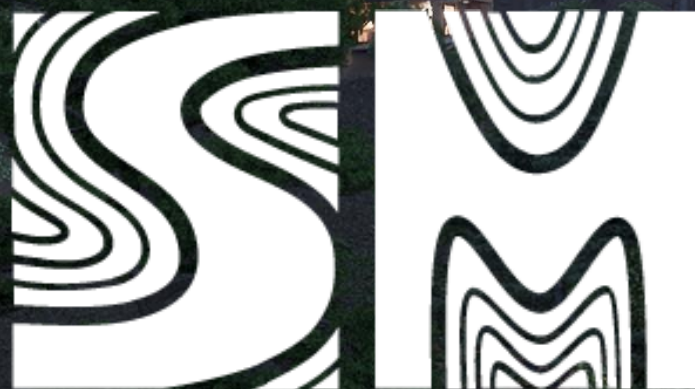
The plantation manager, Delvie Aquino was born and raised next door to this coffee farm. Delvie grew up working the land, picking coffee and learning all sorts of valuable lessons. The partnership that has grown between Delvie and Chad over these past two decades has been a highlight of our journey.

Chad is at his best when he's bringing people together. Whether that's through hosting a group of friends up at the farm or developing an out-of-the-box concept for a client. He keeps a constant focus on helping others flourish in community. As an architect with decades of experience in the Design / Build world, Chad has the exceptional ability to balance beauty with functionality.

Simplicity and the mantra "less is more" drives Chad's design process to leverage the natural beauty often surrounding a project. Chad has designed and built several dream homes for he and his family, each one having more windows and fewer walls than the previous, big enough for friends & family, yet small enough to keep people close. Their current favorite is their 480 SF "off the grid" tree house on the coffee farm!







*Estancia*  
N A T U R A

THANK YOU.



ESTANCIA NATURA  
WEB PAGE