



Investment Proposal

An opportunity to pioneer the future of sustainable luxury.

Executive Summary

An ecological hotel featuring **6 superadobe domes** and a **100% renewable energy system**, located in the tropical rainforest of Samaná.

This proposal offers participation in the project's construction phase with a **guaranteed return and variable bonuses**. The capital is protected by the project's solar system, a tangible and essential asset.

MINIMUM
INVESTMENT

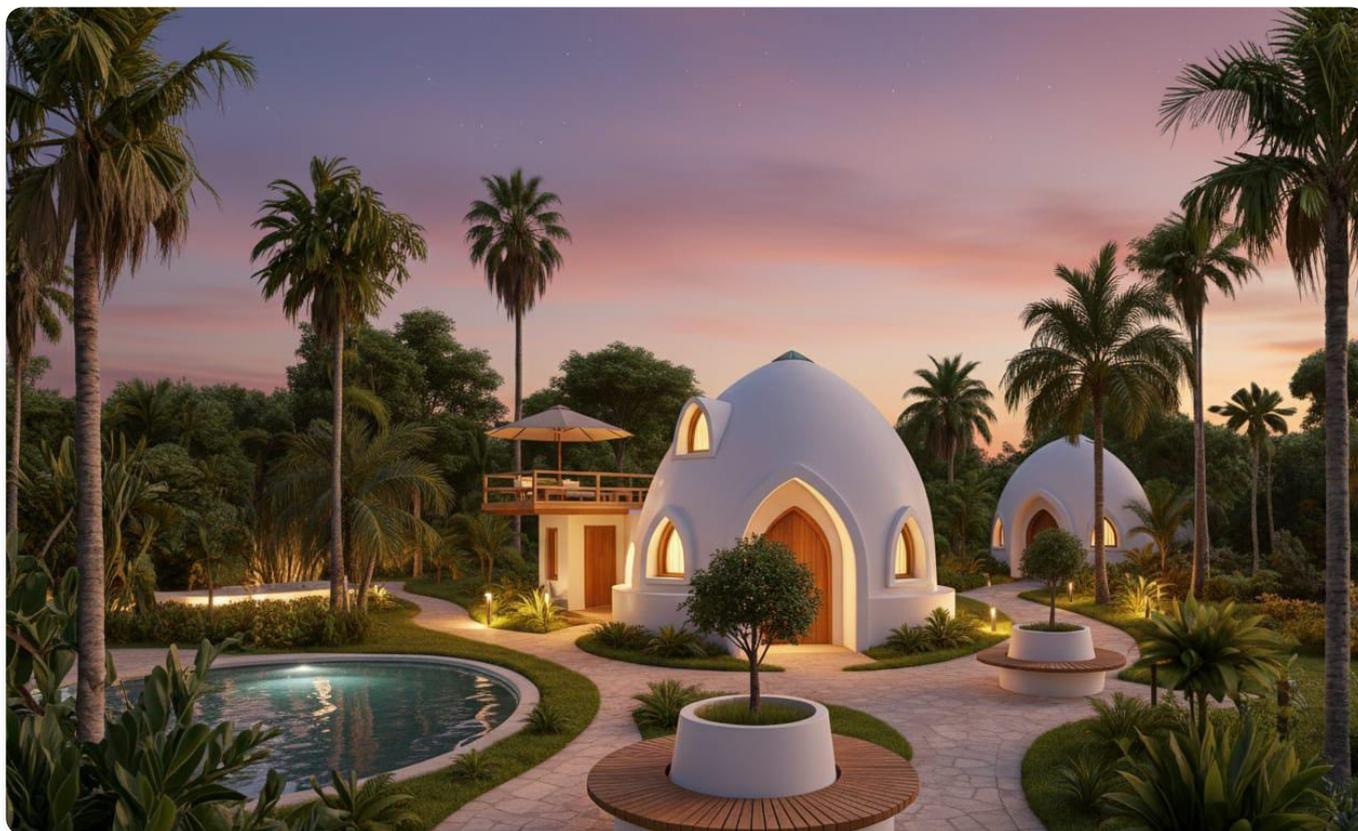
**USD
15,000**

ESTIMATED RETURN

**45% –
70%**
(in 3 years)

GUARANTEE

Solar System



The Market & Opportunity

Booming Tourism

The Dominican Republic welcomes over 7 million tourists annually, with growing interest in ecotourism and authentic experiences.

Ideal Audience

We target international travelers (20–45 years), digital nomads, and couples seeking sustainable luxury, wellness, and exclusive design.

Competitive Edge

A team with over 15 years of experience in premium hospitality and a unique product that responds to regenerative and personalized tourism trends.

Project Concept

- **6 Thematic Domes**
Inspired by moon phases with an exclusive design.
- **Natural Materials**
Earth, lime, and bamboo in sustainable construction.
- **Renewable Energy**
100% solar and we have our own water well.
- **Exclusive Experience**
Lodging for couples and conscious eco-travelers.

Our core values are **comprehensive sustainability**, **technological innovation**, **transformative wellness**, and **cultural respect**.

Investment Structure

Concept	Value	Details
Initial Investment	USD 15,000	Direct participation
Duration	3 years	Fixed contract
Fixed Quarterly Interest	2.4%	USD 360 / quarter
Variable Quarterly Bonus	1.5% – 3%	Based on occupancy
Payment Frequency	Quarterly (Interest + Bonus)	
Total Estimated ROI	45% – 70%	15% – 23% annually

**The USD 15,000 capital is returned in full at the end of the contract.*

Note on Payments: Payments will be made quarterly, within the first fifteen (15) days after the close of each calendar quarter, accompanied by an occupancy report. There is a six (6) month grace period from capital disbursement for construction; profitability begins after this period, once the hotel starts operations.

Business Model & Revenue Streams

Lunari operates on a hybrid and scalable revenue model to ensure the project's resilience and profitability.

Dome Rentals	Superadobe Courses	Event Rentals
Annual Memberships	Gift Shop	Tourist Excursions
Bar & Restaurant		

Profitability Scenarios

Return projections based on interest and bonus over the 3-year contract period.

<p>Low Occupancy (45%)</p> <p>USD 6,685</p> <p>Total Return in 3 Years (37% ROI)</p>	<p>Medium Occupancy (65%)</p> <p>USD 7,920</p> <p>Total Return on Interest and Bonuses in 3 Years (52.8% ROI)</p>	<p>High Occupancy (85%)</p> <p>USD 13,255</p> <p>Total Return in 3 Years (88% ROI)</p>
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Financial Projections (Summary)

Concept	Year 1	Year 2	Year 3
Total Revenue	USD 127,500	USD 171,000	USD 211,000
Operating Expenses	USD 53,700	USD 65,000	USD 77,600
Projected Net Profit	USD 73,800	USD 106,000	USD 133,400

Break-Even Point

Expected to be reached around the **10th month of year 1**, with an occupancy of **45%**.

Investor Benefits

In-Hotel Benefits



5 Annual Nights: 50% discount on the base rate. Requires 30 days advance booking and is not valid during high season or holidays.



Founding Partner: Recognition and priority in future investment rounds.

Financial Security



Protected Capital: The project's photovoltaic solar system as collateral.



Quarterly Payments: Fixed interest and variable bonuses paid every quarter.

 **Rewards Access:** Discounts on food, beverages, tours, and workshops.

 **Preferential Participation:** Invitation to exclusive events and experiences, such as dinners under the moon phases, astronomical observations, and workshops.

 **Flexible Use:** Transferable to direct family members.

 **Legal Contract:** Certified and notarized repayment and guarantee clause. An Investment Settlement Letter is issued upon closing.

 **Transparency:** Quarterly financial reports and certificate of participation.

 **Preferential Renewal:** Right to renew the contract with improved conditions.

Project Projection

Complete infrastructure designed to maximize experience and profitability.

- 6 Active Domes**
Themed luxury accommodation.
- Crescent Moon Pool**
Exclusive architectural design.
- Restaurant Bar**
Sustainable local drinks and cuisine.
- Fire Pit Area**
Nocturnal community experience.
- Telescopic Park**
A place to study the stars and make wishes.

- 6 **Open-Air Cinema**
Nothing better than watching a movie under the moonlight.
- 7 **Reception & Giftshop**
The best place to welcome and bid farewell to our guests.

Full project return on investment: 3 to 5 years

The Team Behind the Project

Lunari is led by a team with over 15 years of experience in customer service, luxury hospitality, and technological development.

Miguel Germán

GENERAL
MANAGEMENT

Strategic vision, branding, and international experience in luxury hotels and cruise lines.

Jorge Moreno

DIRECTOR OF
DESIGN

Architecture, plans, decoration, and construction management with a focus on sustainability.

Wilson Del Rosario

CTO

Automation, web development, smart home tech, and booking platforms.

Invest in Sustainability

A real, ecological, and profitable project. Your investment drives sustainable tourism with a verifiable return.

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