
SECUNDO
ATLAS
DOMINICAN REPUBLIC
COSTA RICA
URUGUAY



ABOUT SECUNDO ATLAS

To be your trusted partner for property investments in destinations with high return potential.

From our dedicated offices, we support investors from all over the world with a turnkey solution for buying property abroad.

We simplify every step of the buying process, from the rigorous selection of properties to the completion of the purchase, with personalised support and optimised rental management along the way.

For our European clients, we also offer an **exclusive financing solution** through our partnership with a recognised financial institution. This offer lets you **benefit from preferential rates** and **finance your property investment with complete peace of mind.**

Our mission:
to let you invest securely, with maximised returns.

With several hundred property transactions to our name, we have helped many investors build and diversify their wealth internationally, with peace of mind and success. Our team is made up of experienced professionals who know the specifics of international markets and local dynamics inside out.

Thanks to a strong network of partners and property specialists, we keep a constant watch on market developments, providing you with strategic analyses and exclusive opportunities in real time.

www.secundo-atlas.com

KEY FIGURES

98%

client satisfaction

Based on 1,642 clients (2024).

10%

net annual yield

Up to 10% net, depending on the properties in this catalogue.

+ 1500

investors supported

Every day, our mission is your satisfaction and your returns.

2009

year founded

Since 2009, Jean-Charles Bodart and his team have shared their expertise.

OUR STORY

2009

Secundo Immo is founded

Its speciality: **selling second-home properties in Spain.**

2017

1,000th sale completed

2022

Diversification and launch of Secundo Atlas

Several destinations added to the portfolio: **Bali, Dominican Republic, Costa Rica, Thailand.**

2023

1,500th sale completed

2025

New destinations: **Marrakech, Uruguay and Mauritius**



OUR SERVICES

IDENTIFYING YOUR NEEDS

Personal consultation
We review your needs with you at a meeting, to understand your preferences.

A COMPLETE MARKET STUDY, FINANCIAL AND TOURISM-RELATED

As an estate agency, our job is to build a **portfolio of certified properties**, in terms of both quality and financials.

In-depth knowledge of our destinations
Every destination added to the Secundo Atlas portfolio goes through a thorough business and tourism analysis: return potential, review of administrative and legal constraints, local dynamics.

LEGAL AND ADMINISTRATIVE SUPPORT

We recommend the lawyer and the notary who will safeguard your legal security.

- Administrative formalities
- Technical management of the property

RENTAL MANAGEMENT

To **invest with complete peace of mind** and secure **successful letting** and an **unrivalled yield**, we manage your property **from A to Z** together with our local partners.

We handle the online listing, guest communication, minor repairs, bookings and every other aspect of management. Enjoy a **safe, profitable and attractive investment!**

A specific rental management contract is signed between the parties, setting out the scope of the assignment, its duration and the fees. This is how we put your villa or apartment on the global rental market, in countries where tourist demand is growing fast.

FINANCING YOUR PROPERTY

To make investing abroad easier, we offer a reliable, secure financing solution designed specifically for Belgian clients.

Through our partnership with a recognised financial institution, you can obtain an **advantageous loan** to finance the purchase of your property, directly from Belgium.

An ideal solution to carry out your project with peace of mind, without tying up all your cash.

We guide you through every step, from the simulation to the loan approval, in close collaboration with our financial partner. A specific contract sets out the financing terms, the conditions, the rates and any guarantees required.

Invest abroad with confidence and complete security.





IN THE PRESS

The press turns to us as experts in property investment in the world's most idyllic destinations:

L'Echo · soir mag · cci mag · Libre ECO · ING Private Banking

TESTIMONIALS

Who better than our happy investor clients to tell you about Secundo Atlas?

"I've just taken "virtual" delivery of my villa in Bali. I'm so happy, and thank you for bringing me into this project. Your partner Magnitude is truly fantastic. Flawless, really. Thank you for everything."

Korin Freson · Bali

"I am especially pleased with my experience with Secundo Atlas. They were highly professional in the search for an apartment in the Dominican Republic for my husband and me. I warmly recommend them to anyone looking to invest in new-build real estate abroad. My life has completely changed, and it's a dream come true!"

Marie Duret · Dominican Rep.

Read all our clients' reviews and testimonials here:

DOMINICAN REPUBLIC



Base map: Natural Earth · Caribbean GeoPortal (CC BY 4.0)

GETTING TO KNOW THE DOMINICAN REPUBLIC

NET YIELD
up to 10%

ENTRY POINT
€67,600

GDP GROWTH
≈ 3.7%

RENTAL MANAGEMENT
Yes

ECONOMY

A growing market

The Dominican Republic is one of the strongest-performing economies in Latin America, with steady growth of around 5% a year. Its economy rests on tourism, real estate, finance and agriculture, and is highly open to foreign investment.

POLITICS

A stable environment for investing

The Dominican Republic enjoys a stable political climate, with a government that favours economic openness and foreign investment. Many reforms have been introduced to simplify property purchase procedures and guarantee legal security for investors.

TRANSPORT

Accessibility and mobility

The Dominican Republic has a modern and well-developed transport network, facilitating access to the main tourist areas and economic hubs. The country has several international airports (Punta Cana, Santo Domingo, Puerto Plata, etc.), offering direct connections to North America and Europe.

LEGISLATION

A secure investment

Foreigners can purchase real estate in full ownership in the Dominican Republic, without restriction. The acquisition is simple and swift, with a legal framework that protects property rights and real estate transactions. Moreover, the country offers an attractive tax regime, with tax and duty exemptions for foreign investors, particularly in certain sought-after tourist and residential areas. It is nevertheless advisable to be assisted by a specialised lawyer to ensure a secure and tax-optimised purchase.

ENVIRONMENT

A natural setting worth protecting

With its white-sand beaches, turquoise waters and tropical forests, the Dominican Republic is a dream destination committed to sustainable development. Faced with the environmental challenges linked to growing tourism, the country has put in place green initiatives to limit the impact of construction and promote eco-tourism. Numerous programmes focus on protecting coral reefs, managing waste and using renewable energy.





Our experts' view

The Dominican Republic offers **tax advantages for foreign investors**, including **property tax exemptions and tax relief for tourism projects**. With a **clear and secure legal framework**, it is an ideal destination for **buyers looking to diversify their assets without complex administrative constraints**.

A fast-growing property market

Strong rental demand, combined with the **constant influx of tourists and expatriates**, guarantees a **high occupancy rate and an attractive rental return**. Villas and apartments located in **tourist areas** such as Punta Cana, Las Terrenas and Santo Domingo offer **rental yields among the most competitive in the Caribbean**.

A booming destination with an idyllic way of life

As well as being **a dream destination to live in or holiday**, the Dominican Republic offers **a property market with real future potential**, where prices remain accessible compared with other Caribbean islands. Investing today means **securing strong long-term appreciation in one of the region's most dynamic markets**.

GARDEN PARADISE



Elegance, nature and tranquillity in an exceptional setting.



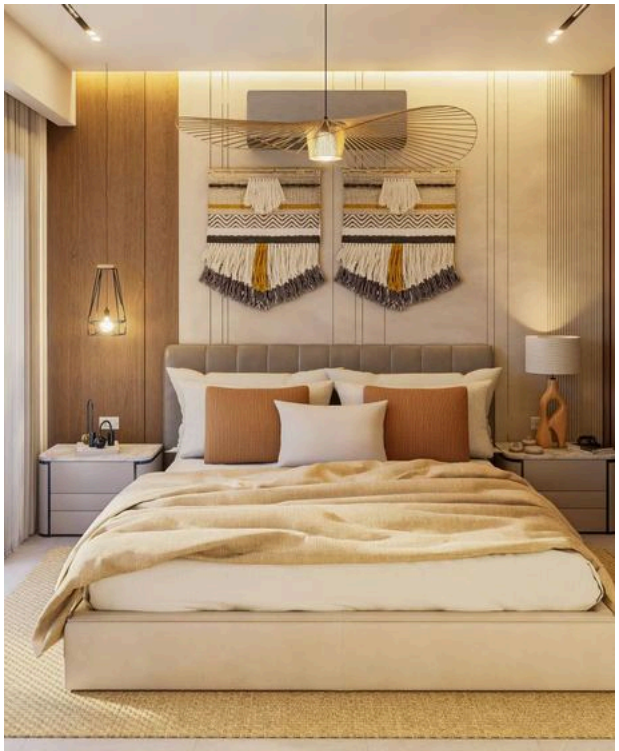
DOMINICAN REPUBLIC

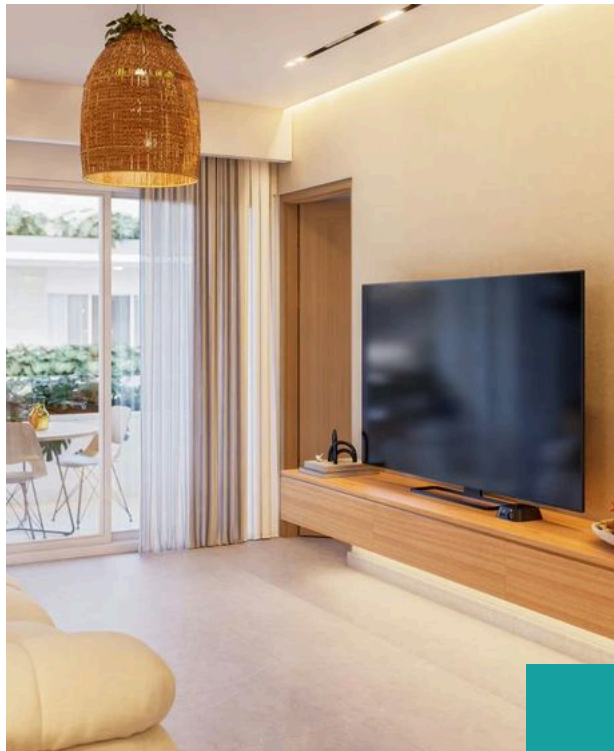
GARDEN PARADISE

Price:	**From €67,600** excl. costs
Bedrooms:	Studio to 2
Surface area:	37 m²

Net annual yield up to 9%

Highlights: Total connection to nature · Privileged location just a few minutes from the Caribbean Sea · Modern, harmonious residences





MAREA
BEACH CONDO



An idyllic setting for living or investing with peace of mind



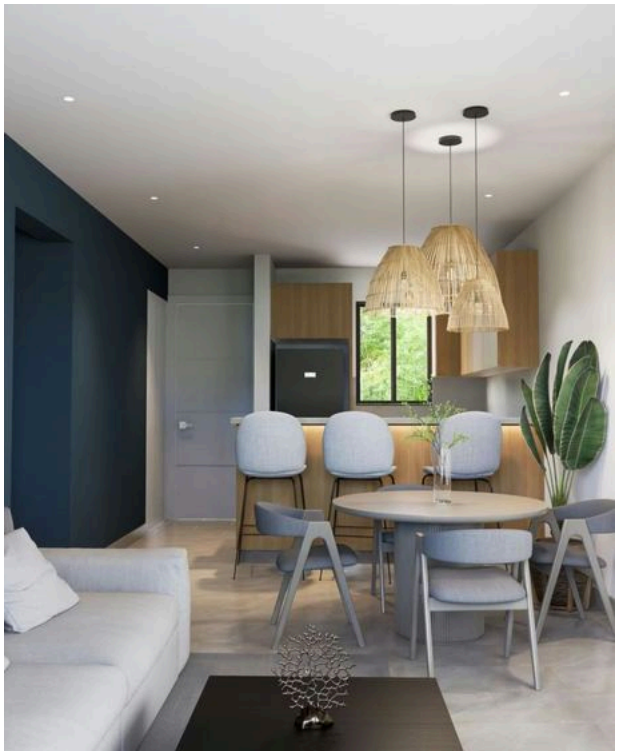
DOMINICAN REPUBLIC

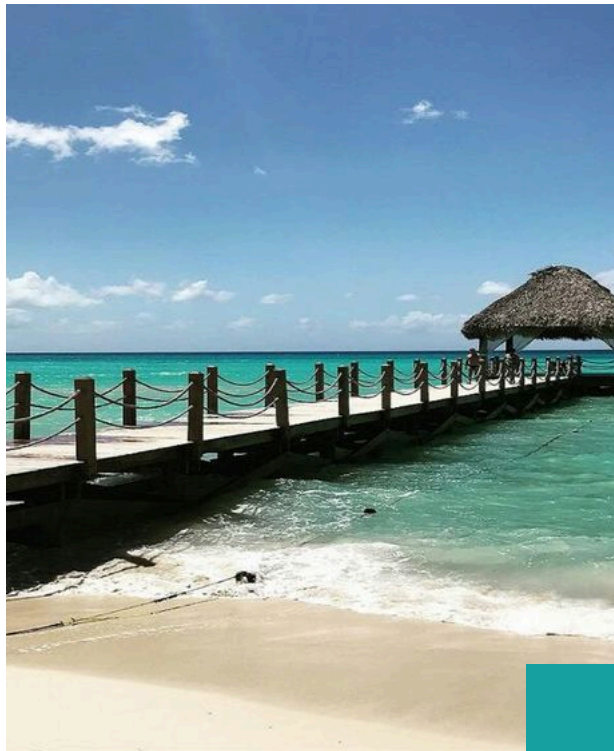
MAREA BEACH CONDO

Price:	**From €120,700** excl. costs
Bedrooms:	Studio to 2
Surface area:	60 m²

Net annual yield up to 9%

Highlights: Rooftop with infinity pool and bar area offering spectacular views · Pedestrian walkway leading directly to Dominicus public beach - Shuttle service · 400 m from the beach





LE NID



Le Nid - Invest in a unique work of art, experience exclusivity



DOMINICAN REPUBLIC

LE NID

Price:	**From €97,550** excl. costs
Bedrooms:	1 to 3
Surface area:	55 m^2

Net annual yield up to 9%

Highlights: Swimming pool with panoramic view · 10 minutes from the beach and restaurants · 24-hour security





THE REEF



Between lush nature and contemporary design, The Reef redefines the art of living in Playa Bonita



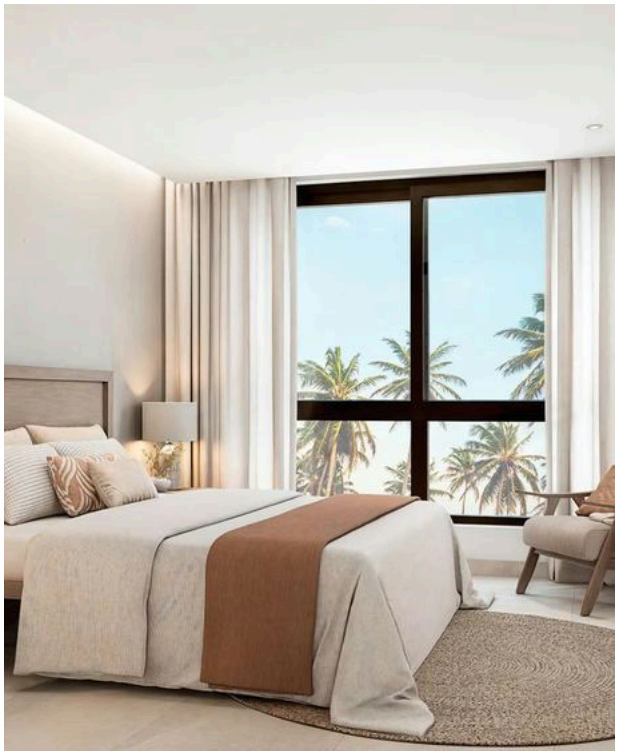
DOMINICAN REPUBLIC

THE REEF

Price:	**From €230,000** excl. costs
Bedrooms:	1 or 2
Surface area:	70 m^2

Net annual yield up to 7%

Highlights: Exceptional location · Spaces dedicated to well-being and sport · A profitable investment





JARDINES DEL LIMÓN



Family homes in El Limon, Dominican Republic



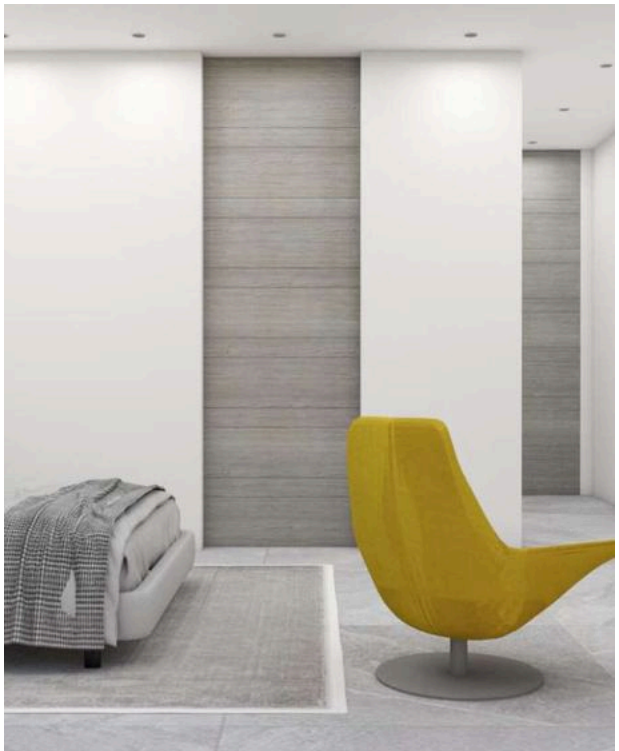
DOMINICAN REPUBLIC

JARDINES DEL LIMÓN

Price:	**From €250,000** excl. costs
Bedrooms:	2 or 3
Surface area:	209 m²
Land:	437 m²

Net annual yield up to 7%

Highlights: from 209 m² living space · 2 or 3 en-suite bedrooms · Private pool





LAS TERRENAS VILLA



4-bedroom villa 3 minutes from the beach



DOMINICAN REPUBLIC

LAS TERRENAS VILLA

Price:	**From €720,000** excl. costs
Bedrooms:	4
Surface area:	385 m²
Land:	520 m²

Net annual yield up to 10%

Highlights: 385 m² of living space · 4 bedrooms · In an idyllic setting near the beach





CAP CANA VILLA



6 or 7 bedroom villas in a dream setting in the Dominican Republic



DOMINICAN REPUBLIC

CAP CANA VILLA

Price:	**From €2,600,000** excl. costs
Bedrooms:	6 to 8
Surface area:	806 m^2
Land:	1,200 m^2

Highlights: A dream setting · Large, fully-equipped homes · High-level investment





COSTA RICA



Base map: Natural Earth · outlines: © OpenStreetMap / geoBoundaries

GETTING TO KNOW COSTA RICA

NET YIELD
up to 10%

ENTRY POINT
€316,000

GDP GROWTH
≈ 3.6%

RENTAL MANAGEMENT
Yes

ECONOMY

A growing market

Costa Rica is one of the most dynamic economies in Latin America, enjoying stable growth of around 4% per year. Its economic model rests on tourism, renewable energy and foreign investment, making it an attractive market. The country boasts a low budget deficit and a business climate conducive to investment.

POLITICS

A stable environment for investing

Costa Rica is often cited as one of the most stable countries in Latin America. Without an army since 1949, it relies on democracy, peace and openness to foreign investors. The government encourages economic development while preserving the environment, making the country a benchmark in ecotourism and sustainability.

TRANSPORT

Accessibility and mobility

Getting to Costa Rica from Belgium is easy: direct flights leave from Paris, Amsterdam, Frankfurt and Madrid, with a flight time of around eleven hours. Two international airports serve the country. The main one, on the doorstep of San José, set a record in 2025 with more than 6.4 million international passengers.

LEGISLATION

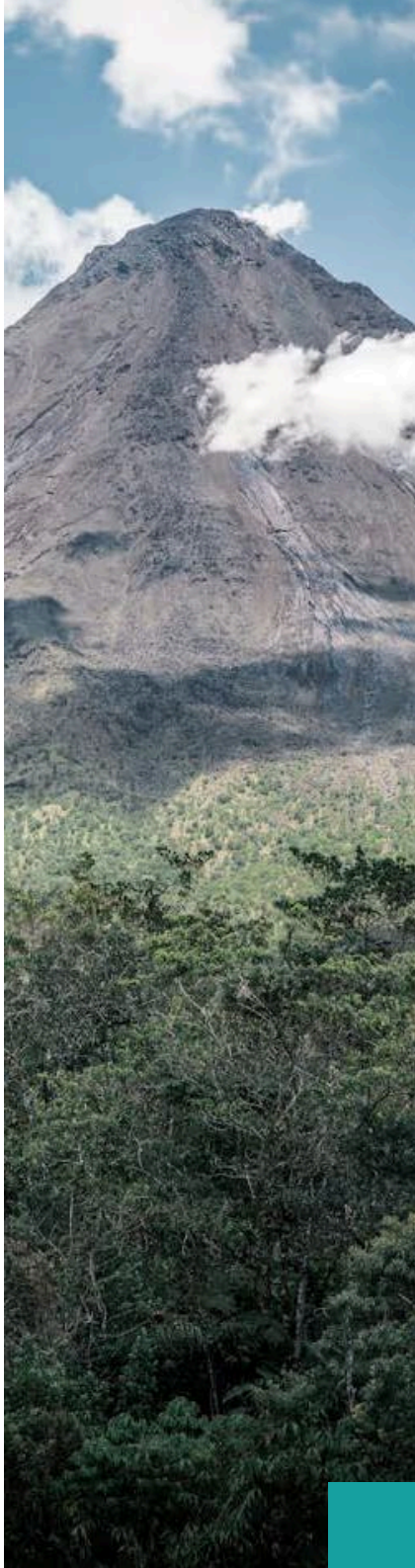
A secure investment

Unlike other destinations, Costa Rica allows foreigners to own property outright, with no restrictions on real estate purchases. You can invest in your own name or through a local company to optimise tax and legal management. Rental leases are flexible, enabling investors to generate income with complete peace of mind. It is nonetheless advisable to be guided by a lawyer specialising in property law to ensure a smooth, secure transaction.

ENVIRONMENT

A natural setting worth protecting

Costa Rica is a world leader in environmental protection, with more than 25% of its territory designated as nature reserve. The country is aiming for carbon neutrality by 2050 and is investing heavily in renewable energy, which already covers more than 99% of its energy needs. Strict urban planning regulations encourage sustainable, eco-responsible construction, an essential criterion for investors keen to preserve the country's natural setting.





Our experts' view

Costa Rica is experiencing **strong growth in property demand**, particularly in tourist and coastal regions such as Tamarindo, Jacó and the Nicoya Peninsula. With a **steady influx of visitors and rising expatriation**, the rental market offers **high yields and near-continuous occupancy**. Investing today means **taking advantage of a market that is still accessible before prices rise in the years ahead**.

A stable, secure country for investors

Unlike other Latin American countries, **Costa Rica stands out for its political stability and attractive business climate**. The clear legal framework allows foreigners to **buy and own property safely**, with no restrictions. What's more, the country encourages foreign investment with **tax incentives and a protective legal framework**.

A sought-after setting and an exceptional quality of life

Costa Rica captivates with its **unspoiled environment, its tropical climate and its laid-back way of life**. Ranked among the countries with **one of the highest happiness indices in the world**, it attracts **expats, retirees and investors in search of an idyllic living environment**. By investing in Costa Rican real estate, you invest in **far more than just a property: a coveted and lasting lifestyle**.

VILLA SELVAMAR



Villa Selvamar - Interior Luxury, Exterior Paradise

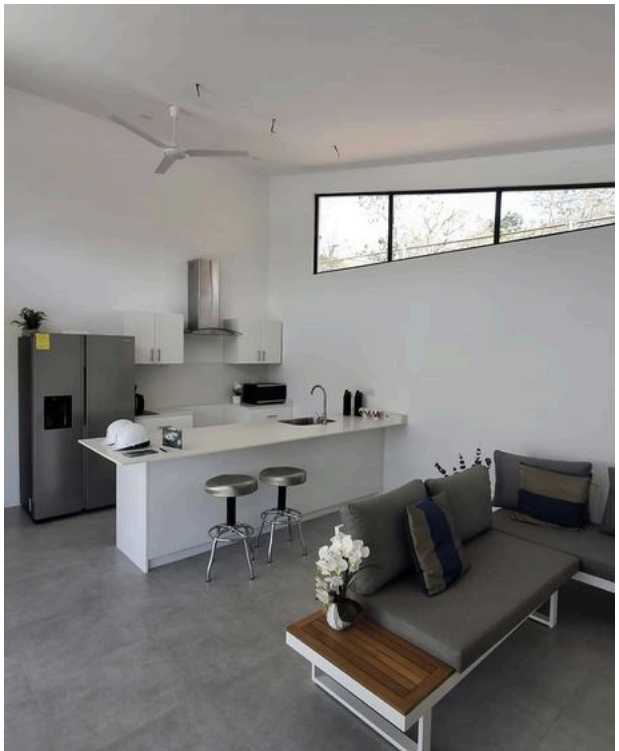
COSTA RICA

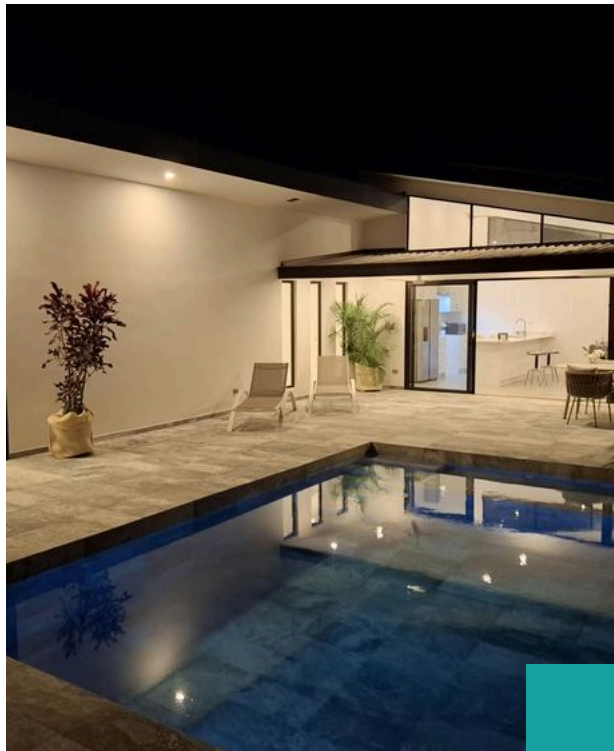
VILLA SELVAMAR

Price:	**From €316,000** excl. costs
Bedrooms:	3
Surface area:	600 m^2

Net annual yield up to 10%

Highlights: Dream location · Secure and Exclusive Community · Excellent investment potential





THE BECOME



Residence located in Nosara



COSTA RICA

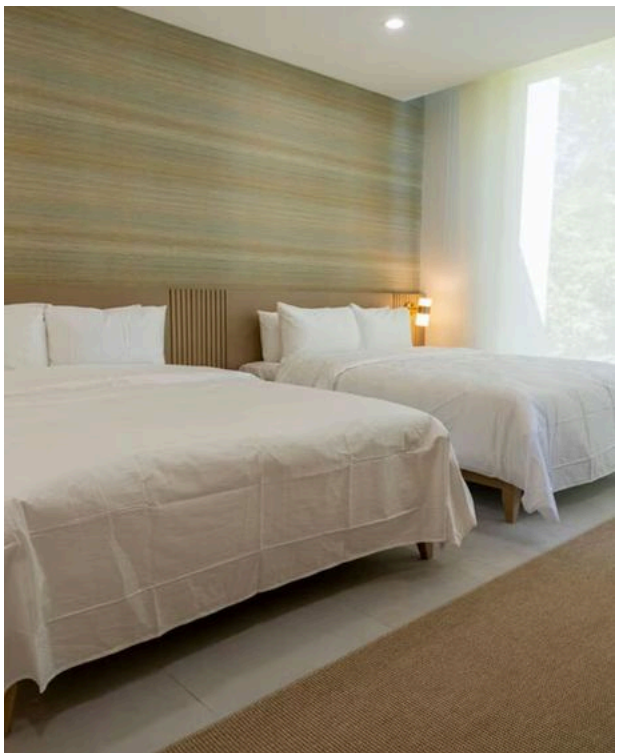
THE BECOME

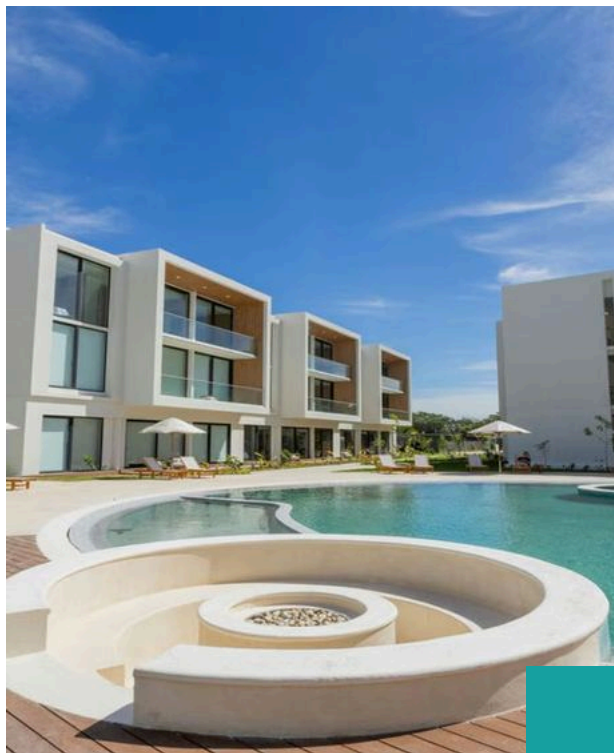
Price: **From €520,000** excl. costs

Bedrooms: 2

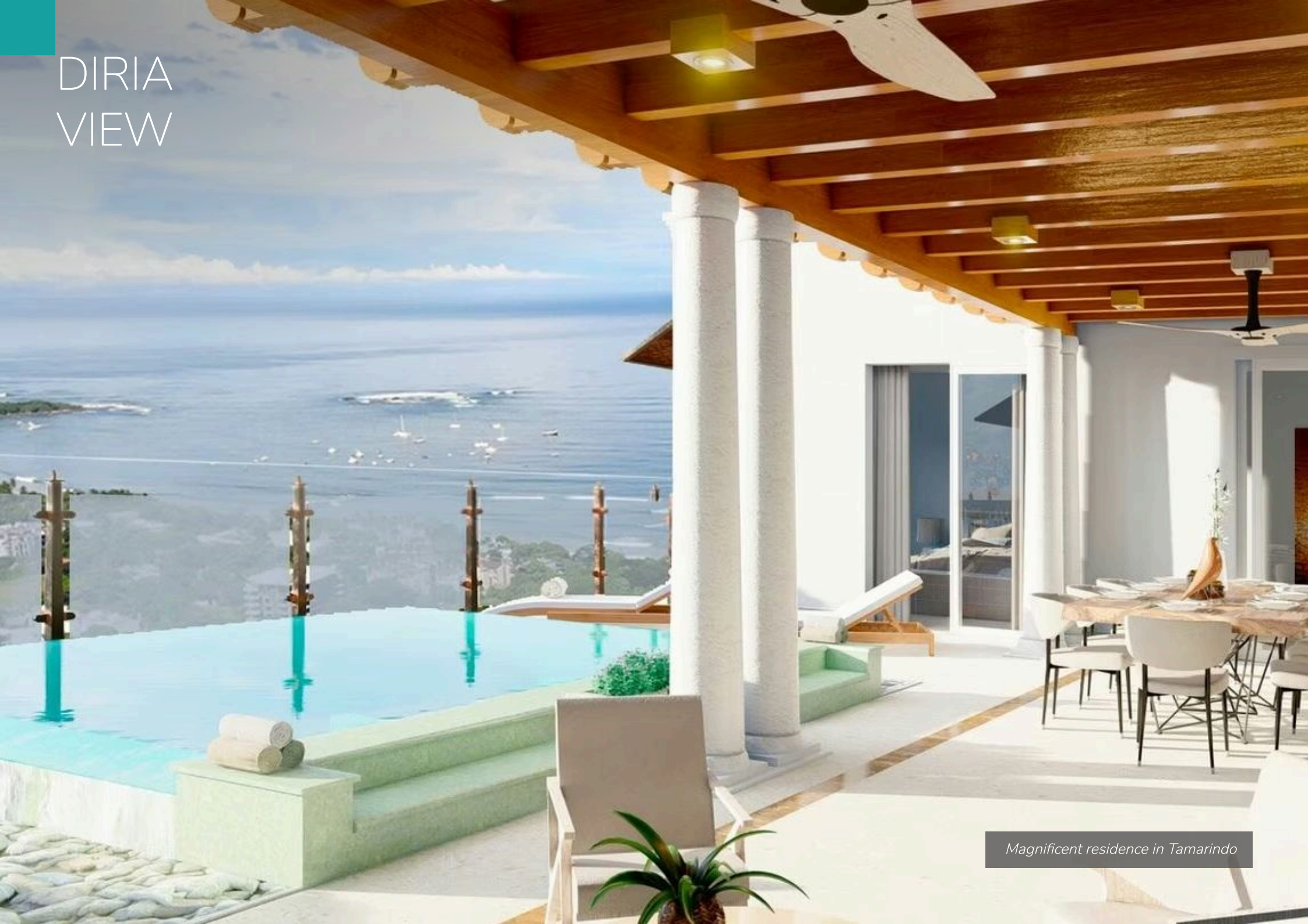
Net annual yield up to 9%

Highlights: In the centre of Nosara · Magnificent estate of over 13,000 m² · 100 m² apartments





DIRIA VIEW



Magnificent residence in Tamarindo

COSTA RICA



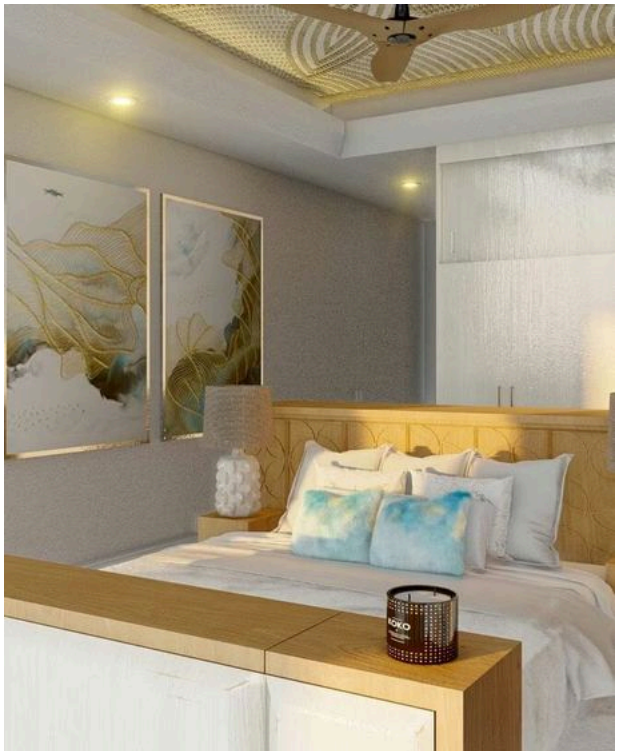
DIRIA VIEW

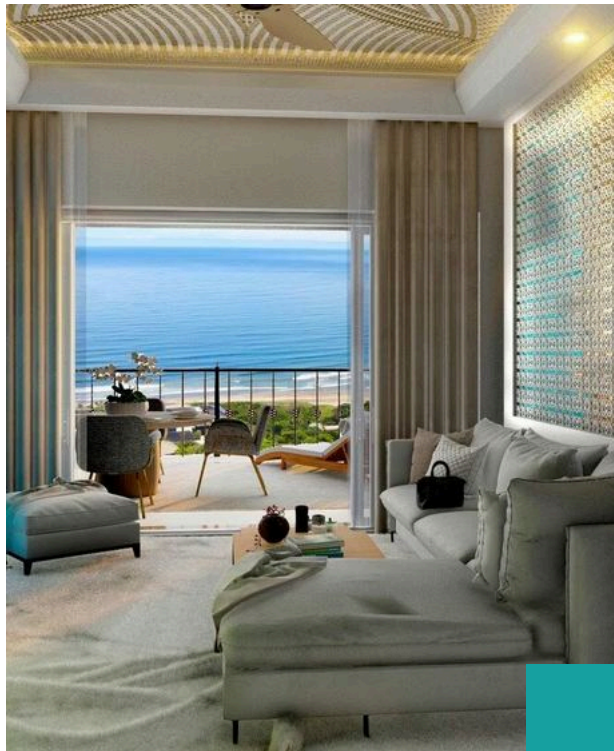
Price: **From €530,000** excl. costs

Bedrooms: 2 to 4

Net annual yield up to 8%

Highlights: Close to the beach and Tamarindo · Secure domain · Exceptional penthouses





OCEAN VIEW



Splendid apartments just a few minutes' walk from Tamarindo



OCEAN VIEW

Price: **From €669,000** excl. costs

Bedrooms: 3

Net annual yield up to 8%

Highlights: Close to the beach and Tamarindo · Breathtaking views · Excellent material quality





VILLA PARADISE



Luxury villa at Hacienda Pinilla



COSTA RICA

VILLA PARADISE

Price: **From €1,598,000** excl. costs

Bedrooms: 5

Net annual yield up to 10%

Highlights: Luxury villa · Numerous sports activities in the area · Secure domain with a range of services





SUNSET HILL



In Tamarindo, vast penthouse for sale with panoramic sea view!



COSTA RICA

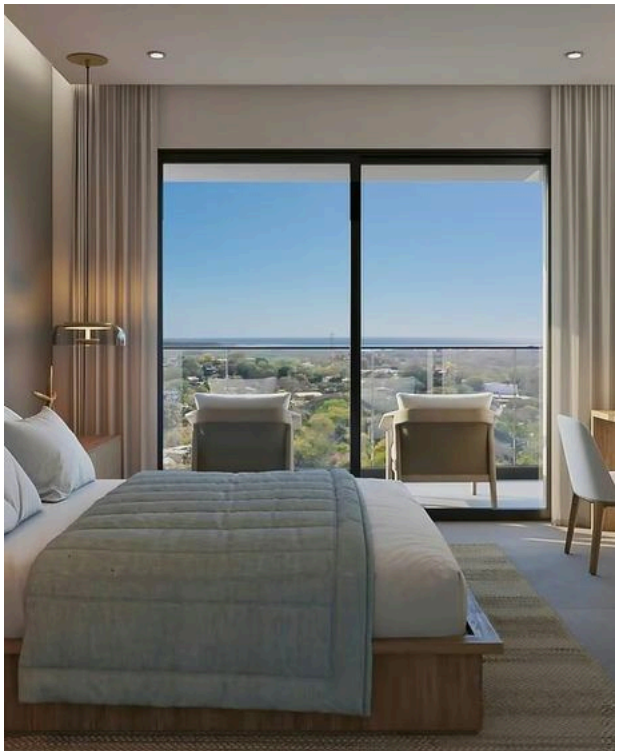
SUNSET HILL

Price: **From €1,899,000** excl. costs

Bedrooms: 4

Net annual yield up to 7%

Highlights: Close to the beach and Tamarindo · Surface area: 423 m2 · Breathtaking views





VILLA HORIZON



Luxury villa at Hacienda Pinilla



COSTA RICA

VILLA HORIZON

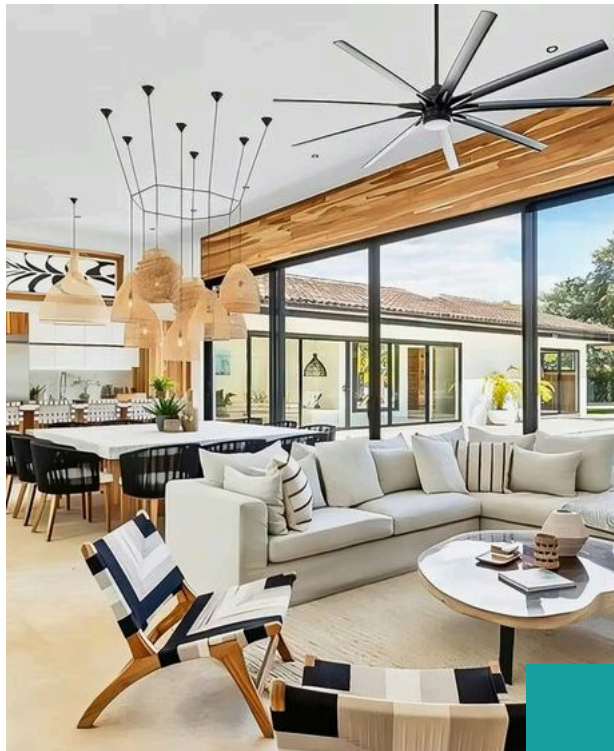
Price: **From €2,599,000** excl. costs

Bedrooms: 8

Net annual yield up to 9%

Highlights: Luxury villa · Numerous sports activities on the estate · Secure estate with a range of services





URUGUAY



Base map: Natural Earth · outlines: © OpenStreetMap / geoBoundaries

GETTING TO KNOW URUGUAY

ENTRY POINT
€150,000

GDP GROWTH
≈ 1.8%

RENTAL MANAGEMENT
Yes

ECONOMY

A growing market

Uruguay boasts a stable and resilient economy, built on agriculture, services and exports. Thanks to prudent macroeconomic management and a modern banking sector, the country is often regarded as the "Switzerland of Latin America". Moreover, the country encourages entrepreneurship and investment, with a climate conducive to long-term value creation.

POLITICS

A stable environment for investing

Uruguay is one of the most stable and democratic countries in Latin America. Ranked among the best for political freedom and transparency, it offers a safe and reliable environment for foreign investors.

TRANSPORT

Accessibility and mobility

The country boasts modern infrastructure, particularly around Montevideo, the capital, and the major seaside resorts. Carrasco International Airport connects Uruguay to the main European and American capitals.

LEGISLATION

A secure investment

Uruguay allows foreigners to acquire real estate in full ownership without restrictions. It is possible to buy in your own name or through a company. The country offers a reliable legal framework, with a centralised land registry, solid guarantees and easy access to competent legal professionals. Taxation remains attractive: no wealth tax and no double taxation on foreign real estate income. In addition, tax-resident status can offer interesting advantages for investors.

ENVIRONMENT

A natural setting worth protecting

Uruguay is a pioneer in ecology in Latin America. Nearly 95% of its electricity comes from renewable sources (wind, solar, hydro). The country is committed to a policy of sustainable development, with careful management of resources and deep respect for the environment. Many real estate projects embody these values, with eco-responsible construction, sustainable materials and a low carbon footprint. The natural setting, between wild beaches, lush countryside and protected lagoons, appeals to lovers of nature and tranquillity.





Our experts' view

With a recognised quality of life and strong appeal among retirees, expats and digital nomads, **Uruguay stands out for the stability of its rental market**, particularly in Montevideo, Punta del Este and the sought-after coastal areas. **Well-located properties, city-centre apartments, houses near the beach or gated residences, offer attractive returns**, especially in high season. Demand, driven by upscale tourism and a growing foreign population, **ensures a solid occupancy rate and medium-term appreciation potential**.

A destination favoured by expats and prudent investors

Thanks to its stability, its **high standard of living** and its low level of corruption, Uruguay attracts an international population in search of security, serenity and **long-term wealth-building opportunities**.

An environment that fosters freedom and investment

Uruguay offers a setting unlike any other in Latin America, where individual freedom, **political stability** and **economic openness** go hand in hand. Investing in Uruguay means backing a **modern, safe and forward-looking country**.

MANGLAR ALBOR



Manglar ALBOR - The art of living in Punta del Este



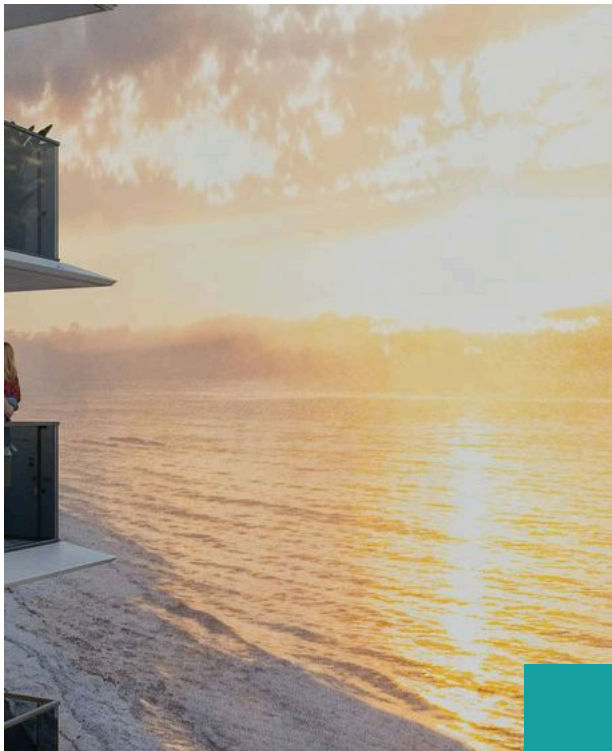
MANGLAR ALBOR

Price: **From €150,000** excl. costs

Bedrooms: 1 to 3

Highlights: Spectacular double-height entrance hall with designer reception desk · Panoramic rooftop with hanging garden · Admire the sunrise over the ocean and the sunset over Punta del Este







GARDEN PARADISE



MAREA BEACH CONDO



LE NID

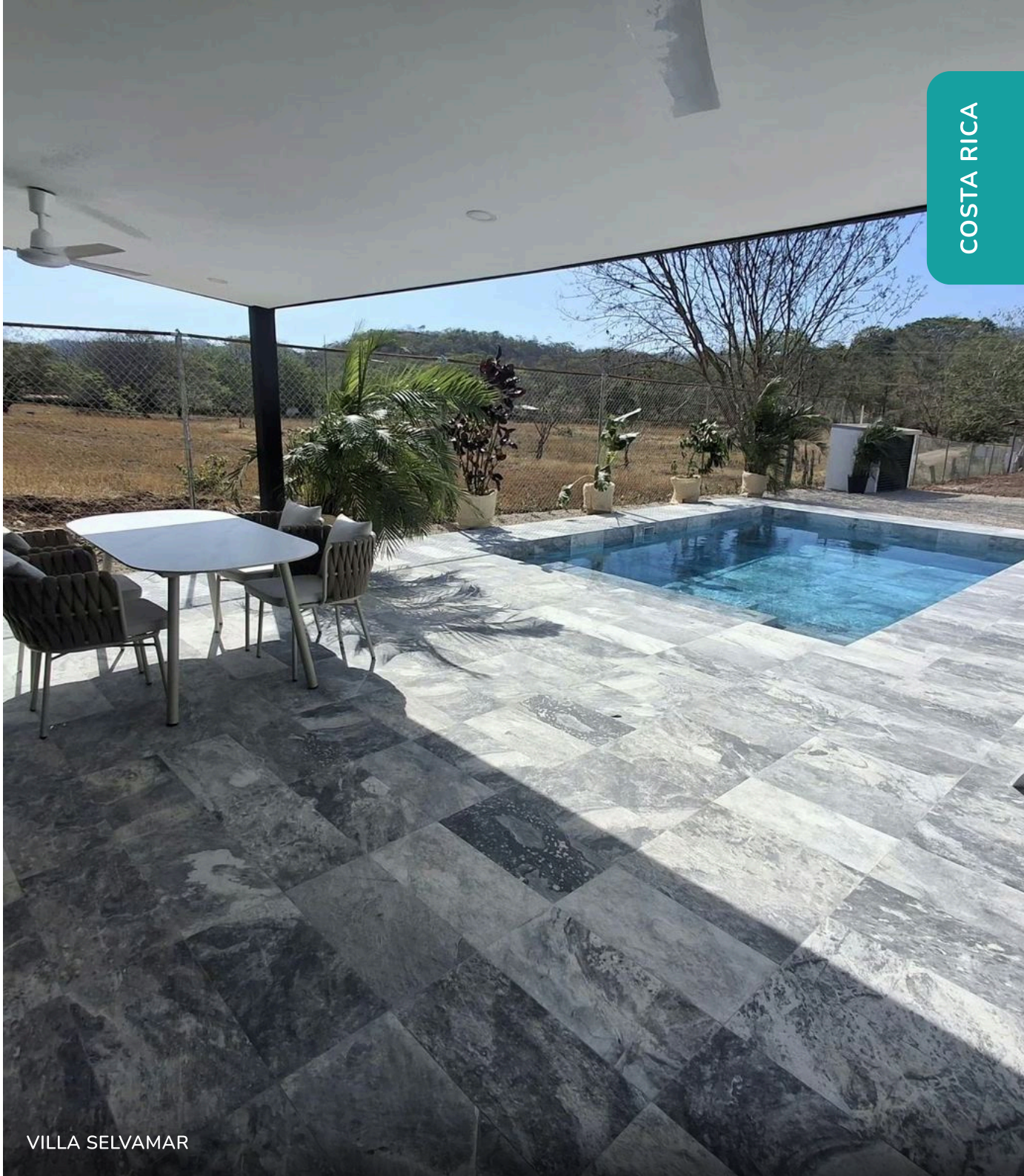
DOMINICAN REPUBLIC



THE BECOME



DIRIA VIEW



VILLA SELVAMAR

COSTA RICA


MANGLAR ALBOR


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URUGUAY

SECUNDO
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