

SOURCES CONFIDENTIELLES REP DOM

Corinne Bouygues does not appear to be a resident of Dominican Republic or to have a local tax identification number. Sergio Erlich has Dominican tax id 532622434 but he is not a Dominican citizen. This person has no real estate or companies registered in his name.

1. Properties in Calle Isabel La Catolica

Isabel La Catolica #4

This house is known to the main residence in Santo Domingo of Corinne Bouygues. It is described as a large colonial mansion. The broker who sold her the house provided us with the following intelligence about the recent history of the property.

In about 1981, a Dominican by the name of Floris Reyes Gomez de Jesus became the owner of the house. In about 1990, the government expropriated it from him; the broker was not sure of the reason for this, but speculated that it was to settle a tax debt. The house remained empty from that point on until about 2008 or 2009, when Corinne Bouygues bought it for about US\$1 million and began to renovate it. When she became interested in it, she spoke directly to President Leonel Fernandez, who made arrangements for it to be sold to her.

However, there is an ongoing problem regarding the previous title owner. Floris Reyes Gomez de Jesus was still the legal owner of the house at the time she bought it, because the government had not transferred the title after the expropriation. According to the broker, Bouygues is believed to be waiting for a presidential decree regarding the expropriation so that legal title can then be formally transferred to her.

Isabel La Catolica #2

This is an apartment building next door to #4. The broker told us that Corinne Bouygues bought this building about 2013. When she was renovating #4, she put in a swimming pool, but the residents of the higher floors of #2 could down look onto the pool area. To protect her privacy she built a high wall around the house, and this caused a dispute with the occupants and the owner of the apartment building next door. The owner was a well-known and well-connected lawyer called Jose Armando Bermudez. To put an end to the dispute, Bouygues bought the apartment building for about US\$2 million.

<https://www.lacatolicaresidences.com/>

& p.136-143 de https://issuu.com/aaarevista.ventas/docs/aaa083_84web

Isabel La Catolica #9

This is a smaller house across the street from #4. According to the broker we spoke to, Corinne Bouygues bought it about two years ago and paid about US\$280,000 or US\$300,000. The house has a sign outside the front saying "CID Films", and it is believed that Sergio Gobbi uses this property as his office.

Ownership

Isabel La Catolica #2 and #4 both appear on the same plat map or cadastral map: it is Block 437, Cadastral District #1. Isabel La Catolica #9 appears on Block 438, Cadastral District #1.

We have identified the owners by going through all the properties, one by one, that are recorded in Blocks 437 and 438 of Cadastral District 1 in the Land Registry.

However, we were not able to make copies of these records, or photograph them. The Registry officer said that it needs to provide written authority from the registered owner before they will give copies of the deeds. The only other way to get them is via a court order.

All three are Dominican companies:

- #4 is owned by Inversiones Awin SRL.
- #9 is owned by Inversiones Awin Isa 9 SRL.
- And #2 is owned by Inversiones Awin Isa 2 SRL.

Approche valorisation

Prix de vente actuel, déterminé par entretiens confidentiels (approche indirecte locale) réalisés en juin 2025, il est déterminé que le « propriétaire français » met en vente l'ensemble de l'immeuble (9 appartements) pour 8.5 MUSD.

Une annonce de vente de l'appartement de 231 m2 à 9810€/m2 (2,2M\$) est trouvée en ligne <https://do.green-acres.com/en/properties/house/santo-domingo/As9jnkW8uztk470q.htm>

Son prix au m2 n'est pas retenue car totalement disproportionné du prix médian pour un appartement donné par PROPERSTAR.

<https://www.properstar.fr/republique-dominicaine/prix-immobilier>

2. Property in Casa de Campo

The property is described as a villa named “Coral” located in Casa de Campo. Casa de Campo is a large, exclusive gated community on the Caribbean Coast, about 90 minutes’ drive from Santo Domingo.

The property address is Minitas 35, but it is actually a double lot – lots 35 and 36. Also, it is actually not in the Minitas section of Casa de Campo, but in Ensenada.



Photographs of the exterior show a coral wall, a white door, and the name “Coral Villa”.

The legal description of the property is 84/321, Cadastral District 2/5, La Romana. This is legal description for almost all of Casa de Campo, which comprises many hundreds if not thousands of houses. Most of Casa de Campo has not yet been legally subdivided into individual lots.

We located two companies in La Romana called **Awin La Romana SRL** and **Awin Cars SRL**. It is possible that these two companies own, respectively, the Coral villa and the cars that CB uses in DR. Foreigners who do not have a Dominican tax number are not allowed to buy cars in the DR; many people get round this by incorporating a company to own the cars instead.

Approche valorisation

"Selon les informations que j'ai pu recueillir — notamment auprès d'une agence spécialisée dans l'immobilier de luxe — la valeur de cette propriété pourrait raisonnablement se situer autour (ou plus) de 10 millions de dollars américains.

Le terrain seul, situé dans la zone exclusive de Punta Minitas à Casa de Campo, pourrait valoir plus de 2 500 USD/m², car il s'agit d'un emplacement aujourd'hui quasi-introuvable dans la station. Quant à la villa, il est probable qu'elle dépasse les 700 m² de construction, sans compter les annexes, services, œuvres d'art ou autres aménagements de prestige. La construction de très haut niveau dans cette zone peut coûter entre 2 500 et 3 000 USD/m².

Bien entendu, ce sont des estimations générales, mais elles sont alignées avec les réalités actuelles du marché.

Cela dit, si cette villa devait être mise en vente, sa valeur pourrait être légèrement inférieure, en raison du coût d'opportunité et de la grande offre de propriétés de luxe développées au cours des dix dernières années dans différentes régions du pays, notamment à Casa de Campo, Punta Cana, Cap Cana, Río San Juan , entre autres.

Le couple Gobbi a été vu en janvier 2025, donc cette résidence n'a pas été vendue. »
