

Pangea®  
EXCEPTIONAL LIVING



# Exceptional Living

In order to define "Exceptional Living" we invite you to just imagine for a moment that "Exceptional" is more than just luxury. It is the right balance of space, material selection, design, views, light, sounds, smells, textures and the harmony between nature and architecture.

Careful attention to the individual elements and flawlessly understanding of the impact of each one of them individually and as an interplay creates homes where no attention to detail was missed.

From the color pallets, light-plans, interior design, climatization, confort, user-friendliness, aesthetics, safety and security to maintenance program, concierge service and countless other details, all create what we call "Exceptional". Moreover the uniqueness of being set in a high-end completely finished urbanization and its infrastructure, a cobbled drive, tropical vegetation, and ambient streetlights is unseen and hence "Exceptional".

Welcome to our world, welcome to Pangea

# LIV EXCEPTIONAL

BY

*Pangea*<sup>®</sup>  
EXCEPTIONAL LIVING

- Only 4 Exceptional Villa
- Private and gated hilltop Urbanization
- 180 degrees panoramic Atlantica Ocean views
- Breathtaking Sunrise
- Full Turnkey Delivery
- Top brand Contruction and Furniture materials from Europe.
- Lush Gardens with waterfeatures
- Smart Home Devices
- Infinity Pools
- Caribbean Pool Gazebo with Exterior Kitchen
- Romantic Fire Pit
- Concierge Service
- Maintenance Program
- Strict community Rules





Rangea

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# CONTEMPORARY MEDITERRANEAN DESIGN

WITH COLONIAL DETAILS & CARRIBEAN TOUCHES

With plots between 2025 and 2250 M2 , the project LIV EXCEPTIONAL will boast immaculate designed villas with build surfaces of 1100 M2. The terraced platforms that have been created guarantee optimal views on a hill-setting with breathtaking ocean views and mesmerizing sunrises in a tropical lush setting. All homes will be delivered in a Turn-key fashion. The building materials, finishes and furniture are European of the finest standards.

CREATING BESPOKE CARIBBEAN HOMES



BY APPOINTMENT TO  
H.R.H. THE PRINCE OF WALES  
MANUFACTURER AND DISTRIBUTOR  
OF CERAMIC TILES AND BUILDING PRODUCTS.  
PORCELANOSA GROUP LIMITED

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**R**  
REYNAERS  
aluminium

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**GESSI**<sup>®</sup>

**fitwall**<sup>®</sup>  
MINERAL DECORATIVE PANELS

**FERMAX**

**SCHÜCO**

**GAGGENAU**

**FLOS**

**SIEMENS**

**JUNG**

  
EICHHOLTZ

 DELTALIGHT<sup>®</sup>

**Poliform**

**Quooker**<sup>®</sup>  
THE BOILING-WATER TAP

 **DAIKIN**

**KRION**<sup>®</sup>

 **DEKTON**<sup>®</sup>  
designed by COSENTINO

 FritsJurgens<sup>®</sup>

**CASAMBI**







# A sneak preview

Once you pass through the man-gated security entrance with a cascade, you will drive up the cobble interior road that will lead to the Villas, after having parked your car under the roofed parking, the walkway will lead to the 7-meter-high majestic entrance. You will step into your home crossing the bridge over the water-feature leading to an antique large double door. From inside the sumptuous hallway you will notice the large open living room that boasts the most breath taking views to the tropical forest and the Atlantic Ocean. The living is 12 meters wide, offers a double ceiling height, windows from floor to ceiling and an open plan to the exterior living terrace, connecting to the left reveals itself a large sleek Italian kitchen. Indoor dining, exterior dining, a walk-in fridge, pantry and a laundry room complete this section of the house. Outside you will enjoy large terraces that will invite you to use the romantic cosy fire-pit, the sunken pool bar or the fully equipped exterior kitchen. The pool in the centre of residence offers a Jacuzzi area and is designed as an infinity pool. The ground floor level further offers one large guest suites and a state of the art Home Cinema. After you have mounted the modern open staircase you will land in the library area that overlooks the open floor to the living room. To the right there are two further large guest suites and to the left you enter the semi open plan main suite of 85 m<sup>2</sup> offering a sunrise through the large windows that will be hard to forget. Only the best materials have been selected for this bespoke home. You will never want to leave... Welcome home, welcome to Pangea

# Groundfloor

- ① Fire Pit
- ② Pool
- ③ Pool Bar
- ④ Exterior Kitchen
- ⑤ Terraces
- ⑥ Suite Terrace
- ⑦ Exterior Living
- ⑧ Exterior Dining
- ⑨ Kitchen
- ⑩ Living Area
- ⑪ Guest suite 1
- ⑫ Home Cinema
- ⑬ Entrance
- ⑭ Hallway
- ⑮ Staircase
- ⑯ Guest Toilet
- ⑰ Walkin Fridge
- ⑱ Pantry
- ⑲ Laundry Area



# Upper floor

- ① Staircase
- ② Connecting Bridge
- ③ Guest suite 2
- ④ Guest suite 3
- ⑤ Suite Terrace
- ⑥ Suite Terrace
- ⑦ Main Bedroom
- ⑧ Main Bathroom
- ⑨ Main Walkin
- ⑩ Open Floor

Suites: 4  
Build size: 899 m<sup>2</sup>  
Terraces: 243 m<sup>2</sup>  
Total build: 1.142 m<sup>2</sup>  
Plotsize: 2.000+ **m<sup>2</sup>**

















Pangea SRL is a family-run property developer with European roots. We design and build houses that feel like homes. With over 65 years of international experience under the belt in many European and South-American countries, we are proud to be soon releasing our first residential high-end villa project in the Dominican Republic where Exceptional Living is our Credo. Our residences are sold in a turnkey condition. Fully furnished inside and out with complete interior design and tailored fittings

While every project is a world on its own, our base philosophy will never change. We believe: "a home should be somewhere you are at ease from the moment you walk in"

The place where everything from the interior, the feeling of your feet touching the floor and even the fragrance of the surroundings should make you feel relaxed and warmly embraced.

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# Samaná, a Destination for Connoisseurs

With the most beautiful beaches in the country, low density building, no vertical development, the province of Samaná has managed to keep its enchanting wild nature combined with an international environment in Las Terrenas. Laid back yet Boho Chique, once you have had a taste of it, you will wish for more

# Boho Chique

Las Terrenas is still one of these hidden gems where enjoying life is the greater value. Beachclubs or just a pristine unspoiled beach.

Dressed-up or perhaps not today. Las Terrenas is a place where the value of time, a friendly smile go hand in hand with enjoying nature and the ever growing gastronomic offerings



# Unique Location

Elevated above the ocean yet only less than 5 minutes away from the beaches, set on a hill will close proximity to the town. The villas are build the lush tropical forest. The breathtaking views make this a one of a kind location where you will find the balance of peace and the convenience of proximity to amenities. Not by chance but as a result of carefull selection this is the unique location of Pangea.



# Location

## Beaches:

Playa Carolina	3 min
Playa Esperanza	5 min
Playa Portillo	5 min
Playa Poppy	8 min
Playa Ballenas	10 min
Playa Bonita	12 min
Playa Coson	12 min

## Airports:

EL Catey	20 min
Santo Domingo	1,5 hours

## Amenities:

- Supermarkets
  - Restaurants
  - Pharmacies
  - International Clinics
  - International Schools
- All with a 10 minute drive



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