



GRAN COSÓN

SAMANÁ



More than a lifestyle resort, GRAN  
COSÓN is a sanctuary devoted to well-  
being and a life fulfilled.

# — Content —

1 — Life in Gran Coson

2 — Location

3 — Master Plan

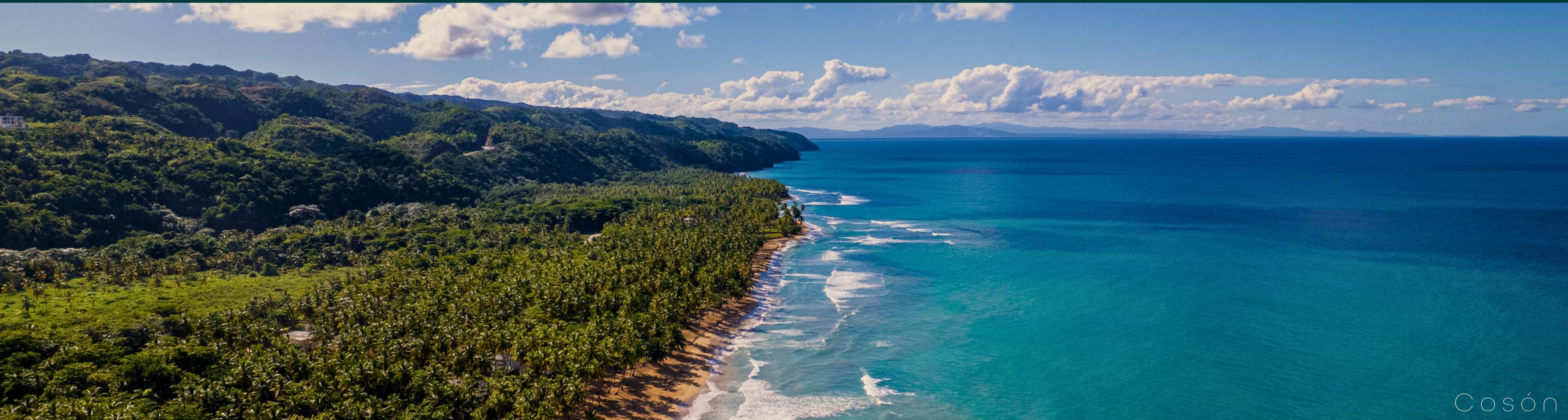
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## TROPICAL EDEN WHERE WILD ELEGANCE INSPIRES

At GRAN COSÓN, we are dedicated to cultivating a sanctuary that enhances the human experience and fosters community well-being through a holistic approach to design and hospitality.

Nestled in one of the Dominican Republic's most naturally privileged beachfront locations—Playa Cosón—GRAN COSÓN is a resort community with sustainability and conscious living at its core.

Our wholly owned residences offer enduring value, blending advanced environmental design, world-class amenities, and seasoned third-party management, all backed by the award-winning Preferred Hotels & Resorts brand.

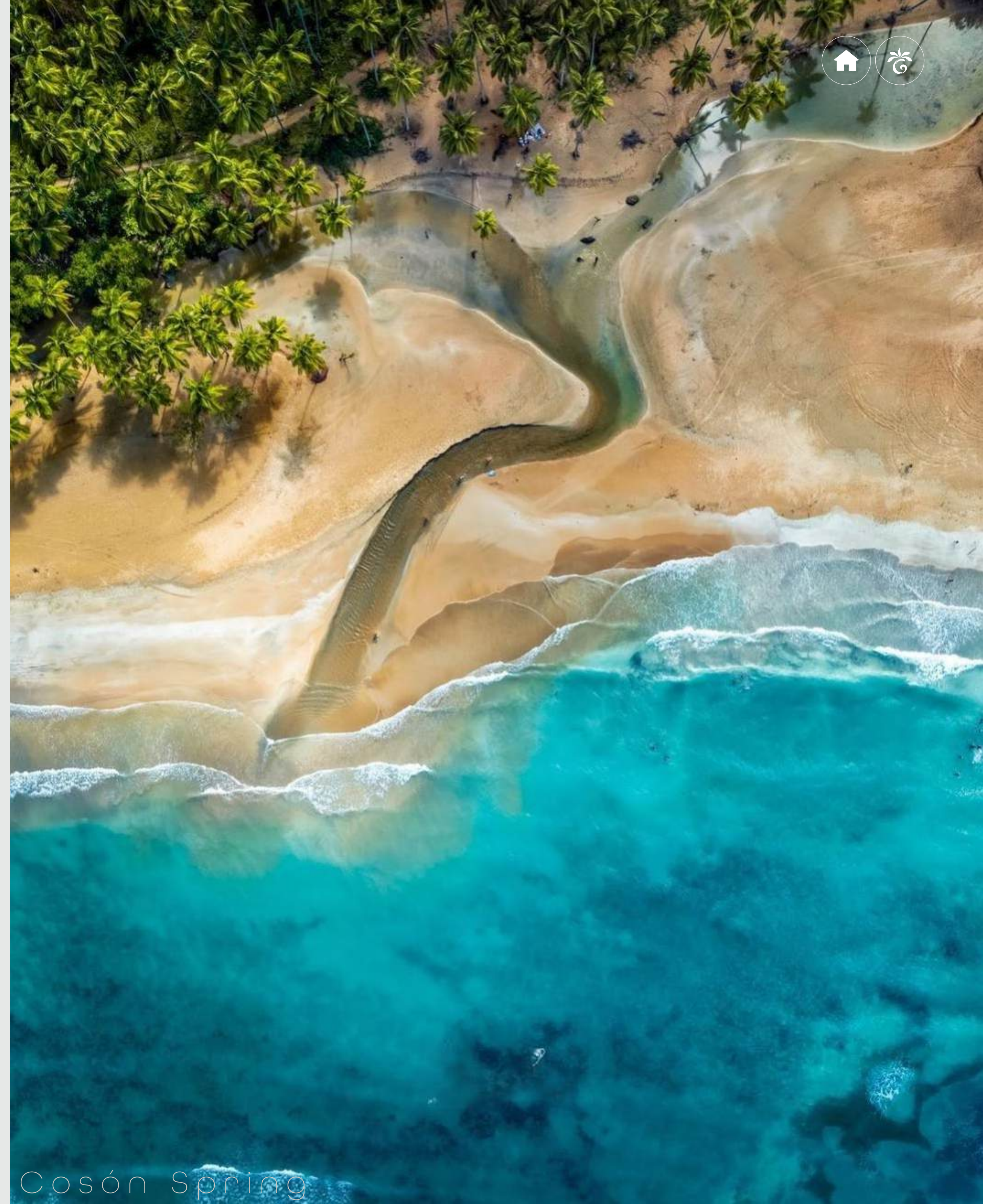
This tropical Eden, lovingly cared for over decades, is now ready to be shared with those who seek the joy of living in harmony with nature. Life here is imagined within what was once a coconut plantation—and now becomes our shared backyard.



Just a stone's throw from the vibrant, multicultural town of Las Terrenas, GRAN COSÓN is nestled between the Samana Sierra and Cosón Beach — a landscape that will be both preserved and enhanced through thoughtful architecture and native landscaping, designed to attract local bird species and support endemic plant life.



# LOCATION



A scenic ride away...



AREA



From the Highway  
to the Beach

LINEAR  
BEACHFRONT



200 m  
(656 ft)

LOCATION

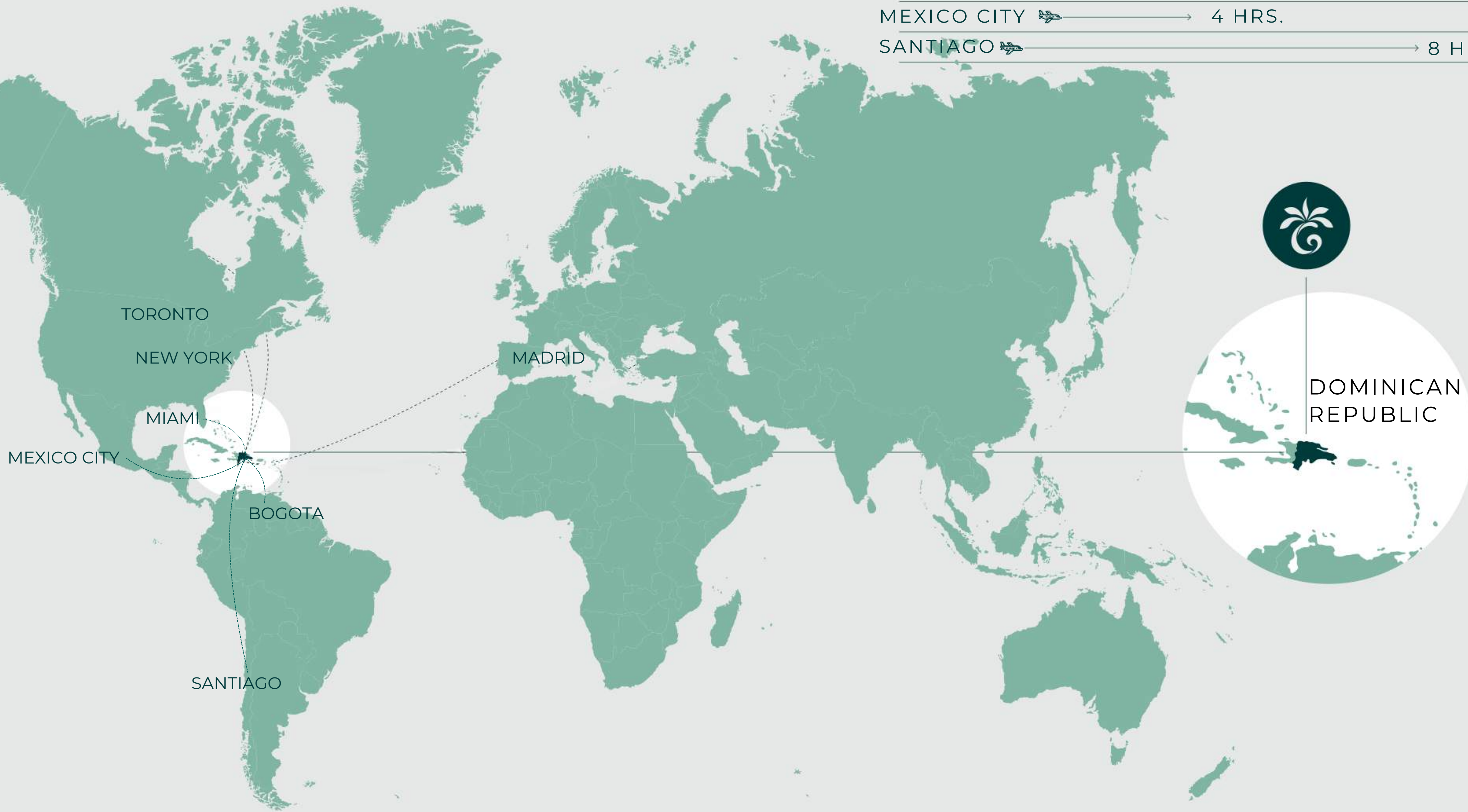


Cosón, Samaná,  
Dominican Republic

Note: Click on image for Google Earth Gran Cosón beachfront location

# Flight time to D.R.

BOGOTÁ ✈️	→ 2.5 HRS.
MIAMI ✈️	→ 2 HRS.
NEW YORK ✈️	→ 3.5 HRS.
TORONTO ✈️	→ 4 HRS.
MADRID ✈️	→ 8 HRS.
MEXICO CITY ✈️	→ 4 HRS.
SANTIAGO ✈️	→ 8 HRS.





## WHERE WILD ELEGANCE INSPIRES

### UNIQUE LANDSCAPE

8 km (5 mi) of uninterrupted shallow beach access, encompassed by slow-moving freshwater springs and a mountainous backdrop

### STRATEGIC LOCATION

Close enough to Las Terrenas to savor the local cuisine and flare of the European influence, yet far enough to disconnect entirely

### EXCLUSIVE SETTING

Surrounded by beachfront and hilltop villas, boutique hotels, gated communities and seafood restaurants






Our low-density building and amenities layout prioritizes privacy, unobstructed views, and fosters continuous discovery. With less than 25% land coverage, this minimal footprint reinforces our commitment to environmental preservation, allowing natural wind currents to flow freely and the landscape to flourish.



# MASTER PLAN



# Master Plan

-  **COSON SURF CLUB**
-  **RESIDENCES**
-  **RESIDENCES - Phase II**
-  **HOTEL - Phase II**
-  **OUR LITTLE PIECE OF HEAVEN**
-  **MUCHA PALMA BAR**  
Beachfront
-  **DUHO YOGA SHALA**  
Palm Inspired Bamboo Design
-  **POOLSIDE CLUBHOUSE**  
Contoured Around Coconut Palms
-  **HOT TUBS**
-  **GYM & FITNESS STUDIO**
-  **VIVRA WELLNESS**
-  **GOLF SIMULATOR**
-  **TEENS CLUB & GAME ROOM**
-  **PET PARK**
-  **HAMMOCKS AND SWINGS**
-  **JUNGLE GYM**  
Under The Shade
-  **OUTDOORS & RACQUET CENTER**  
At The Footsteps Of The Samana Sierra
-  **SANCTUARY NATURAL POOL & MEDITATION GARDENS - Phase II**
-  **WANDERING TRAIL - Phase II**
-  **FACILITIES**  
Back Up Generator & Water Treatment Plant
-  **WASTE AND RECYCLING CENTER**
-  **BOULEVARD PLAZA - Phase II**
-  **COWORKING CAFE & SMOOTHIES**
-  **PANORAMA GLAMPING - Phase II**





# HIGHLIGHTS



**Controlled Access**



**24 hr Security & CCTV**



**Disabled Access**



**Beach Club**



**Fiber Optic Internet**



**Low-Density**



**Concierge service**



**Wellness Areas**



**Music & Cultural Events**



**Bike & Water Sports Rentals**



**Private and visitors parking**



**Capital Gain**

Seamlessly integrated into the land and architecture, our amenities invite you to feel at home, each designed to spark inspiration.



# AMENITIES



# Amenities



## COSON SURF CLUB



Samanero Restaurant



Mucha Palma Adults-Only Bar



Adults-Only Infinity Pool



El Don Deck



Family Pool & Kids Playground



Olitas Event Lawn



## VIVRA WELLNESS



Treatment rooms



Cold Plunge



Sauna



Sensory Deprivation Tank



Yoga Shala



Wellness Programs



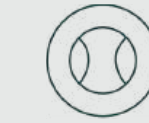
Sanctuary Natural Pools & Meditation Gardens



## OUTDOORS & RACQUET CENTER



Padel & Pickleball Courts



Multipurpose: Tennis, Soccer & B-Ball



Jungle Gym



Fitness Studio: Yoga, Pilates & Functional Training & Weight Room



Golf Simulator



Clubhouse, BBQ, Pools & Hot Tubs



Hammocks & Swings



## BOULEVARD PLAZA



Shops



Mini Market



Coworking Cafe & Smoothies



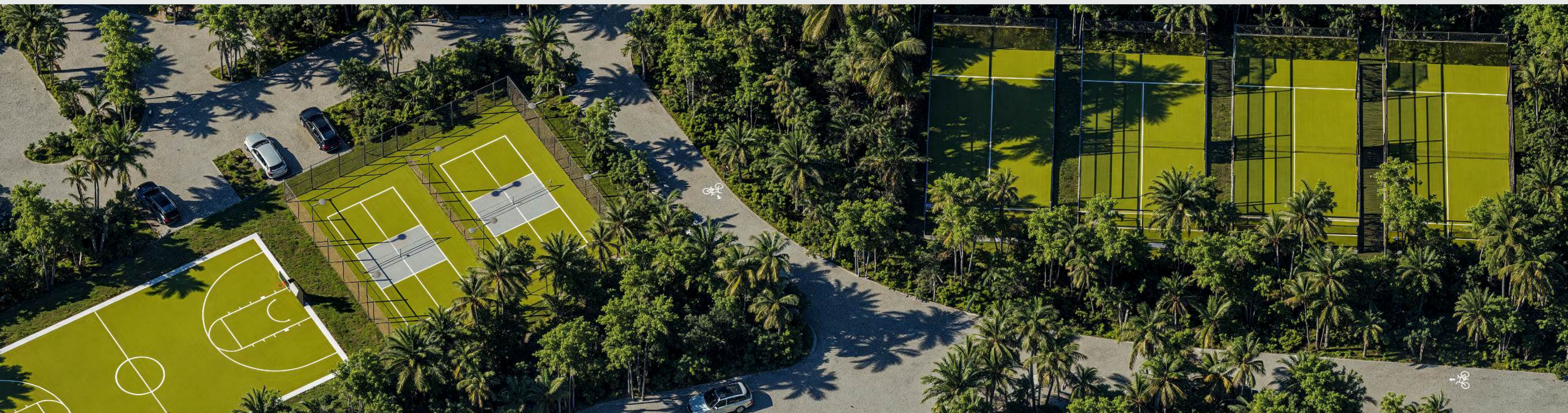
Teens Club



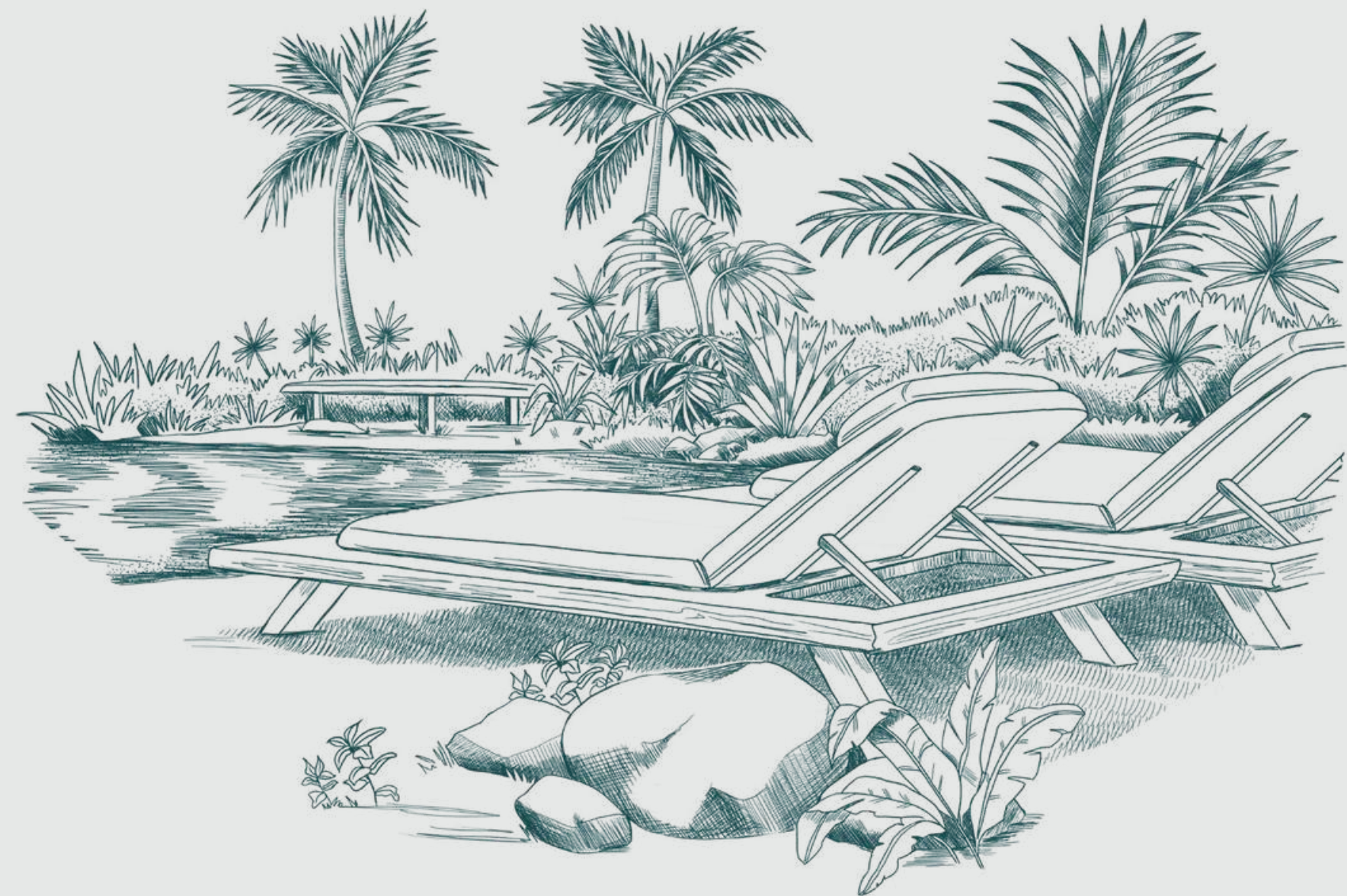
Wandering Trail



Pet Park



Experience exclusive access to the expansive Coson Surf Club, where dining, beachside service, relaxation and water sports unfold along Playa Cosón's verdant landscape and breathtaking stretch of swimmable bay.



# BEACH CLUB



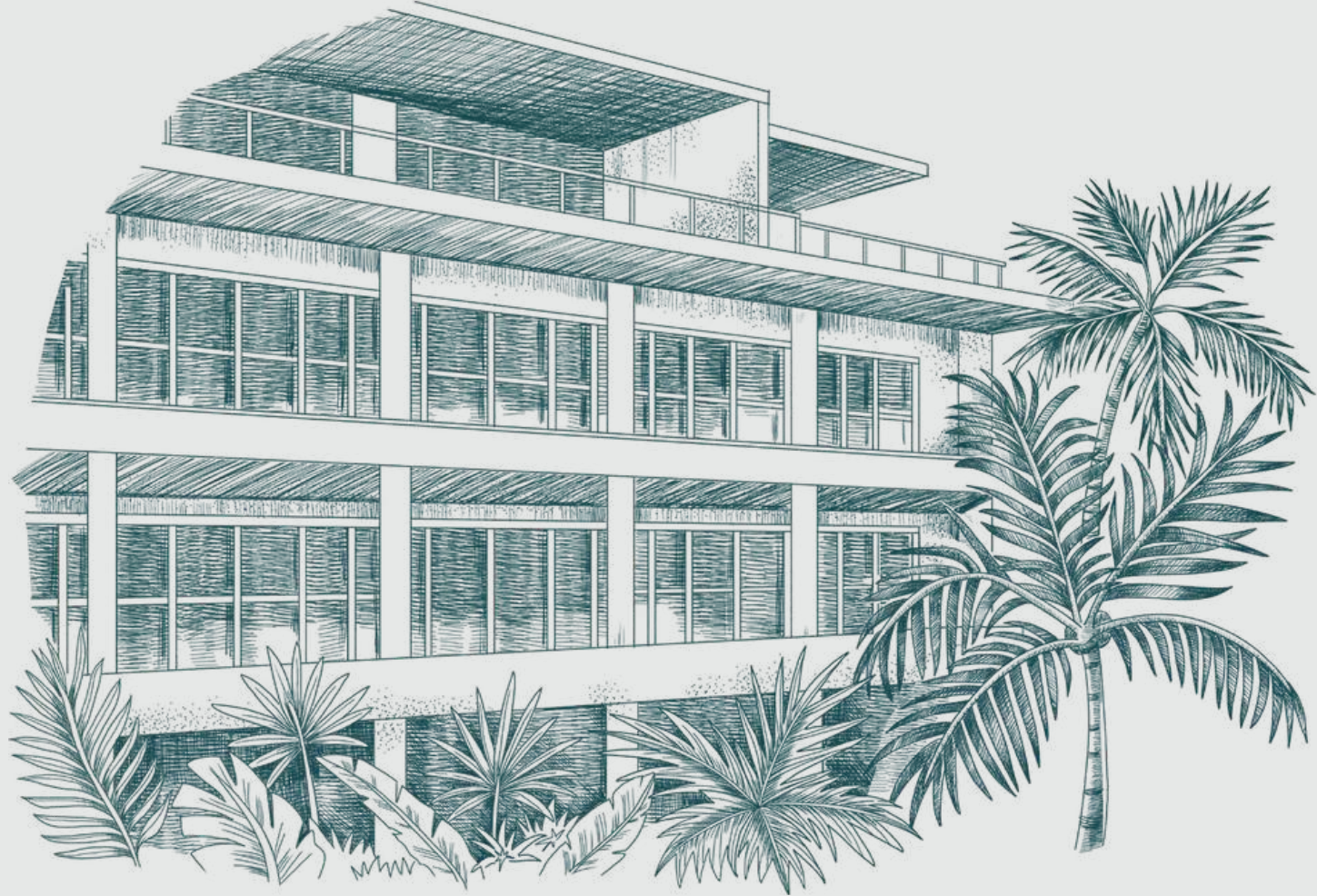
A place to recharge with a smoothie, unwind with a massage, refine your golf swing, loosen up at the gym and rejuvenate through our wellness programs—all at the crossroads between the beach and your residence.



# LIFESTYLE PLAZA



Gran Cosón offers 147 residences, each unit designed to harmonize with a vibrant, modern lifestyle. The residences are enriched with private gardens, rooftop terraces, plunge pools, ramp & elevator access, maid's room, bamboo pergolas and built-in planters. Every element has been intentionally chosen to create a living environment that nourishes the soul and inspires renewal.



# RESIDENCES









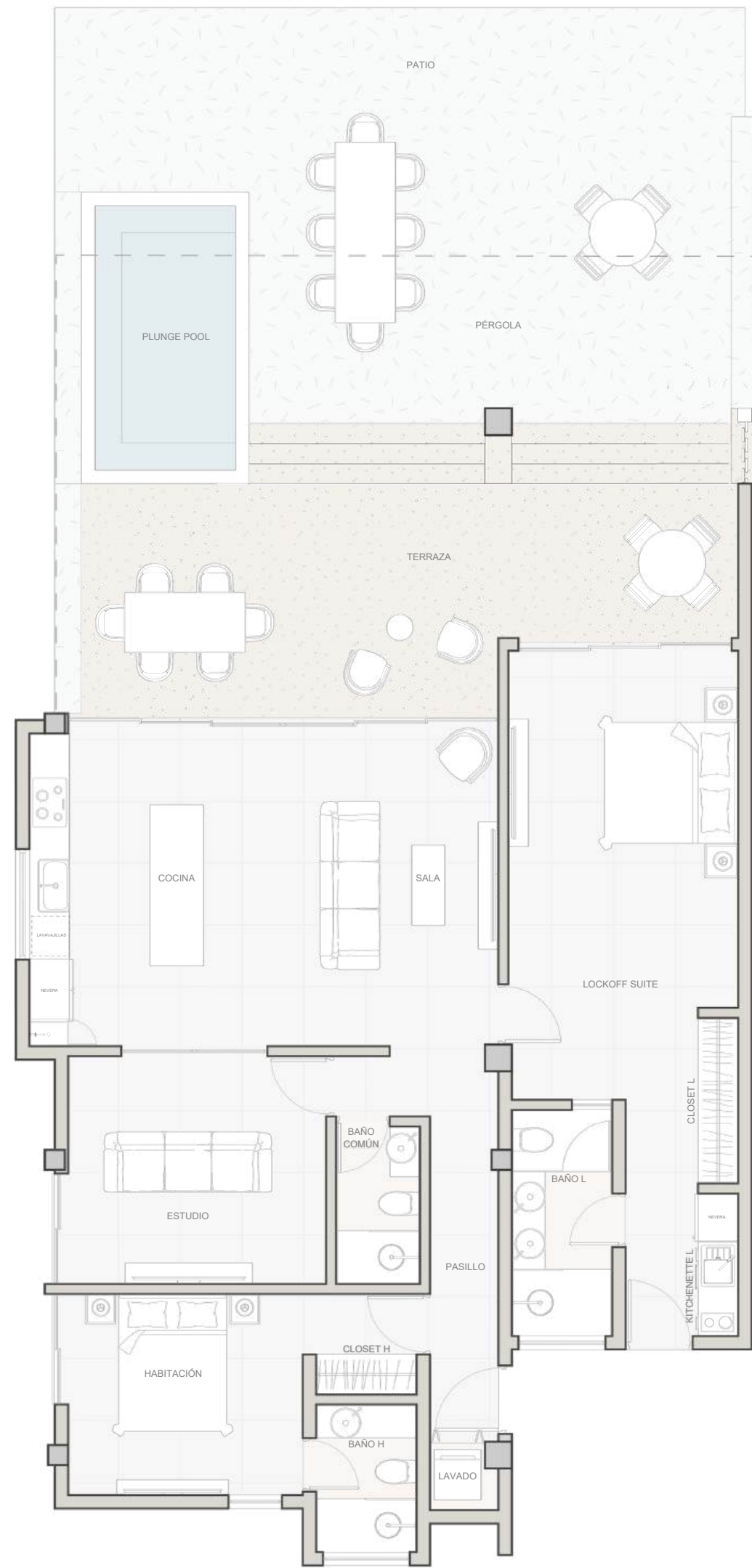




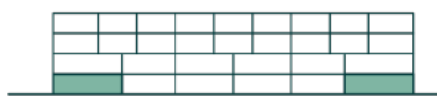




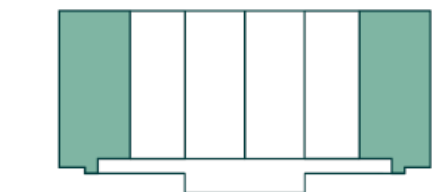
# LOCK-OFF | PATIO | PLUNGE POOL







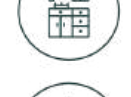










**LEVEL**



**POSITION**



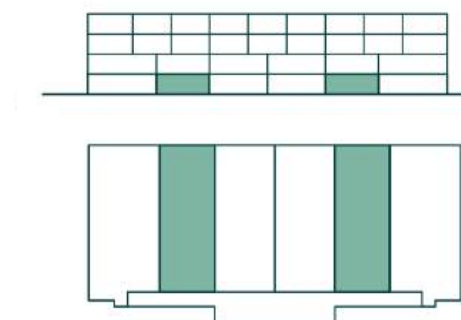
 Lock-off Suite	 Bedroom
 Bathrooms (3)	 Family
 Owner's Closet	 Closets (3)
 Kitchenette	 Hallway
 Kitchen w/island	 Terrace
 Dining	 Laundry
 Plunge Pool	 Pergola
 Patio	

**Total Area:** **225.18 m2**  
2,423.80 sqft

**Interior:** **120.39 m2**  
1,295.85 sqft

**Exterior:** **104.79 m2**  
1,127.95 sqft

# PATIO A | PLUNGE POOL



LEVEL

POSITION

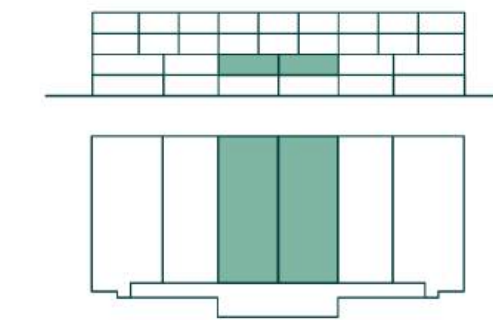
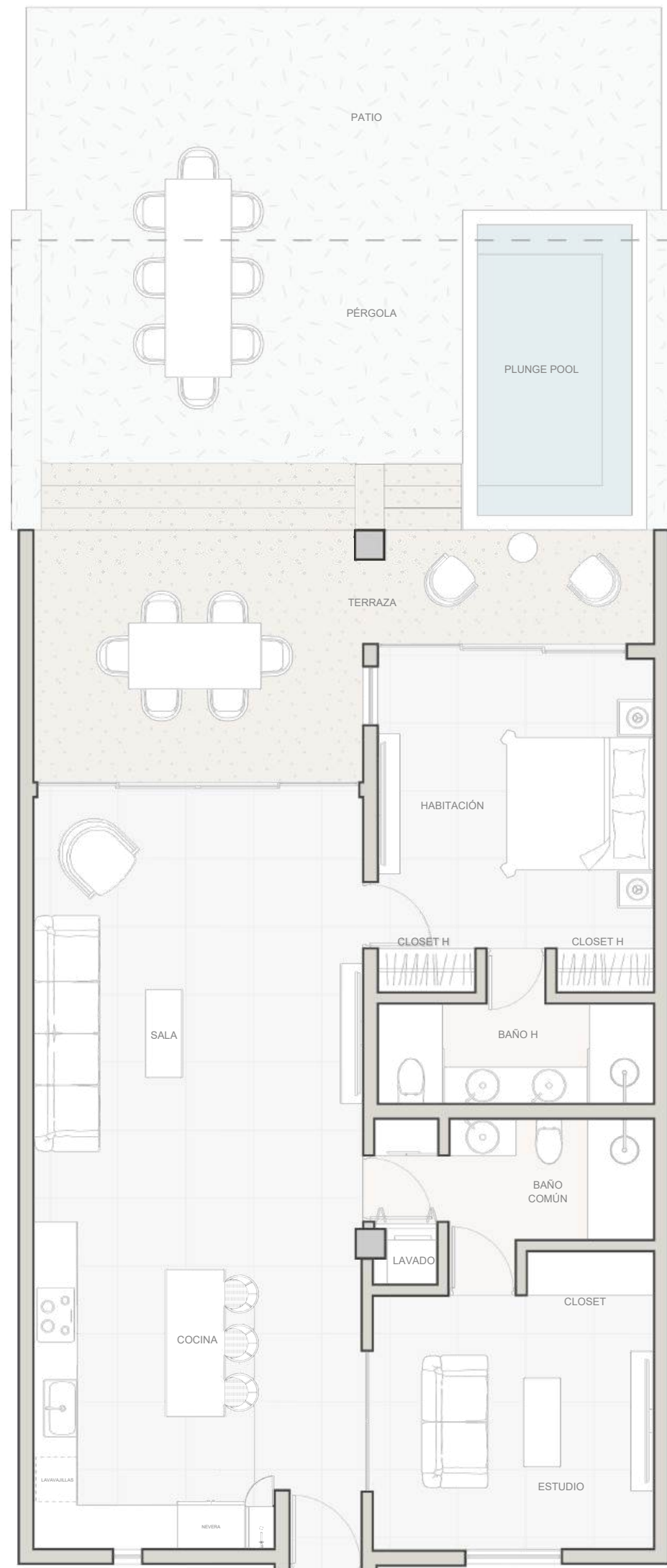
-  Bedroom
-  Family
-  Bathrooms (2)
-  Closets (2)
-  Owner's Closet
-  Laundry
-  Dining
-  Terrace
-  Kitchen w/island
-  Plunge Pool
-  Patio
-  Pergola

**Total Area:** **168.48 m2**  
1,813.50 sqft

**Interior:** **91.86 m2**  
988.77 sqft

**Exterior:** **76.62 m2**  
824.73 sqft

## PATIO B | PLUNGE POOL



LEVEL

POSITION

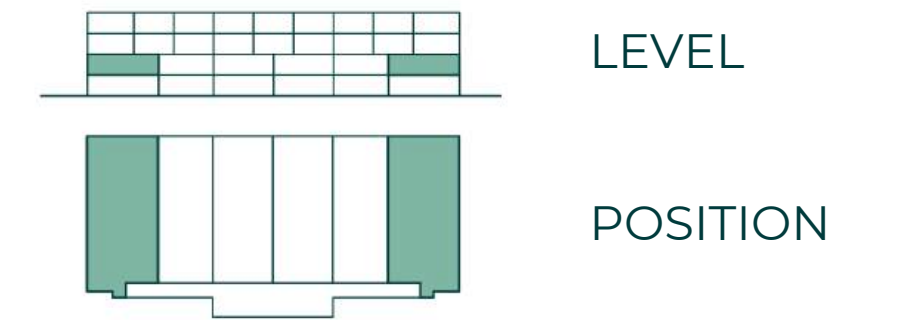
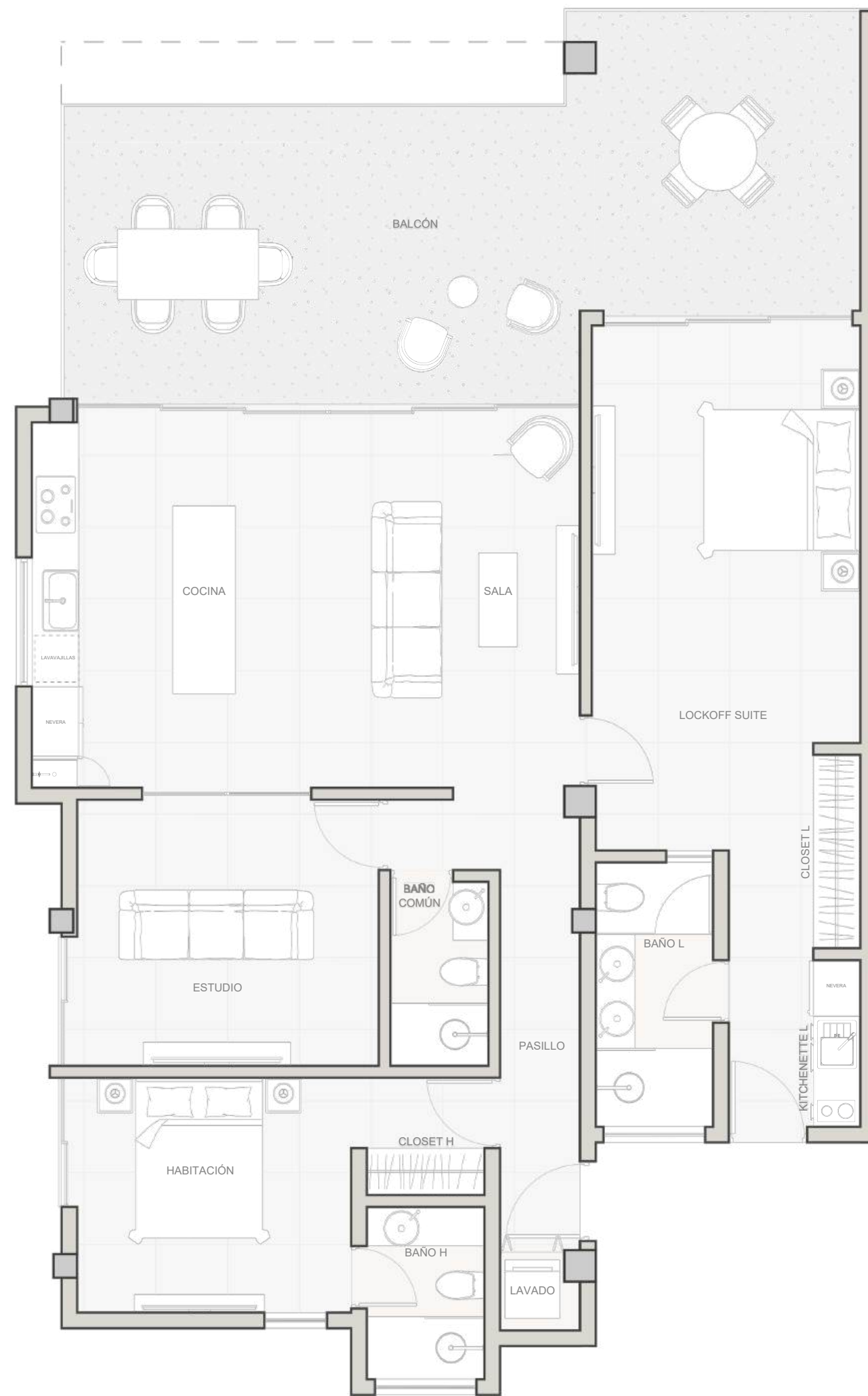
-  Bedroom
-  Bathrooms (2)
-  Owner's Closet
-  Dining
-  Kitchen w/island
-  Patio
-  Family
-  Closets (2)
-  Laundry
-  Terrace
-  Plunge Pool
-  Pergola

**Total Area:** **193.88 m2**  
2,086.91 sqft

**Interior:** **99.19 m2**  
1,067.67 sqft

**Exterior:** **94.69 m2**  
1,019.23 sqft

# LOCK-OFF | VIEW



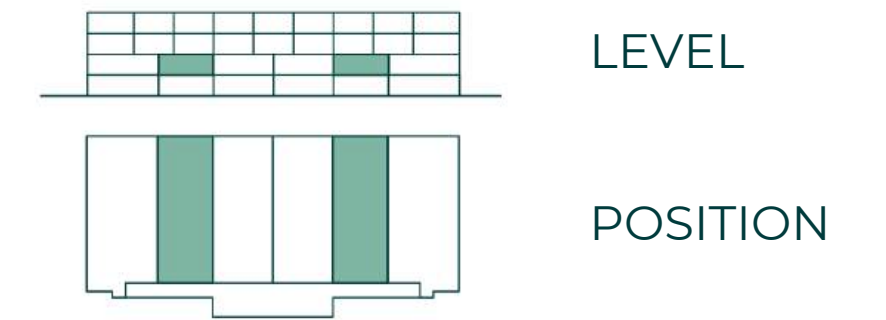
-  Lock-off Suite
-  Bedroom
-  Bathrooms (3)
-  Family
-  Owner's Closet
-  Closets (3)
-  Kitchenette
-  Hallway
-  Kitchen w/island
-  Terrace
-  Dining
-  Laundry

**Total Area:** **152.25 m2**  
1,638.79 sqft

**Interior:** **120.39 m2**  
1,295.85 sqft

**Terrace:** **31.86 m2**  
342.94 sqft

VIEW A



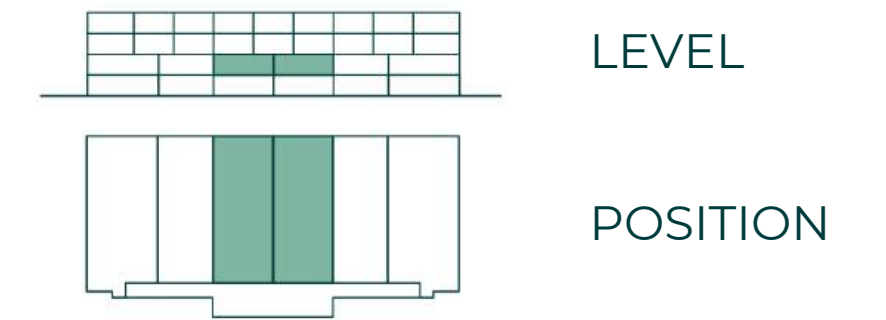
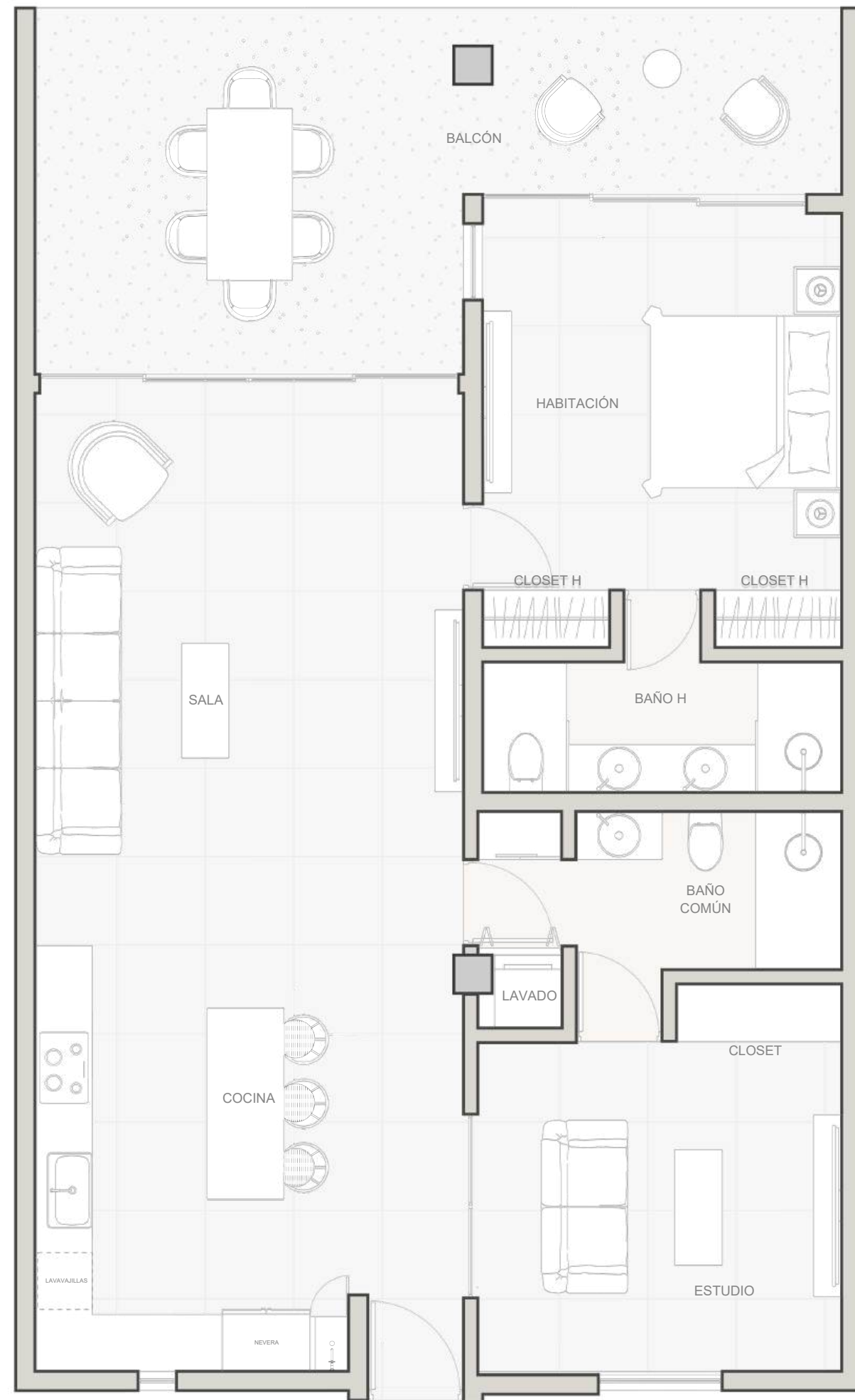
-  Bedroom
-  Bathrooms (2)
-  Owner's Closet
-  Dining
-  Kitchen w/island
-  Family
-  Closets (2)
-  Laundry
-  Terrace

**Total Area:** **114.41 m2**  
1,231.50 sqft

**Interior:** **91.86 m2**  
988.77 sqft

**Exterior:** **22.55 m2**  
242.73 sqft

VIEW B



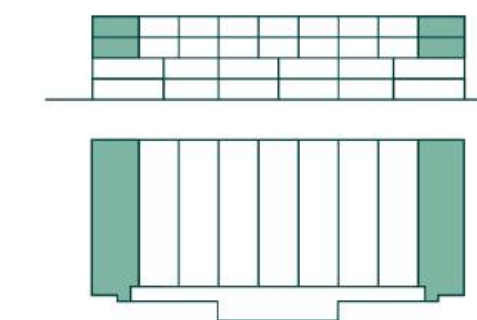
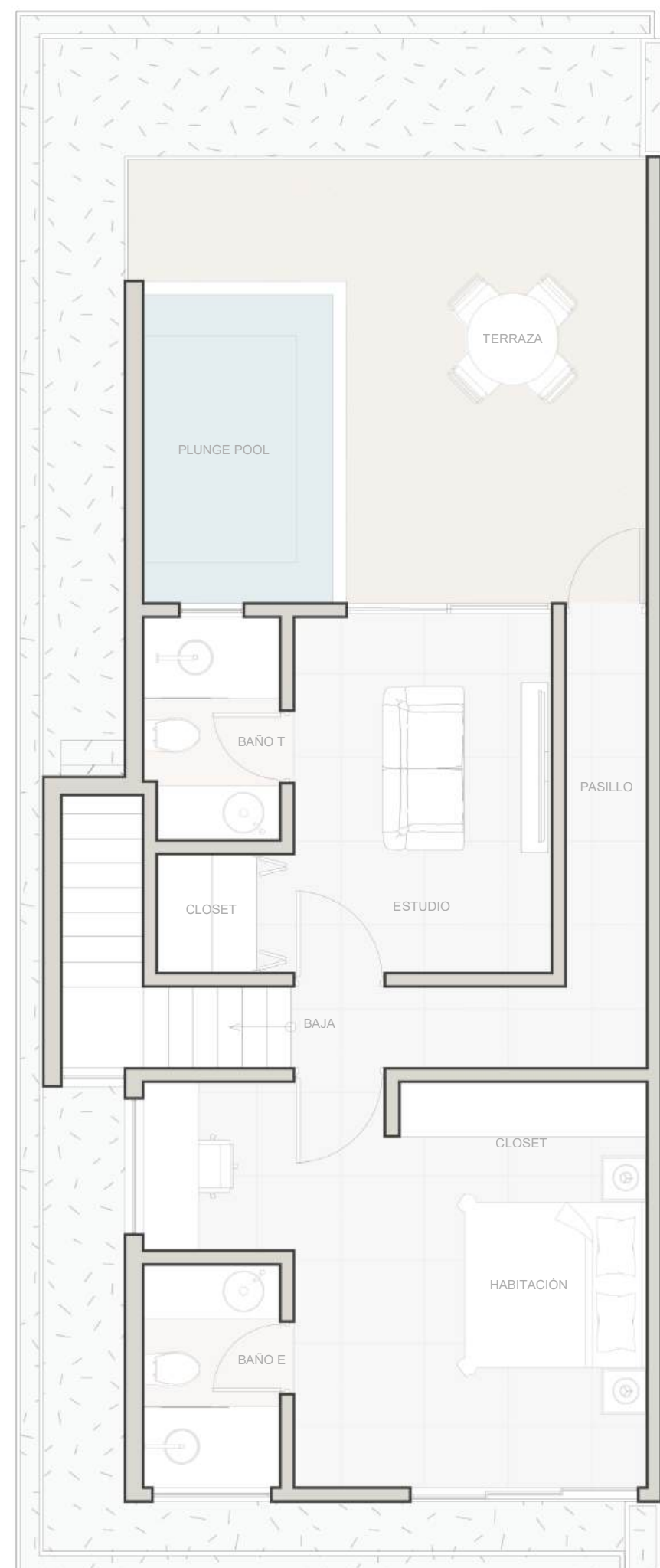
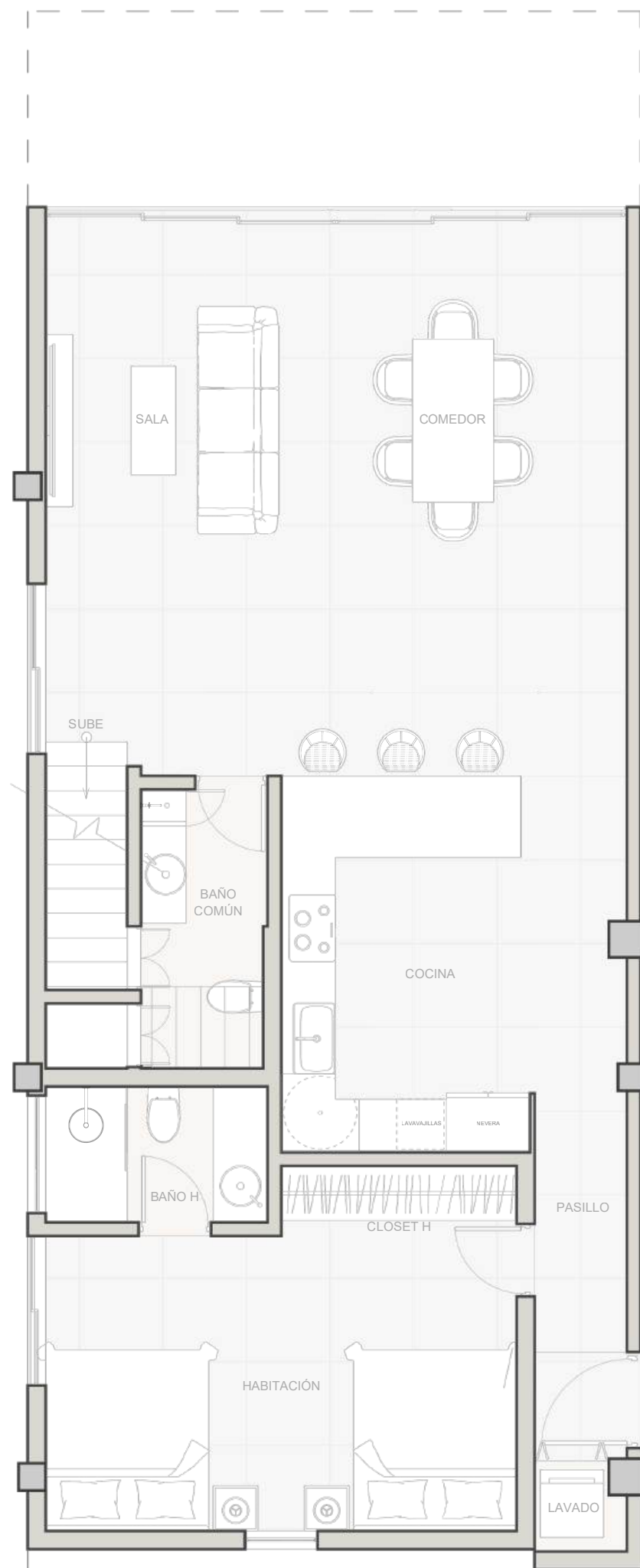
-  Bedroom
-  Bathrooms (2)
-  Owner's Closet
-  Dining
-  Kitchen w/island
-  Family
-  Closets (2)
-  Laundry
-  Terrace

**Total Area:** **124.14 m2**  
1,336.23 sqft

**Interior:** **99.19 m2**  
1,067.67 sqft

**Exterior:** **24.95 m2**  
268.56 sqft

CORNER PENTHOUSE | ROOFTOP TERRACE | PLUNGE POOL



LEVEL

POSITION

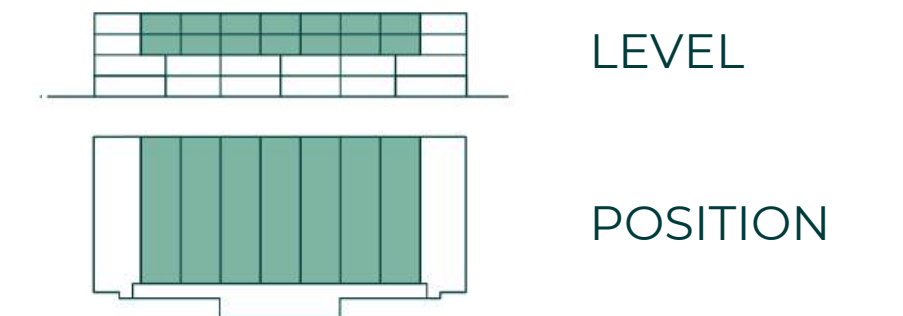
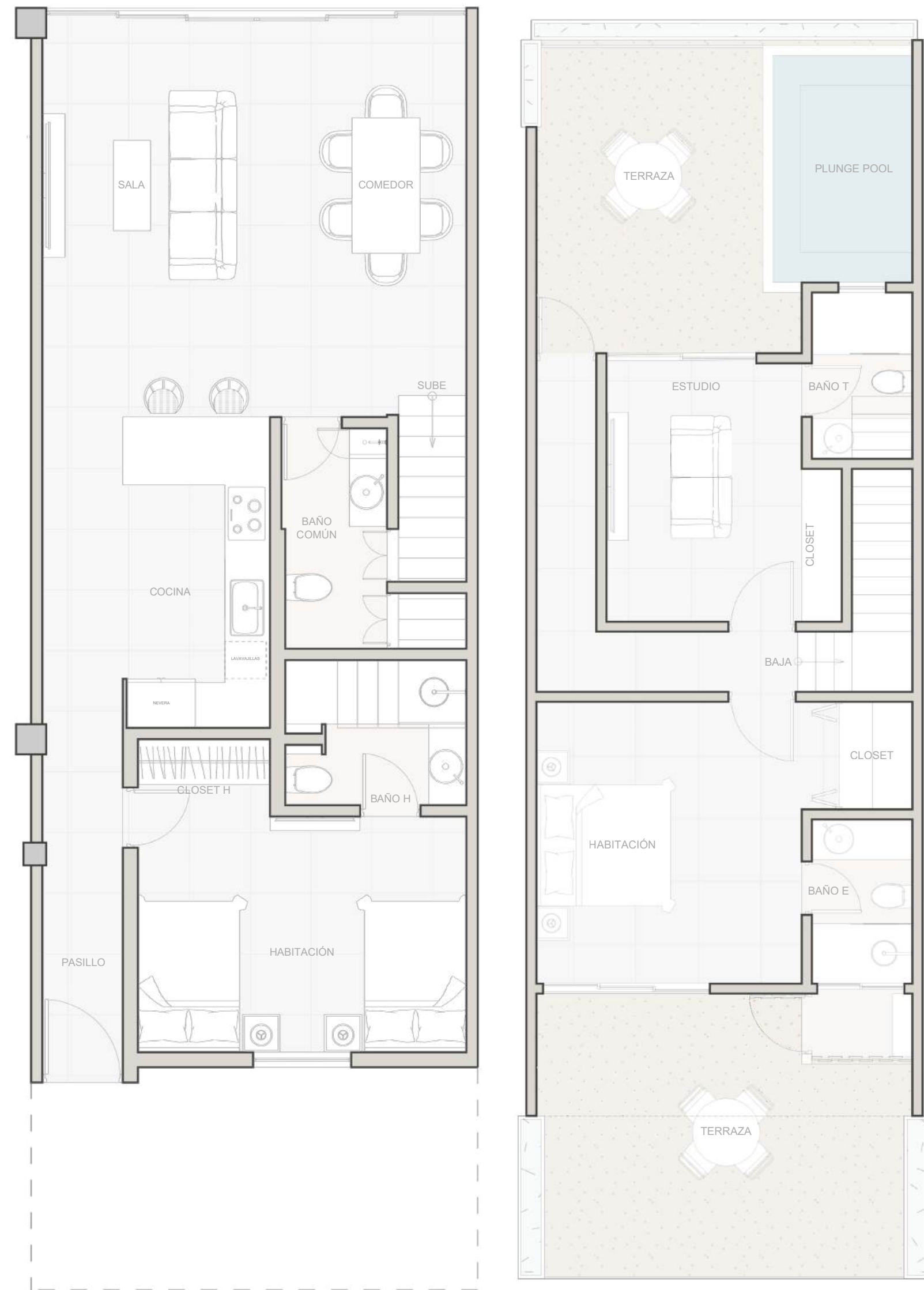
- Bedrooms (2)
- Bathrooms (3)
- Closets (3)
- Owner's Closet
- Planters
- Kitchen
- Dining
- Laundry
- Study Nook
- Family
- Powder Room
- Hallway
- Pergola
- Plunge Pool
- Terrace
- Staircase
- Storage

**Total Area:** **218.62 m2**  
2,353.21 sqft

**Interior:** **158.51 m2**  
1,706.19 sqft

**Exterior:** **60.11 m2**  
647.02 sqft

# PENTHOUSE | ROOFTOP TERRACE | PLUNGE POOL



- Bedrooms (2)
- Family
- Bathrooms (3)
- Powder Room
- Closets (3)
- Hallway
- Owner's Closet
- Pergola
- Planters
- Plunge Pool
- Kitchen
- Terrace
- Dining
- Staircase
- Laundry
- Storage
- Study Nook

**Total Area:** **188.70 m2**  
2,031.15 sqft

**Interior:** **139.19 m2**  
1,498.23 sqft

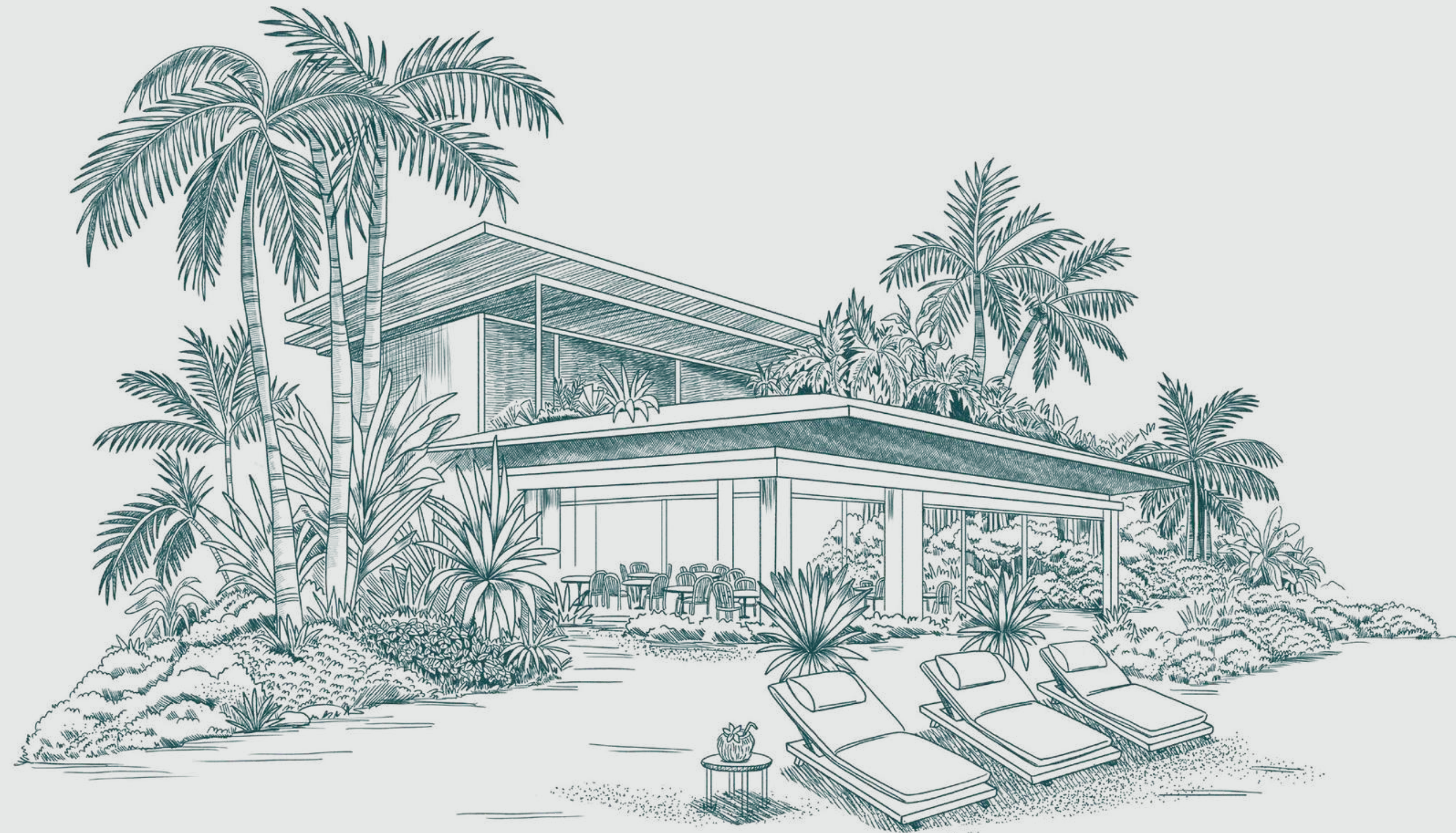
**Exterior:** **49.51 m2**  
532.92 sqft



# TEAM



Gran Cosón Beachfront & Coson Bay



WITH OVER 80 YEARS OF BUSINESS IN SAMANA, THE GALVÁN FAMILY—  
DEVELOPERS OF THIS PROJECT—ARE DEEPLY ROOTED IN THE LOCAL  
COMMUNITY. KNOWN FOR THEIR LONGSTANDING COMMITMENT TO THE  
PROVINCE, THEY BRING A LEGACY OF TRUST, INTEGRITY, AND LOCAL  
EXPERTISE TO THIS COASTAL DEVELOPMENT.

# Team - Developer & Design

## The Galván Family

THE FAMILY'S LEGACY IN SAMANÁ BEGAN IN THE 1940's, AND EXPANDED INTO A DIVERSIFIED PORTFOLIO SPANNING COMMERCE, AGRICULTURE, INDUSTRY, AND REAL ESTATE.

Rooted in the coconut industry for over four decades, their business has continually evolved. Now, the fourth generation carries forward this tradition, upholding the values that have earned the family deep community respect. Projects like Gran Cosón, a testament to their commitment to sustainable development, are expertly executed by a team of finance, management, and construction professionals.

ORTEGA  
ARQUITECTOS



website

**Franc Ortega** is a renowned architect with over 35 years of experience, celebrated for his ability to design functional and stylish spaces. His distinguished portfolio encompasses a diverse range of projects, including custom villas, high-rise residences, and prominent hospitality developments such as the Las Americas International Airport, Verizon Santo Domingo Headquarters, Eden Roc Cap Cana, and Amanera Resort, JW Marriott, Marriott Miches and Donoma Autograph Collection.

ADSn<sup>+</sup>

Architectural Design Plus



website

**Julio Torres Santana**, a Cornell and Harvard alumnus, has over a decade of experience in architecture, focusing on innovative design, education, and project coordination. His career includes roles at Kohn Pedersen Fox Associates in New York and as a consultant at Triumph Modular. Notable projects include Hyundai's headquarters in Seoul, residential developments in Hawaii, and designs for private villas and offices.

# Team - Construction & Hospitality



**Constructora Hermida**, a strategic partner for the construction project, has maintained a solid track record in the Caribbean region for over 40 years, with developments such as Portillo Beach Resort and Puerto Bahía in Samaná, Intercontinental Hotel in Santo Domingo, Finest Resorts Hotel in Punta Cana and Lady Hamilton Palladium Hotel in Jamaica. To date, they have delivered more than 5,000 rooms and built over 1.2 million square meters.



website



**Mont Design Studio** is an landscape and architecture studio based in Costa Rica and the Dominican Republic. Through landscape master planning, we design and advocate for purpose-driven regenerative developments that nurture and encourage the weaving of culture, places, and nature. By creating an immersive experience that merges the self, land, community, and architecture, we cultivate a unique framework of understanding that bridges the gap between the inner and outer worlds.



website



**Preferred Hotels & Resorts** is the world's largest independent hotel brand, representing more than 700 distinctive hotels, resorts, residences, and unique hotel groups across 80 countries. Through brand prestige and global operating scale with 250 associates based across more than 20 countries worldwide, Preferred offers a strategic advantage, higher rates and occupancy. The *I Prefer* Hotel Rewards is the world's largest points-based loyalty program for independent hotels. At Gran Cosón, the high quality standards and unparalleled service levels are required by the Preferred Hotels & Resorts Integrated Quality Assurance Program for both the L.V.X. and Preferred Residences Collections.



website



**Hospitality Management Solutions** is a leading Latin American company that has distinguished itself in hotel operations and condominium resort management since 2005. It has a portfolio of more than 80 properties operated in the Dominican Republic, Panama, Colombia, and Costa Rica.



website

# Team - Master Broker

## CHRISTIE'S INTERNATIONAL REAL ESTATE — DOMINICAN REPUBLIC —



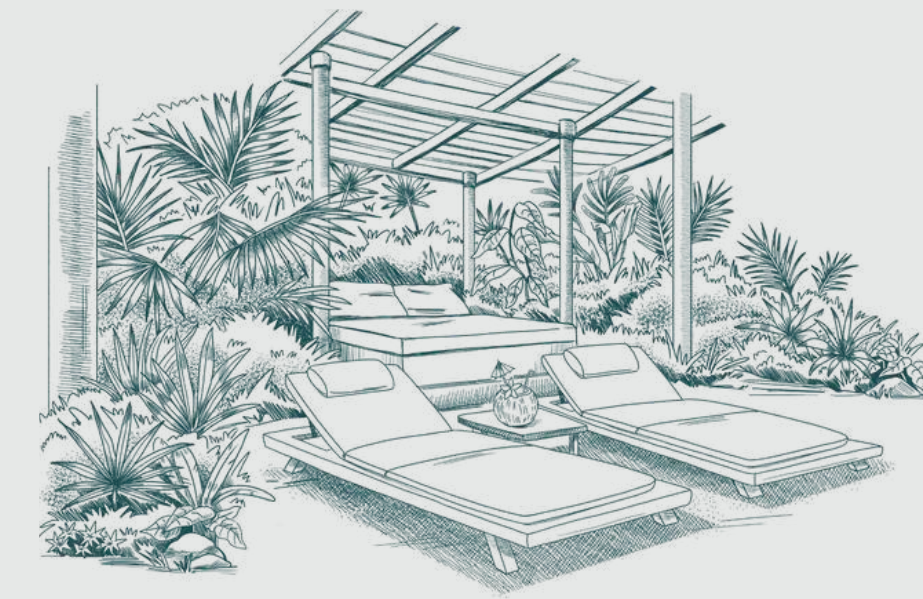
The exclusive affiliate of Christie's in the **Dominican Republic**, specializing in **high-end residential, resort, and branded developments**. Co-founded by industry leaders Auburn Lucas, Eric Walstrom, and Alex Irrer, CIREDR blends deep local expertise with a global luxury network. The firm offers end-to-end services for property sales, rentals, and management. It has positioned itself as the go-to brokerage **for developers and discerning buyers seeking exceptional Caribbean properties**. CIREDR is renowned for its concierge-level service, data-informed strategy, and tailored marketing for premier real estate projects.

## CHRISTIE'S INTERNATIONAL REAL ESTATE — GROUP —



As the exclusive Christie's International Real Estate affiliate in the tri-state area (NY, NJ, CT), with **more than 1,100 associates and 30 offices** — including our flagship at 1 Rockefeller Plaza in Manhattan — Christie's International Real Estate Group proudly connects to a powerful global network. Their trusted advisors pair unmatched local expertise with the reach of a world-class brand, ensuring clients receive the highest level of representation in every market. Whether buying, selling, renting, or investing, **the firm delivers tailored, white-glove service with professionalism and discretion**. Proudly 100% independently owned, we are deeply connected to the unique energy of New York City while providing exclusive access to both local and international opportunities.

# JUNGLE FRIENDLY

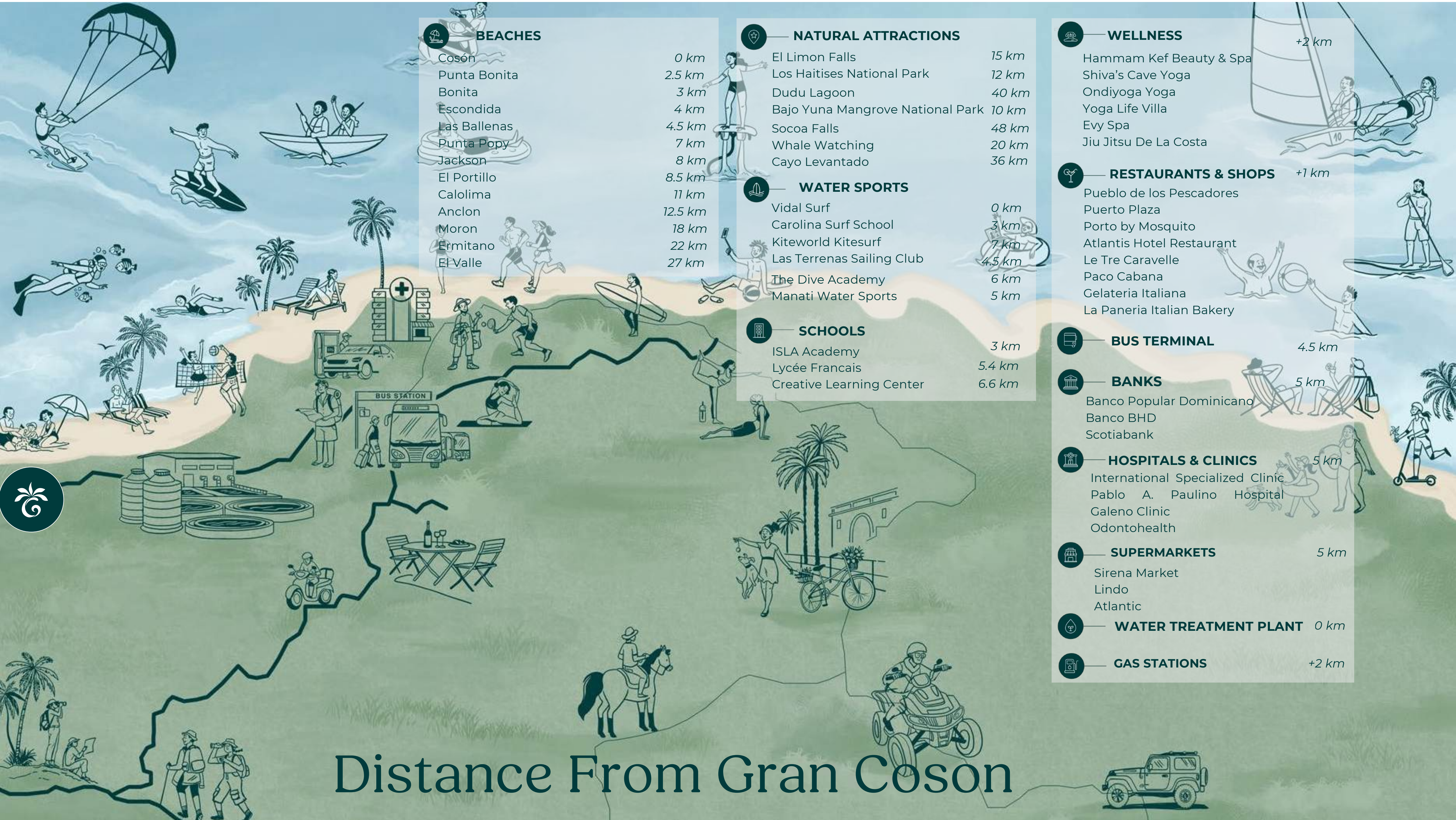


- Solar Energy Generation
- Low-density, Minimal Footprint Development
- Environmental Certification
- Rain water collection
- Permeable Trails
- Water Treatment Plant
- Electric Charging
- Bio Pools
- Regenerative Landscaping
- Passive Solar Design
- Jungle Preservation Areas
- Recycling and Composting



# MARKET OVERVIEW





**BEACHES**

- Cosón 0 km
- Punta Bonita 2.5 km
- Bonita 3 km
- Escondida 4 km
- Las Ballenas 4.5 km
- Punta Popy 7 km
- Jackson 8 km
- El Portillo 8.5 km
- Calolima 11 km
- Anclon 12.5 km
- Moron 18 km
- Ermitano 22 km
- El Valle 27 km

**NATURAL ATTRACTIONS**

- El Limon Falls 15 km
- Los Haitises National Park 12 km
- Dudu Lagoon 40 km
- Bajo Yuna Mangrove National Park 10 km
- Socoa Falls 48 km
- Whale Watching 20 km
- Cayo Levantado 36 km

**WATER SPORTS**

- Vidal Surf 0 km
- Carolina Surf School 3 km
- Kiteworld Kitesurf 7 km
- Las Terrenas Sailing Club 4.5 km
- The Dive Academy 6 km
- Manati Water Sports 5 km

**SCHOOLS**

- ISLA Academy 3 km
- Lycée Francais 5.4 km
- Creative Learning Center 6.6 km

**WELLNESS**

- Hammam Kef Beauty & Spa +2 km
- Shiva's Cave Yoga
- Ondiyoga Yoga
- Yoga Life Villa
- Evy Spa
- Jiu Jitsu De La Costa

**RESTAURANTS & SHOPS**

- Pueblo de los Pescadores +1 km
- Puerto Plaza
- Porto by Mosquito
- Atlantis Hotel Restaurant
- Le Tre Caravelle
- Paco Cabana
- Gelateria Italiana
- La Paneria Italian Bakery

**BUS TERMINAL**

- 4.5 km

**BANKS**

- Banco Popular Dominicano 5 km
- Banco BHD
- Scotiabank

**HOSPITALS & CLINICS**

- International Specialized Clinic 5 km
- Pablo A. Paulino Hospital
- Galeno Clinic
- Odontohealth

**SUPERMARKETS**

- Sirena Market 5 km
- Lindo
- Atlantic

**WATER TREATMENT PLANT**

- 0 km

**GAS STATIONS**

- +2 km

Distance From Gran Coson



# Market Overview

Nearby beachfront listed units:



## COSON & BONITA BEACH



MARKET PRICE RANGE:

US\$ PER M<sup>2</sup>  
\$2,600 - \$4,500

US\$ PER SQFT  
\$241 - \$418



AIRDNA

COMPARABLE MARKET SET:

Airbnb & VRBO  
Beachfront Developments  
Bedrooms: 2-3  
Annual Revenue: \$45,592  
Avg. Daily Rate: \$251  
Occupancy: 57%  
RevPAR: \$143

## INSIGHTS

- Preferred Hotels Performance Review - **HVS**
- Caribbean Tourism Recovery – **ForwardKeys**
- The Development Boom in the D.R. – **HVS**

## IN THE NEWS

- This D.R. Beach Town Is the Best Caribbean Getaway You've Never Heard Of – **Vogue**
- Samana, the wild corner of DR – **National Geographic**
- Samaná for the first time – **Conde Nast Traveler**
- DR's 'Wild Side' Offers a Quieter Alternative to Punta Cana – **Travel+Leisure**
- 5 Best Caribbean Islands to Live On – **International Living**
- An Inviting Luxe Resort With A Wellness And Eco-Sustainability Ethic – **Forbes**
- Tasting Natures Bounty in Dominican Republic's Samana Province – **Travel Weekly**
- 7 Hot Caribbean Markets For Global Property Investors – **Forbes**

- Why is Everyone Going to the DR? – **NY Times**

- Most Visited Destinations – **ForwardKeys**

- Samaná, el lujurioso Caribe que tienes que conocer – **El Mundo**

- Want the greenest and wildest landscapes in DR? Pay a visit to Samaná - **Euronews**

- Airtransat   Air Canada   Air Caraibes  
**Direct Flights to Samana**

## VIDEO GALLERY

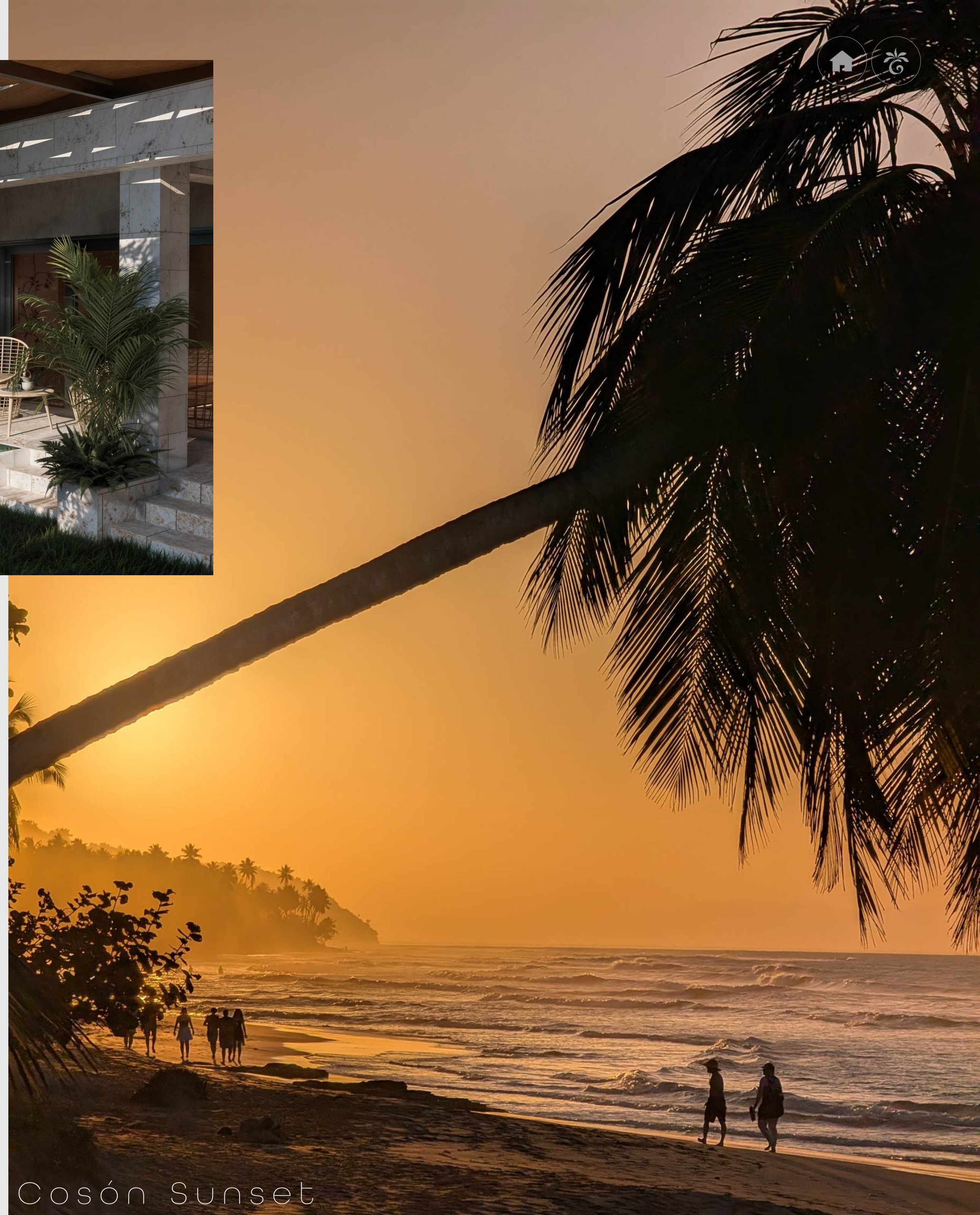
- Sandra Bullock's "Lost City" Where was it filmed? - ARTICLE
- Sandra Bullock's "Lost City" Where was it filmed? - VIDEO
- Playa Coson Aerial View 1
- Playa Coson Aerial View 2
- Las Terrenas Aerial Full Shoreline View
- Travel Vlog

**Note: Click on links for more information.**



# BAREFOOT

INSPIRED LIVING



Cosón Sunset



Limón Falls



# FIND

YOUR FLOW



# A LIFESTYLE

THAT TRASCENDS