



# XIWARA

ROOTED IN NATURE  
DESIGNED FOR LIVING

BY BIGENTIK GROUP

ROOTED  
IN NATURE



DESIGNED  
FOR LIVING

After an in-depth search - inspired by the very foundations of the Caribbean, surrounded by lush nature and the pristine shores of a paradise beach - Bigentik Group proudly presents XIWARA: a project where the essence of nature and elegance converge in perfect harmony.

Conceived for those who seek a balanced life, XIWARA delivers an experience for those who truly value tranquility. This is a place where time slows down, where strolling through lush gardens, reading by the water, or simply taking

in a sunset naturally becomes part of the daily rhythm. An ideal setting to live with serenity, comfort, and security, immersed in nature and well-being.

Here, luxury reveals itself in the most refined way: in the quality of materials, in the seamless relationship with the natural surroundings, in the way light graces each space. This is not ostentatious luxury:

IT IS CONSCIOUS, CONNECTED,  
AND DEEPLY HUMAN LUXURY.



EL PORTILLO,  
LAS TERRENAS.

## EXECUTIVE SUMMARY

### 1ST PHASE:

**6 villas** for those who choose space and comfort.

**6 three-bedroom apartments** ideal for family enjoyment.

**60 two-bedroom apartments** designed for those seeking the ideal balance between investment return and personal use.

**36 one-bedroom apartments** for those who prioritize efficiency.

**84 hotel suites** focused on high rental yield.







## AMENITIES:

- 3 Swimming Pools
- Padel Court
- Lobby & Reception
- Restaurant
- Fitness Center (Gym)
- Spa

## RENTAL PROGRAM WITH PROFESSIONAL OPERATOR:

- Elevators
- Green Recreational Areas
- Children's Area
- Green Walkways
- 3-Hole Executive Golf
- 24/7 Security

## CONFOTUR LAW







● **First-class finishes**  
carefully selected materials  
in accordance with **Bigentik**  
**Group's** design standards.



FEATURES:

Ultra-modern residential units

Open-plan design with spacious, flowing layouts

Premium-quality materials throughout

Modular kitchen included

Air conditioning and ceiling fan in all areas



## LOCATION

Located in the most exclusive enclave of las terrenas, el portillo.

Xiwara, a project conceived for those who understand that true luxury is not only what is seen, but what is felt.









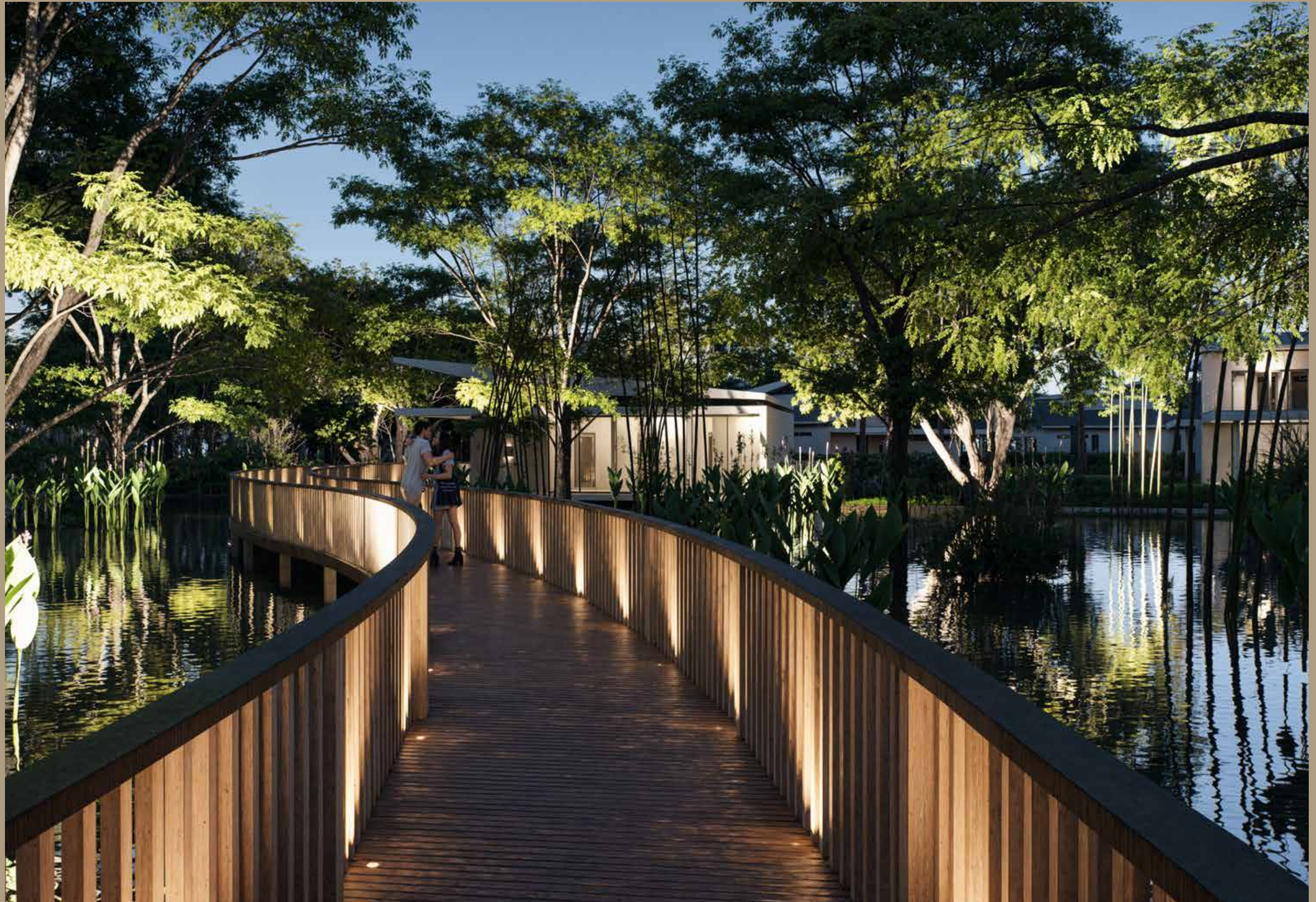


Water, lush vegetation, sand and sea come together in one remarkable place, creating a unique experience of well-being, beauty and deep connection.

Every space has been thoughtfully conceived to invite you to inhabit it, to feel it, and to make it entirely your own.



● **Xiwara is not just a real estate project** it is a new way of life. A place where you can invest with intelligence, live with fulfillment, and enjoy a setting that is virtually impossible to replicate.







## Xiwara

8FGR+F9W El Portillo, 32000,  
Dominican Republic

5.0 ★★★★★ (1)



Playa Puravida



Pura Vida Beach Club



Xiwara

C. 27 de Febrero

C. 27 de Febrero

C. 27 de Febrero

Marea At Terrenas

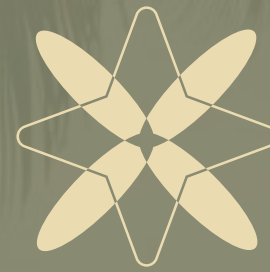
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Las Terrenas



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