



GRAN COSÓN

SAMANÁ



More than a resort community,
Gran Cosón is a sanctuary rooted in
legacy, now shared to inspire a life fulfilled.

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Samaná Sierra & Cosón Coastline

TROPICAL EDEN WHERE WILD ELEGANCE INSPIRES

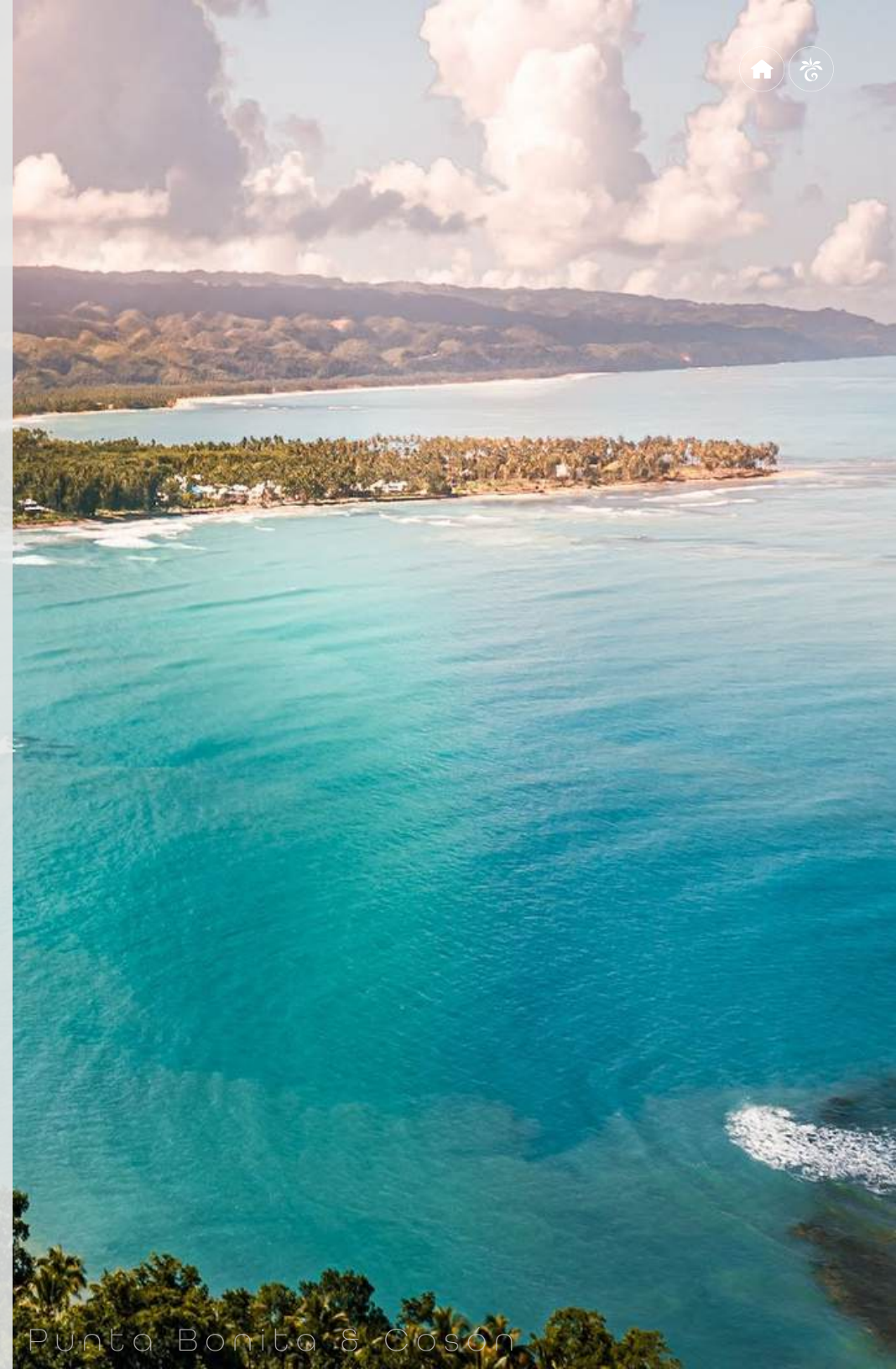


At GRAN COSÓN, we are dedicated to cultivating a sanctuary that enhances the human experience and fosters community well-being through a holistic approach to design and hospitality.

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.

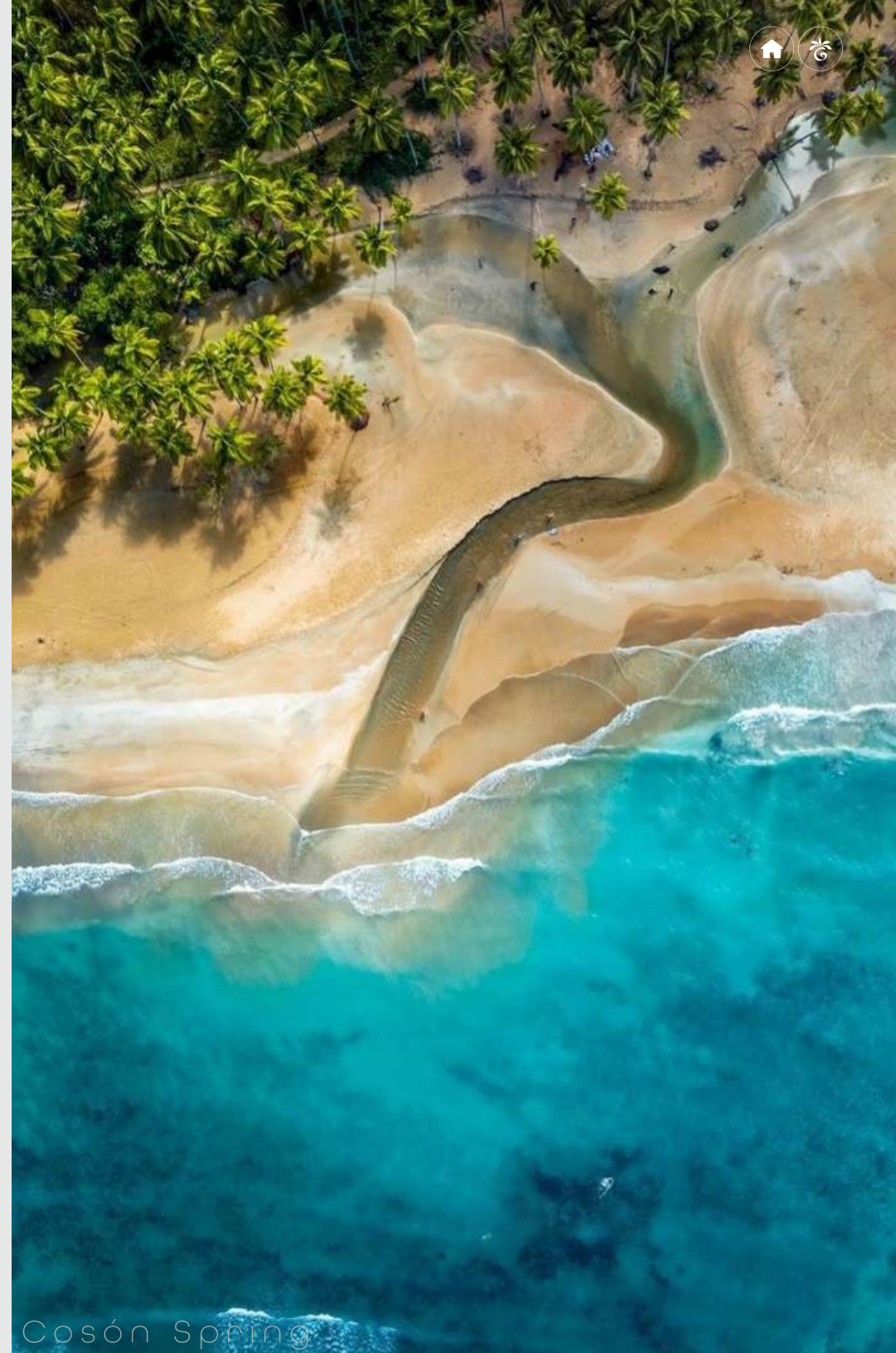


Punta Bonita & Cosón

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 biophilic architecture and native landscaping, designed to attract local bird species and support endemic plant life.



LOCATION



Cosón Spring

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



LIFESTYLE PLAZA



Shops



Mini Market



Coworking Cafe & Smoothies



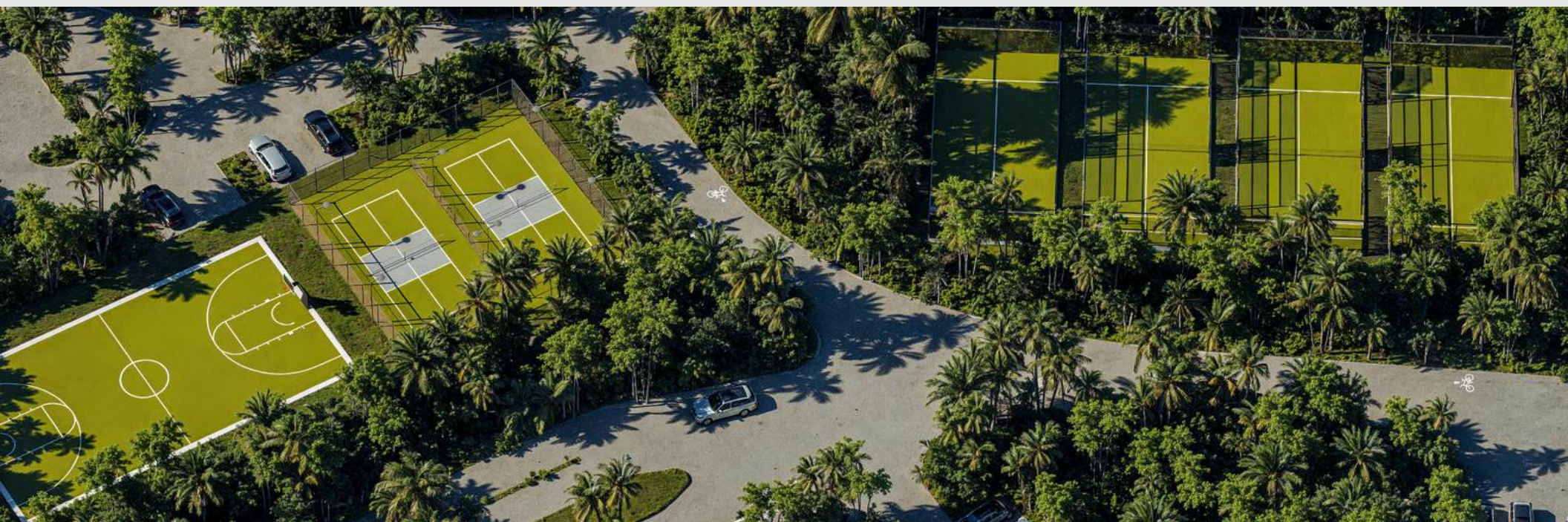
Teens Club



Wandering Trail



Pet Park



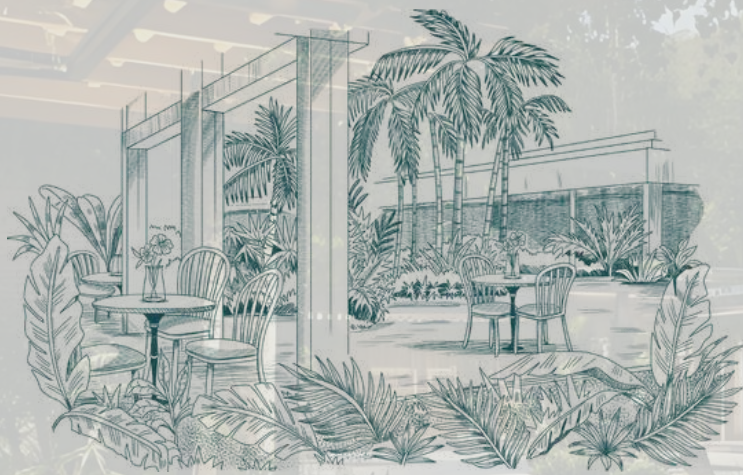
Experience exclusive access to the expansive Coson Surf Club, where dining, beachside service, relaxation and water sports unfold along Playa Cosón's verdant landscape and breathtaking stretch of swimmable bay.



BEACH CLUB



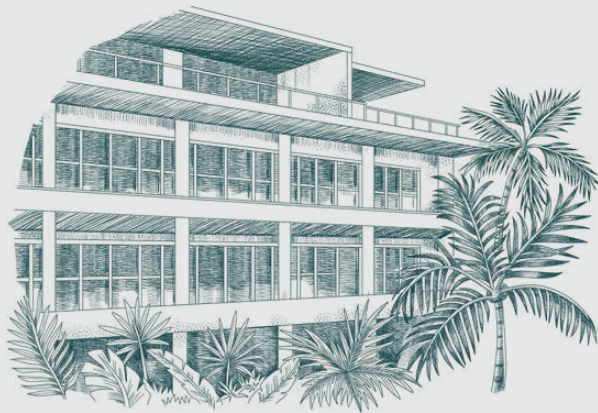
A place to recharge with a smoothie,
unwind with a massage, refine your golf
swing, loosen up at the gym and
rejuvenate through our wellness programs
—all at the crossroads between the beach
and your residence.



LIFESTYLE PLAZA

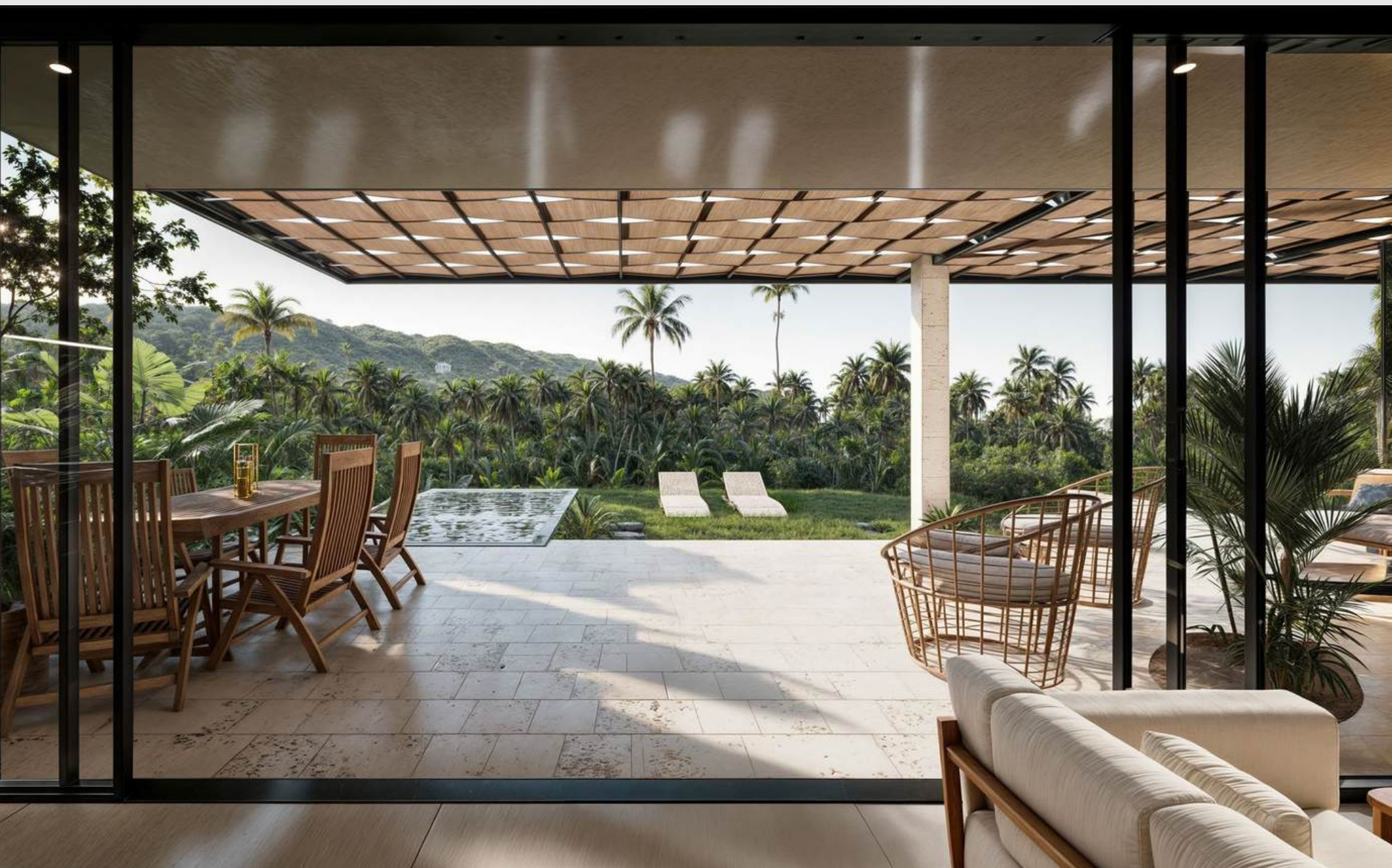


Gran Cosón offers 147 residences, each unit designed to harmonize with a vibrant, modern lifestyle. The residences are enriched with private gardens, rooftop terraces, plunge pools, ramp & elevator access, maid's room, bamboo pergolas and built-in planters. Every element has been intentionally chosen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



RESIDENCES











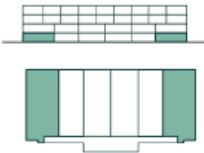








LOCK-OFF | PATIO | PLUNGE POOL



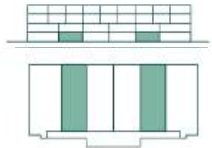
LEVEL

POSITION

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

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 |

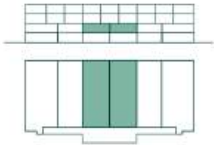
Total Area: **168.48 m2**
1,813.50 sqft

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

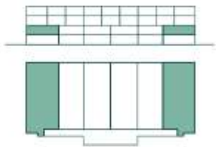
Total Area: 193.88 m2
2,086.91 sqft

Interior: 99.19 m2
1,067.67 sqft

Exterior: 94.69 m2
1,019.23 sqft



LOCK-OFF | VIEW



LEVEL

POSITION

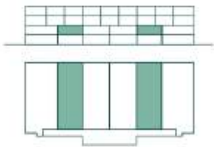
- Lock-off Suite
- Bathrooms (3)
- Owner's Closet
- Kitchenette
- Kitchen w/island
- Dining
- Bedroom
- Family
- Closets (3)
- Hallway
- Terrace
- Laundry

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



LEVEL

POSITION

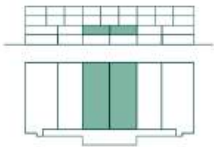
-  Bedroom
-  Bathrooms (2)
-  Owner's Closet
-  Dining
-  Kitchen w/island
-  Family
-  Closets (2)
-  Laundry
-  Terrace

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



LEVEL

POSITION

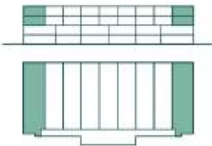
- Bedroom
- Bathrooms (2)
- Owner's Closet
- Dining
- Kitchen w/island
- Family
- Closets (2)
- Laundry
- Terrace

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

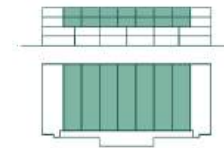
- | | |
|--|---|
|  Bedrooms (2) |  Family |
|  Bathrooms (3) |  Powder Room |
|  Closets (3) |  Hallway |
|  Owner's Closet |  Pergola |
|  Planters |  Plunge Pool |
|  Kitchen |  Terrace |
|  Dining |  Staircase |
|  Laundry |  Storage |
|  Study Nook | |

Total Area: 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



LEVEL

POSITION

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

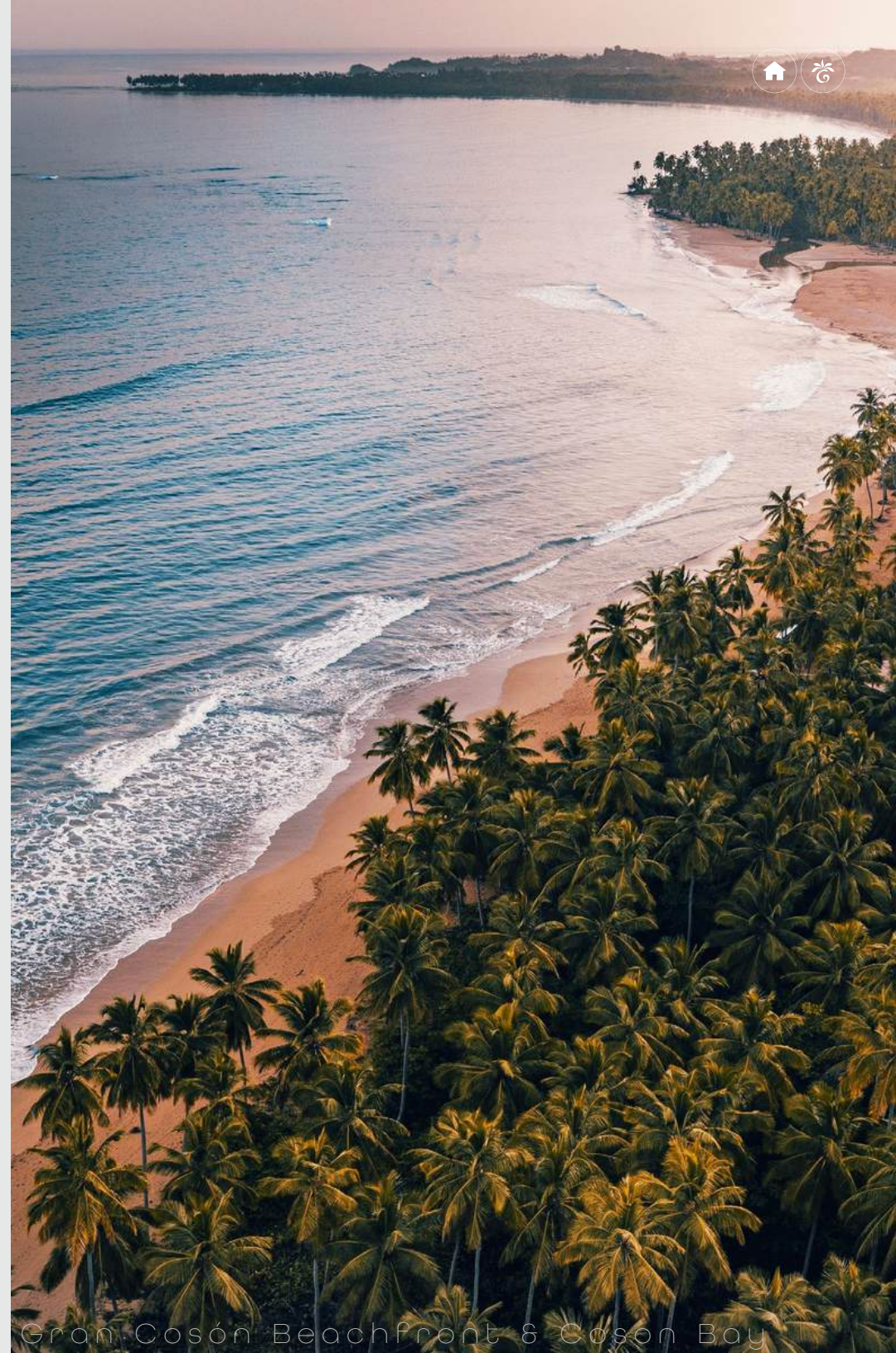
Total Area: **188.70 m2**
2,031.15 sqft

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

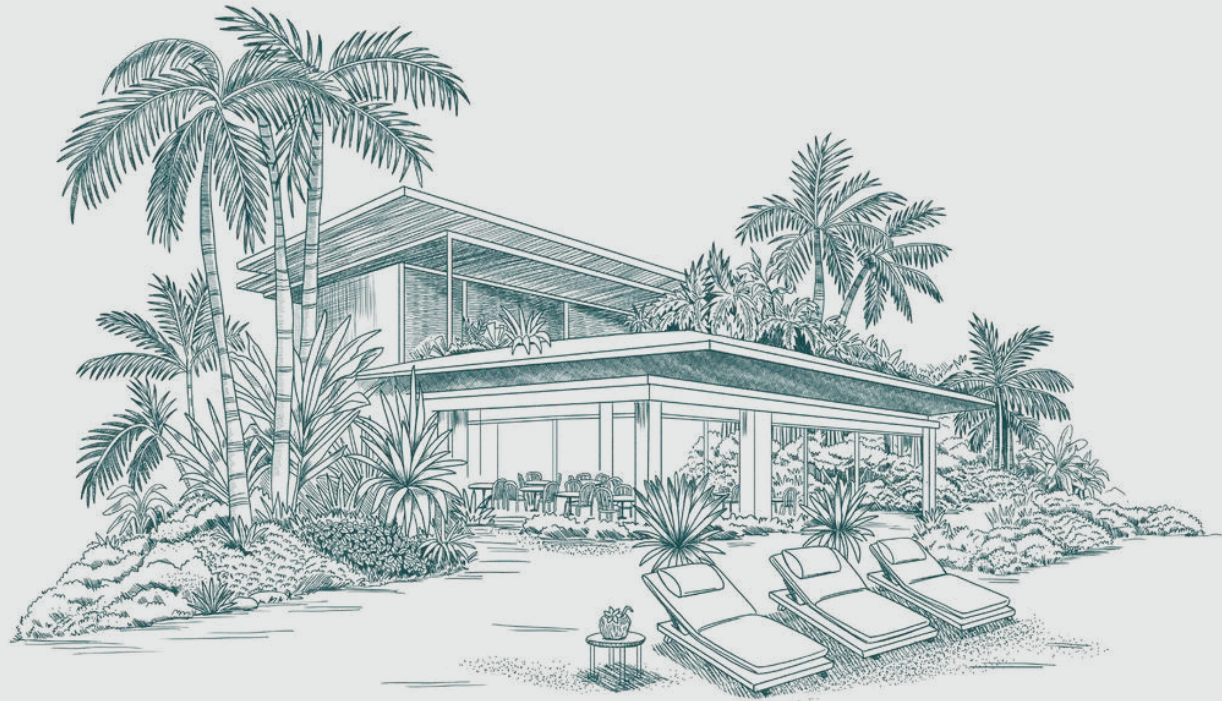
Exterior: **49.51 m2**
532.92 sqft



TEAM



Gran Cosón Beachfront & Cosón 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.

Developer & Design

THE GALVAN 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.



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.



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.

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.



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.



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.



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.

Master Broker



website

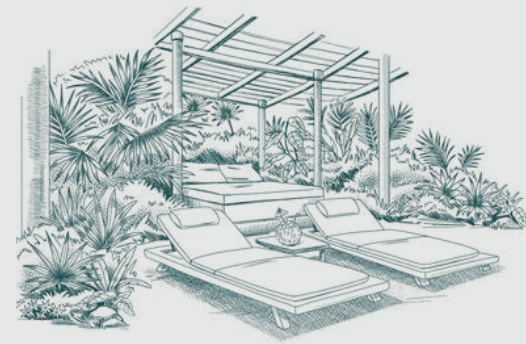
The exclusive affiliate of Christie's in the **Dominican Republic**, specializing in **high-end residential, resort, and branded developments**. Co-founded by industry leaders Auburn Lucas, Eric Walstrom, and Alex Irrer, CIREDR blends deep local expertise with a global luxury network. The firm offers 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.



website

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

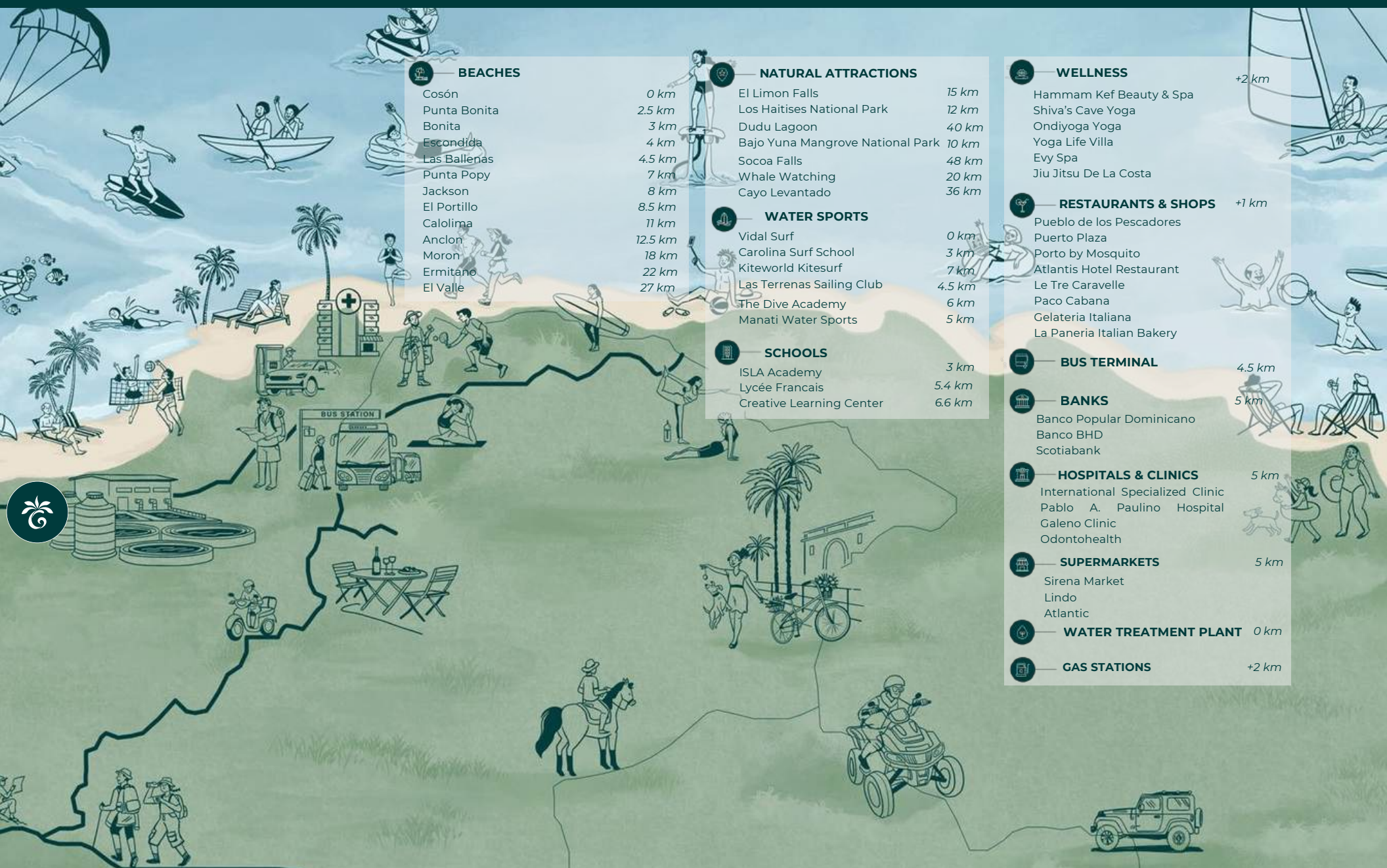


- Solar Energy Generation
- Low-density, Minimal Footprint Development
- Environmental Certification
- Rain water collection
- Permeable Trails
- Water Treatment Plant
- Electric Charging
- Bio Pools
- Regenerative Landscaping
- Passive Solar Design
- Jungle Preservation Areas
- Recycling and Composting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



MARKET OVERVIEW





BEACHES

Cosón
Punta Bonita
Bonita
Escondida
Las Ballenas
Punta Popy
Jackson
El Portillo
Calolima
Anclon
Moron
Ermitano
El Valle

0 km
2.5 km
3 km
4 km
4.5 km
7 km
8 km
8.5 km
11 km
12.5 km
18 km
22 km
27 km

NATURAL ATTRACTIONS

El Limon Falls
Los Haitises National Park
Dudu Lagoon
Bajo Yuna Mangrove National Park
Socoa Falls
Whale Watching
Cayo Levantado

15 km
12 km
40 km
10 km
48 km
20 km
36 km

WATER SPORTS

Vidal Surf
Carolina Surf School
Kiteworld Kitesurf
Las Terrenas Sailing Club
The Dive Academy
Manati Water Sports

0 km
3 km
7 km
4.5 km
6 km
5 km

SCHOOLS

ISLA Academy
Lycée Français
Creative Learning Center

3 km
5.4 km
6.6 km

WELLNESS

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

+2 km

RESTAURANTS & SHOPS

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

+1 km

BUS TERMINAL

4.5 km

BANKS

Banco Popular Dominicano
Banco BHD
Scotiabank

5 km

HOSPITALS & CLINICS

International Specialized Clinic
Pablo A. Paulino Hospital
Galeno Clinic
Odontohealth

5 km

SUPERMARKETS

Sirena Market
Lindo
Atlantic

5 km

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 M²
\$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 Nature's 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

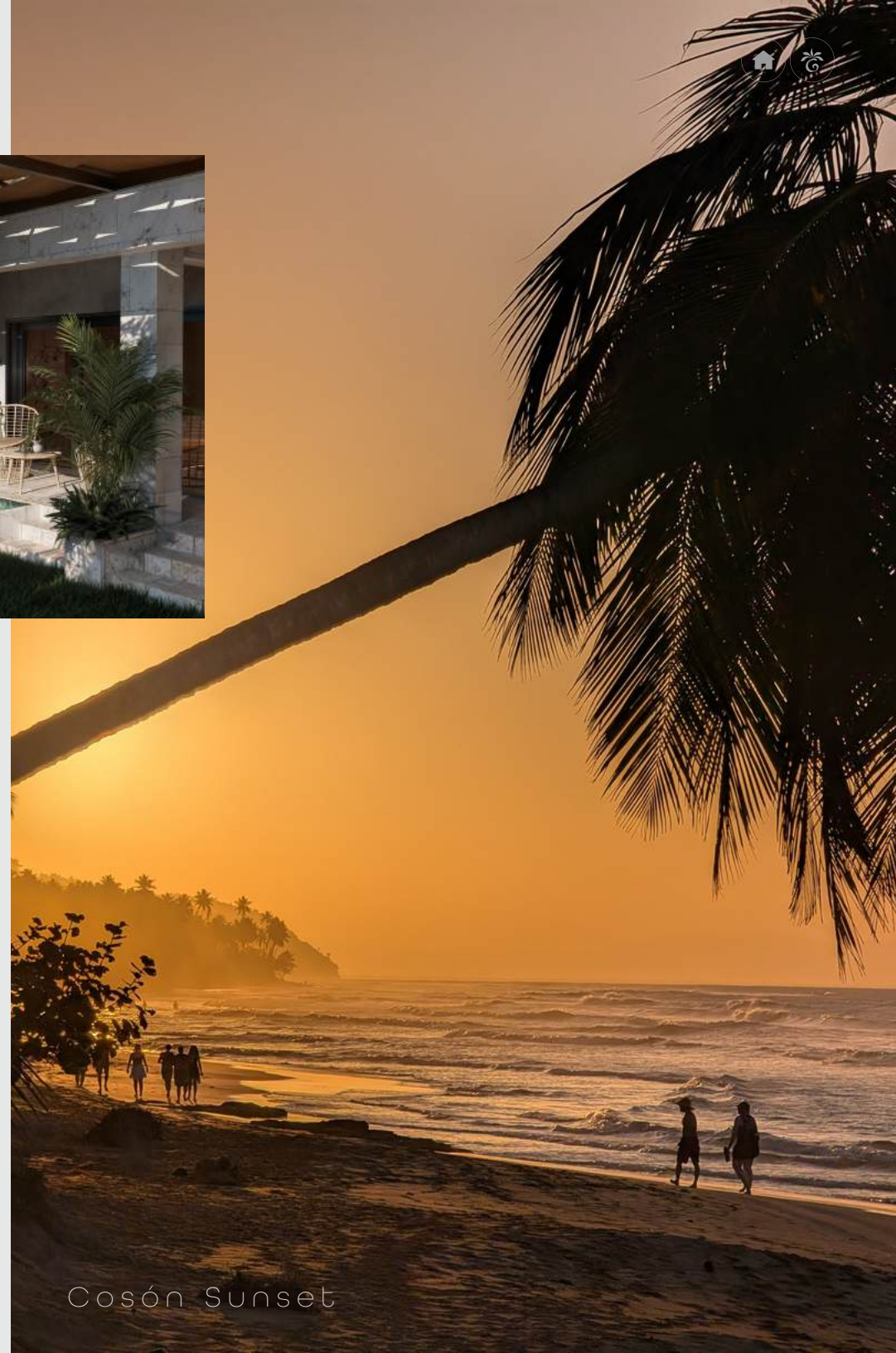


Travel Vlog

Note: Click on links for more information.

barefoot

INSPIRED LIVING



Cosón Sunset



find

YOUR FLOW



Limón Falls



a lifestyle

THAT TRASCENDS

Gran Cosón Beachfront



GRAN COSÓN

SAMANÁ

TROPICAL EDEN

FOR MORE INFORMATION CONTACT OR VISIT:

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