

GRAN COSÓN



A lifestyle resort with sustainability at its core, located in one of the most naturally privileged beachfront areas of the Dominican Republic, Playa Coson. A tropical Eden that for decades has been cared for and now is meant to be shared with those that appreciate the fulfillment of living in harmony with nature.



OVERVIEW



Gran Cosón is nestled within a lush coconut plantation in one of the Dominican Republic’s top tourist hotspots, Las Terrenas. It is located just a 20-minute drive from Samaná International Airport. The site features 200 meters of beachfront to the North and 600 meters of direct access on the main highway to the South, offering immense potential in the outskirts of the vibrant, multicultural town.

The masterplan design showcases a dynamic mixed use development, integrating residences, beachfront hotel suites, a beach club, spa, racquet club, teens club, meditation gardens, and natural pools. Additionally, the property also features a prominent 60-meter high hill that provides breathtaking panoramic views of the entire Cosón Bay. The natural beauty of the area will be both preserved and enriched through architectural landscaping, aimed at attracting a diverse array of bird species and promoting the growth of native plant life.

LOCATION	TYPE	PRICE	UNIT SIZE	DELIVERY
Cosón Beach, Samaná, Dominican Republic	Low-Density Lifestyle Resort	\$360K - \$780K	112 – 320 m²	August 2027
				





LOCATION

Area:	176,033 m ²	(43.50 acres)
Linear Beachfront:	200 m	(656 ft)
Location:	Coson, Samana, Dominican Republic	



- Unique Landscape: shallow shoreline, expansive beach with 8 kms (5 mi) of uninterrupted access, a promontory that offers panoramic bay views, and a mountainous backdrop
- Adjacent to main highway, connected to electric grid & water utilities
- Almost exclusively surrounded by +US\$1.0MM villas, boutique hotels & gated communities within 5 km
- The Galvan family, developers of the project, have been deeply integrated into the community and are well-recognized by the locals, having conducted business in the area for over 60 years.

Note: Click on image for Google Earth property layout

MASTERPLAN

BUILDING LAYOUT



GRAN COSON

CONJUNTO

FASE 1

- ① APARTAMENTOS x7
- Lockoffs x4
 - Single Standard x4
 - Single Large x4
 - Penthouse x9

② CLUB DE PLAYA

- Restaurante
- Bar
- Área Vip
- Área Infantil
- Vestidores
- Piscina
- Jacuzzi
- Solárium

③ CASA CLUB

- Gazebo
- Lounge
- Vestidores
- Bar
- Kitchenette
- Reading Nook
- Piscina
- Jacuzzi
- Soleado
- Bbq / Gazebo
- Playground
- Pet Area
- Jungle Gym
- Fire Pit

④ PLAZA COMERCIAL INT.

- Tiendas
- Café
- Centro Infantil
- Oficinas Administrativas
- Gimnasio
- Seguridad
- Bar
- Simulador De Golf
- Spa

⑤ AREA DE APOYO (BOH)

FASE 2

- ⑥ APARTAMENTOS x8
- Lockoffs x4
 - Single Standard x4
 - Single Large x4
 - Penthouse x9

⑦ HOTEL DE PLAYA

- Habitaciones x 120
- Reception/Front Desk
- Concierge Desk
- Seating Area/Lounge
- Luggage Storage
- Business Center
- Restaurant
- Retail Or Gift Shop
- Waiting Area
- Kids' Club/Play Area
- Entertainment/Media Room
- Pool Area
- Outdoor Terrace/Garden
- Art Gallery/Exhibition Space
- Espacio de Eventos

FASE 3

⑧ HOTEL BOUTIQUE

- Reception/Front Desk
- Luggage Storage
- Restaurant
- Pool Area

⑨ PLAZA COMERCIAL EXT.

- Tiendas
- Café
- Bar

⑩ RAQUET CLUB



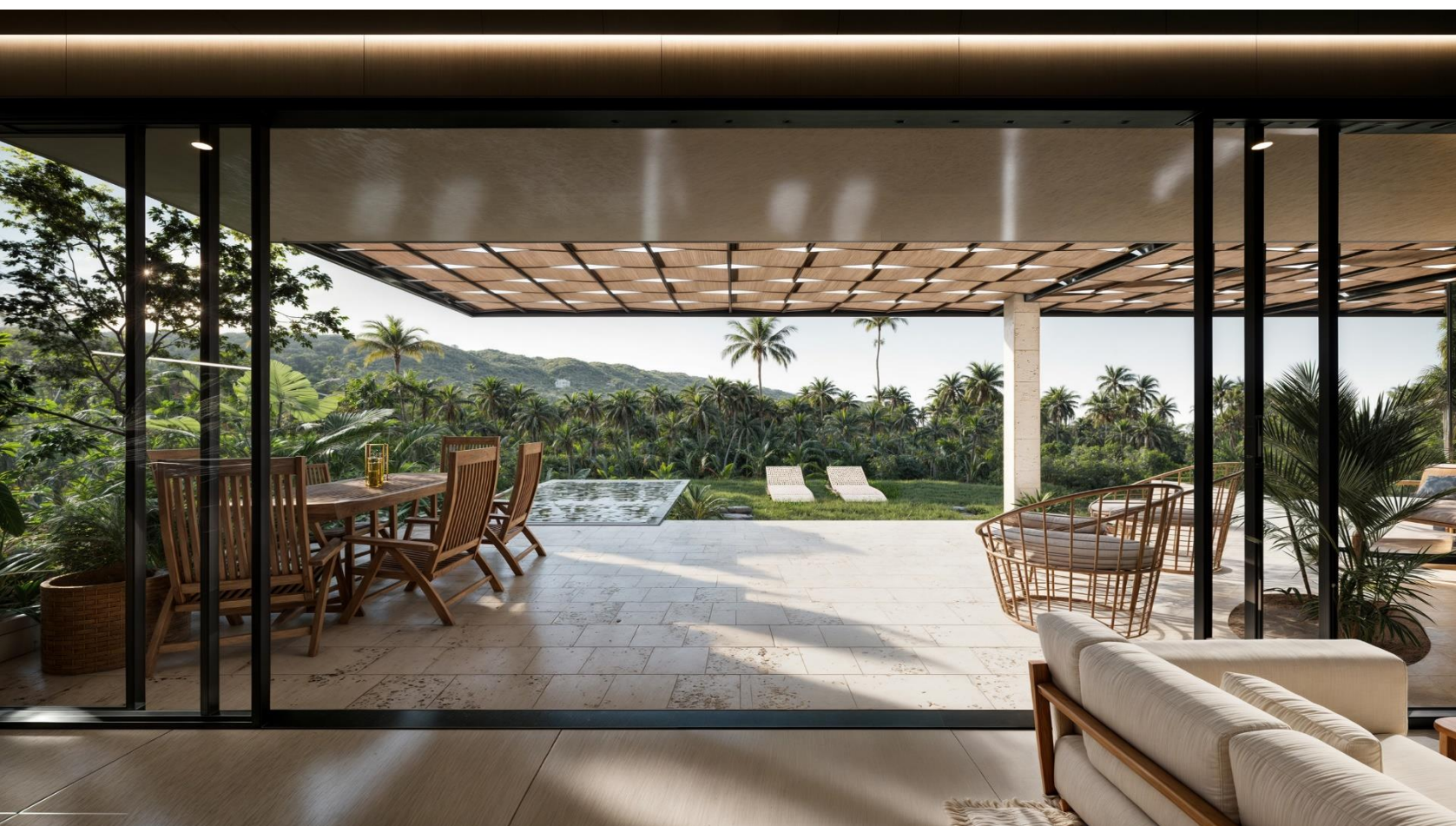
RESIDENCES

CONCEPTUAL RENDER



RESIDENCES

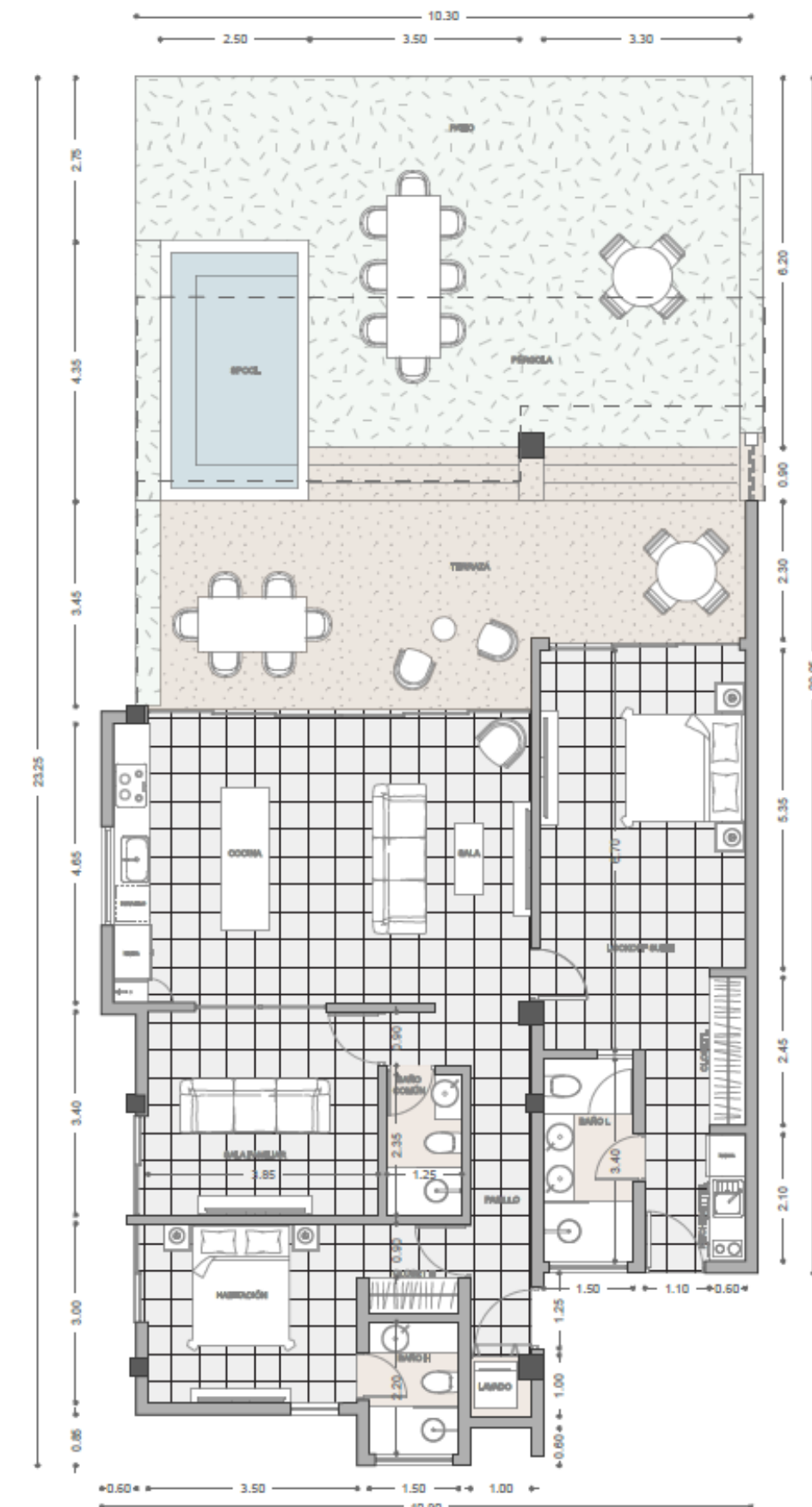
CONCEPTUAL RENDERS - INTERIOR DESIGN





RESIDENCES

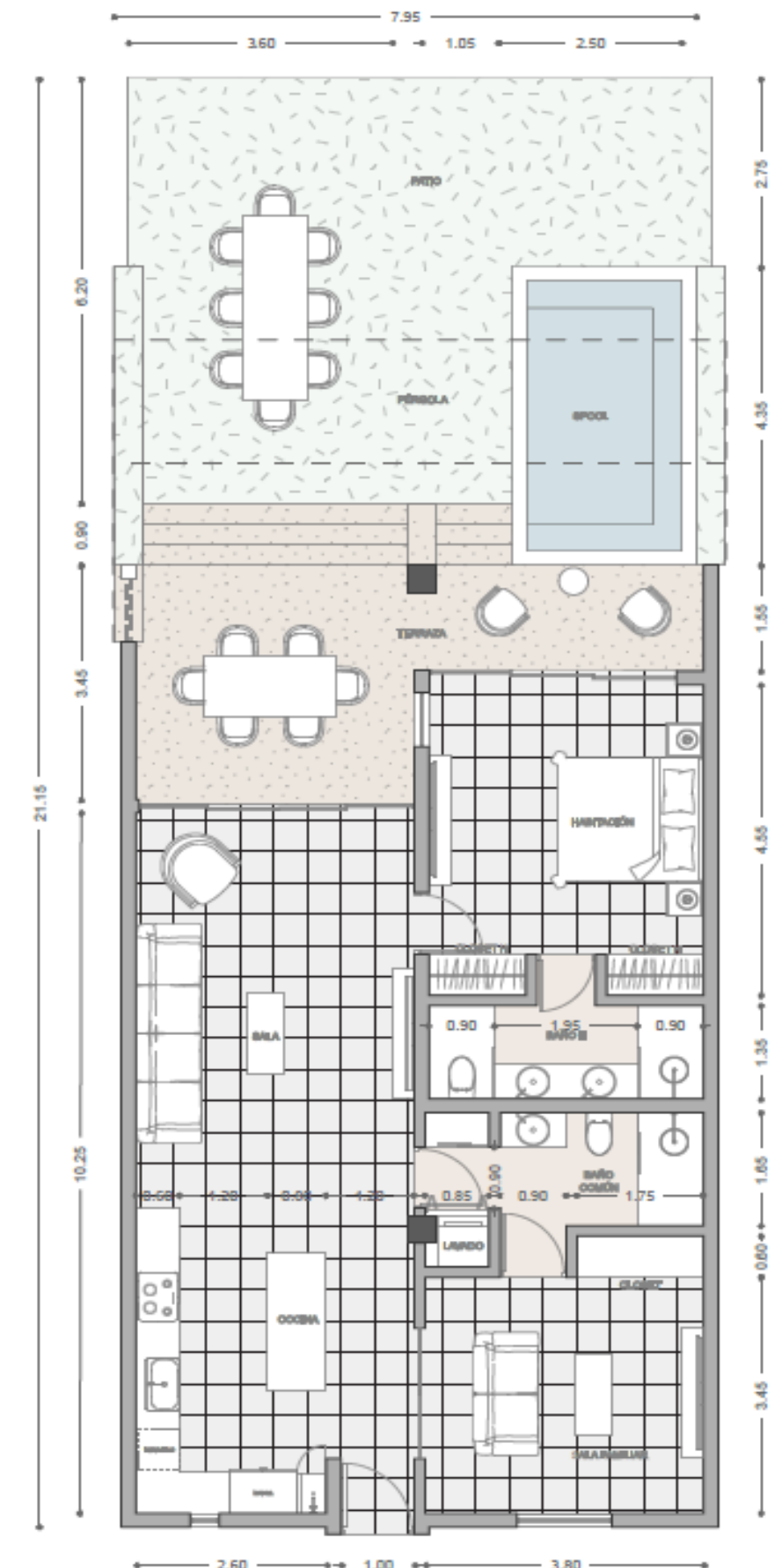
LOCK-OFF PATIO



- Total Area: 152.25 – 225.18 m²
1638.79 – 2423.80 sqft
- Terrace/Patio: 31.86 – 104.79 m²
342.94 – 1127.95 sqft

RESIDENCES

PATIO



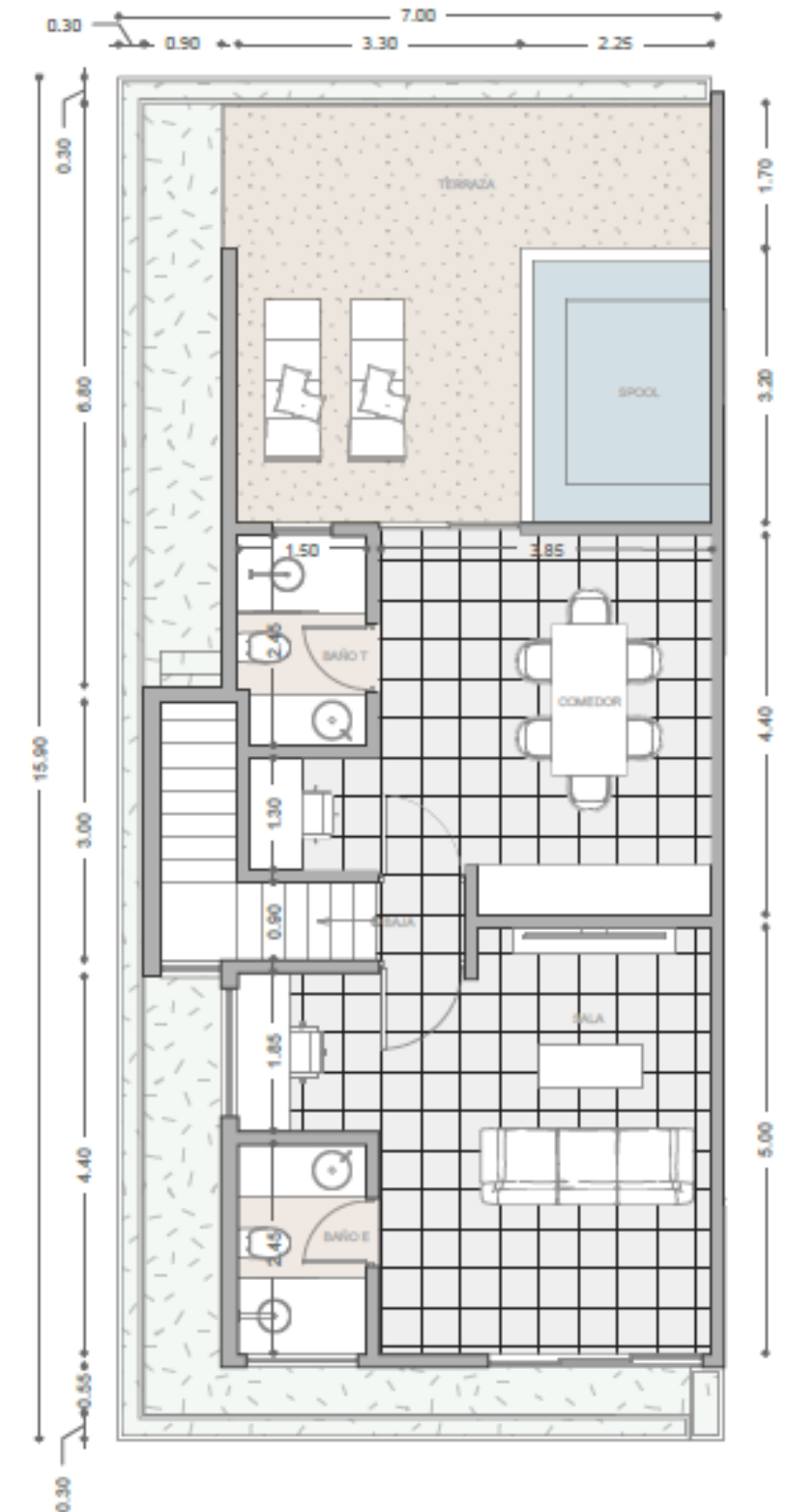
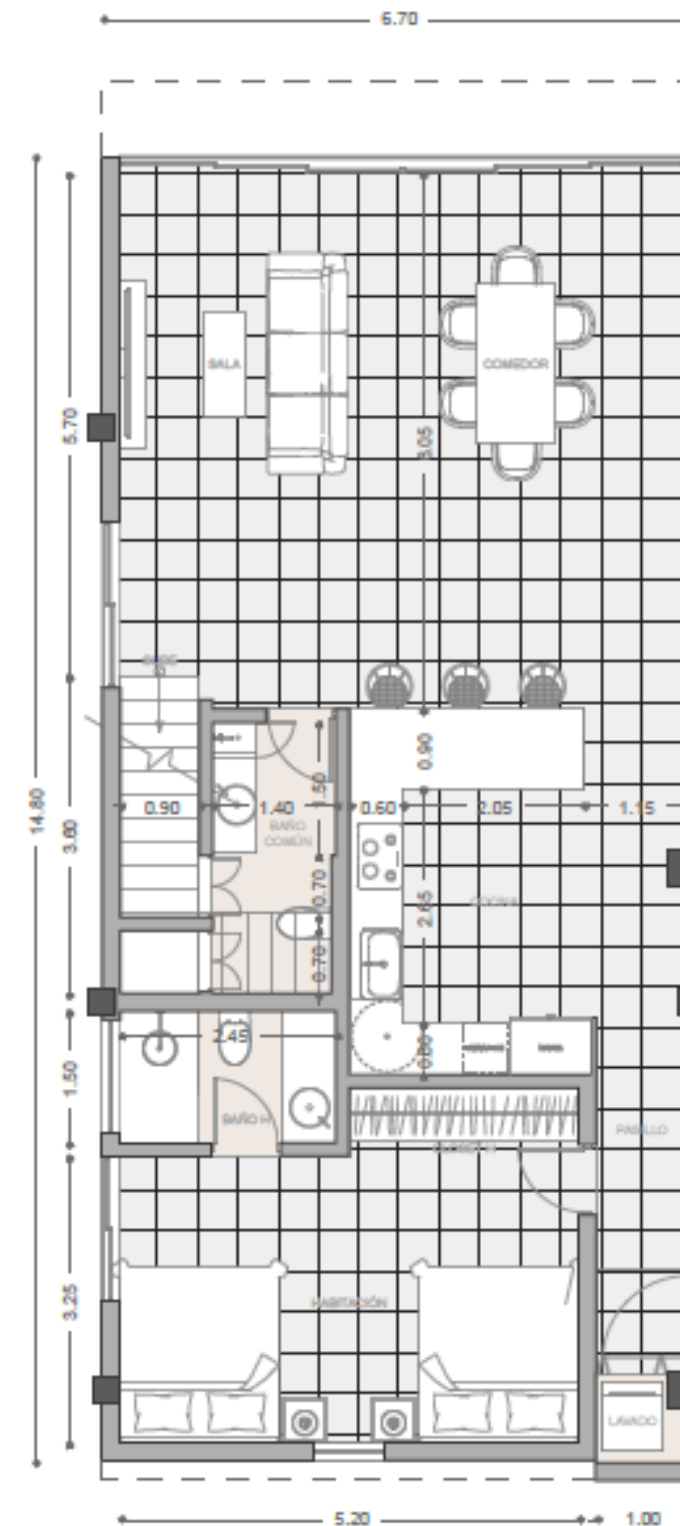
- Total Area: 114.41 – 193.88 m²
1,231.50 – 2,086.91 sqft

- Terrace/Patio: 22.55 – 94.69 m²
242.73 – 1,019.24 sqft



RESIDENCES

PENTHOUSE



- Total Area: 183.39 – 208.66 m (1,973.99 – 2,246 sqft)

AMENITIES

CONCEPTUAL RENDERERS



- Wellness Center: Treatment rooms, Cold Plunge, Sensory Deprivation Tank, Sauna
- Restaurant & Juice Bar
- Convenience Store
- Golf Simulator
- Teens Club
- Shops

AMENITIES

CONCEPTUAL RENDERERS



- Gym +200 m2 (+2,152 sqft)
- Fitness and Yoga Studio
- Racquet Club: Padel, Tennis & Pickleball
- Dog Park
- Jungle Gym
- Jogging Trail

LIFESTYLE CENTER

FLOORPLANS



BEACH CLUB

CONCEPTUAL RENDERERS



- Total Area: +3,000 m2 (+32,500 sqft)
- Infinity pools & hot tubs
- Owners Club & Multipurpose Event Space
- Garden Event Pavilion
- Full Service Restaurant
- Kids Pool
- Bar
- Rum & Cigar Lounge

TEAM



The Galván family's legacy in Samaná began in the 1960s, with a diversified portfolio spanning commerce, agriculture, industry, and real estate. Rooted in the coconut industry for over three decades, their business has continually evolved. Now, the third generation carries forward upholding the values that have earned the family deep community respect. Gran Cosón is a testament to their commitment to excellence and sustainable development. The materialization is expertly executed by a team of finance, management, and construction professionals.



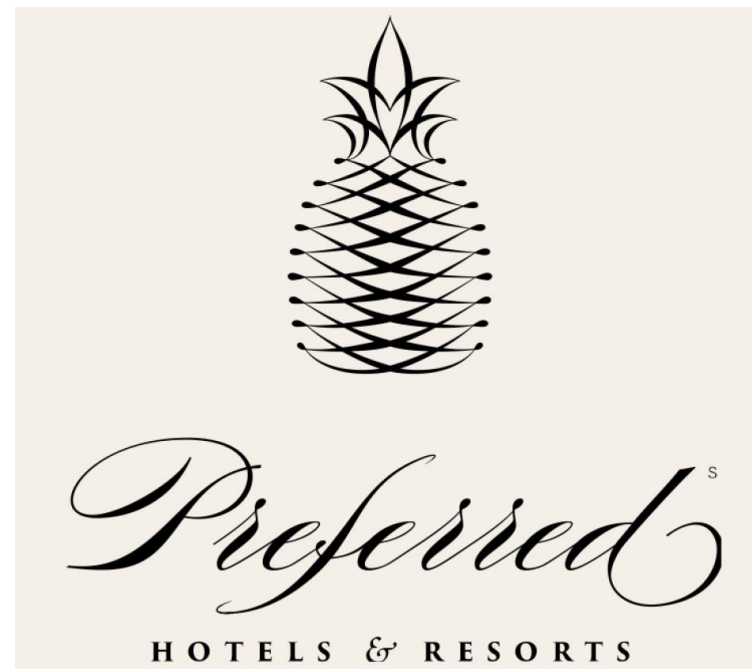
Franc Ortega is a renowned architect with over 35 years of experience, celebrated for his ability to design functional and stylish spaces. His distinguished portfolio encompasses a diverse range of projects, including custom villas, high-rise residences, and prominent hospitality developments such as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



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.

Note: Click on logos for more information

TEAM



BRANDED RESIDENCE

Preferred Hotels & Resorts, headquartered in Newport Beach, California, is the world's largest independent hotel brand, representing over 600 luxury hotels, resorts, and residences across 80 countries. Founded in 1968, it operates as a referral organization, not owning or managing its properties, which remain independently operated. The company, managed by Preferred Hotel Group, ensures high standards through its Preferred Standards of Excellence™, evaluated via annual anonymous inspections. Its five collections—Legend, L.V.X., Lifestyle, Preferred Residences, and Connect—cater to diverse traveler preferences, offering unique experiences from boutique stays to grand resorts. With a team of 294 employees, Preferred Hotels & Resorts emphasizes personalized service, cultural immersion, and luxury. The I Prefer Hotel Rewards program enhances guest experiences with points, exclusive rates, and benefits like early check-in.



MANAGEMENT & OPERATIONS

Hospitality Management Solutions Corp. (HMS), based in Santo Domingo, Dominican Republic, is a premier Latin American firm specializing in high-end hospitality and real estate management. With over 12 years of expertise, HMS operates in the Dominican Republic, Panama, and Mexico, managing boutique hotels, luxury condos, and commercial properties. As a pioneer in international expansion, HMS delivers exceptional guest experiences through property and facility management and real estate consulting. Employing 59 professionals, HMS integrates innovative technology and personalized services to ensure client satisfaction and profitability, maintaining a strong presence in Central America and the Caribbean.

MARKET OVERVIEW

LAS TERRENAS REAL ESTATE



Nearby beachfront listed units: Coson & Bonita Beach

Price Range (US\$ per m²): \$2,600 - \$4,500

Rental statistics from Airbnb

Rates, Occupancy & Monthly Revenue by [AirDNA](#):

- Top Rentals by Revenue: [3 bedroom](#) / [2 bedroom](#) / [1 bedroom](#)
- Rentalizer Reports: [3 bedroom](#) / [2 bedroom](#) / [1 bedroom](#)
- Data on 1,485 Active Rentals: [Market Grade "A"](#)

Award-winning hotels & villas within 1 km of property location

- [The Peninsula House](#): *Conde Nast Caribbean Top 10 Hotels 2021*
- [Sublime Samana](#): *Small Luxury Hotels of the World*
- [Casa Rosabaya](#): [US\\$6.9MM](#) Villa 800 m away from Gran Coson

Local Insights

- [Top Communities](#) ▪ [Luxury Villas](#) ▪ Articles: [NY Times](#) / [HVS](#) / [Bloomberg](#)

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 / Explórala](#) – *National Geographic*
- [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*
- [Samana, A Hidden Gem](#) – *Luxury Travel Magazine*
- [Caribbean Tourism Recovery / Most Visited Destinations 2022](#) – *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 American Airlines Air Canada World2Fly Westjet](#) – *Direct Flights to Samana*



Video Gallery

Sandra Bullock's ["Lost City" Where was it filmed?](#) Playa Coson! – [Link](#)

Playa Coson From Above – [Link 1](#) [Link 2](#)

Las Terrenas Shoreline – [Link](#)

Travel Vlog – [Link](#)

Note: Click on links for more information



THE LANDSCAPE



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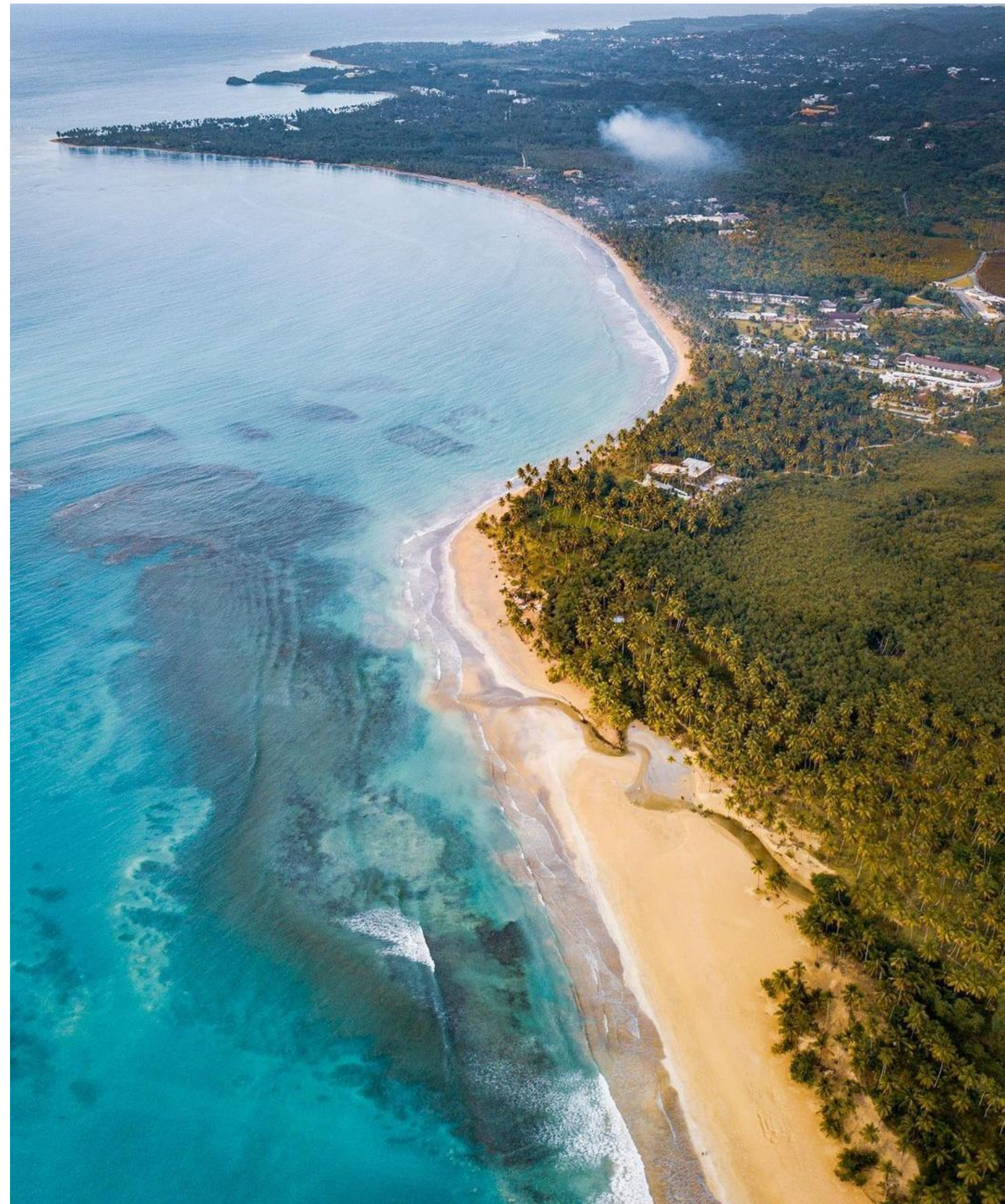


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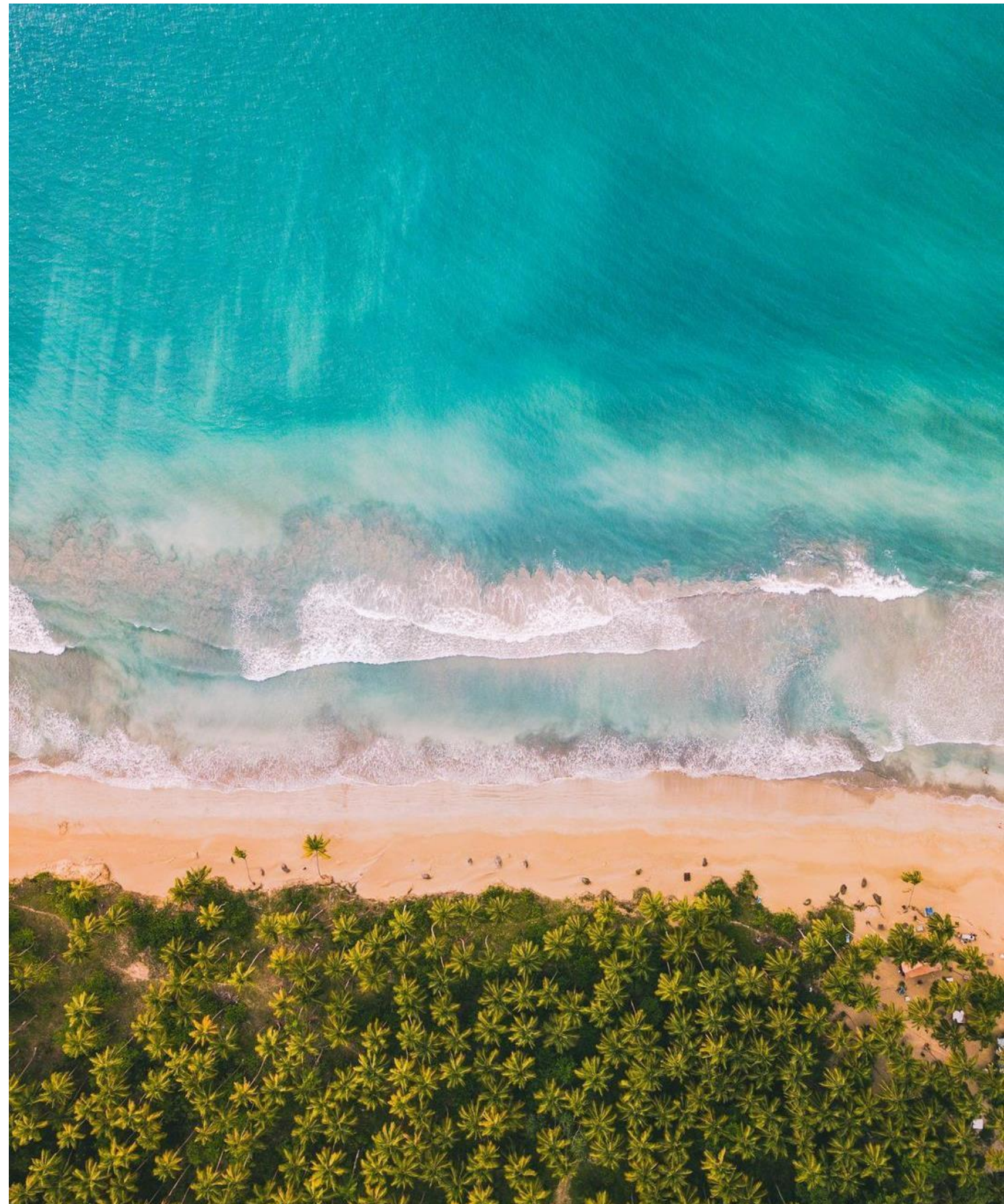
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SAMANÁ



TROPICAL EDEN





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