

LAS TERRENAS · SAMANÁ · DOMINICAN REPUBLIC

COSÓN BAY

— HOTEL & RESIDENCES —

CASITAS — A COLLECTION OF 21 PRIVATE VILLAS

SALES BROCHURE

THE SETTING

On Playa Cosón, minutes from Las Terrenas

Casitas at Cosón Bay sits on Playa Cosón, a long, palm-lined beach on the north coast of the Samaná peninsula, a short drive from the town of Las Terrenas.

Las Terrenas pairs Caribbean nature with a genuinely modern town: an established international community, restaurants, marinas and daily services — with the beach a few minutes from your door.



LAS TERRENAS, SAMANÁ

Getting here

An easy reach by road or air, on the Dominican Republic's north coast.

El Catey International Airport (AZS)	± 30 min
Santo Domingo · Autopista del Nordeste	± 2.5 hrs
Whale watching, Samaná Bay	Mid-Jan – late Mar
El Limón waterfall & Samaná	Nearby



21 PRIVATE VILLAS

A modern village, tucked into the green

CONFOTUR APPROVED • RESOLUTION 307-2024

Approved under the Tourism Incentive Law (CONFOTUR), the project offers buyers exemption from the real-estate transfer tax and up to **15 years free of annual property tax (IPI)**.



THE CONCEPT

Casitas at Cosón Bay

A private, gated community of 21 single-level villas set among landscaped gardens and tree-lined walkways, a short stroll from the beach and the resort's shared amenities.

Each unit is a contemporary three-bedroom home built for indoor–outdoor living, with deep covered terraces, natural stone and timber, and an optional private pool in its own garden.

21

PRIVATE VILLAS

1

LEVEL LIVING

144–152

M² INTERIOR

WITHIN THE COMPLEX

Everything Cosón Bay has to offer



POOL

Shared resort swimming pool



CHILDREN'S AREA

Dedicated play space for families



BEACH ACCESS

Direct path to Playa Cosón



GAME ROOM

Indoor recreation lounge



HOTEL SERVICES

Concierge & rental management



BAR & RESTAURANT

On-site dining & lounge

UNIVERSAL DESIGN

Accessibility for everyone

We want every guest's stay at Cosón Bay to be memorable. Common-use areas have been adapted to promote universal access while keeping the same quality of life at the water's edge.



ACCESSIBILITY FEATURES



Accessible entrance



Accessible bathrooms



Access ramps



Wheel-in pool Ramp and handrails on each side



Amphibious chair For beach and pool use



Accessible parking



Architecture that breathes

Low, horizontal volumes in warm stone and timber sit lightly in the landscape. Slatted wood screens filter the light; deep eaves and covered terraces blur the line between house and garden.

INSIDE THE CASITA

Open, light-filled living



An open-plan living, dining and kitchen space flows onto the covered terrace and pool garden — finished in soft, natural tones with floor-to-ceiling glazing.

SPECIFICATION

Natural materials, built for the coast

Porcelain flooring

Exterior floors in wood-look porcelain tile — warm underfoot, built to last in a coastal climate.

Coral stone

Natural coral stone flooring, a regional material that keeps interiors cool and tactile.

Grass pavers

Interlocking grass pavers soften driveways and paths, blending hardscape with garden.

Jiquiba wood doors

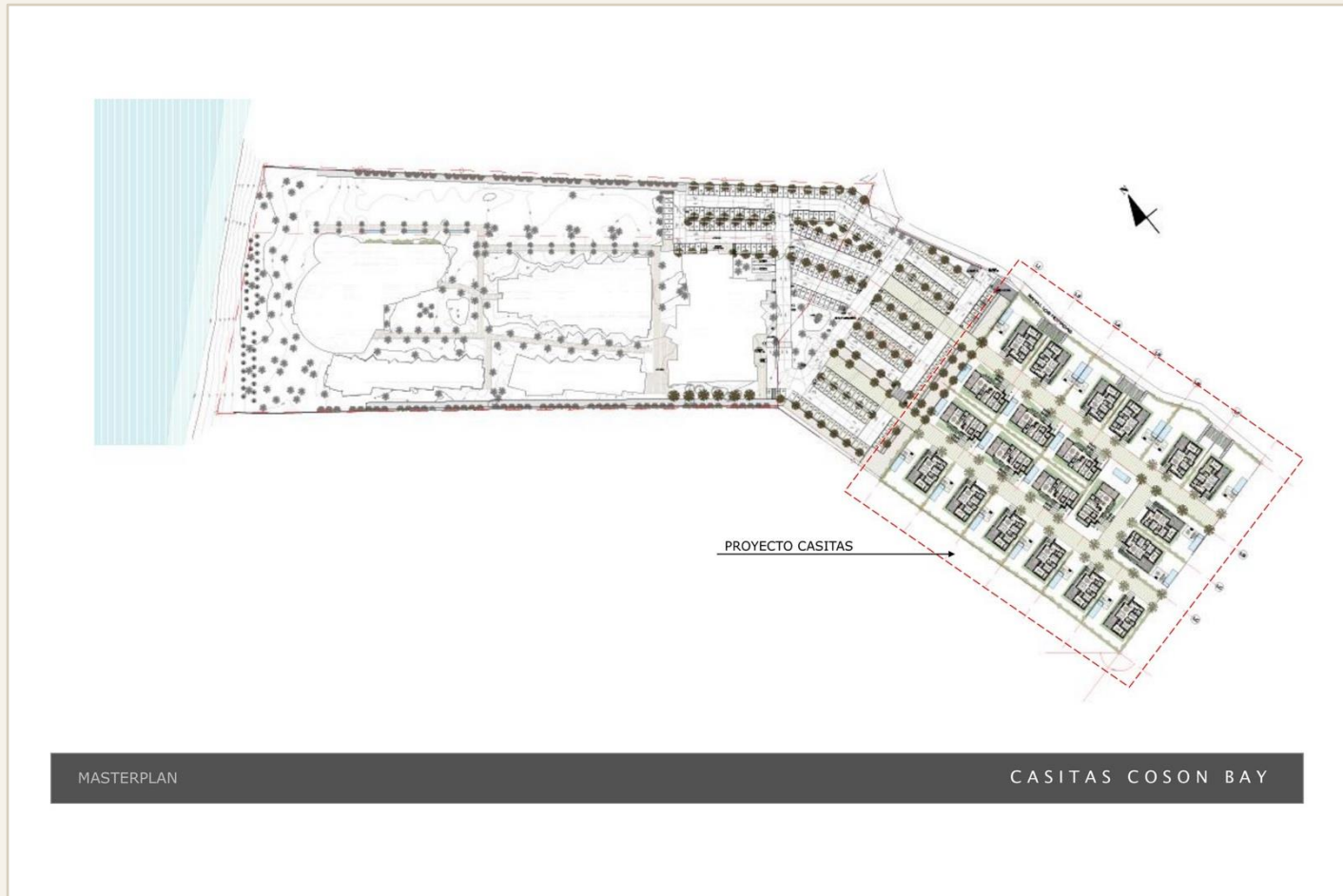
Solid jiquiba timber doors bring rich grain and craftsmanship to every entrance.

OPTIONS & UPGRADES

- Private pool

— Furniture & décor package
- Pool gazebo

— Appliances
- Solar panels



SITE LAYOUT

21 villas within Cosón Bay

The Casitas enclave occupies a private corner of the wider Cosón Bay resort, arranged in landscaped rows around shared gardens and amenities, with the beach a short walk away.

Lots range from approximately **515 to 770 m²**, each villa oriented for privacy, cross-ventilation and garden views.

FLOOR PLANS · TYPES A & A'

Villa Type A

SINGLE LEVEL



144 m² Home

54 m² Terrace

± 626 m² Lot avg

26 m² Pool deck

Villa Type A'

WITH COVERED PARKING



144 m² Home

54 m² Terrace

± 692 m² Lot avg

36 m² Parking

FLOOR PLANS • TYPES B & C

Villa Type B

EXTENDED TERRACE



144 m² Home

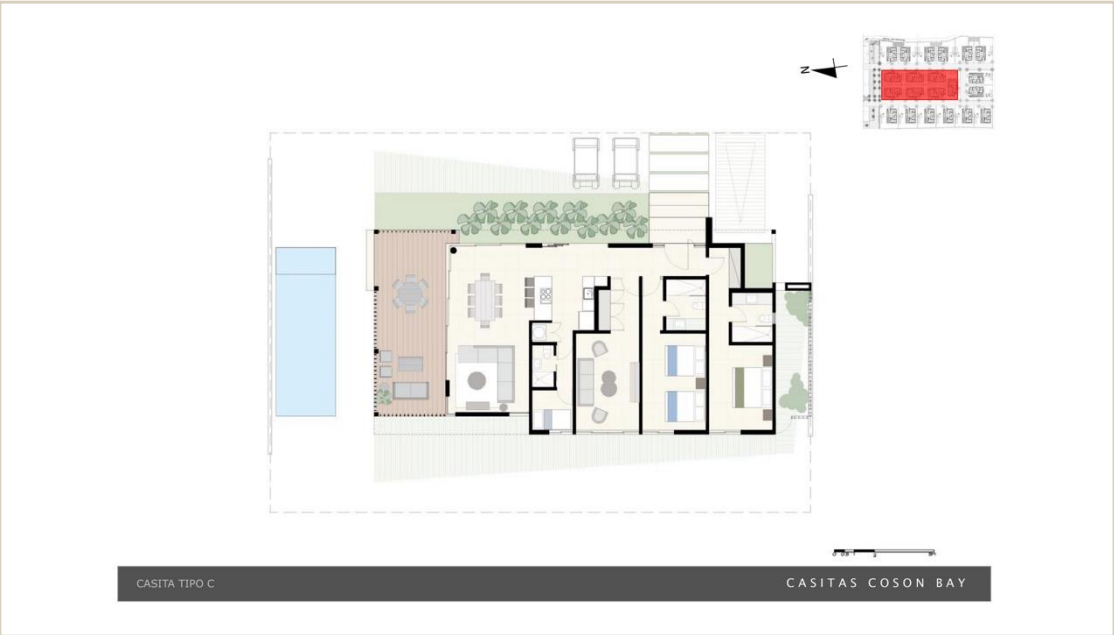
57 m² Terrace

± 613 m² Lot avg

34 m² Pool deck

Villa Type C & C2

COMPACT LAYOUT



152 m² Home

43 m² Terrace

± 515–704 m² Lot

Optional Private pool

COSÓN BAY

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SALES ENQUIRIES

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