



COSON VILLAGE

WHERE
YOUR DREAMS
FIND A PLACE
IN THE CARIBBEAN

A HORIZON OF COIORS

Cosón Village, a journey through oranges and turquoises. Each shade, a sigh of the day that says goodbye, each shadow, a promise of night calm, a canvas of oranges and pinks.

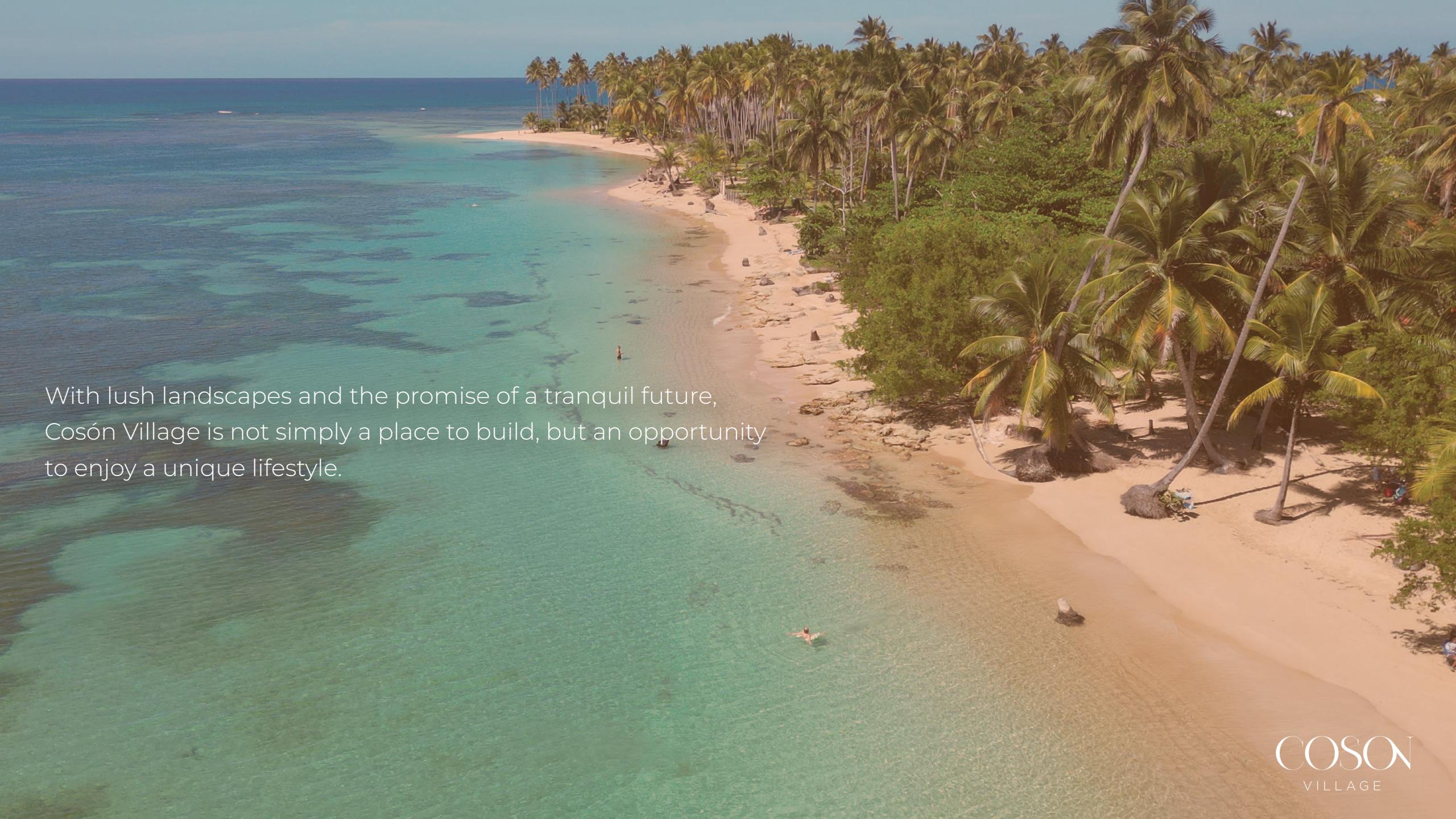


THE CARIBBEAN DREAM COME TRUE

In the heart of Samana, immersed in a space surrounded by palm trees, golden sand and crystal clear waters, Coson Village is born, the perfect environment for those seeking a relaxed lifestyle, surrounded by nature, where long walks on long beaches are enjoyed.

Sunsets at Playa Coson are magical, with the sky tinged with pink, orange and purple tones as the sun sets on the horizon. In the evenings, the sound of the waves and the breeze create a relaxing atmosphere, perfect for unwinding.

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A wide-angle aerial photograph of a tropical coastline. The left side of the image shows the ocean with clear, turquoise-colored water. The right side shows a sandy beach lined with numerous tall palm trees. A few people are visible on the beach and in the water. The sky is clear and blue.

With lush landscapes and the promise of a tranquil future,
Cosón Village is not simply a place to build, but an opportunity
to enjoy a unique lifestyle.

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Dominican Republic

THE HEART OF THE CARIBBEAN

Surrounded by dreamy beaches and vibrant nature, the Dominican Republic has become the epicenter of tourism and investment in the Caribbean. With more than 11 million tourists annually, the country is leading development in the region thanks to its solid infrastructure, political stability and opportunities for economic growth.

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Located in the province of Samana, Coson Village is located in a privileged enclave with coordinates **19°18'08 "N 69°34'30 "W**, placing the lots just minutes from the most beautiful beaches of Las Terrenas and in the middle of two very prestigious projects in the area.

Connected by air with direct air routes from Canada, Portugal and the United States to the Catey airport in Samana and by land an imposing road just 2 hours 05 minutes from Santo Domingo.

INVESTMENT AND OPPORTUNITIES

The Dominican Republic is the number 1 real estate investment destination in the Caribbean, with tourism contributing 20% of GDP by 2024. Demand for land in Cosón continues to rise, driven by 3 axes.

Sustained Tourism

The country received a record 11 million visitors in 2024.

INFRAESTRUCTURE

Access roads by land and direct routes to Samaná by air

HIGH PROFITABILITY

Properties in the area with annual returns in excess of 18%.

With a privileged location and growing demand, Cosón Village represents a unique opportunity for those seeking security and high return on investment. Become part of a project that combines lifestyle and profitability.



Access to the beach

Cosón Bay

The Nomads

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COSON VILLAGE MASTERPLAN



COSON

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PROJECT CHARACTERISTICS.

- 29 urbanized lots to build the villa of your dreams.
- Lots from 450 to 660 square meters.- Located just 3 minutes walk from the beach (250 meters)
- Electrical, water and fiber optic connection in each lot.
- Urbanization with 24/7 security, video surveillance cameras and access control at the entrance.
- Streets with asphalt priming.

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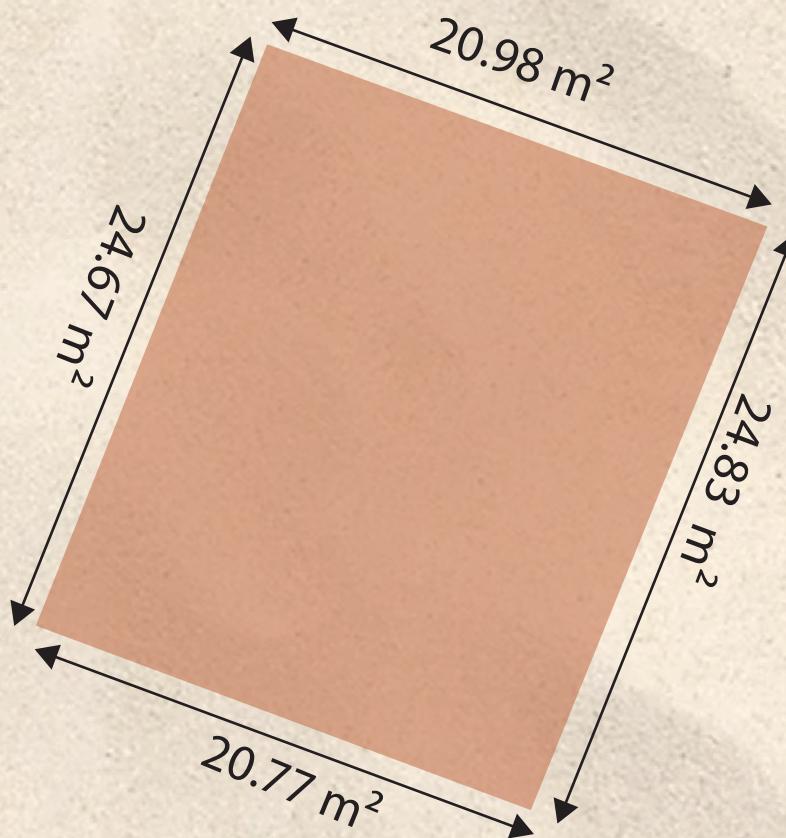
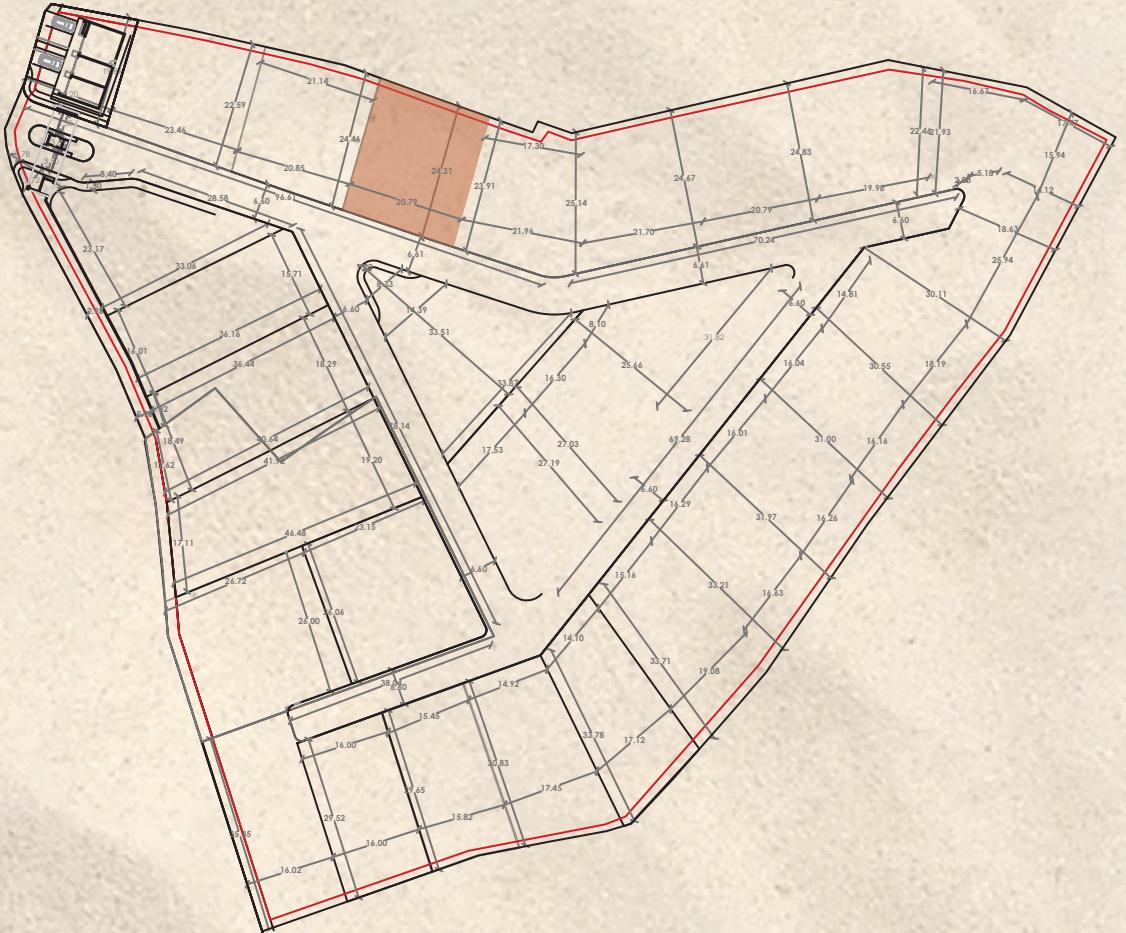


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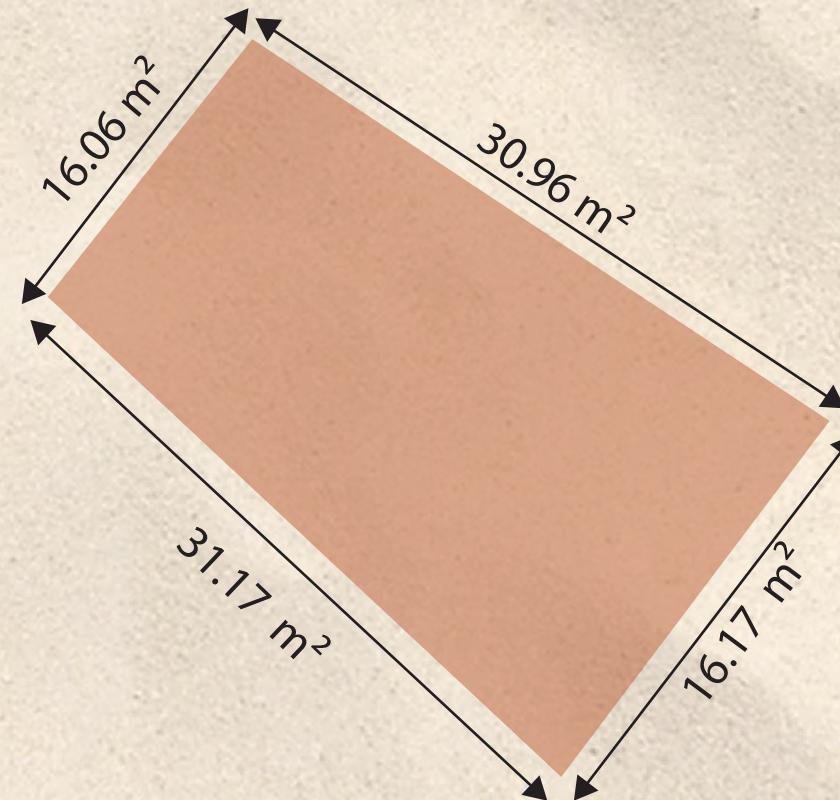
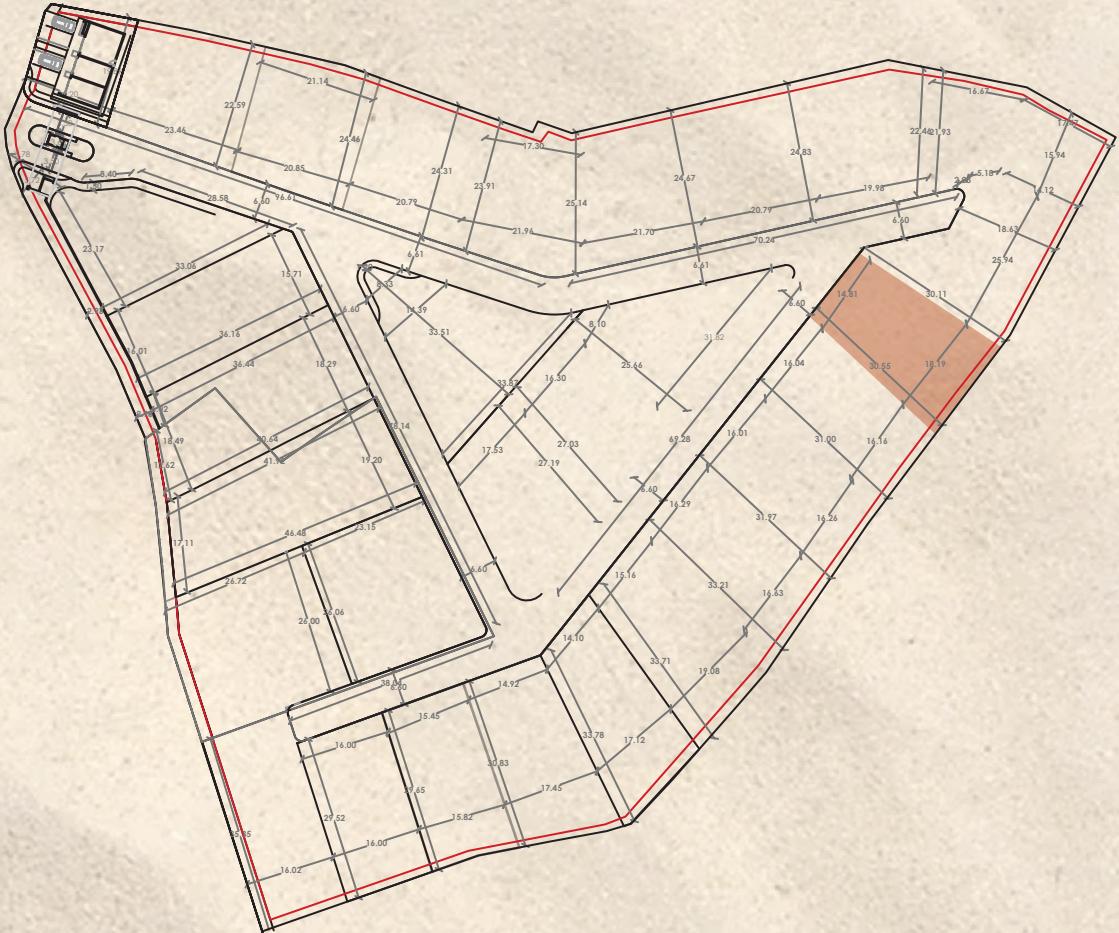
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LOT #3 -493.45 MT²



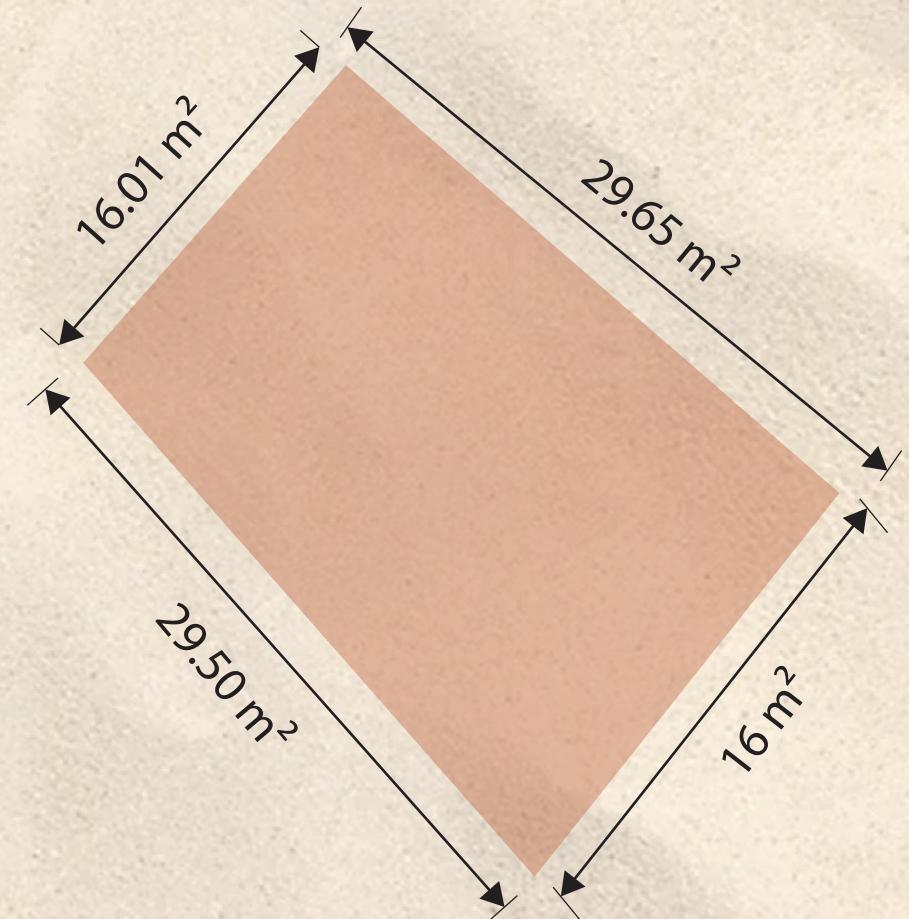
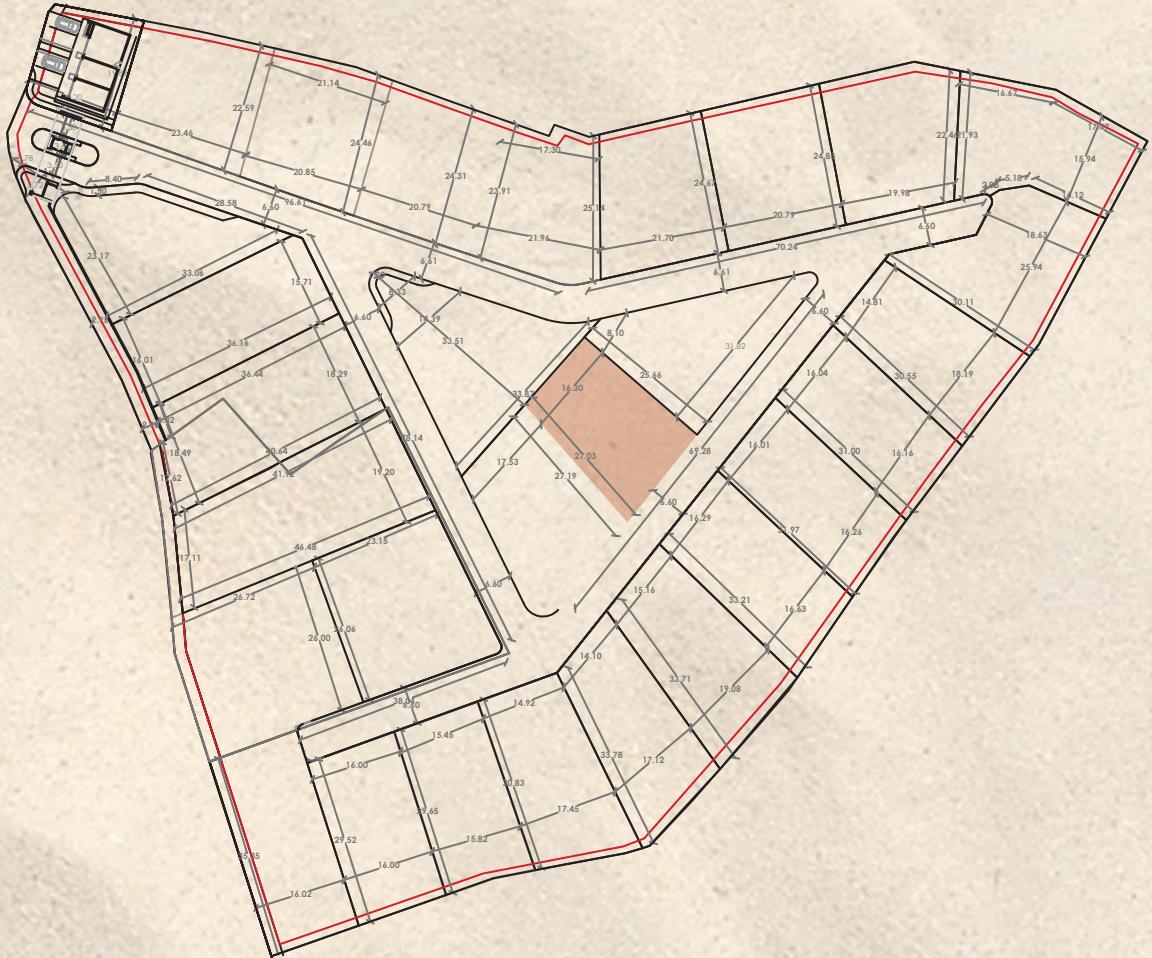
COSON VILLAGE

LOT #10 -507.83 MT²



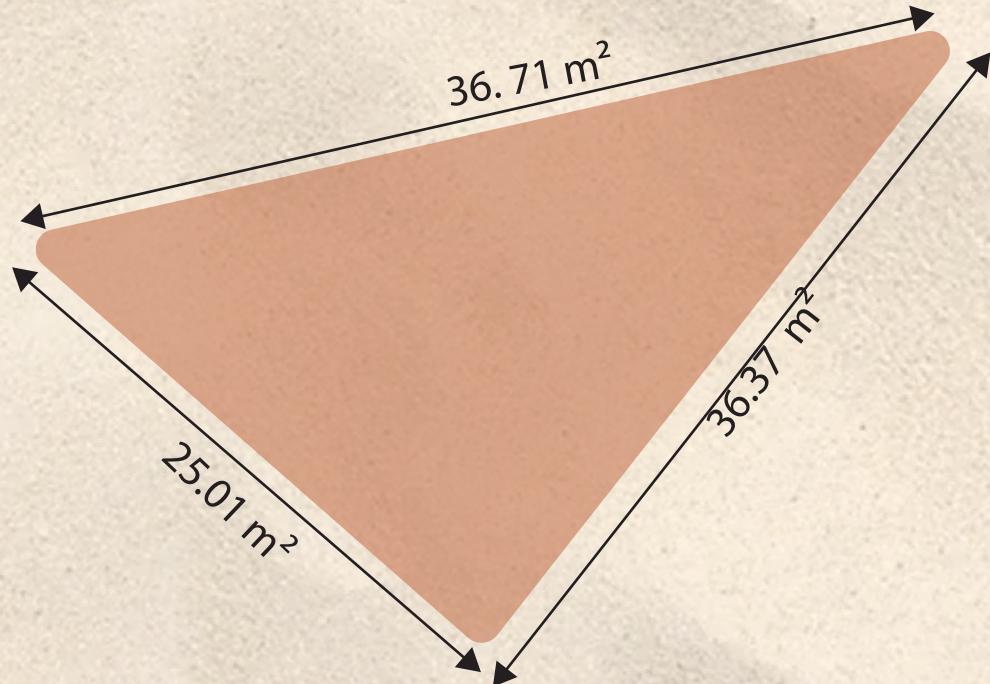
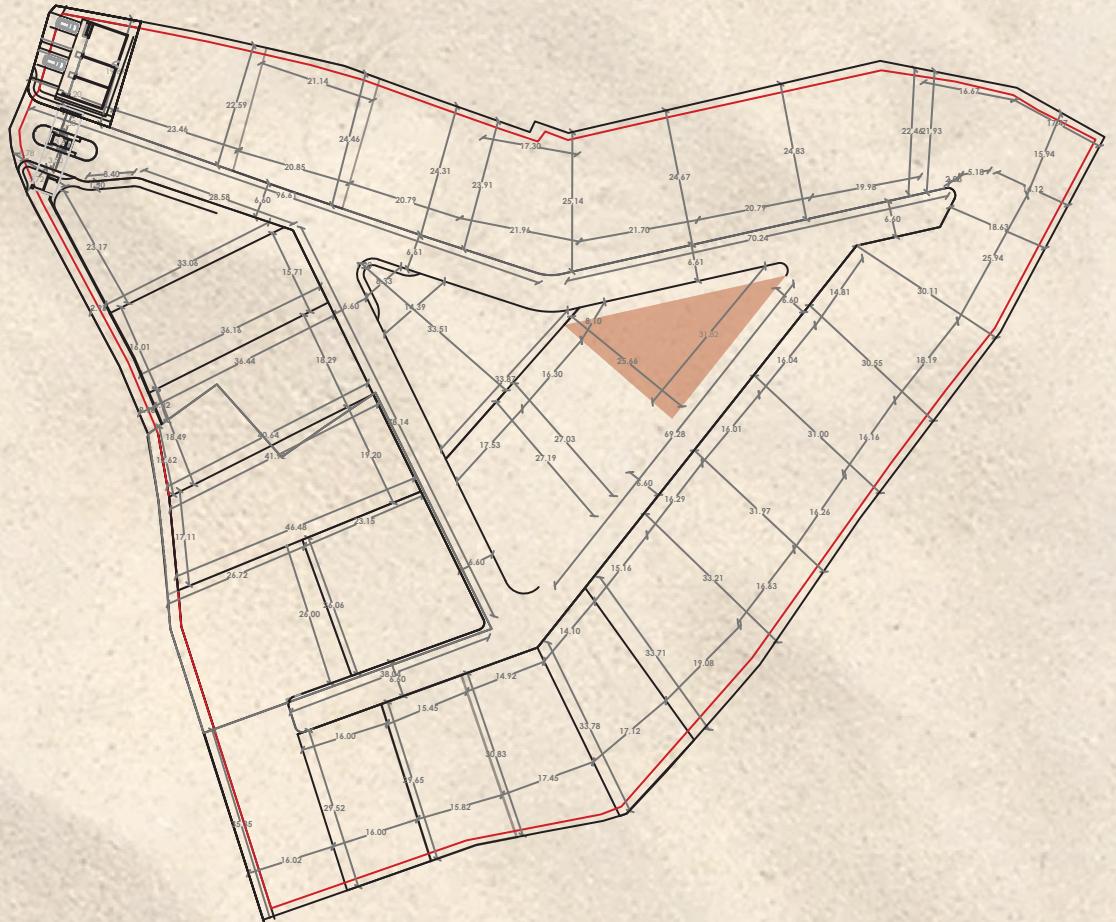
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LOT #21 -459.78 M²



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LOT #22 - 523.49 MT²



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INVESTING IN COSON VILLAGE

More than a Place, a Secure Investment

LOCATION

Only 250m from the beach and next to two exclusive projects in the area. It has an unrestricted and paved access road.

CONFOTUR INCENTIVES - PRE-APPROVAL

Extension of 3% transfer tax and 1% ipi per annum for 15 years.

DELINEATED LOTS

Each lot is delimited and has its own independent title.

PERMITS READY

It has permits from the Ministry of Tourism, Environment and City Hall.

TRANSPARENT AND RELIABLE PROCESS

Guzman & Ariza, one of the largest law firms in the DR, will manage the entire sale process and title management.

PAYMENT FLEXIBILITY

A flexible payment plan for a 12-month period.

ADVICE AND CONTACTS TO BUILD YOUR VILLA

We have two models of villas and the contact of important builders in the area to make the process of building the house of your dreams easy.

TOURISM GROWTH

Las Terrenas has experienced a 30% growth in the number of tourists in the last 5 years and continues to attract investors from all over the world.

AMENITIES



PROXIMITY TO THE BEACH

Only 250mts from the beach



24/7 VIDEO SURVEILLANCE AND SECURITY CAMERAS

Privacy and protection at all times.



REAL ESTATE MANAGEMENT

If required, we can help you with the administration of
your property.



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PAYMENT PLAN

RESERVAE

Make your reservation
with USD\$5,000

Complete 30%.

The 30% would be
completed after 30 days.

THE REMAINING VALUE

70% in equal installments until
December 2026.

FINANCING AVAILABLE WITH .



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LIFESTYLE

Imagine waking up each day surrounded by the Caribbean breeze and the sound of the waves. Cosón Village offers not only a place to build, but a lifestyle that celebrates tranquility, beauty and connection to nature.

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WE ARE HERE
TO HELP YOU



849-344-2323



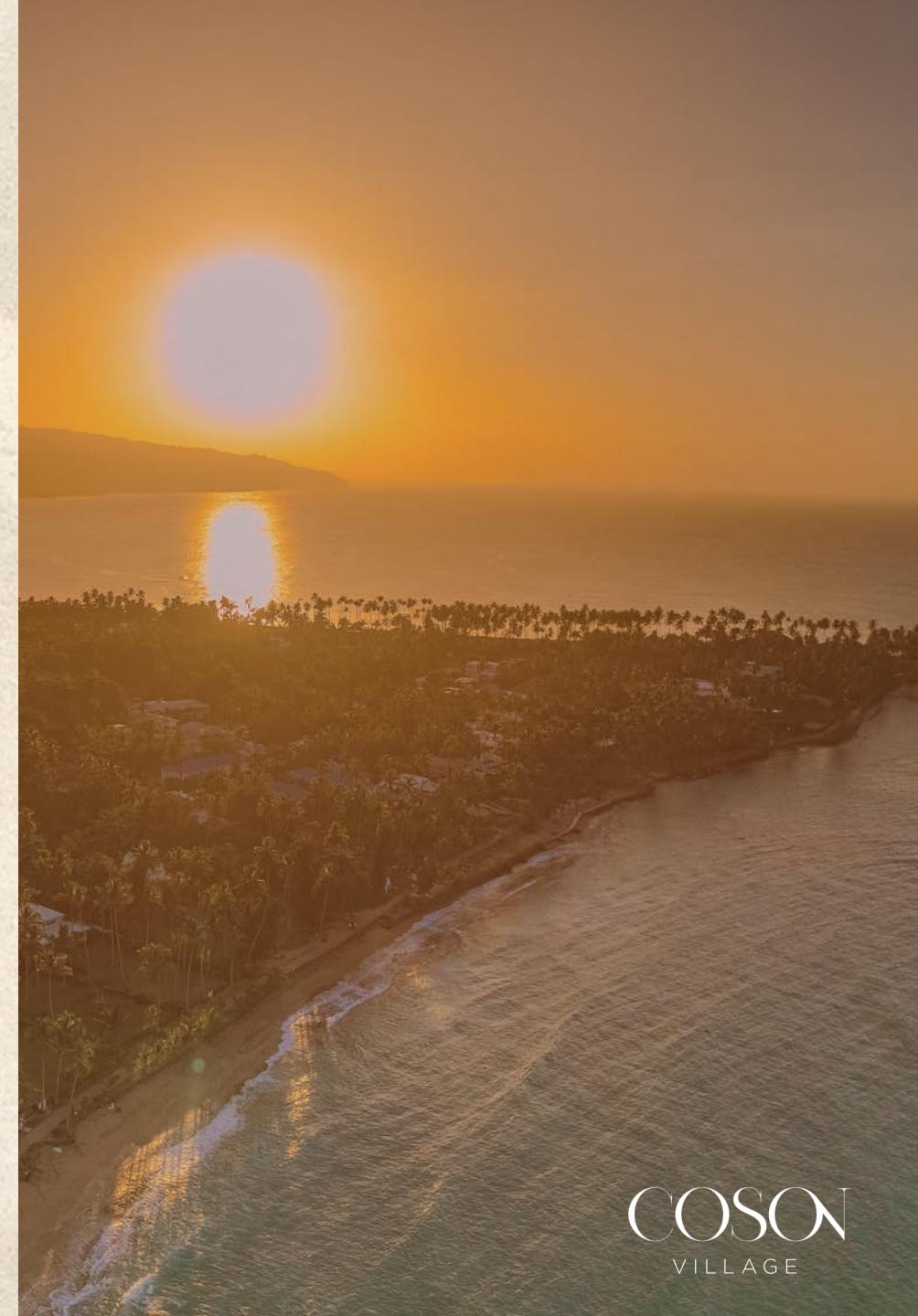
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The breeze whispering between
THE COCONUT TREES AND THE VIBRANT GREEN
OF THE PALM TREES

A wide-angle, aerial photograph of a tropical coastline. The foreground is dominated by a sandy beach where the ocean meets the shore. The water is a vibrant turquoise color. Behind the beach, a dense forest of palm trees stretches along the coastline. In the distance, a small, low-lying island or peninsula is visible under a clear blue sky.

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