

FOUR SEASONS PRIVATE RESIDENCES DOMINICAN REPUBLIC AT TROPICALIA A DISNEROS REAL ESTATE DEVELOPMENT





LOCATION

For three generations, the Cisneros family has lovingly cared for this pristine parcel of land, originally a private retreat where they developed a deep connection to its lush forests and dramatic coastline. Today, they are committed to preserving and sharing this exceptional Caribbean oasis, inviting others to experience and enjoy its unparalleled beauty while respecting its unique environment.



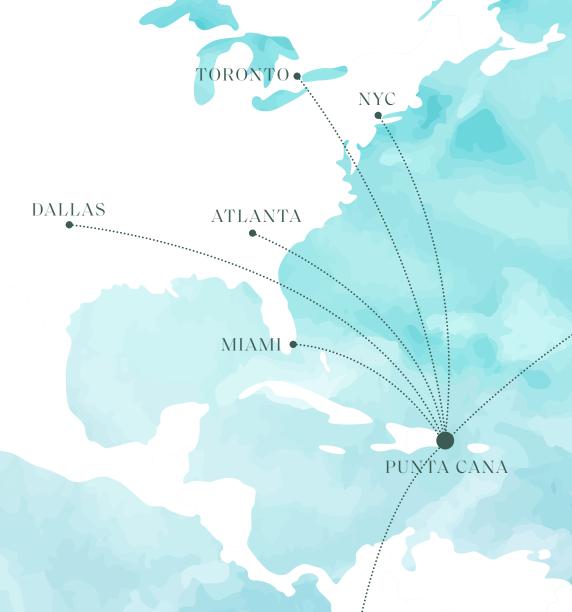
"Tropicalia is heaven on earth. It is my hope that all the other families can come here to enjoy it the way we have for so many years." GUSTAVO CISNEROS

Tropicalia spans 43 pristine acres of Playa Esmerelda in Samaná Bay on the northeastern shore of the Dominican Republic. The property features pristine beaches, lush forests, and majestic mountains, all framed by the island's stunning tropical climate.

Known for its mild weather and rich local traditions, the Dominican Republic is a beloved, sought-after tropical haven, drawing nature-loving visitors and adventurers from around the world.



MADRID



BOGOTA

Globally accessible via direct flights from 60 international destinations, Tropicalia is also located within driving distance of two local airports, the Punta Cana International Airport and the Las Américas International Airport in Santo Domingo.

MIAMI - 2.5 hours BOGOTA - 2.5 hours ATLANTA - 3.5 hours NEW YORK CITY - 4 hours DALLAS - 4.5 hours MADRID - 9 hours TORONTO - 4.5 hours

Caribbean Sea

DOMINICAN REPUBLIC

Tropicalia is just a 90-minute drive from Punta Cana International Airport, with direct flights from over 60 international destinations. For added convenience, private aircraft can connect with Kaynoa Airstrip after passing customs, which is located only 30 minutes away. Residents can also travel to Tropicalia by helicopter from Punta Cana and the Las Américas International Airport in nearby Santo Domingo.





MICHES

TROPICALIA

Santo Domingo







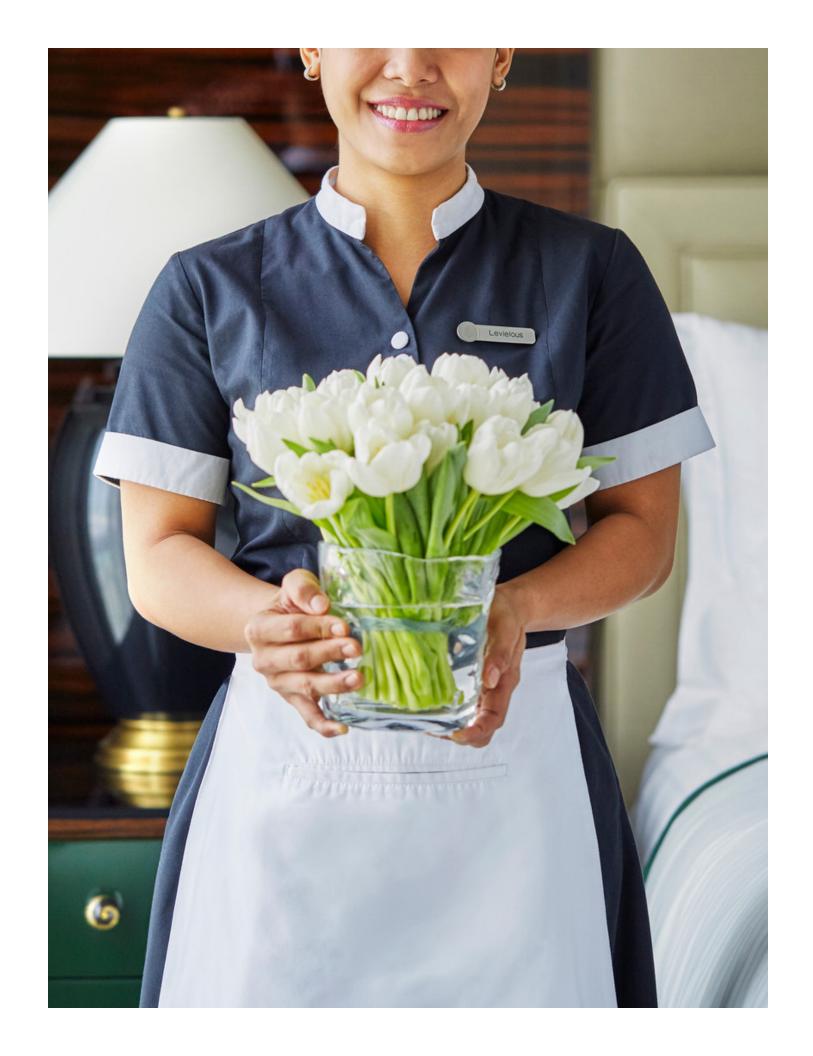


THE FOUR SEASONS PARTNERSHIP

In partnership with Four Seasons, Cisneros has set out to build a community of like-minded global citizens—families and individuals who share their values of sustainability, stewardship, and environmental respect.

With Four Seasons' globally renowned hospitality and next-level services, Tropicalia offers an unmatched luxury experience.









FOUR SEASONS Lifestyle & Exclusive Resident Services

Driven by a commitment to client satisfaction, the Four Seasons onsite team provides concierge-level service to residents of the Private Residences at Tropicalia. Tailored service and seamless upkeep create a worry-free lifestyle, where every detail is anticipated and residents can fully enjoy their surroundings.

Led by the Director of Residences, the dedicated Four Seasons residential team ensures every moment of daily life is flawless, offering services ranging from housekeeping and maintenance to transportation and lifestyle assistance. Owner services include 24/7 guest services, concierge, valet, buggy and airport host transportation, as well as mail and package handling, incidental billing, and comprehensive in-unit and exterior maintenance.

Owners also have the opportunity to participate in the Four Seasons-managed rental program, offering flexibility and the added benefit of professional property management. The Four Seasons team ensures the property is always maintained to the highest standard.





THE AMENITIES

Four Seasons Private Residences at Tropicalia offers owners a thoughtfully curated array of amenities, accessible via the resort (Four Seasons Resort and Residences Dominican Republic at Tropicalia). From fresh cuisine and signature restaurants to family-friendly and wellness-focused spaces, these elements create a rich, multi-sensory experience and an idyllic retreat.



A CISNEROS REAL ESTATE DEVELOPMENT

Resort Points of Interest

- 1 Lobby/Reception
- 2 Arrival Road
- 3 Carambola Juice Bar
- 4 Coro Coro Fitness
- 5 Events
- 6 Moringaia Yoga Pavilion
- 7 Savia Spa
- 8 Loritos Club Kids for All Seasons
- 9 El Huerto Restaurant
- 10 Olitas Family Pool
- 11 Papagayo Club Young Adults
- 12 Crudito Ceviche Bar
- 13 Marea Adult Pool
- 14 Altamar Wind & Watersports
- 15 Hotel Rooms & Suites
- 16 Hotel Presidential Suite
- 17 Vehicular Parking
- 18 Overflow Parking Area

- 19 Beach Flats
- 20 Beach Villas
- 21 Specialty Restaurant
- 22 Owners' Service Building
- 23 Owners' Storage Lockers
- 24 Cósmico Cafe + Cacao
- 25 Estate Homesites
- 26 Service / Emergency Road
- 27 Service Building
- 28 Utility Compound
- 29 Service Access Gate House
- 30 Main Complex Restrooms
- 31 Event Lawn
- 32 Outdoor Cinema
- 33 Food Truck Area
- 34 Nature Trails
- 35 Pool Bar & Grill

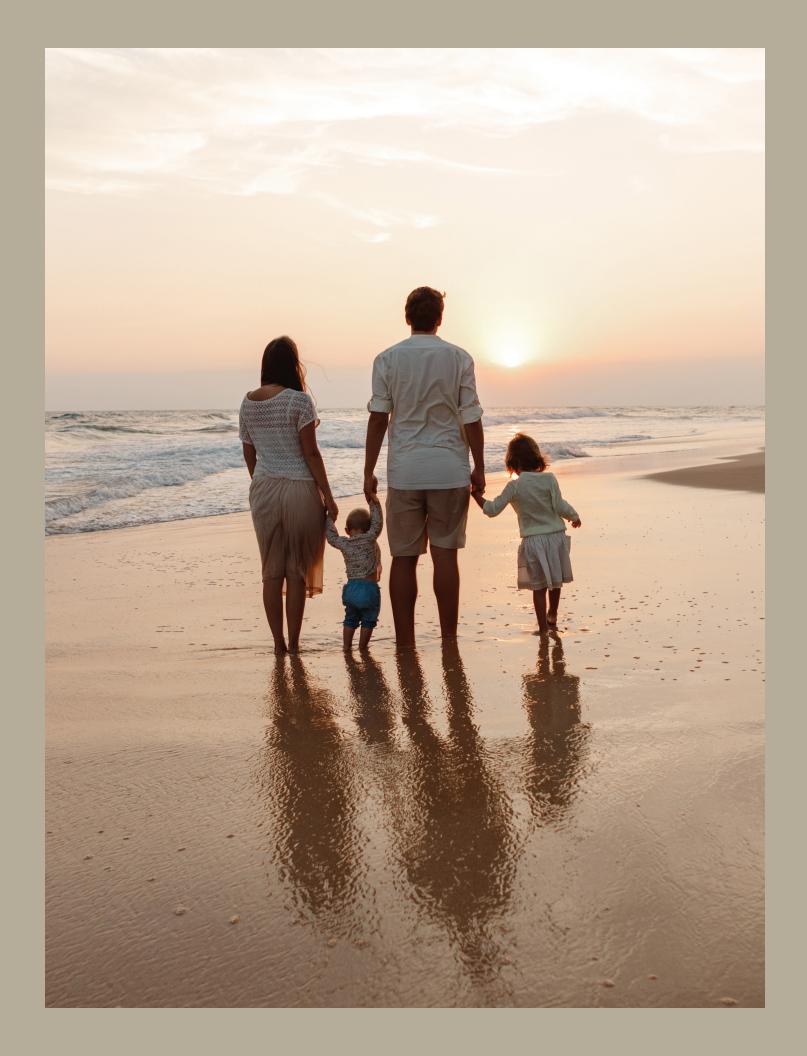














RESIDENCES

The Beach Flats and Beachfront Villas at Tropicalia offer an unparalleled living experience, combining exceptional design with world-class amenities. Designed by renowned Brazilian architect lsay Weinfeld, each of the 25 residences features expansive floor plans and modern finishes, harmoniously integrating contemporary design with the surrounding environment.

The development includes 16 Beach Flats (3- and 4-bedroom, each with a private pool) and 9 Beachfront Villas (4-bedroom, single story floor plans with a private lap pool and direct beach access).



BEACH FLATS



The Beach Flats at Tropicalia offer fully furnished 3- and 4-bedroom residences ranging from 2,270 to 3,147 square feet of interior space, with total covered areas from 2,940 to 3,874 square feet.

Upper-floor Flats feature panoramic ocean views, while ground-level residences are replete with private tropical gardens. Each home includes gourmet kitchens with Sub-Zero and Wolf appliances, private pools, and a blend of luxury and natural beauty.







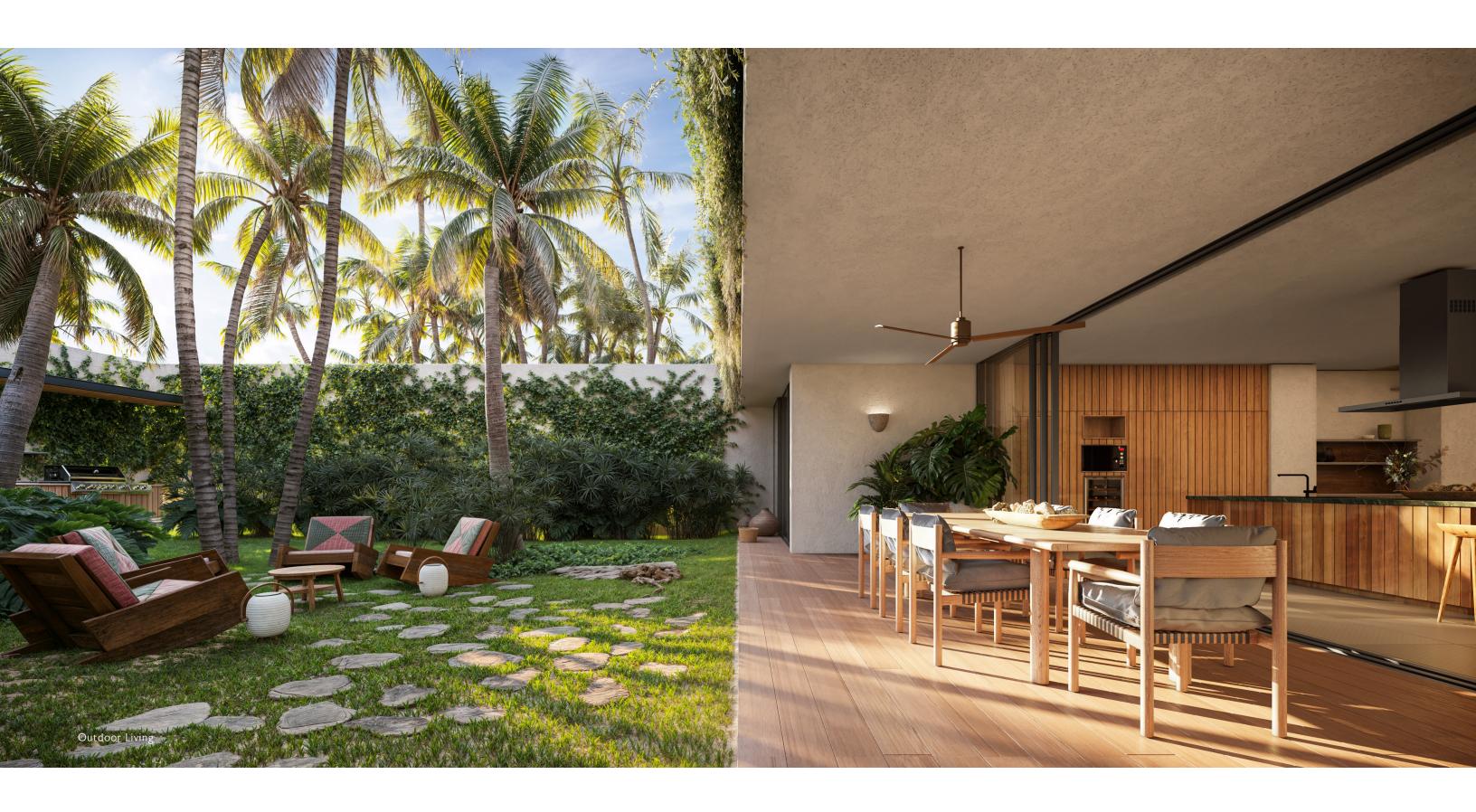
BEACH FRONT VILLAS



The Beachfront Villas offer luxurious, single-story 4-bedroom residences with 3,805 square feet of interior space and 4,838 square feet of total covered area.

Featuring gourmet kitchens with Sub-Zero and Wolf appliances, private pools and pool decks, these villas boast unobstructed views of Samaná Bay. Fully furnished, they offer a balance of sophistication and ease.







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The structures, materials and recreational features and amenities described and depicted herein are based upon current development plans, which are subject to change without notice. The illustrations included herein are artist renderings of proposed improvements.

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