



# FOUR SEASONS

PRIVATE RESIDENCES

DOMINICAN REPUBLIC AT TROPICALIA

A CISNEROS REAL ESTATE DEVELOPMENT





# THE 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.





TORONTO

NYC

MADRID

DALLAS

ATLANTA

MIAMI

PUNTA CANA

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.







# 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.





Designed with care and purpose, Four Seasons' debut property in the Dominican Republic, Tropicalia has been thoughtfully crafted to protect the area's diverse ecosystems, engage with the local community, and create sustainable experiences that foster lasting memories across generations.





## 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.





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## Resort Points of Interest

- |   |                                |
|---|--------------------------------|
| 1 - Lobby/Reception                     | 19 - Beach Flats               |
| 2 - Arrival Road                        | 20 - Beach Villas              |
| 3 - Carambola Juice Bar                 | 21 - Specialty Restaurant      |
| 4 - Coro Coro Fitness                   | 22 - Owners' Service Building  |
| 5 - Events                              | 23 - Owners' Storage Lockers   |
| 6 - Moringaia Yoga Pavilion             | 24 - Cósmico Cafe + Cacao      |
| 7 - Savia Spa                           | 25 - Estate Homesites          |
| 8 - Loritos Club – Kids for All Seasons | 26 - Service / Emergency Road  |
| 9 - El Huerto Restaurant                | 27 - Service Building          |
| 10 - Olitas Family Pool                 | 28 - Utility Compound          |
| 11 - Papagayo Club – Young Adults       | 29 - Service Access Gate House |
| 12 - Crudito Ceviche Bar                | 30 - Main Complex Restrooms    |
| 13 - Marea Adult Pool                   | 31 - Event Lawn                |
| 14 - Altamar Wind & Watersports         | 32 - Outdoor Cinema            |
| 15 - Hotel Rooms & Suites               | 33 - Food Truck Area           |
| 16 - Hotel Presidential Suite           | 34 - Nature Trails             |
| 17 - Vehicular Parking                  | 35 - Pool Bar & Grill          |
| 18 - Overflow Parking Area              |                                |







El Huerto is Tropicalia's all-day restaurant showcasing a vibrant array of the best Latin American cuisine in a welcoming, refined setting.

El Huerto Restaurant & Family Pool



The Carambola Juice Bar serves a refreshing selection of fresh juices and smoothies made from locally sourced fruits, perfect for a healthy boost after a workout or a day in the sun.





Coro Coro Fitness – Exterior





Tropicalia's world-class spa presents a sanctuary for relaxation and rejuvenation, featuring luxurious treatments inspired by traditional Dominican healing practices, all set in a nature-infused environment.





# THE 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 Isay 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).





THE  
BEACH FLATS

Beach Flats — North





Living Room & Terrace

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.





Dining Room & Kitchen

Fusing form and function, the Beach Flats feature breezy, contemporary kitchen and dining spaces.





Plunge Pool & Patio, Ground-Floor Flat





THE  
BEACH FRONT  
VILLAS





Living Room

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.





Primary Bedroom









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