

PLOT 20 · COSÓN VILLAGE · LAS TERRENAS

Your piece of paradise. *Ready for your villa.*

✓ Approved & build-ready – construction can start now

250_m

TO THE BEACH

551_{m²}

PLOT SIZE

100%

PERMITTED & READY

189,000_{USD}

PRICE

PRIVATE SALE BY THE OWNER
PLAYA-COSON.COM



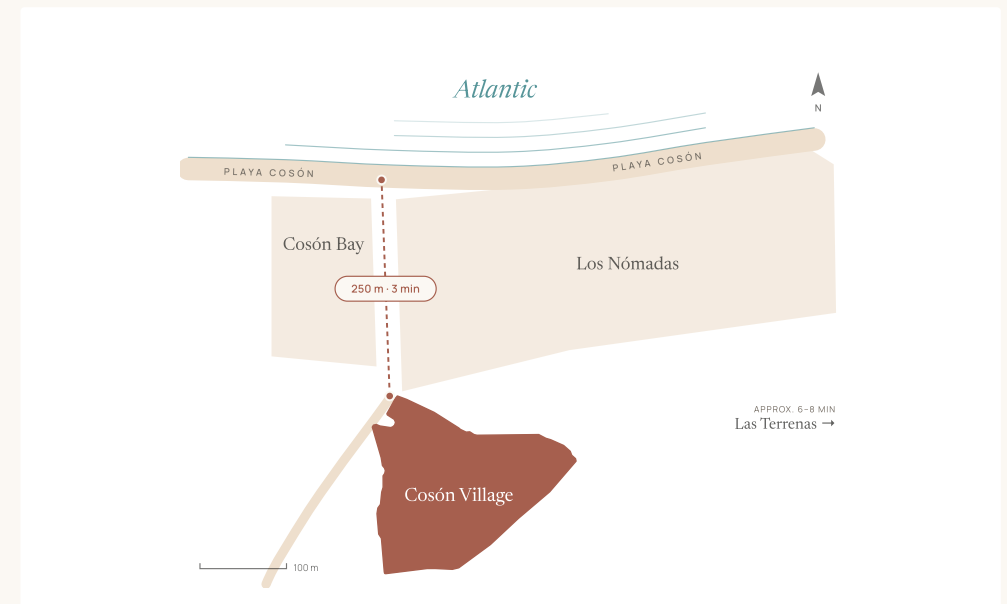
LOCATION

Life at Playa Cosón

Playa Cosón is a quiet sandy beach stretching for miles along the north coast of the Samaná peninsula – lined with coconut palms, with clear turquoise water. The sunsets here are legendary.

The plot is located in Cosón Village, between the renowned developments Cosón Bay and Los Nómadas, with a direct footpath to the beach. Restaurants, beach clubs and the lively centre of Las Terrenas are just minutes away.

 Playa Cosón	250 m · 3 min walk
 Las Terrenas centre	approx. 6–8 min



→ Getting here, flight times & map · playa-coson.com

WHY PLOT 20

The prime plot of the community

Cosón Village is a small private community of just 29 plots. Every plot has connections for electricity, water and fibre optics, and access is guarded around the clock.



Ideal shape

A compact shape with no wasted corners – ideal for an efficient build.



Inner “island” location

At the heart of the community, set back from the outer boundary.



Extra secure

No outer wall: the plot borders only the inside of the guarded community.



For sale

551.79 m² · USD 189,000

MASTER PLAN · 29 PLOTS

Plot 20 · 551 m² · for sale



→ Shape & dimensions: Site plan

→ Building rules: Construction guidelines

VILLA & INVESTMENT

Designed. Approved. Ready to build.

The most time-consuming part of a building project in the Dominican Republic is done: for Plot 20 there are two fully designed villas – with all permits. You can start building right away.

- ✓ **Individual title deed**
Plot surveyed (deslinde), individual title
- ✓ **Community permits**
Ministry of Tourism, Ministry of Environment and municipality
- ✓ **Architectural plans ready**
Villa Tipo A or B, designed by AVANT Properties
- ✓ **Building permit for the villa**
Granted – construction can start immediately

- 🔧 Build cost approx. USD 1,200–1,400 per m² of total area, depending on finishes.
- 🏠 Your own design with a builder of your choice is also possible.



The legal side of the purchase is handled by the renowned law firm Guzmán Ariza.

→ Floor plans, rooms & example calculation: Villa designs

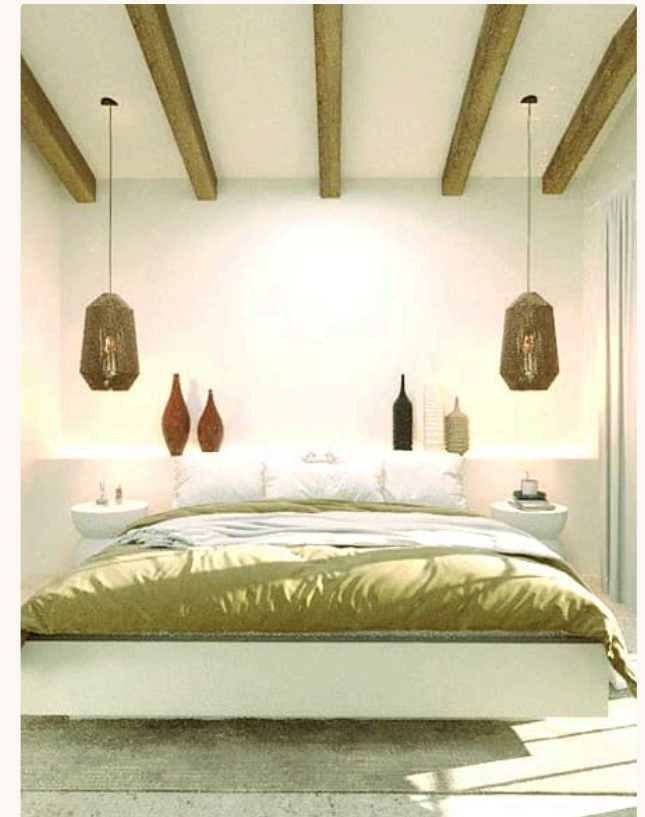


Villa Tipo A

134 m² living area

2 bedrooms + family room · 2 bathrooms + WC

Incl. plot **USD 475,000–523,000**



Villa Tipo B

119 m² living area

2 bedrooms + family room · 2 bathrooms + WC

Incl. plot **USD 459,000–504,000**

↗ **8–10 %**

annual value growth in Las Terrenas over the past five years*

USD **1,800–2,700**

rental income per month (gross) – at approx. USD 200–250 per night and occupancy of 30–35 %, typical for Las Terrenas*

↘ **5 %**

less than plots of similar size currently on offer in Cosón Village (as of 10/2026)



DIRECT FROM THE OWNER

Why we are selling

“We planned our future here with all our hearts. Family circumstances now lead us to let go of this dream. We hope someone else will fulfil their dream of Caribbean living here.”

— Laura & Simon

MORE DOCUMENTS TO DOWNLOAD



Villa designs

Tipo A & B: floor plans, rooms & costs



Site plan

Master plan, shape & dimensions



Construction guidelines

Community rules for building



Interested or have questions?

Message us on WhatsApp or by email – we will reply as soon as possible.



Message us on WhatsApp



hola@playa-coson.com



playa-coson.com · All details online

All details to the best of our knowledge, without guarantee, as of 10/2026. Renderings are for illustration. * Market figures from public sources and market analyses – not investment advice. This brochure is not a binding offer.