

WESTERN CLIFF ESTATE 1



PLAYA GRANDE SITE PLAN



THE POINT TREE BAR

WESTERN CLIFF ESTATES

COASTAL VILLAS

GOLF VILLAS

LAS BRASAS BBQ

GOLF COTTAGES

CLUBHOUSE
POOL, BAR,
FITNESS

AMANERA
FOUNDER
VILLAS

CAVERNA

AMANERA

PROMONTORY

SURF SHACK

PLAYA
PRECIOSA

PLAYA GRANDE

LA TIERRA FARM

MAIN ENTRY

WESTERN MOUNTAIN
ESTATES

MOUNTAIN PRESERVE



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1.66 Acres | 3-BR Guest Cottage (2,260 SQ. FT. a/c space)

Features

- Located along the western cliffs of the property with spectacular sunset views that overlook the Atlantic Ocean against the backdrop of Cabarete and Mount Isabel de Torres in the distance
- Ability to build main house further to the West of lot
- 1.66 acre custom homesite sits 80' above the water
- 154' of ocean frontage
- Extensive privacy yet close proximity to 'The Point' Tree Bar and the renowned 4th hole
- Easy access to the Golf Clubhouse and Las Brasas Barbeque, located next to the practice facility



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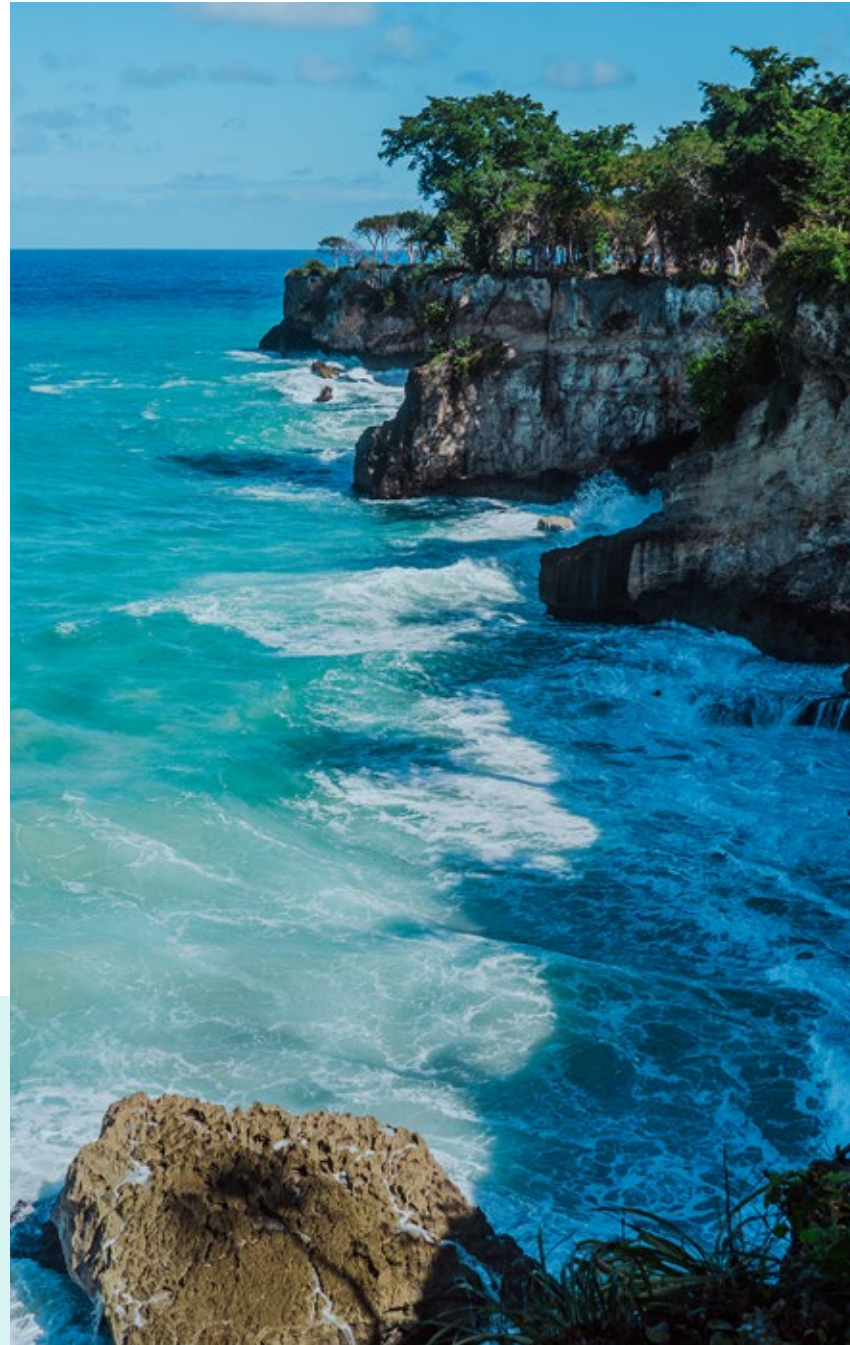
Site Plan

Building Envelope Area	35,350 SQ. FT. ±
Building Envelope Setback	27,040 SQ. FT. ±
Total Building Area	62,390 SQ. FT. ±
Natural Area	9,870 SQ. FT. ±
Total Lot Area	72,257 SQ. FT. ±

Maximum Ridge Elevation: N/A

Maximum Pad Elevation: +23.50 m













THIS IS PLAYA GRANDE

Playa Grande Golf and Ocean Club is a private residential resort community located on the northeastern coast of the Dominican Republic. The area is renowned for iconic beaches, pristine coast, and stretches of tropical rainforest set into lush hillsides.

Discovery Land Company will deliver unparalleled amenities, including world-class golf, spa and wellness center, beach club and mountain club, complemented by Member Services, Residential Services, and Discovery's signature Outdoor Pursuits program.

Discovery Land Company's vision for Playa Grande is rooted in the values of preserving its rich history, honoring the local friendly and vibrant culture, and fostering sustainability for generations to come. Preserving the land and developing a strong sense of place in the Dominican Republic, Playa Grande supports the local community and neighboring towns.

Club amenities include:

- 18-hole Robert Trent Jones Sr. course redesigned by his son, Rees Jones, featuring 10 oceanfront cliff holes, more than any course in the Western Hemisphere
- Comfort Stations and dining offerings including The Point and Caverna Casamigos comfort stations and Las Brasas Grille
- Amanera, an Aman Resort, which provides lodging options, dining, beach club, cigar lounge, and spa and fitness facilities
- State-of-the-art fitness center and spa
- Playa Grande Terminal Airfield (PGT), construction to begin Q4 2023, with 4,300 foot runway catering to Category II and III aircraft
- More than 400 acres of protected nature preserve, including hiking trails, streams, and palm groves
- Concierge and Member Services; gated, private access; 24-hour security; and residential care and maintenance programs
- Organic farm and activity barn





ELEVATE YOUR GAME

Playa Grande Golf and Ocean Club offers one of the Caribbean's most spectacular golf experiences on a challenging yet incredibly playable 18-hole course. Originally designed in 1995 by Robert Trent Jones Sr., the course was recently refreshed by his son Rees Jones and boasts 10 cliffside holes on the ocean – more than any course in the Western Hemisphere. Join a fun tournament or play barefoot with the kids. Dine on local barbecue at Las Brasas or one of Discovery's signature comfort stations during a break in your round and refresh and return to the game whenever you're ready.





LAND AND SEA PURSUITS

With a mountainous jungle backdrop, Playa Grande is home to the island's most beautiful beach. Scuba dive and snorkel amid coral reefs and a famed shipwreck, try stand-up paddleboarding or kayak in the ocean along the beach. Join kiteboarding enthusiasts who flock to the area and nearby Playa Preciosa and Cabarete. Take advantage of some of the best surf breaks the Caribbean has to offer.

With more than 400 acres of nature preserve in and around Playa Grande, the opportunities for exploration are limitless. Hike to hidden waterfalls, zip-line through verdant jungles, take an ATV excursion in the mountains, ride horseback along the ocean or quiet paths, or enjoy a private picnic on pristine beaches.

Playa Grande's Outdoor Pursuits team will guide you to the best local spots, offering state-of-the-art equipment and the highest standards of safety. Each adventure will leave you thrilled and excited about tomorrow's outing.





playagrande.com

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