



URBAN

GROUP



THE CITY BEACH

Just 5 minutes from Santo Domingo, where the rush ends and the horizon begins, calm begins and a new lifestyle is born: The City Beach.

Here it's not about choosing between city or beach. It's about living in both worlds at the same time. Having the energy of the capital always close and the calm of the sea always present. Discovering that true luxury is not to escape, but to stay in a place that has it all.

The City Beach is a movement. A manifesto for the future of the Dominican Republic. The rebirth of Juan Dolio as the great coastal extension of Santo Domingo. A city by the sea that redefines how we live, how we invest, how we dream.

Imagine leaving work in the capital and, in less than an hour, being barefoot on the sand.

That future begins now. With Oceanic, we open the door. With Distrito Playa, we create community.

And with each new step, we consolidate a collective dream: to transform Juan Dolio into the beach district of Santo Domingo, uniting the energy of the capital with the serenity of the sea.

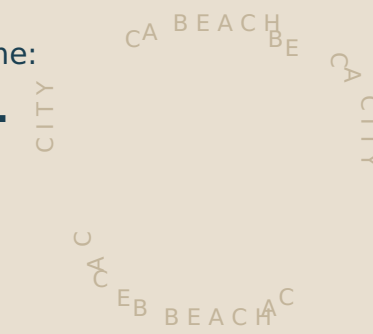
Because the extraordinary is not far, it's close. As close as your decision to be part of it.

The City Beach is more than a place. It's a way of living. It's a legacy that transcends generations. It's the certainty that the future of Santo Domingo is no longer imagined... it is lived.

The sea and the city, united in one destiny. The future begins here.

The future has a name:

The City Beach.





Distrito Playa is born with the vision of creating a connected to the energy of the sea.

vibrant, modern residential community,

Located in Juan Dolio, just 45 minutes from Santo Domingo, this visionary development redefines the relationship between city and beach, offering the best of both worlds: the serenity of a natural seaside environment and the dynamism of an active, contemporary coastal life.

Inspired by the idea of a city that breathes by the ocean, Distrito Playa is organized around Paseo Playa, a large central pedestrian promenade that acts as the heart of the project. This vibrant green axis connects the different residential complexes with Casa Playa and The Wellness Club: two private membership clubs that complement the residential experience with exclusive recreation, wellness, and lifestyle services, along with a world-class beachfront restaurant.

Casa Playa is a private beach club by membership, conceived as the ultimate social meeting point. Its design integrates architecture, landscape, and gastronomy into a single continuous experience. Two majestic pools facing the sea, a gourmet restaurant, and a sophisticated beach bar invite you to enjoy coastal life with elegance and Caribbean authenticity.

For its part, The Wellness Club at Distrito Playa is a private wellness club, featuring a state-of-the-art gym, a spa & wellness center, and two professional padel courts. Its purpose is to promote balance between body, mind, and nature, becoming the core of holistic wellness within the district.

Along Paseo Playa, life flows between the urban and the tropical, creating a constant sense of movement, community, and connection with the surroundings.

The district's architecture, designed by the renowned firm Pulso Arquitectura, is expressed in a timeless and minimalist language: pure lines, bright spaces, and functionality designed to maximize views, ventilation, and comfort. Each apartment celebrates light, air, and nature.





Each space reflects the contemporary spirit of the Caribbean: understated elegance, essential simplicity, and a deep sense of belonging. The result transcends the traditional concept of a real estate development: Distrito Playa is a tropical refuge and, at the same time, a new model of coastal city where design, nature, and community life coexist in perfect harmony.

The project features the best amenities that redefine the experience of living by the sea: two beach-style pools, four adult pools, private cinema, gourmet restaurant, coworking lounge, speakeasy-style bar, children's pool, play areas, and the private clubs Casa Playa and The Wellness Club, pillars of the exclusive lifestyle that distinguishes the district.

The experience is enhanced with direct access and preferential benefits at the beachfront restaurant of its sister project Oceanic, The Blue Bar, strengthening the connection between both developments and consolidating the vision of La Playa de la Ciudad as a comprehensive coastal living destination.

The journey begins in a grand central lobby, designed as a welcoming space and meeting point for residents and visitors. Each residential complex has its own lobby, with a warm and contemporary aesthetic, ensuring privacy, comfort, and an experience consistent with the district's elegance.

The infrastructure responds to comprehensive and sustainable planning: service building, perimeter security, ambient sound and wifi in all social areas, bike and walking paths, and an internal shuttle system that smoothly connects each residential and social area.

Everything converges in an environment that combines luxury, functionality, and nature, bringing to life a unique residential experience in the Caribbean.



More than a destination, Distrito Playa represents a new way of living by the sea: a place where architecture engages with the surroundings, where nature inspires every day, and where time flows to the rhythm of the ocean.

Welcome to your new home,

Welcome to Distrito Playa

THE WELLNESS CLUB
at DISTRITO PLAYA

DISTRITO PLAYA

PASEO PLAYA

oceanic



CASAPLAYA



Location

Boulevard de Juan Dolio,
Dominican Republic.

Casa Playa and The Wellness Club are private clubs, owned and operated by Inversiones Pedraleon, S.R.L. (the brand), an entity independent from the Distrito Playa condominium. Their separate management and ownership are intended to guarantee the highest standards of operation, maintenance, and equipment renewal, preserving the quality and excellence of their facilities without dependence on third parties. Access to these clubs

A close-up, low-angle shot of a person's legs walking on a sandy beach. The person is walking away from the camera towards the ocean. The sand is light-colored and shows footprints. The ocean is a vibrant turquoise color with white waves breaking. In the background, there are green hills and a clear blue sky with some light clouds. The overall scene is bright and sunny.

A solo 250 metros de la playa
Just 250 meters from the beach

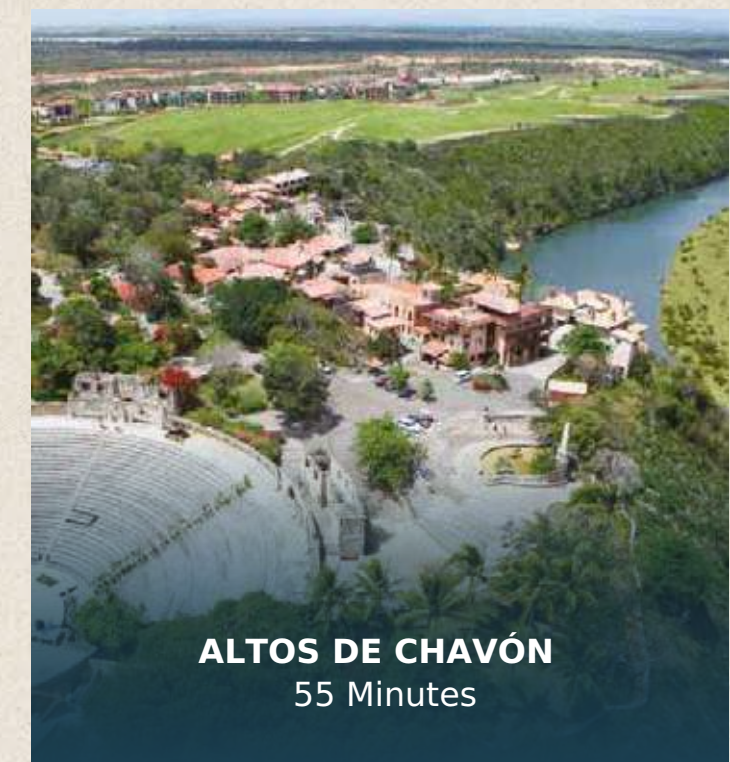
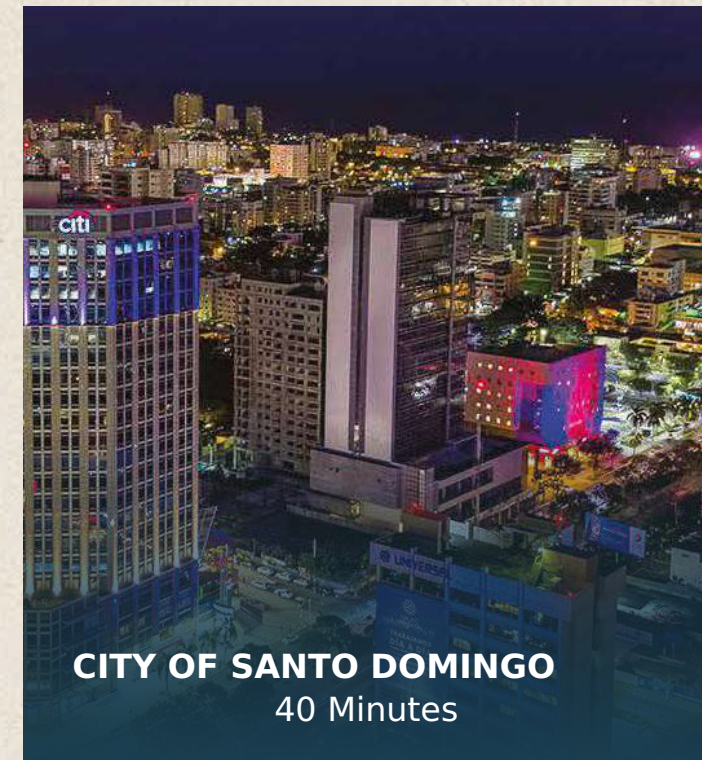
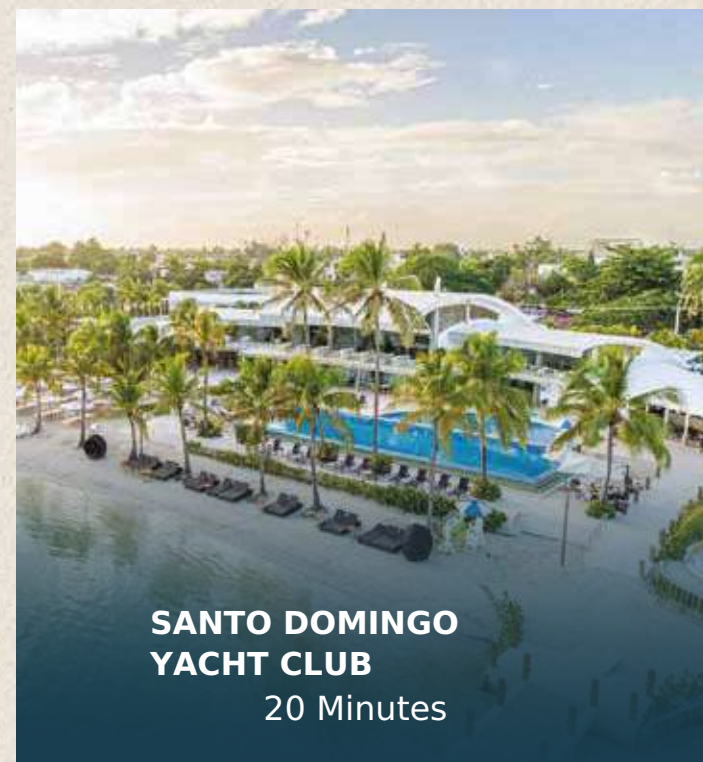
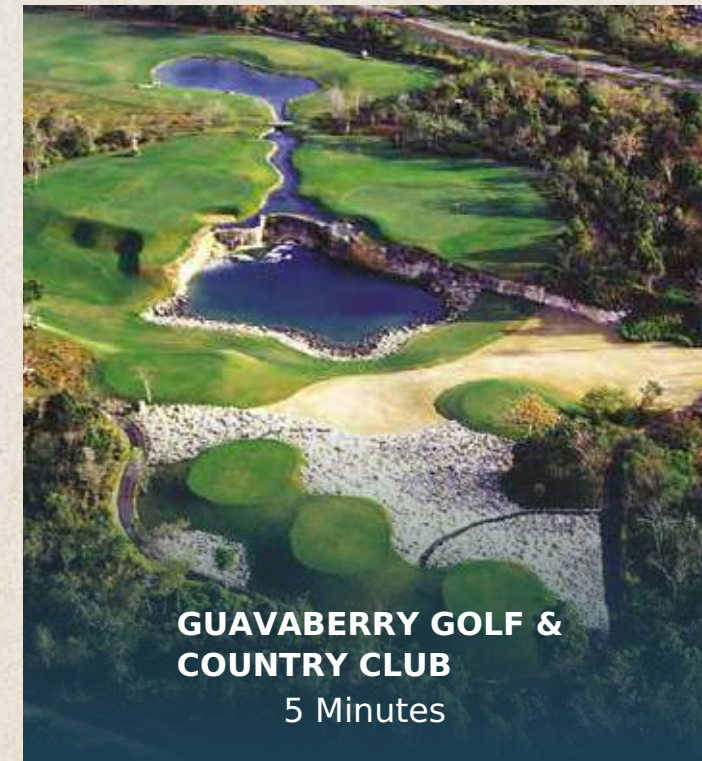
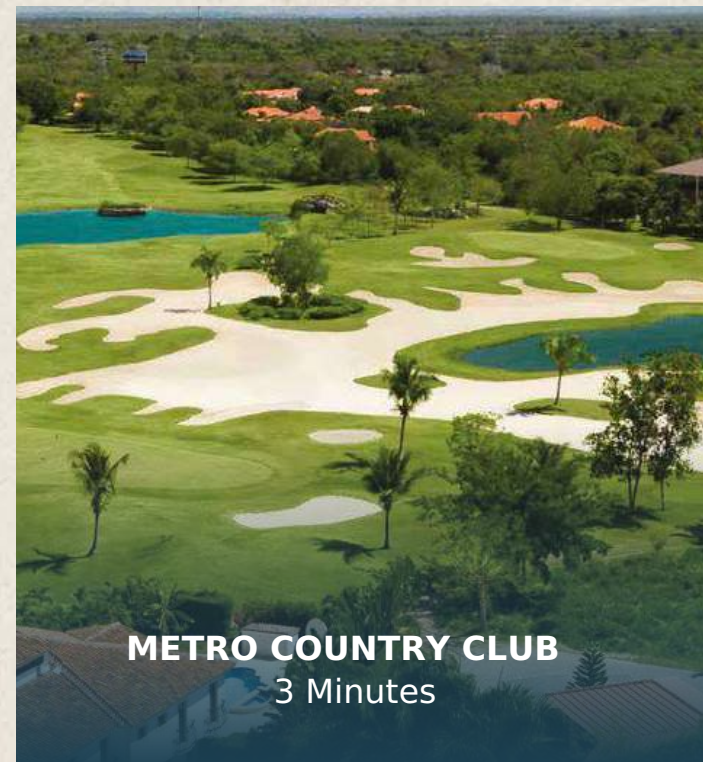
4 MINUTES WALKING

THE NEW FACE OF Ju•D••
IT WILL BE PART OF YOUR LIFE ...



Decorative conceptual renderings, which may be subject to change without prior notice. Some architectural and furniture elements not included.


THE LUXURY OF
t•lo do
WITHIN REACH




DISTRITO PLAYA IS MORE
THAN A PLACE,
-to €•to □ live...



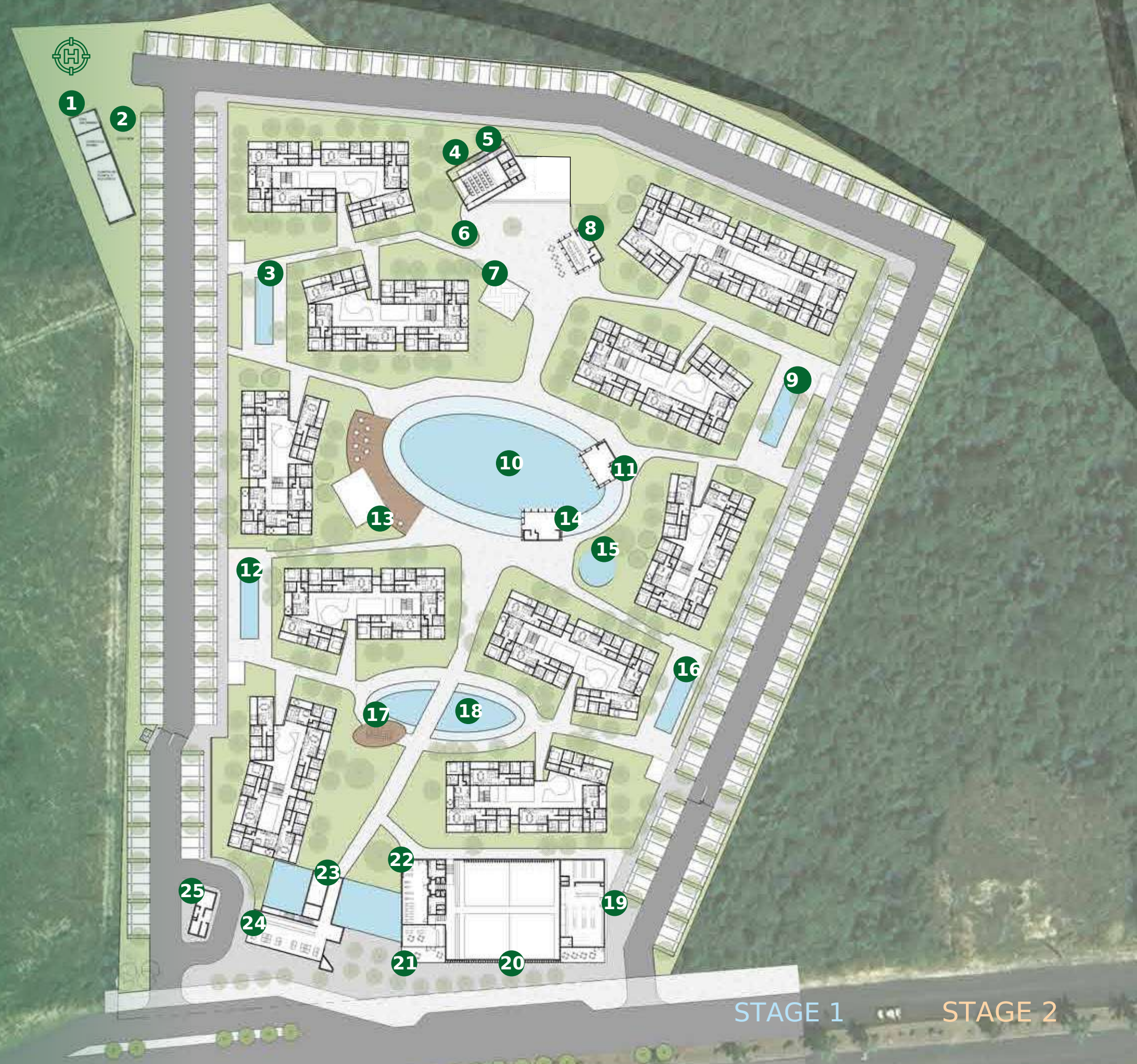
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 The Helipad - Emergency aircraft landing area

- 1. Dogs grooming - Dog bath
- 2. The Pet Park - Pet park
- 3,9,12,16 Sea Salt - Adult pools
- 4. The Cinema - Cinema
- 5. 6. Social Kitchen - Tastings (2nd level)
- 7. 8. Pop up Bar
- 10. Teens Club - Teen area
- 11,14 The Playground - Children's play area
- 13. Oasis Playa - Family beach-style pool
Pool lounges
L'Atelier
- 15. Kids Pool - Children's pool
- 17. Sun Deck - Solarium
- 18. Family pool
- 24. Lobby / Lobby Bar
- 25. Administrative offices and Concierge
-  Noir - Speakeasy | Location Unknown

CASA PLAYA

- 19. Mini Stop / Restaurant
- 20. The Paddle Club - Paddle courts
- 21. Paddle Pro Shop
- 22. The Gym
- 23. The Beauty Salon/ The Wellness Room



OASISPLAYA

In the heart of Distrito Playa is Oasis Playa, a scenic beach-style pool that blends architectural elegance with the natural calm of the sea.

Its design evokes a serene coastline: soft edges, integrated levels, and water surfaces that stretch out like a mirrored horizon.

Oasis Playa redefines the experience of relaxing by the water. An environment designed for contemplation, rest, and connecting with the essence of coastal life.

More than a pool, it is a gesture of tropical sophistication: a place where time stands still and luxury is felt in every detail.



LOBBY / LOBBY BAR



Decorative conceptual representations, which may be subject to change without prior notice. Some architectural and furniture elements not included.



LOBBY / LOBBY BAR



Decorative conceptual representations, which may be subject to change without prior notice. Some architectural and furniture elements not included.



ADULT POOLS

SEA SALT
ADULT POOL

Decorative conceptual renderings, which may be subject to change without prior notice. Some architectural and furniture elements not included.



CHILDREN'S POOL



Decorative conceptual representations, which may be subject to change without prior notice. Some architectural and furniture elements not included.

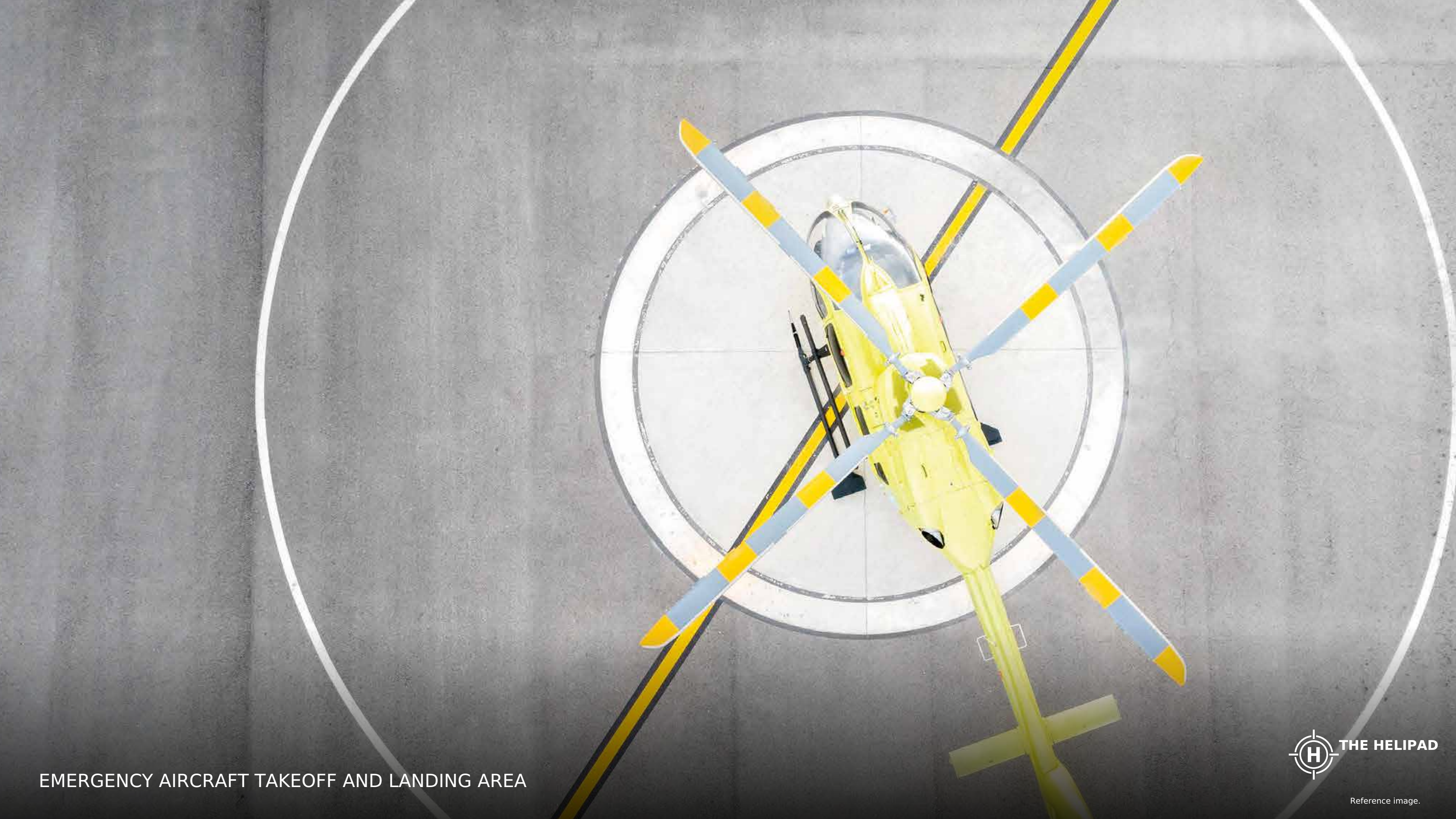


GOOD
VIBES
ONLY

BAR AND RESTAURANT AREA

L'ATELIER
restaurant

Reference image.



EMERGENCY AIRCRAFT TAKEOFF AND LANDING AREA



PRIVATE CINEMA ROOM



Reference image.



SPEAKEASY TYPE BAR

NOIR

· BAR & RESTAURANT ·

Reference image.

COWORKING SPACE

—YELLOW—
SPACE

Decorative conceptual renderings, which may be subject to change without prior notice. Some architectural and furniture elements not included.

Infrastructure

Waiting room in each collection.	Cycling, skating, and running track.
Large green areas in each collection.	Garbage collection points.
Pleasant views from all apartments.	WiFi and sound system in social areas.
Paths for golf carts.	Security booth and access control.
Electric charging points.	Video surveillance system.
Service building.	Fire suppression systems.
Administrative area.	Visitor parking.
Cleaning storage rooms.	Luggage storage in the lobby.



MAP OF tap^

- Collection B1 Wellness
- Collection B2 Beach
- Collection B3 Soul
- Collection B4 Oasis
- Collection B5 Lifestyle

- Stage 1
- Stage 2





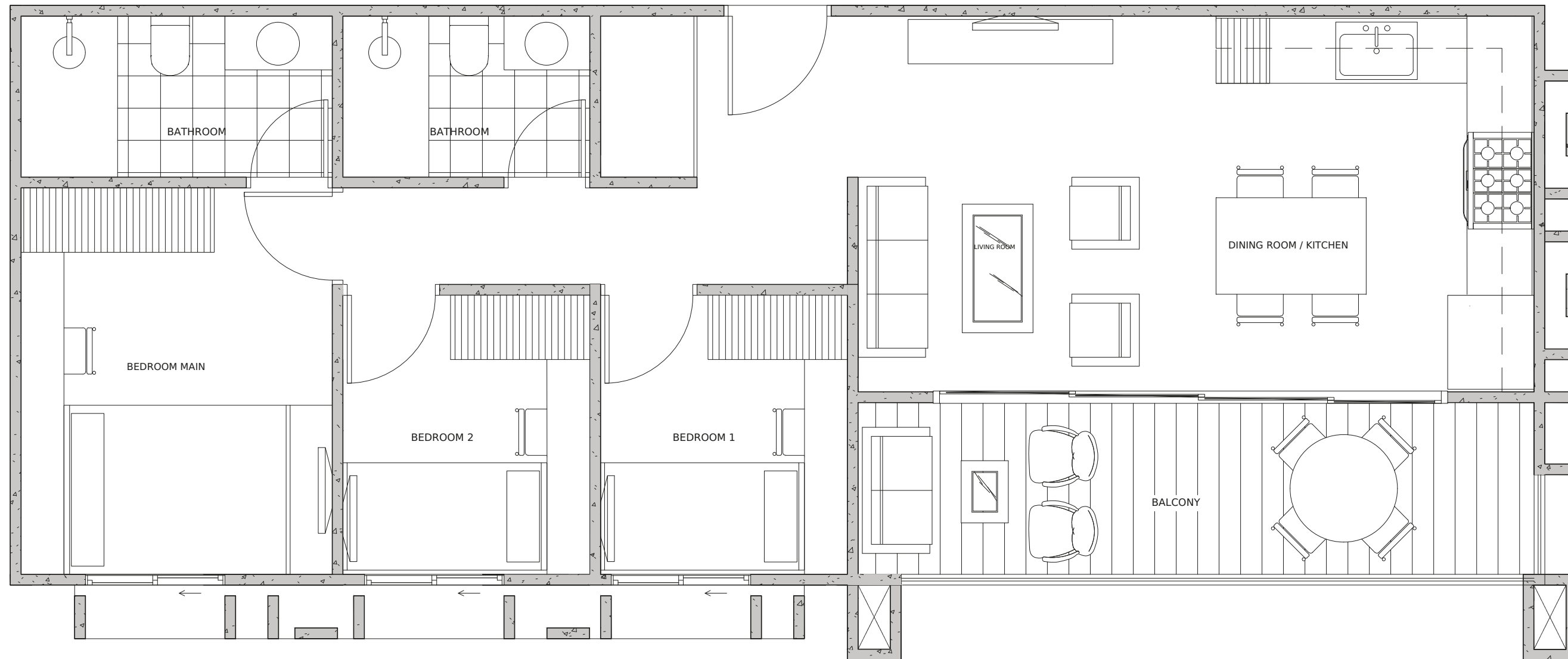
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PLANS



TYPE A

77 M2 3 BEDR.



FURNISHED ARCH. PLAN - APT TYPE A

- Living room

- Kitchen

- 3 bedrooms

- Large balcony facing the social areas

- Dining room

- Laundry closet

- 2 full bathrooms

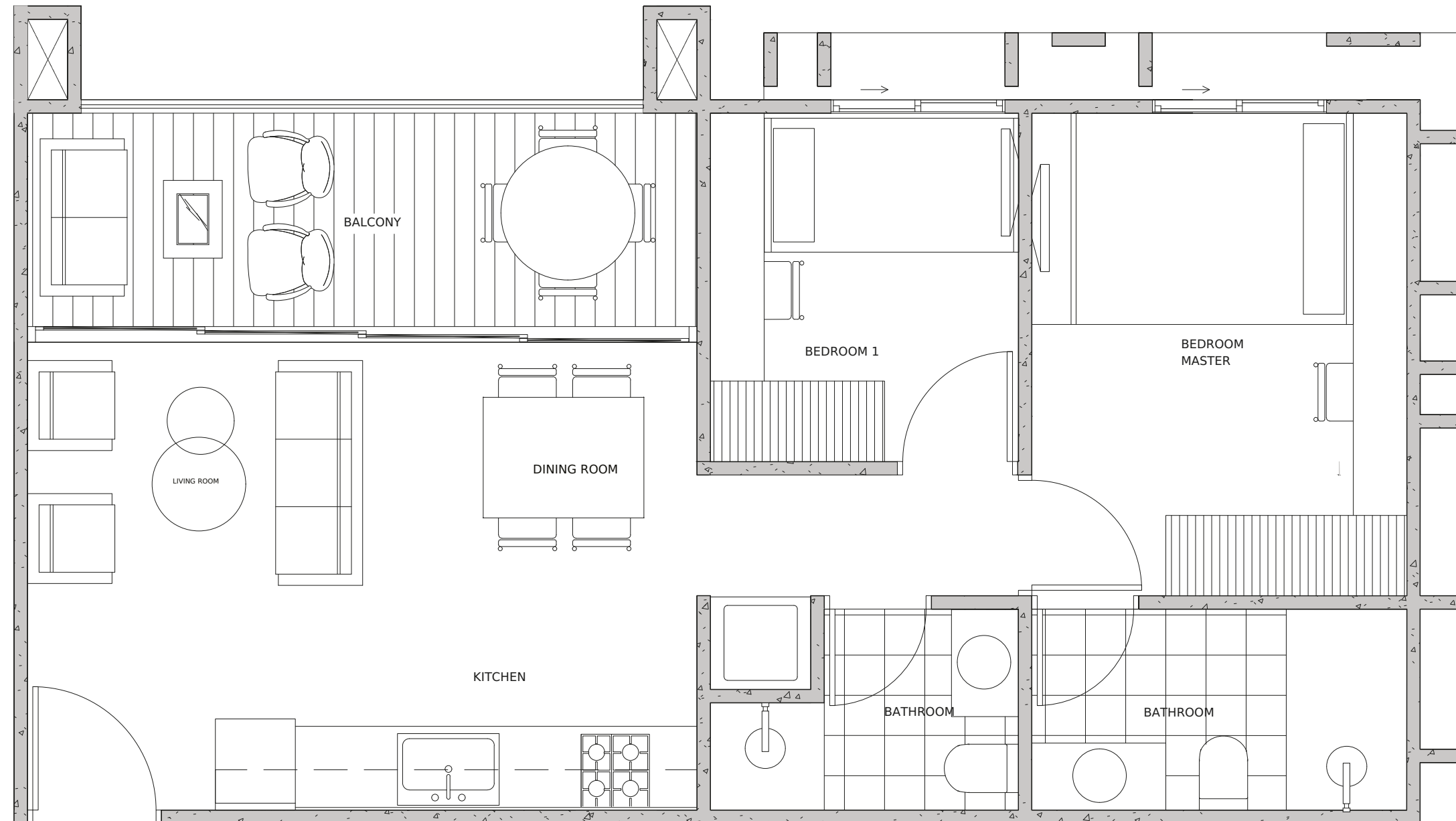




Decorative conceptual renderings, which may be subject to change without prior notice. Some architectural and furniture elements not included.

TYPE B

55 M2 2 BEDR.



- Living room

- Kitchen

- 2 bedrooms

- Spacious balcony

FURNISHED ARCH. PLAN - APT TYPE B

- Dining room

- Laundry closet

- 2 full bathrooms





MASTERPLAN

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- Collection B1 Wellness
- Collection B2 Beach
- Collection B3 Soul
- Collection B4 Oasis
- Collection B5 Lifestyle

● Stage 1 ● Stage 2



MATERIALS AND t•mžac'



Porcelain tile
floors



High-quality modular
kitchens



Melamine
doors



Porcelain tile
bathrooms



Aluminum
frame windows



Glass shower
screens in the
bathrooms



POOLS FACING THE SEA

the **oasis**

Decorative conceptual renderings, which may be subject to change without prior notice. Some architectural and furniture elements not included.

L'ATELIER

RESTAURANT

L'ATELIER
restaurant

Reference image.





PADEL COURTS



Reference image.



LOUNGE WITH MASSAGE CABINS, SAUNA AND
STEAM BATH



Decorative conceptual renderings, which may be subject to change without prior notice. Some architectural and furniture elements not included.

FINISH
WHAT
YOU
START

PROFESSIONALLY EQUIPPED GYM

THE GYM

Reference image.



PROFESSIONALLY EQUIPPED BEAUTY SALON

THE
Beauty
SALON

Reference image.



PAYMENT PLAN

RESERVE WITH
US\$ 1,000

10%
RESERVE

30%
DURING CONSTRUCTION

60%
UPON DELIVERY

"PENALTIES APPLY"

- NON-REFUNDABLE RESERVATION.

- TRANSFER COSTS ARE THE CLIENT'S RESPONSIBILITY, THE RECEIPT WILL
BE ISSUED FOR THE AMOUNT REFLECTED IN THE DEVELOPER'S ACCOUNTS.





PUNTA CANA

Boulevard November 1st, Punta Cana
Professional Center, Local 316, Punta Cana
Village

Tel: 829-420-5203 IG:
urbangroup.do
info@urbangroup.do
www.urbangroup.do

SANTO DOMINGO

C/Rafael A. Sánchez No. 46 Ana
Judith Building, Local 203-A
Ens. Naco

Tel: 809-566-3672 IG:
urbangroup.do
Info@urbangroup.do
www.urbangroup.do

SANTIAGO

Plaza Zona Rosa, Av. Juan
Pablo Duarte Local No. C-1-7-A

Tel: 829-961-2986 IG:
urbangroup.do
Info@urbangroup.do
www.urbangroup.do