

THE RENAISSANCE OF
DORADO BEACH



DORADO BEACH, A RITZ-CARLTON RESERVE



RITZ-CARLTON RESERVE SITE PLAN

In 1958, on the lush grounds of a seaside plantation, conservationist Laurance Rockefeller created the private world of Dorado Beach, one of his three original Rockresorts, the first true luxury island resorts. Today, the reconstruction of Dorado Beach Resort is underway, guided by Rockefeller's initial vision of combining contemporary design, local culture, sustainability, and barefoot sophistication. The centerpiece of the reconstruction is Dorado Beach, a Ritz-Carlton Reserve, the first of Ritz Carlton's new ultra-luxury hotels in the Americas and only the second in the world. A variety of new Club facilities have also been recently completed, are under construction, or are planned for completion in December 2012 along with the new hotel.

The intimate 130-room Dorado Beach Hotel will open in December 2012 on the footprint of the original Dorado Beach Hotel. All of the hotel guest rooms are located directly on the beach, with spacious terraces and private plunge pools on the ground floor. All rooms feature original artwork, walk-in closets, spa bathrooms and outdoor shower gardens.

Su Casa is being renovated to its original state as a 1930s plantation estate house, updated with new pools and gardens. It will serve as the hotel's Presidential Villa, and will be available for weddings, private parties, and special events.

The hotel's Reception is a series of raised pavilions connected by bridges that meander around large exotic trees and over the tropical gardens on the forest floor. The Reception will include a beachfront fine dining restaurant and bar, plus an exotic beach bar overlooking the surf where you can watch the sunset and share drinks with friends with your bare feet in the warm sand. The Reception's restaurants, bars and retail shops will all be open to local residents and visitors.



Dorado Beach will feature the uniquely designed Spa Botánico, which is destined to become one of the most renowned spas in the world. Spa Botánico is designed as a traditional Puerto Rican hacienda, or the working 'barn' of Clara Livingston's great plantation, where herbs are grown, dried and mixed into aromatic remedies. Spa guests meet with an herbalist in the Apothecary to touch, smell and learn about these healing plants, and then select ingredients to create their own personalized treatment. For their treatments, individual guests and couples are escorted to glass-walled pavilions, surrounded by private gardens,

where they can enjoy an indoor massage or an outdoor treatment under the trees that includes stone-slab massage tables, carved bathtubs and rain showers. The more adventurous can take their treatment in one of two tree houses, twenty feet over the forest floor, surrounded by jungle canopy. The Spa also has a full-service beauty salon and retail store with Spa Botánico's own unique lotions and products.



NEW CLUB FACILITIES

THE WATERMILL

Climb the steps to The Watermill and immerse in the adventures of a multi-million dollar aquatic wonderland. Fashioned after an authentic sugarcane estate, The Watermill is available only to members of the Dorado Beach Resort & Club by day. Kids and teens savor an imaginative playground including a “lazy river” channel, intermittent waves, and two dramatic 30-foot slides. By night, the scene transforms into an elegant one-of-a-kind event space for parties and corporate soirées.



BEACH CLUB

An all-new Beach Club is being built specifically for all members of the Dorado Beach and Plantation Clubs. The design of the Beach Club will make visitors recall the arrival experience of the old Dorado Beach Hotel, with its grand ellipse, butterfly roof overhangs, the columns of the porte-cochere, a covered entryway and beautiful gardens along the approach to the Reception area. The hotel’s original Surf Room is being reconstructed as a modern banquet hall based on the restaurant’s original design. The new Surf Room will again host the Caribbean’s most elegant parties and events.

WEST BEACH

Club members and resort guests are already enjoying the recently opened West Beach, the new temporary beach club for Dorado Beach club members and resort guests. Inspired by the most successful beachfront restaurants and clubs in St. Barths and the Greek islands, West Beach hosts members for lunch seven days a week and dinners on weekends. Other events include lobster fest, wine tasting, West Beach DJ nights each month, and private parties.



Caribbean outdoor and BBQ fare; beach service staffed by a team of professionals committed to providing guests with gold standard premium service; the Palm Garden, with white hammocks strung between palm trees; two tennis courts, two beach volleyball courts, and of course, access to the famous Dorado Beach with its golden sands and protected swimming area.

Be it a holiday celebration, rehearsal dinner, a wedding, an anniversary, bar or bat mitzvah, sweet sixteen party, beach bonfires, a theme party, or corporate functions, West Beach is the perfect venue to make any event a unique and memorable affair.

Among the many facilities at West Beach is a full-service casual beach bar and grill serving exquisite

This new facility will include:

- A “barefoot”, casual bar and grill with beachfront dining.
- Two large infinity-edge swimming pools overlooking the ocean.
- Private poolside cabanas.
- A culinary center, perfect for a dinner party hosted by the Resort Chef, cooking lessons for kids and family, or simply a gathering of friends.
- Gourmet deli/store.
- Surf Room beachfront ballroom, with meeting space and pre-function areas.
- Golf cart parking.
- Spectacular gardens by internationally renowned landscape architect Bill Bensley.
- Club membership office and retail shops.





THE NEW ENTRY EXPERIENCE

A new Roundabout to be located on Road 693 will mark the new entry gateway to Dorado Beach, while easing congestion and slowing traffic. Tucked away in the landscape and separated from the Roundabout, the new entry will reflect the understated elegance of the new Dorado Beach. Once past the gate house, vehicles will turn left through magnificent gates that open into the unique panorama and gardens of Dorado Beach. The new entry has been designed by renowned landscape architect Bill Bensley.

WIND & WAVES CENTER

An ode to wind and ocean, the Wind & Waves Center will be the launching pad for a large variety of ocean pursuits. Join fellow Club members, friends and family for sailing, windsurfing, kayaking, kite surfing, paddle boarding and other ocean activities. Take beginner lessons or learn more advanced techniques from a well-trained staff of professionals. Sophisticated sailing education and adventures will cater to novices and experts alike. From mini regattas to sailing weeks, a full menu of events will welcome visitors to Dorado's shores. Close to home, the rich marine life in Sardinera Bay provides hours of snorkeling and exploration. The building design will result from cooperation amongst students of the University of Puerto Rico School of Architecture, led by its Dean, the respected architect Francisco Rodriguez.



AMBASSADORS OF THE ENVIRONMENT

Through a partnership with Ritz-Carlton, Jean-Michel Cousteau is bringing his acclaimed Ambassadors of the Environment program to Dorado Beach. Located on Sardinera beach, adjacent to the Wind and Waves Center, the Ambassadors program will provide classes and activities for children and adults to help them appreciate the environment and promote sustainability. Powered by sun and wind, the building itself will be a lesson in sustainability. Jean-Michel's Ocean Futures Society is designing a curriculum tailored for the environment of Dorado Beach, including snorkeling and kayaking excursions, or nature walks through the Pterocarpus forest. Indoor classrooms provide educational fun via wet labs, video microscopes, computer simulations and creative activities.



EAST COURSE RENOVATIONS

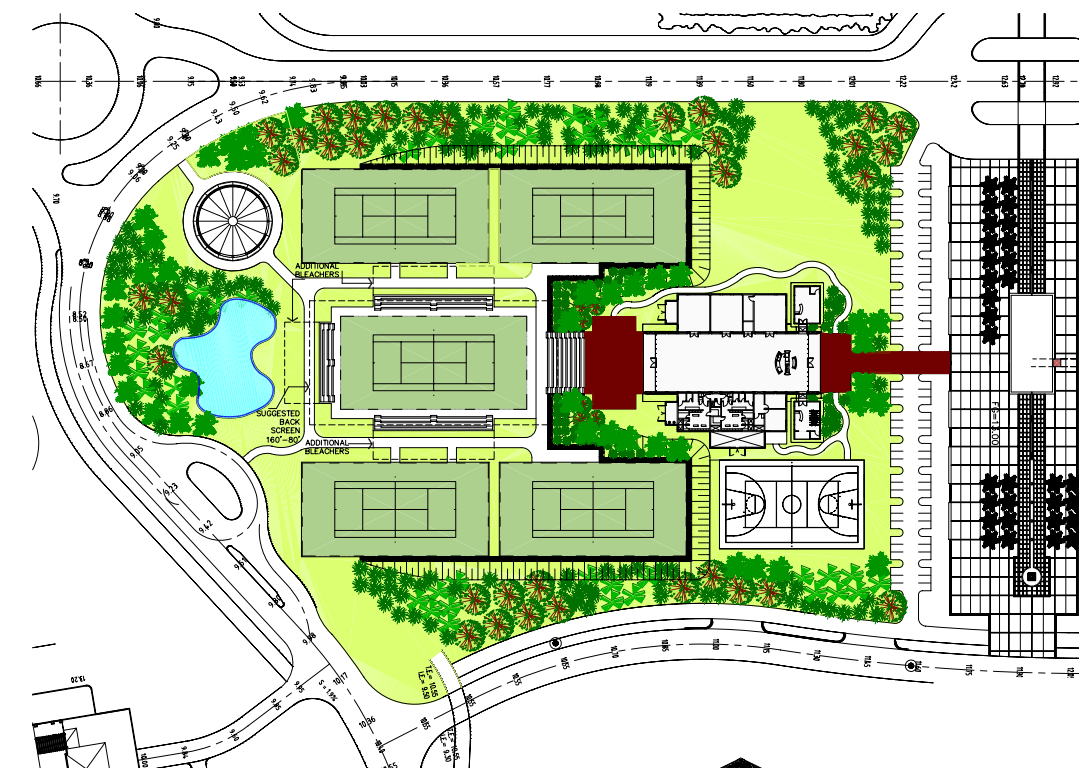
The East Course will reopen as a premier Caribbean golf course in Fall 2011, meeting USGA specifications that can attract PGA Tour Events.

DORADO BEACH FITNESS & WELLNESS CENTER

The Dorado Beach Fitness & Wellness Center is a 10,000 square foot facility with Technogym equipment, the same high-tech workout equipment used in five-star hotels around the world. The Center, an interpretation of an old factory building converted into a modern Fitness Center, will include massage rooms, member lockers and showers, steam and sauna rooms, a juice bar, a kinetics room, and a spinning classroom, framed by splendid views of the mountains in the south and the water wheel and plaza in the north seen through the large glass walls on both sides of the building. Rent Trek bikes from the Bike Shack next door and ride the 14-mile Rockefeller Trail without ever leaving the confines of the Resort. The Center will also incorporate anti-aging medicine principles into programs designed to help participants live longer and in better health.



PROPOSED DORADO BEACH TENNIS CENTER



The Dorado Beach Tennis Center will comprise five hard tennis courts as well as a basketball court, and will be anchored by its Center Court, a larger than standard USTA Regulation court, with seating for major tournaments and exhibition games from major tennis stars. The Center Court and its accompanying four courts will be built at lower than the finished floor elevation of the Fitness Center for maximum wind protection and assurance of views from the Fitness Center.



REAL ESTATE OPPORTUNITIES

Experience the Dorado Beach lifestyle by acquiring a spectacular Ritz-Carlton Reserve Beachfront Residence, a Plantation Condominium Residence or Estate Home.



With only 13 of the beachfront residences available as part of Phase 1, the two, three and four bedroom condominiums range from 2,250 to 4,200 interior square feet and share views on three sides. Each includes one or more private plunge pools and outdoor terraces.



FOR MORE INFORMATION PLEASE CALL OUR REAL ESTATE SALES OFFICE AT (787) 796-5620.

The spacious Plantation Resort Residences and Estate homes include three to seven bedrooms with sweeping terraces and stunning views of the Puerto Rican mountains and legendary green fairways.



For more information, or to place yourself on the waiting list for the Ritz-Carlton Reserve Beachfront Residences, please call our Real Estate Sales Office at (787) 796-5620. For more information visit: www.pvdoradobeach.com



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