

Santiago de los Caballeros, La Republica Dominicana

Better Place

Santiago Green Hills



Location⁸,
BETTERPLACE¹³,
Plots¹⁸, Villas²⁵,
Design&Materials³²,
Floorplans⁴⁰, About Us⁵⁶

Welcome to the BETTERPLACE

Our goal as real estate developers is building unique homes to a high standard, on a great location and always with something special on top; Prepare yourself for a new standard of luxury living in the Santiago region.





Concrete roads throughout the residence followed by a locally sourced stone walls.



Part of being home is feeling safe, that is why we have 24/7 security and cctv systems.

Far away from the city noise, but close enough to stay connected.

The residence has direct access from the Carretera Túrística, that is connecting the biggest city of the Dominican Republic and the coastal city of Puerto Plata, therefore it is a very strategic location!

Cities, Airports and Hospitals

Santiago de los Caballeros - 12 km / 20 min
 International Airport (STI) - 30 km / 36 min
 Puerto Plata - 40 km / 48 min
 International Airport (POP) - 38 km / 54 min
 Health Centre La Cumbre - 2 km / 4 min
 Hospital Municipal Tamboril - 15 km / 28 min
 Hospital Metropolitano - 19 km / 30 min

Beaches and Water Retreats

Rio Sonador - 17 km / 27 min
 Waterfall La Rejoya - 29 km / 55 min
 Playa Dorada - 37 km / 48 min
 Playa Sosua / Alicia - 47 km / 72 min
 Kite Beach - 55 km / 76 min

Shopping and Entertainment

Supermercado de Leon (small) - 0,5 km / 2 min
 Supermarket Nacional (big) - 17 km / 25 min
 Mall Bella Terra - 18 km / 28 min
 ZOO Parque de Gurabo - 13 km / 21 min
 Grand Theatre of Cibao - 19 km / 30 min
 Botanical Garden Eugenio de Jesús Fondevila - 19 km / 25 min
 Natural Monument Pico Diego de Ocampo - 31 km / 43 min
 Taíno Valley Tropical Park - 20 km / 26 min





Everyone expects
perfection from
the house. We
seem to have
achieved it.



Live a better life in a BETTERPLACE

We have planned tirelessly and we are continually working to bring you a beautiful new gated reside north of Santiago. A place for your new home.



Security Guards

Gated entrance, security cameras and guards walking around the residence 24/7 to provide you with 100 % safety - you, your property and your loved ones.

Clean and Tidy

Our team is taking care of maintaining a clean and functional residence as well as providing you optional house cleaning and gardening.



Sports and Leisure

Part of the residence is an air-conditioned gym, open-air fitness, tennis and basketball courts as well as a children's playground in the middle of the residence.







Wonderful Views

Green valleys and hills just above Santiago are beautiful and provide excellent climate. The views are unobstructed and you can see palms, bamboos, trees and pines throughout!

Natural Stone

The natural stone mined on our plot can be found on the villas' facade as well as the walls surrounding the concrete road throughout the residence.



River Creek

The plots on the right side of the road have a wonderful benefit - a direct access to an all-year running river creek, the last plot is right next to a beautiful waterfall!





Enjoy your terrace in privacy. Either up high on the hill, overlooking the road, or down by the river, where no one can see you.



Well lit concrete roads include professional drainage system to avoid flooding and accumulation of debris in case of rainy days.



The Plots

I love the plots, what am I paying for?

You want to buy a plot for your dream home, but you need to make sure that you will not just own a piece of land in the middle of nowhere, don't worry, we've got you.

When you purchase a **plot in BPSGH**, you get:

- access to **municipal water** conduit
- access to **pressurized well** system
- fully connected **electricity** stabilized by a central **backup generator**
- **optic fibre** with highspeed internet
- semi-centralized **sewage** system
- well lit **concrete road** to the plot with 2 meters of road accessing your house
- multiple security **guards 24/7**
- 2 meters high **fence** around all 25 plots
- **Gym, Tennis and Basketball** courts as well as a **Playground** for children

Lovely stone walls surrounding the road will make your way to the gym more enjoyable.



Masterplan of the BETTERPLACE Santiago Green Hills residence. Total of 40 plots along a river.





The Villas

Take the opportunity to be part of a development with beautiful modern designed villas with local materials and imported technologies.

Having us build your villa will make your life easy and your new home beautiful. On top of the basic plot delivery standard the villa delivery is as follows:

- large format windows with aluminium frames
- facade decorated with local stone
- reinforced concrete construction
- wooden floors, white walls
- fitted kitchen and large tile bathrooms
- big infinity pool included
- road all the way to the entrance

View from the master bedroom of a 5 bedroom villa.

3 bedrooms 3 bathrooms

Perfection for a small family. The 3 bedroom villas are placed on plots sized from 1.384 m² up to beautiful large forest covered lots of 3.859 m².

The villas are delivered in white-wall finish, that means there will be floors, bathrooms, kitchen and a pool.

If you would like to have a whole-package experience, we can fit the house with design furniture and complete garden so you have nothing to worry about.



4 bedrooms 4.2 bathrooms

Incredible choice for a bigger family with access to the guest area from the side. The 4 bedroom villas are placed on plots sized from 3.392 m² up to beautiful large forest covered lots of 7.051 m² with direct access to a river creek.

The villas are delivered in white-wall finish, that means completed floors, bathrooms, a fitted kitchen and a pool.

If you would like to have a whole-package experience, we can fit the house with design furniture and complete garden so you have nothing to worry about.



5 bedrooms 6.5 bathrooms

If you have a big family or like to have a lot of guests sleep over, this villa is the right one for you. The 5 bedroom villas are placed on plots sized from 3.077 m² up to beautiful large forest covered lots of 7.952 m² with direct access to a river creek.

The villas are delivered in white-wall finish, that means completed floors, bathrooms, a fitted kitchen and a pool.

If you would like to have a whole-package experience, we can fit the house with design furniture and complete garden so you have nothing to worry about.





Details & Design

We have chosen not only a great location, but our architects have worked tirelessly to make your life better in the BETTERPLACE residence, in and out.

BETTERPLACE is not just a name we have chosen because it sounds nice, it is a trademark that stands for quality and better living throughout our projects. It is not simple for a project to become a BETTERPLACE, it has to meet certain criteria in the terms of sustainable resources, clean environment, accessibility, perfect location, beautiful architecture, high standard of completion and so on.

Thoughtful Layouts

Our interior designers have created beautiful spaces to live in. This has been achieved by designing a modern villa from the ground up by a team of 65 people, who have completed over 450 projects world-wide, giving them the experience to make your new house a true home.

Gorgeous Interior of the 4 bedroom villa.





Monumental Hardwood

Throughout the residence you can find hardwood cladding too add warmth and character to the interior as well as exteriors.

Technology and Materials

The difficult part of making interiors is form, function and the ability to deliver a final product that is timeless and functional, whether it is minimal wear and tear or up to date technology.



Premium types of materials will accompany you

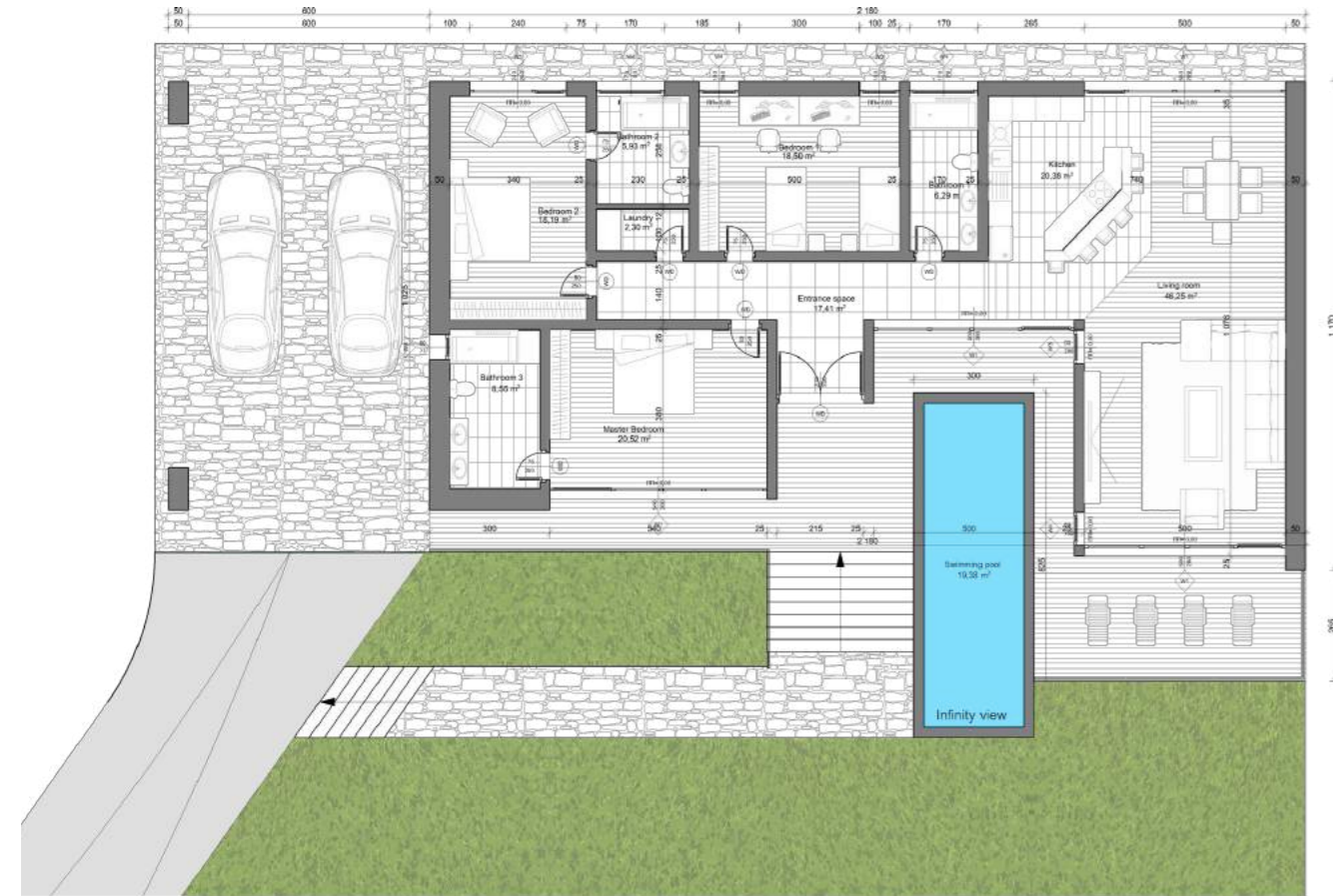
Elegant Stone

Neutral colors of interiors allow for individualization of your home with color and art.



3 Bedroom Villa

Ground Floor



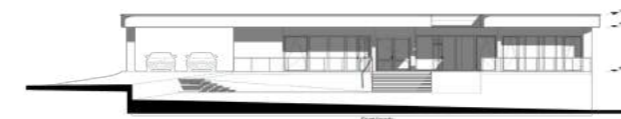
Room	Usable Area
Kitchen	20,4 m ²
Living Room	46,3 m ²
Bedroom 1	18,5 m ²
Bathroom 1	6,3 m ²
Bedroom 2	18,2 m ²
Bathroom 2	5,9 m ²
Bedroom 3	20,5 m ²
Bathroom 3	8,6 m ²
Laundry	2,3 m ²
Hallway	17,4 m ²
Usable Area	164,3 m²
Terrace	64,6 m ²
Pool	19,4 m ²
Parking	61,5 m ²
Total Area	309,8 m²

Ideal Plots for a 3 Bedroom Villa



#	Size
1	1 941 m ²
2	2 248 m ²
3	1 443 m ²
4	3 409 m ²
5	6 266 m ²
10	3 859 m ²
11	2 605 m ²
13	1 384 m ²

Facade

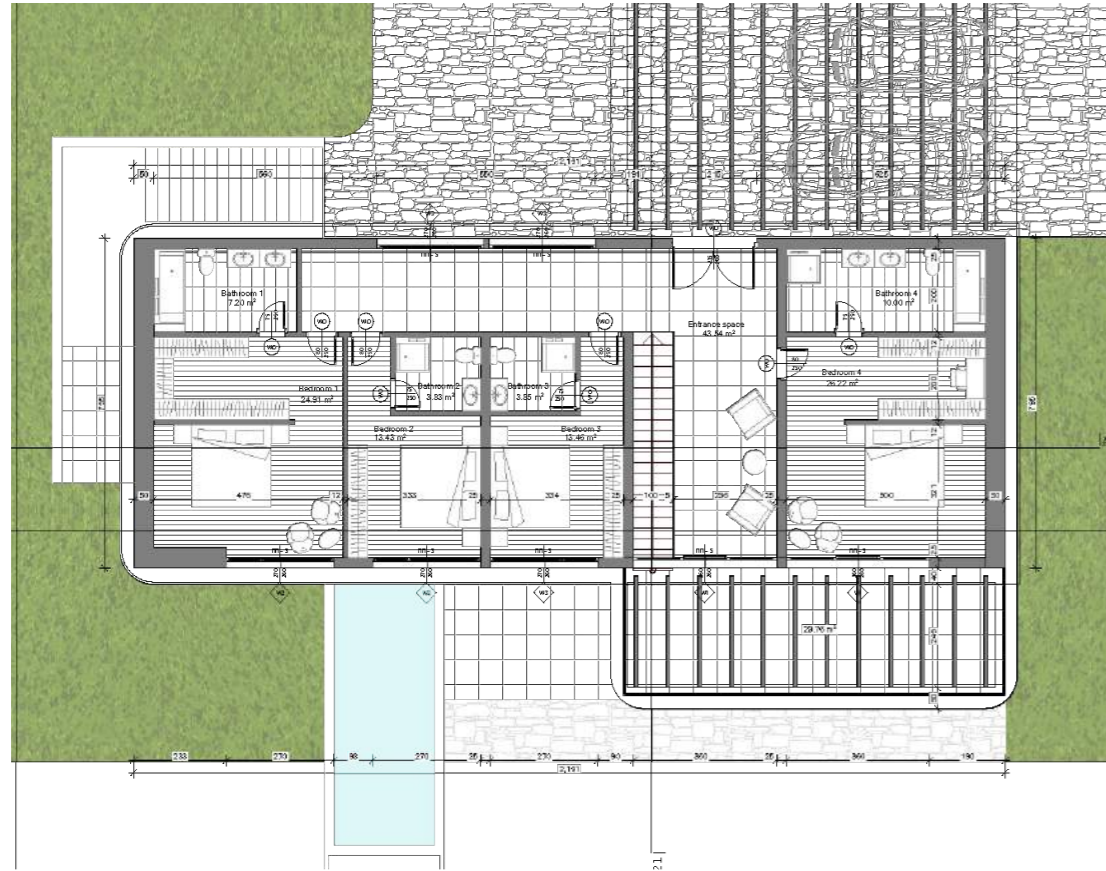


Floor	Area
Ground Floor	164,3 m ²
Total Usable Area	164,3 m²
Exterior	145,5 m ²
Total Area	309,8 m²



4 Bedroom Villa

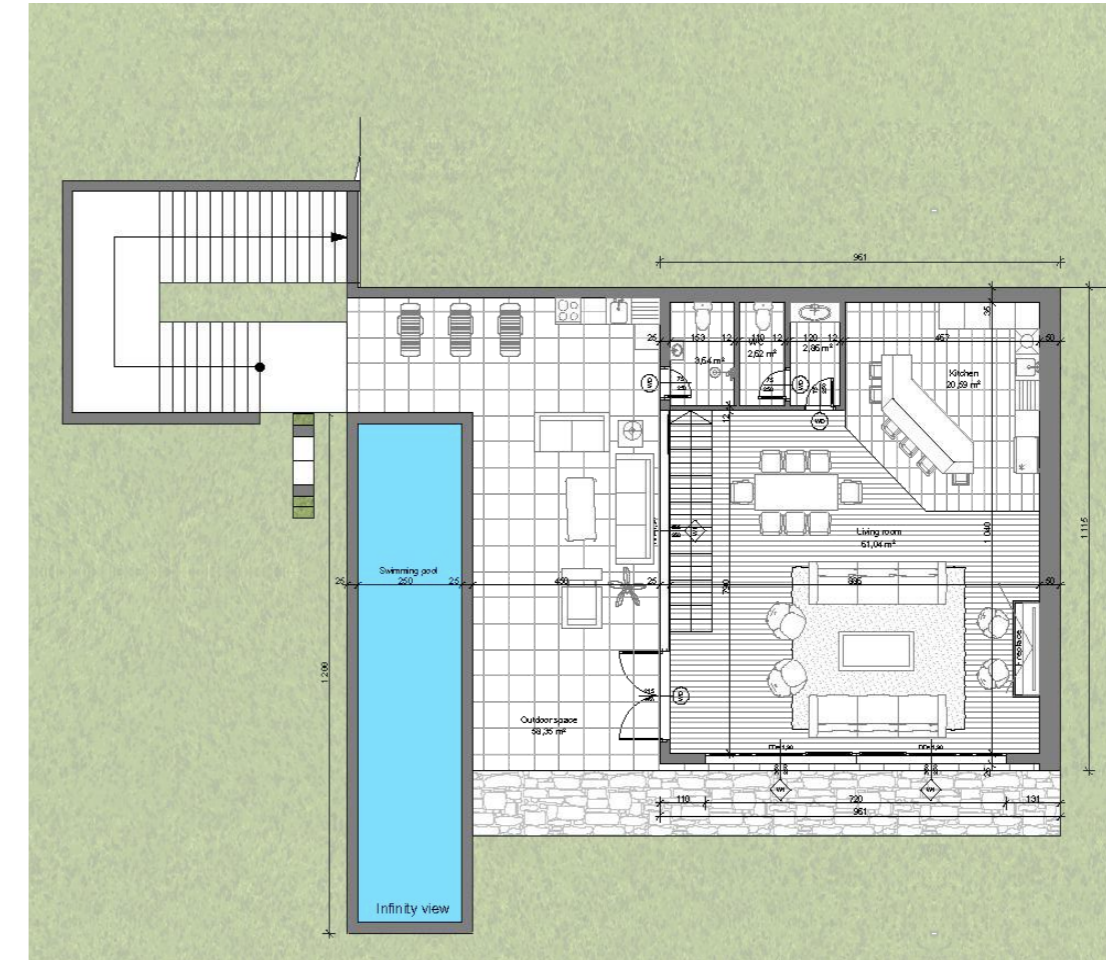
First Floor (Street Level)



First Floor	Usable Area
Bedroom 1	24,9 m ²
Bathroom 1	7,2 m ²
Bedroom 2	13,4 m ²
Bathroom 2	3,8 m ²
Bedroom 3	13,5 m ²
Bathroom 3	3,9 m ²
Bedroom 4	26,2 m ²
Bathroom 4	10,0 m ²
Hallway	43,5 m ²
Usable Area	146,4 m²
Terrace	29,8 m ²
Parking	267,1 m ²
Total Area	443,3 m²

4 Bedroom Villa

Ground Floor (Below Street Level)



Ground Floor	Usable Area
Kitchen	12,4 m ²
Living Room	70,0 m ²
Bathroom (out)	3,6 m ²
Guest Toilet	5,1 m ²
Usable Area	91,1 m²
Terrace	75,2 m ²
Pool	36,0 m ²
Total Area	202,2 m²

Ideal Plots for a 4 Bedroom Villa



#	Size
6	3 462 m ²
9	3 427 m ²
14	4 479 m ²
15	4 757 m ²
16	3 392 m ²
17	6 042 m ²
19	6 289 m ²
20	6 598 m ²
21	7 051 m ²

Facade

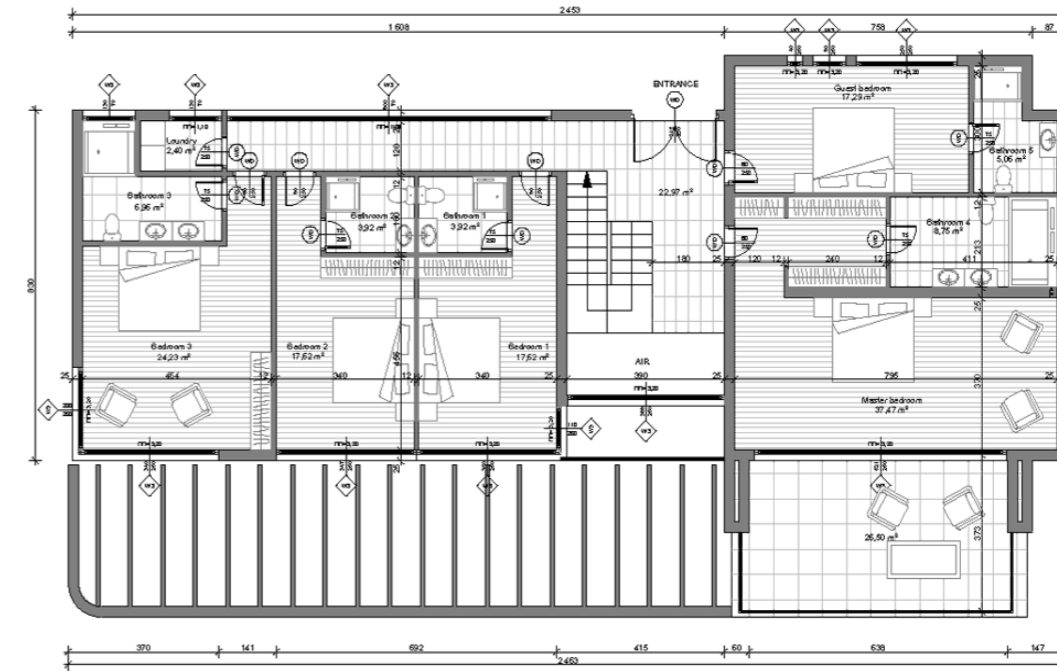


4 Bedrooms	Area
First Floor	146,4 m ²
Ground Floor	91,1 m ²
Total Usable Area	237,5 m²
Exterior	408,0 m ²
Total Area	645,5 m²



5 Bedroom Villa

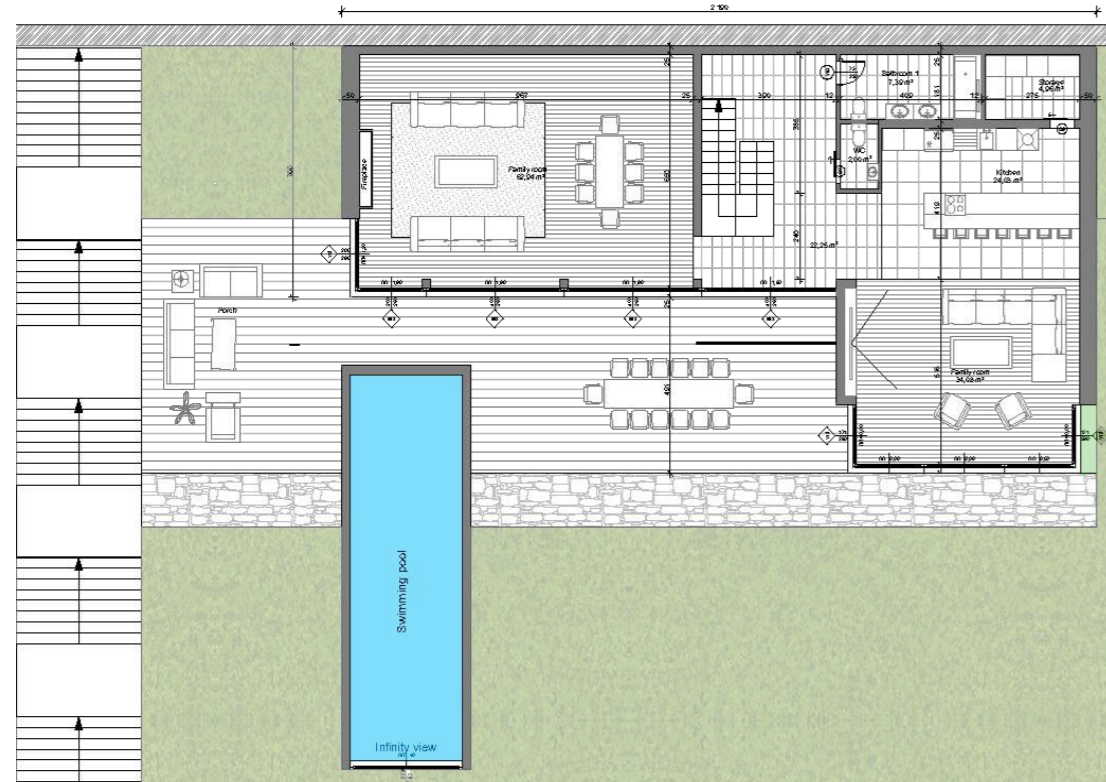
First Floor (Street Level)



First Floor	Usable Area
Bedroom 1	17,6 m ²
Bathroom 1	3,9 m ²
Bedroom 2	17,6 m ²
Bathroom 2	3,9 m ²
Bedroom 3	24,2 m ²
Bathroom 3	7,0 m ²
Master Bedroom	26,2 m ²
Bathroom 4	10,0 m ²
Guest Bedroom	17,3 m ²
Bathroom 5	5,1 m ²
Hallway	23,0 m ²
Usable Area	155,8 m²
Terrace	26,5 m ²
Total Area	182,3 m²

5 Bedroom Villa

Ground Floor (Below Street Level)



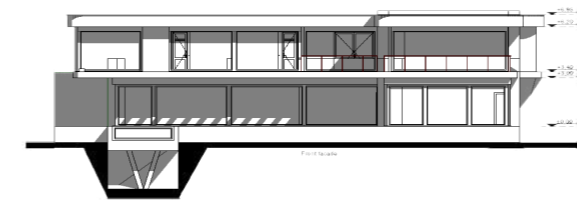
Ground Floor	Usable Area
Kitchen	24,1 m ²
Living Room	34,1 m ²
Family Room	62,9 m ²
Storage	5,0 m ²
Bathroom 5	7,4 m ²
Guest Toilet	2,0 m ²
Hallway	22,3 m ²
Usable Area	135,5 m²
Parking	32,0 m ²
Terrace	79,4 m ²
Pool	30,0 m ²
Total Area	276,8 m²

Ideal Plots for a 5 Bedroom Villa



#	Size
7	3 077 m ²
8	3 207 m ²
12	3 082 m ²
18	6 605 m ²
22	7 517 m ²
23	5 161 m ²
24	5 281 m ²
25	7 952 m ²

Facade



Floor	Area
First Floor	155,8 m ²
Ground Floor	135,5 m ²
Total Usable Area	291,3 m²
Exterior	167,9 m ²
Total Area	459,1 m²











The Developer

Showroom (soon!)

La Cumbre @ Ruta Panoramica
Santiago, 51000, Dominican Republic
19°33'23.3"N 70°37'37.4"W



Villa Moravia

Jardin Deportivo
Cabarete, 57000, Dominican Republic
19°43'02.8"N 70°23'11.6"W

Villa Lucis

Hlubočepý
Praha, 15200, Czech Republic
50°02'02.3"N 14°23'41.3"E

Santiago Hills Ltd.

Consists of two equal partners, Garant Trading Investments, Ltd and LAV development s.r.o., companies with great history in the Czech Republic, Spain and of course the Dominican Republic.

Key Partnerships

RT Consult Ltd. has created the master plan of BPSGH as well as the design of the buildings, which have been perfectly converted to local standards by **Abdiel Espinal S.R.L.**, a qualified agrimensor, architectural and constructing company.

KRC Partners s.r.o. is responsible for conducting the tender of the ideal construction company to achieve the required standard and scope of the project.

Garant Trading Investment Ltd

Lead by a great investor, **Frantisek Zidek**, specializing in real estate in the northern coast of the RD and managed by **Frank Zidek**, who is responsible for maintaining relationships and managing the ongoing urbanization of the BPSGH project.

LAV development s.r.o.

Is managed by **Lubomir Celar**, with a wonderful entrepreneurial track record and **Alex Zhotev**, who has helped many large corporations enter new markets. **Tomas Celar** is responsible for sales and marketing of the BPSGH project as well as ongoing developments in Spain.



Villas and Hotels

Garant Trading Investments Ltd.

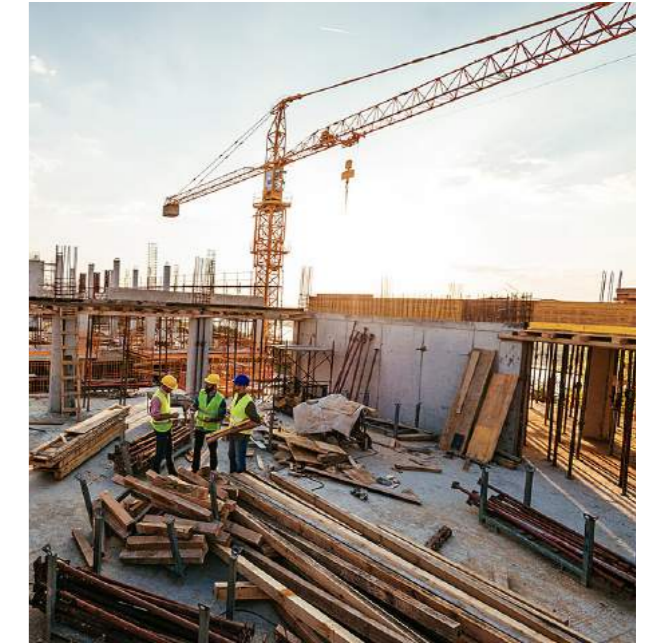
In the last 7 years Mr Zidek has acquired more than 10 different estates, that house more than 50 units and over 2,3 million square meters of land. Walking in his footsteps is his son, Frank, who has permanently moved to the DR 4 years ago, since then has sold a couple of the properties, is running a concrete block factory and takes care of the BPSGH urbanization process.



Luxury Apartments

LAV development s.r.o.

Currently under construction LAVd has 14 luxury apartments with average size of 360 sqm on the south-east coast of Spain. Closely working with RTConsult are four different projects in Bulgaria worth over €280 million, these projects are expected to be finished in 2024 and 2025. Management based in Prague, Czech Republic and each country has a country manager, Tomas Celar for Dominicana.



Strategic Purchasing

KRC Partners s.r.o.

Huge part of development is construction - both time and cost wise. That is why we have Tomas Koutek, a specialist for strategic purchasing and tenders, which deliver the best combination of price, time and quality of the delivered buildings. This ensures we can promise and then deliver the ideal price and quality to our valuable clients, our future neighbours.

The Architect

The biggest international architectural firm in Bulgaria

We are an international architectural studio with offices in Bulgaria, France, Germany, England, Dubai as well as Lebanon.

Established in 2004 by Arch. Radko Todorov, RT Consult specializes in architecture, interior design, sustainable design and consulting.

RT Consult is one of the largest architectural firms in Bulgaria with a diverse project portfolio.

Over the years we have also expanded internationally with projects in the UK, Germany, Dubai, Greece, Romania, Kosovo, Kazakhstan and much more.

A team of more than 67 talented individuals are dedicated to our architectural studio.

Committed to attracting new talent, RT consult is a mixture of experienced architects and engineers passing their expertise to passionate young professionals, which has proven to be a winning strategy for us. Working in an open and collaborative environment, we share, learn and brainstorm together.

We actively seek new training opportunities and follow the latest developments in construction materials and design techniques.

RT CONSULT
ARCHITECTURAL COMPANY

We wanted to work in the Dominican Republic for a long time

This unique and beautiful country was on our radar for a while, so we were delighted to be approached by LAV development to co-operate on a great project the BETTERPLACE Santiago Green Hills is.

We have teamed up with Fermin Abdiel Espinal, the local agrimensor, developer and a wonderful architect to deliver the best possible residence based on local traditions, laws and conditions.



RT Consult

Radko Todorov

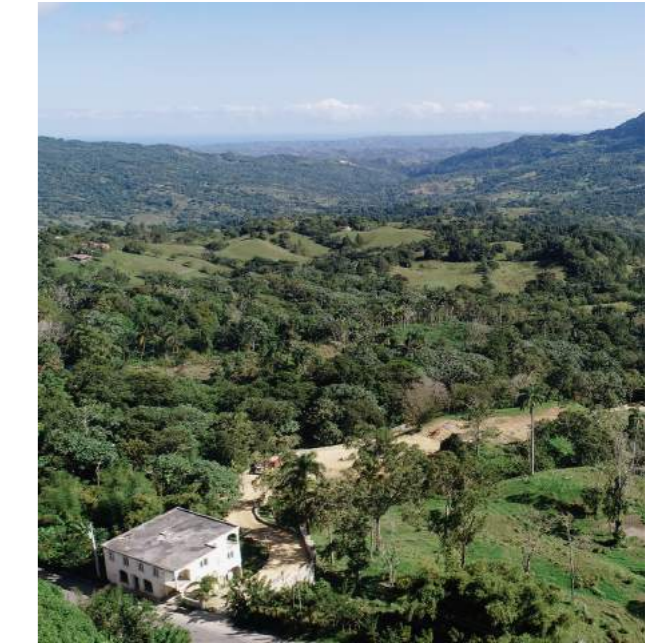
Ambition and hard work has driven Radko towards success since he was little, fast forward a couple decades and he has become one of the most established architects within Europe and owns the biggest architectural studio in Bulgaria.



International Projects

Hotels in Dubai, Cities in Kazakhstan

RT Consult has been on the market for almost two decades and in that time they have realized over 460 projects all around the world, from small residential projects to masterplanning a city in Kazakhstan to constructing many luxurious hotels in Dubai - all around the world, RTConsult is a well known and respected as well as it's brands, such as Buro and others.



Local Expertise

Agrimensores y Ingenieria

One of the reasons RTC is able to be successful in so many countries is they rely on local knowledge. Frank Zidek has been tirelessly working on sourcing the best talents on the north coast to make this project come to life, whether it is technical architects, local engineers, geodesists, geological experts, lawyers, accountants and bank brokers.



We have already
come this far.
Join us!

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