



# ciudad Juverrena

**Your life in the mountains near the sea.**



# Project description

- Ciudad Terrena is a project of respect for the environment, located in the Sierra de Samaná, in the place of coson, tourist municipality of the terrenas, includes Playa Jackson in front of Cape Jackson one of the most beautiful and paradisiacal beaches that the Atlantic Ocean provides when touching the island.
- Ciudad Terrena will be executed on a plot of 2,312,722 square meters, with access from the Atlantic tourist boulevard, its use of land for development is approximately 60%, with access to 2 springs and a river with access to the sea.







## GEO-LOCALIZACION

UBICACION	GEO-REFERENCIACION (N)	GEO-REFERENCIACION (O)
<i>Coson, Samana</i>	<i>19º 16' 08.12" NORTE</i>	<i>69º 38' 42.21" OESTE</i>





PLAYA JACKSON

LAS TERRENAS



# Project description and amenities:



Ciudad Terrena within its property, aims to offer services for a population of class A, AB and B, who see the rural and rustic environment of mountain and beach combine, with modernity in the midst of an impressive biodiversity.

Ciudad Terrena is designed to have within its services with:

- Near of Playa Grande Golf & ocean club
- Beach Club House located in front of Jackson Beach.
- Supermarket
- Multi-language school,
- Heliport
- 2 hotels with green and ecotourism features,
- Social area
- Restaurants within a shopping mall conveniently located for the pleasure of our residents and guests,
- the condominiums and residences will be built with materials that respect the environment, using photovoltaic energy, in 90% of their facilities.
- Sports city with: driver range, minigolf, futbol court, Tennis a basket area, batting cages.





# Project description

This project would be carried out in a public-private partnership, which would guarantee in the long term stability and transparency in the management of the funds, in addition to the start of the pre-sale we would use the figure of trusts that allow better and greater transparency in the financial management, of the funds of the buyers until the end of the work.

In the executive summary you will observe the designs and construction companies already contracted for the beginning of the development of the villas selected by the owners.

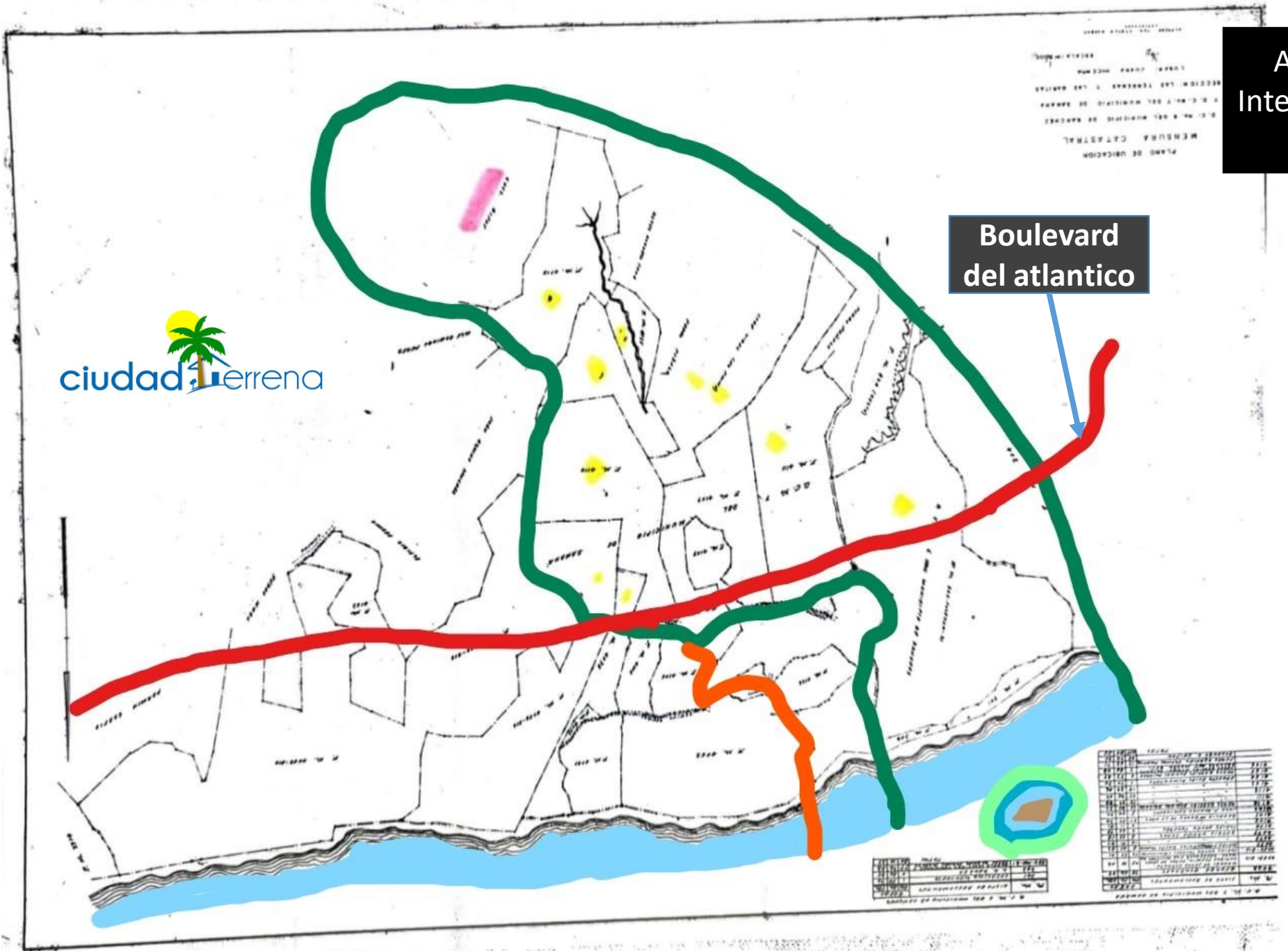


# Why this green concept?



- The protection of the environment and the devastating effects of climate change have become a crusade for millennials, today this generation is preparing to assume control of society, based on the practical and the most technologically easy to understand. The increase in investments with the green concept worldwide grows at a rate of 25% per year, estimated only at the housing level, hotels and homes at more than US \$ 6,000 Million, without the use of electric vehicles, houses with sustainable materials and recycling, which have made more practical the use of nature or respect for it in today's construction. The province of Samana in the Dominican Republic is the only one in the country that combines countryside, mountains and beaches, its development with green criteria, would attract a large number of investors who seek this public as great prospects.





Aeropuerto  
Internacional del  
Catey

Boulevard  
del atlantico

# Phases of the project: First



- ✓ Idealization of the project.
- ✓ Identification and acquisition of the correct property for it.
- ✓ Contacts with investors for development.
- ✓ Enabling the access roads to the property.
- ✓ Identify and involve international project developers.
- ✓ Develop the Master plan and model of the project.
- ✓ Lotify the property



# Project phases: second



- Presentation of the sales plan.
- Design and production of sales material.
- Structuring of the Sales Force.
- Involve tourism authorities in the DR in the promotion.
- beginning of the formal promotion of the project in the United States and Europe.
- enabling an office of pre and post sales services to owners and prospects.
- staff training.



# Phases of the project: Third

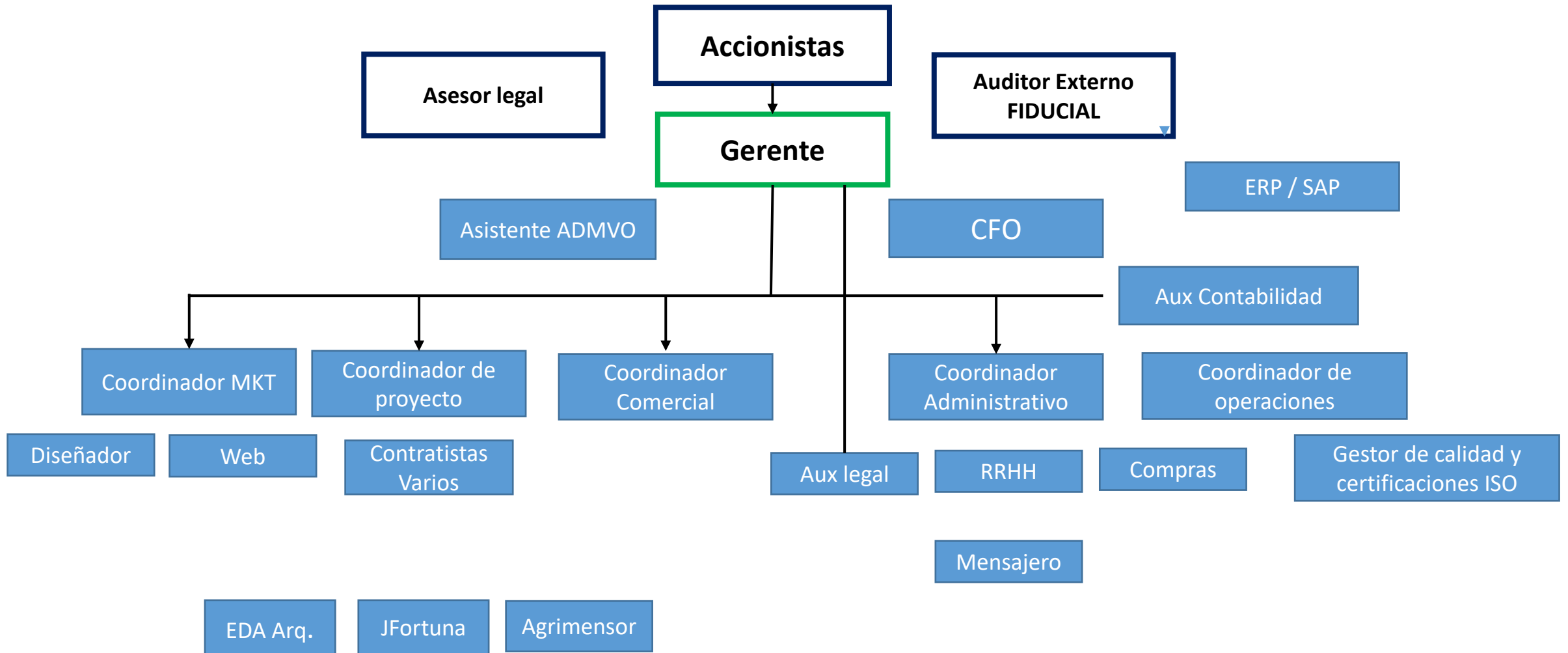


- Approval of designs of owners.
- Development and construction of communication and basic services.
- Development and construction of Social areas.
- office habilitation of quality services.
- CSR and ISO 26000 certifications of Social Responsibility and Environment.
- Aprobación de diseños de propietarios.
- Desarrollo y construcción de servicios de comunicación y básicos.
- Desarrollo y construcción de las áreas Sociales .
- habilitación de oficina de servicios de calidad.
- Certificaciones RSE e ISO 26000 de responsabilidad Social y medio ambiente.



# OUR TEAM







# Our team

## Administrative structure



### General manager ( DR )

### Jickson A. Disla Valdez, MBA, MGM

Multipotential conditions, Results oriented individual with hands on experience designing outstanding strategies in three major sectors:

- international Business.
- Government.
- Former CEO of the Dominican Chamber of Chinese commerce.
- Digital health.
- Pharmaceutical.
- Consumer and media.
- University teacher
- Author of the book introduction to the pharmaceutical business in the Dominican Republic
- Proven experience managing high performance teams. Great leadership skills in projects regarding innovative products and line extensions, with the objective of sustainable high profitability over time.



## Our team

# Administrative structure



### **CFO & Administrative ( DR – SPAIN ) Liznette Aimé Oliu Julián**

14 years of experience in administrative, logistics and financial management in the cargo and logistics sector in the country.

- international Business.
- Construction
- Logistics
- Cargo



## Our team

# Administrative structure



### Operations manager ( COO ) ( PERU ) Mariella Corrales Medina



- Professional with a high level of organization and anticipation, focused on results through planning and detail in process management, ability to adapt to change and flexibility to solve problems. Excellent communication skills at all levels and team leadership. Outstanding in creativity, versatility and passionate about excellence, learning and new technologies.
- 20 years experience :
- Ernest & Young
- Marriot Hotels



**Our team**

# **Administrative structure**



**Chief Legal Officer ( DR – USA )  
Federico Nuñez Pichardo**

12 years of experience in legal & commercial cases, founder of Legal Solutions office in DR.



# outside contractors



- **Sales :**

Optimar International Realty ( USA ) ( Exclusive )

- **Design :**

HABITUM Architects ( Colombia )

EDA Architects ( DR )

- **Topography:**

Bozzetto SRL ( DR )

- **Engineering /ground movements:**

Jfortuna constructora .

- **Financials:**

Fiducial ( USA – DR )

BPN Capital Group ( USA )

- **ROADS:**

Hitec Road ( Netherlands )

**construction of civil Works:**

- Veerhouse Voda ( Netherlands )



# BUSINESS STRUCTURE



1

**Sale of lots**

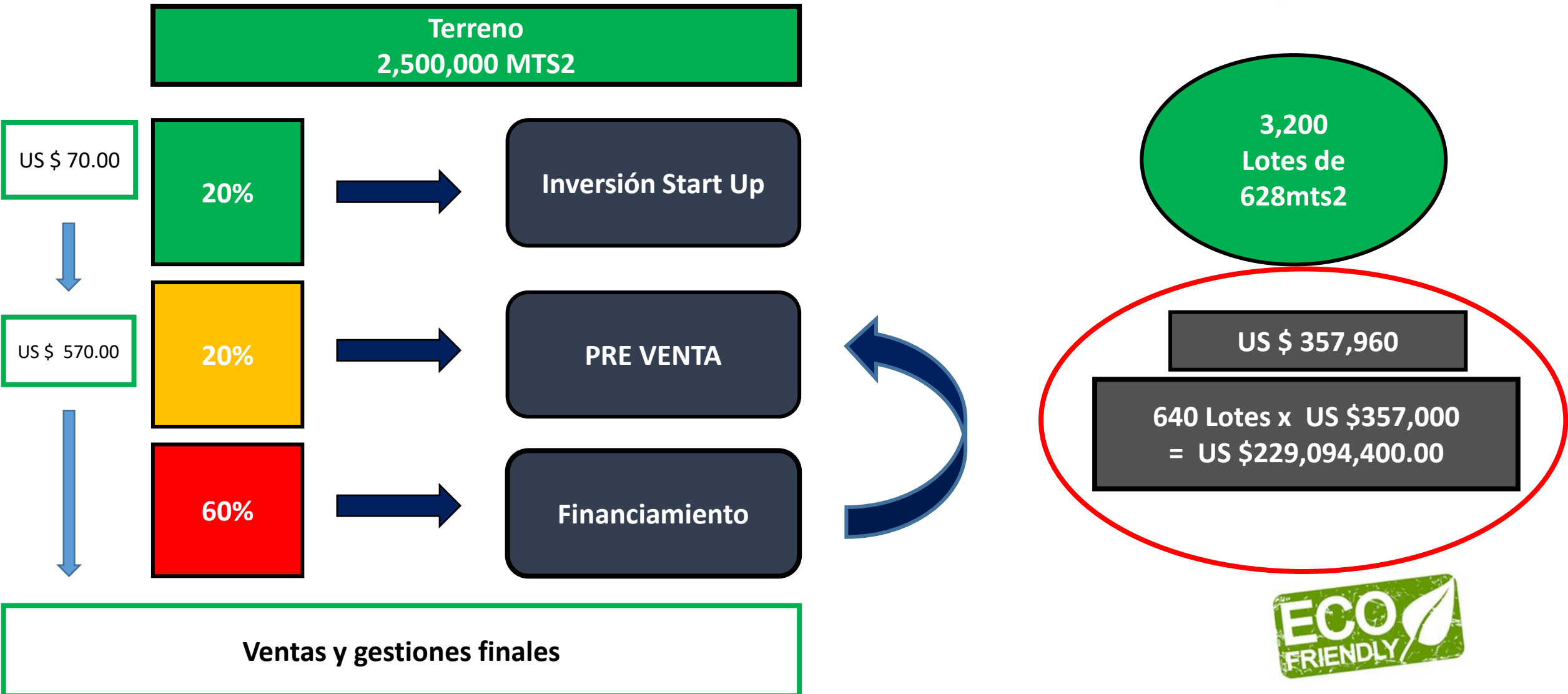
2

**Construction civil works, Villas, adaptations**

3

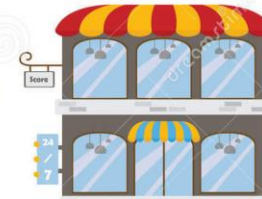
**Real estate management**

# Estructura de negocios





# Servicios a encontrar





# Deportes: Ciudad Deportiva



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**ECO**  
FRIENDLY



**We can: Make money and respect the environment.**

