

URBANGREEN RESIDENCES

DESCRIPTIVE MEMORANDUM. CONFOTUR
BERTHOLD CORPORATION, SRL.

DESCRIPTIVE MEMORANDUM

URBANGREEN RESIDENCES

Located in

Green Village, Cap Cana.

Punta Cana, La Altagracia Province, Dominican Republic

Owner:

BETHOLD CORPORATION, SRL.

RNC 1-31-612061

Design of

AC Architects & Associates

Socrates Nolasco Street #13, 10th Floor.

Naco, National District

Santo Domingo, Dominican Republic

10/23/2025

The following document describes the URBANGREEN RESIDENCES residential project, detailing its context, size, population density, and spatial distribution. To this end, we will approach the project from a macro to a micro scale, examining its integration within the urban context and culminating in the specific location of the proposed residences.

It is important to note that the information presented deals exclusively with the Conceptual Development of the Architectural Proposal, during which the spatial and functional approaches are defined, as well as the aesthetics of the facades and the whole in general.

The structure of the analysis is developed progressively from a macro scale to a micro scale: first, the general urban context is examined; then, the insertion of the project in the immediate environment; and finally, the internal organization of the proposed residences.

1) GENERAL DESCRIPTION

The project consists of a residential complex made up of 16 single-family homes, distributed across sixteen (16) plots covering a total area of 8,344.23 m².

The complex will feature a unique architectural typology of four bedrooms, with variations depending on the lot size of each unit. The typology includes a living room, dining room, kitchen, and service area.

2) LOCATION



It is located on the east coast of the Dominican Republic, within the exclusive Cap Cana resort and hotel development, in the province of La Altagracia. It is less than 6 kilometers from Juanillo Beach and less than 4 kilometers from the Punta Espada Golf Course, on Yarari Boulevard.

Location URBANGREEN Residences



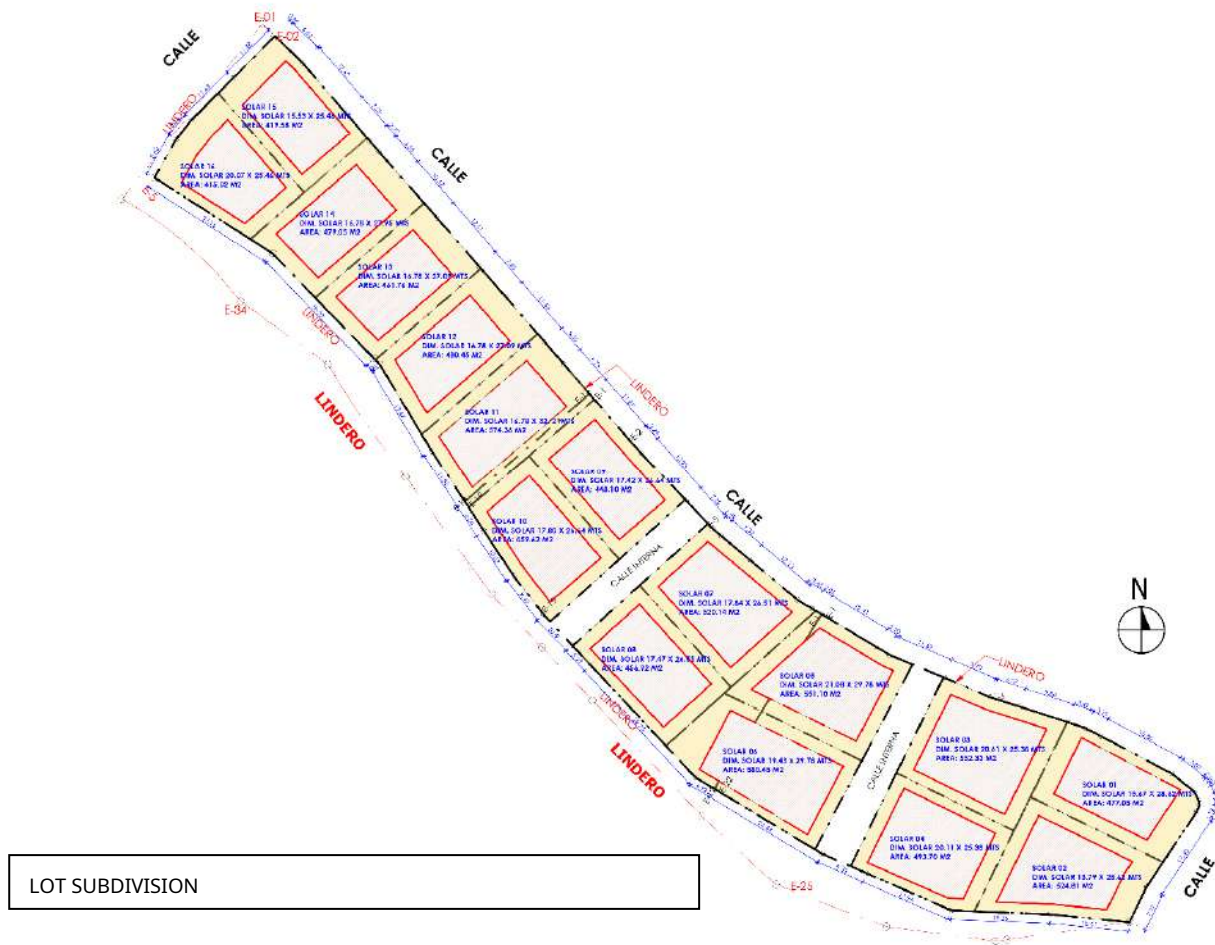
3)PROJECT DESCRIPTION

URBANGREEN Residences is a development that presents a single-family housing solution in the Cap Cana area, which adapts to different land sizes with the purpose of offering alternatives and flexibility to the real estate sector.

The developed lots all adhere to the same setback and boundary requirements, resulting in a homogeneous and compact complex. Vehicular access to the residences is directly from a secondary road in Cap Cana, specifically via Boulevard Green Village. The total density of URBANGREEN Residences is 64 residential units distributed throughout the complex.

ON THE DIVISION OF THE PLOTS

Each lot has a different surface area, as mentioned above, the sixteen (16) lots respect the same setbacks: 5.00 m front setback, 2.50 m side setbacks, 3.00 m and 5.00 m rear setbacks.



View of the complex from the back patio.

-SOLAR 1

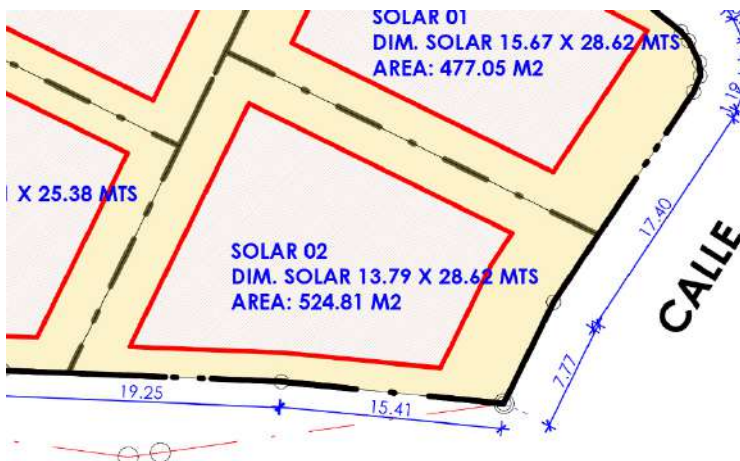
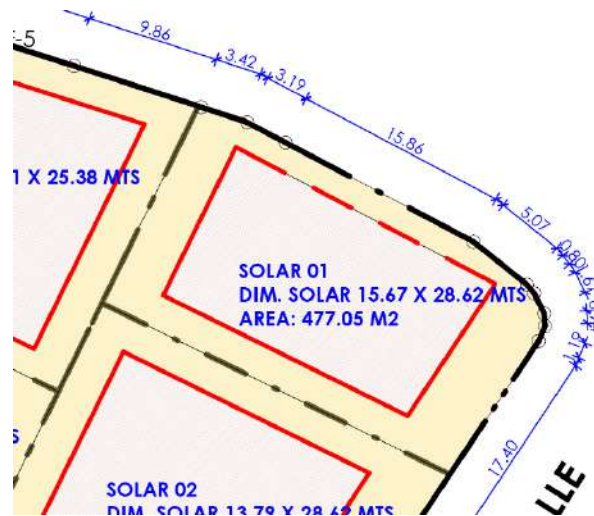
Area:477.05 m²

Dimensions:15.67 x 28.62 m

Lateral Withdrawals:2.50 meters

Frontal Withdrawal:5.00 meters

Later Withdrawal:3.00 m and 5.00 m



-SOLAR 2

Area:524.81 m²

Dimensions:13.79 x 28.62 m

Lateral Withdrawals:2.50 meters

Frontal Withdrawal:5.00 meters

Later Withdrawal:3.00 m and 5.00 m

- SOLAR 3

Area:552.33 m²

Dimensions:20.61 x 25.38 m

Lateral Withdrawals:2.50 meters

Frontal Withdrawal:3.00 meters

Later Withdrawal:3.00 m and 5.00 m



- SOLAR 4

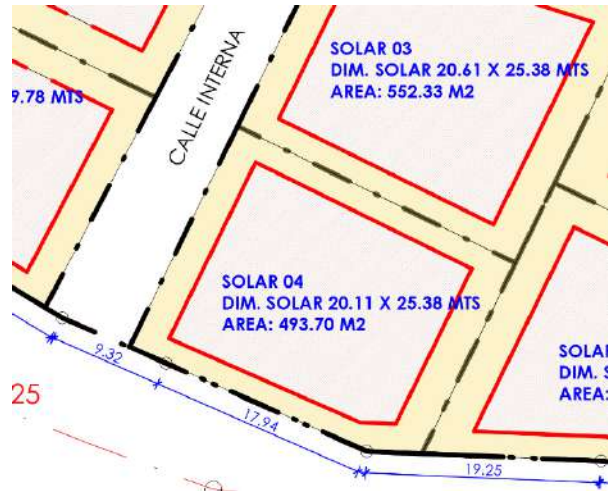
Area:493.70 m²

Dimensions:20.11 x 25.38 m

Lateral Withdrawals:2.50 meters

Frontal Withdrawal:3.00 meters

Later Withdrawal:3.00 m and 5.00 m



- SOLAR 5

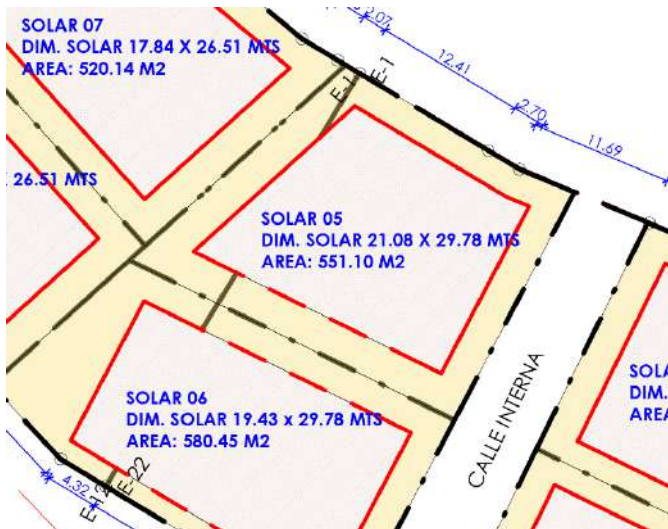
Area:551.10 m²

Dimensions:21.08 x 29.78 m

Lateral Withdrawals:2.50 meters

Frontal Withdrawal:3.00 meters

Later Withdrawal:3.00 m and 5.00 m



- SOLAR 6

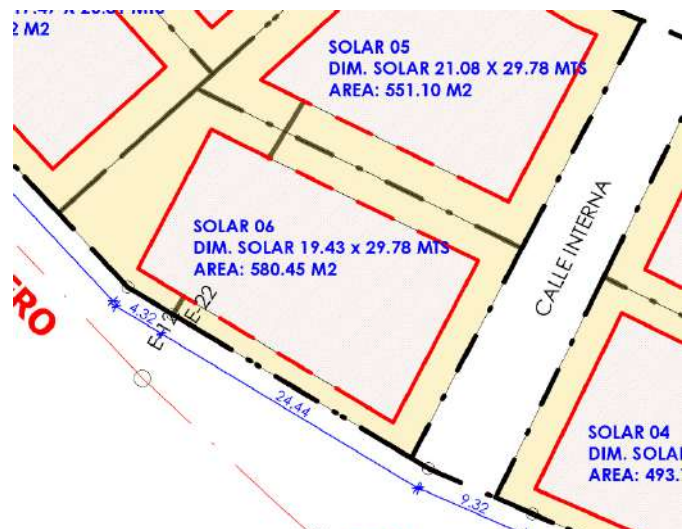
Area:580.45 m²

Dimensions:19.43 x 29.78 m

Lateral Withdrawals:2.50 meters

Frontal Withdrawal:3.00 meters

Later Withdrawal:3.00 m and 5.00 m



- SOLAR 7

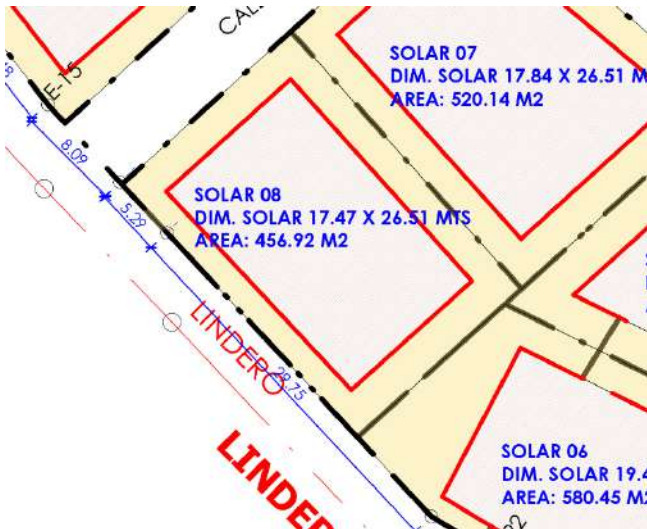
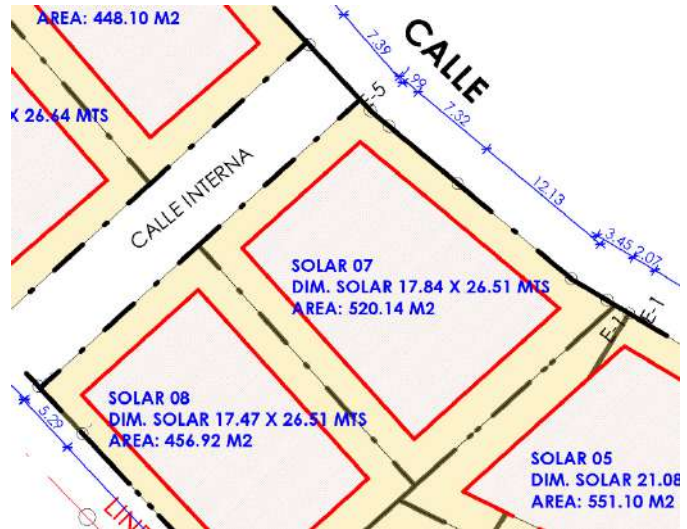
Area:520.14 m²

Dimensions:17.84 x 26.51 m

Lateral Withdrawals:2.50 meters

Frontal Withdrawal:3.00 meters

Later Withdrawal:3.00 m and 5.00 m



- SOLAR 8

Area:456.92 m²

Dimensions:17.47 x 26.51m

Lateral Withdrawals:2.50 meters

Frontal Withdrawal:3.00 meters

Later Withdrawal:3.00 m and 5.00 m

- SOLAR 9

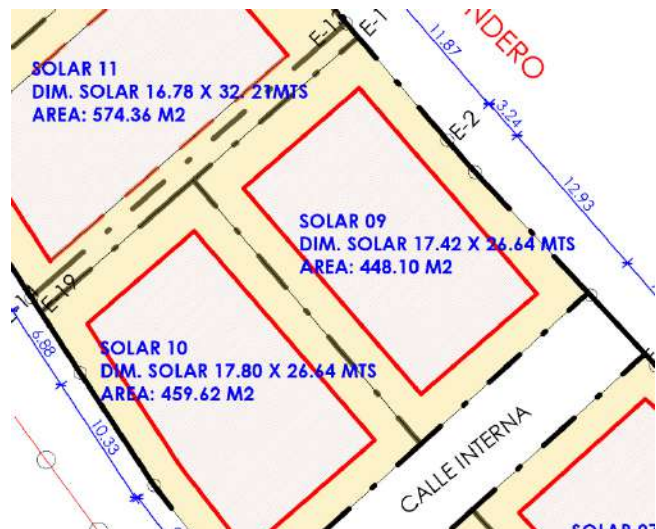
Area:448.10 m²

Dimensions:17.42 x 26.64 m

Lateral Withdrawals:2.50 meters

Frontal Withdrawal:3.00 meters

Later Withdrawal:3.00 m and 5.00 m



- SOLAR 10

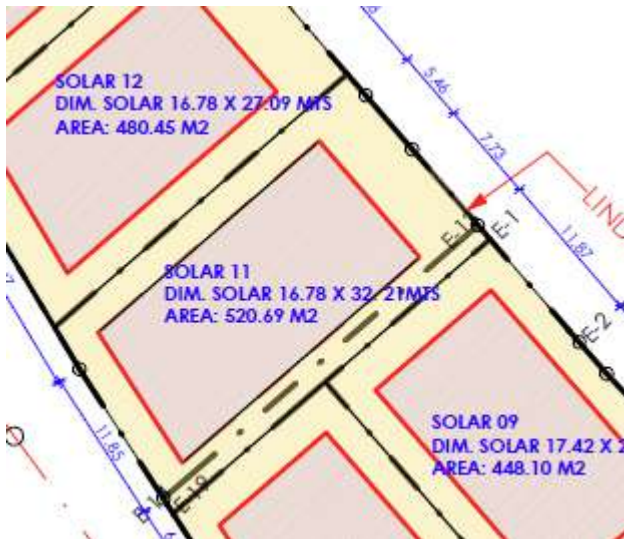
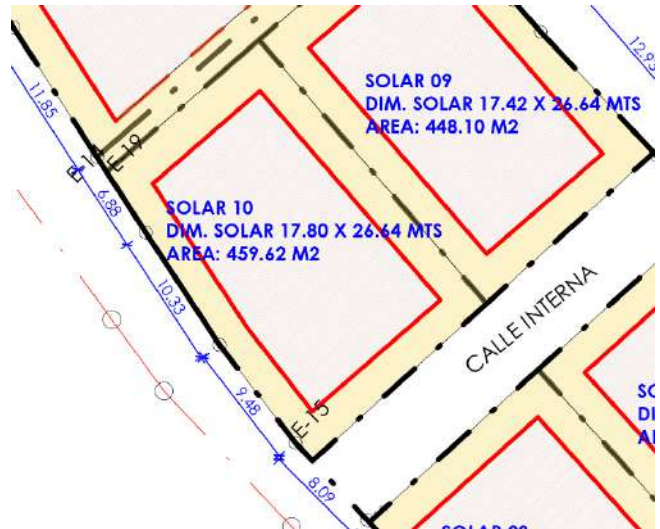
Area: 459.62 m²

Dimensions: 17.80 x 26.64 m

Lateral Withdrawals: 2.50 meters

Frontal Withdrawal: 3.00 meters

Later Withdrawal: 3.00 m and 5.00 m



- SOLAR 11

Area: 520.69 m²

Dimensions: 16.78 x 32.21 m

Lateral Withdrawals: 2.50 meters

Frontal Withdrawal: 5.00 meters

Later Withdrawal: 3.00 m and 5.00 m

- SOLAR 12

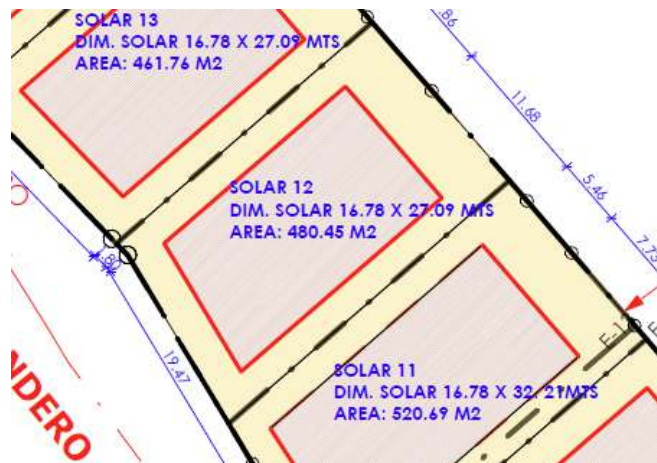
Area: 480.45 m²

Dimensions: 16.78 x 27.09 m

Lateral Withdrawals: 2.50 meters

Frontal Withdrawal: 5.00 meters

Later Withdrawal: 3.00 m and 5.00 m



- SOLAR 13

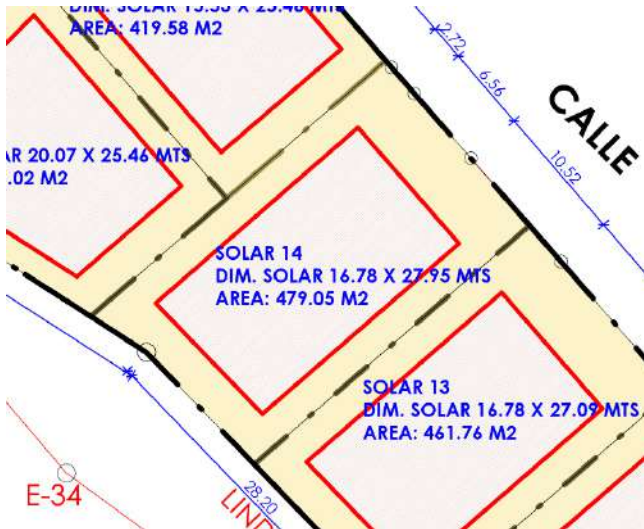
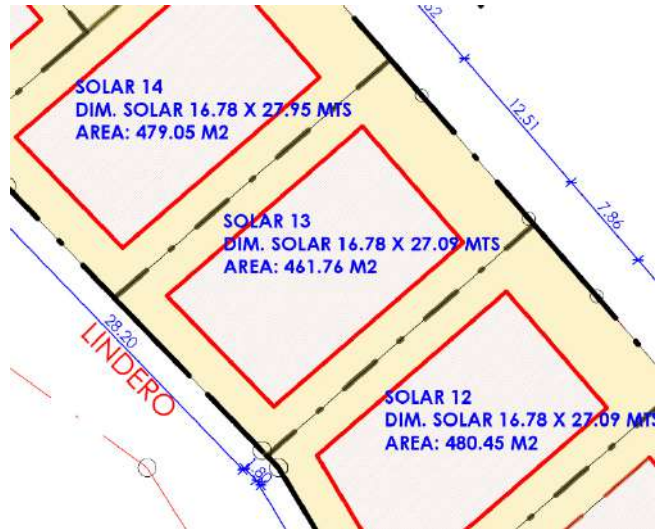
Area: 461.76 m²

Dimensions: 16.78 x 27.09 m

Lateral Withdrawals: 2.50 meters

Frontal Withdrawal: 5.00 meters

Later Withdrawal: 3.00 m and 5.00 m



- SOLAR 14

Area: 479.05 m²

Dimensions: 16.78 x 27.95 m

Lateral Withdrawals: 2.50 meters

Frontal Withdrawal: 5.00 meters

Later Withdrawal: 3.00 m and 5.00 m

- SOLAR 15

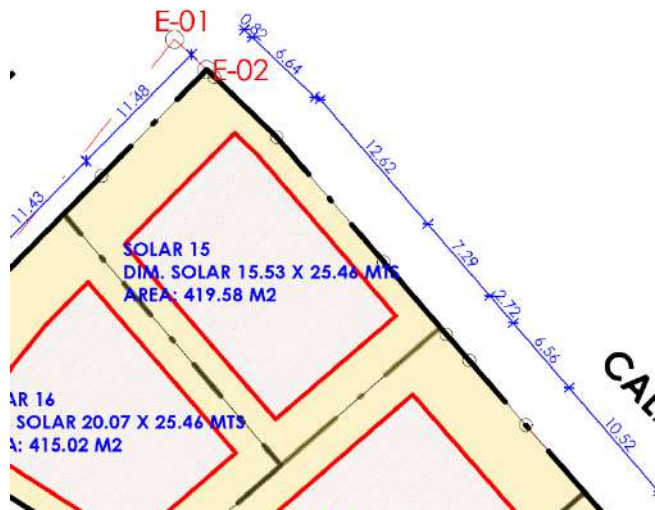
Area: 419.58 m²

Dimensions: 15.53 x 25.46 m

Lateral Withdrawals: 2.00 meters

Frontal Withdrawal: 5.00 meters

Later Withdrawal: 3.00 m and 5.00 m



- SOLAR 16

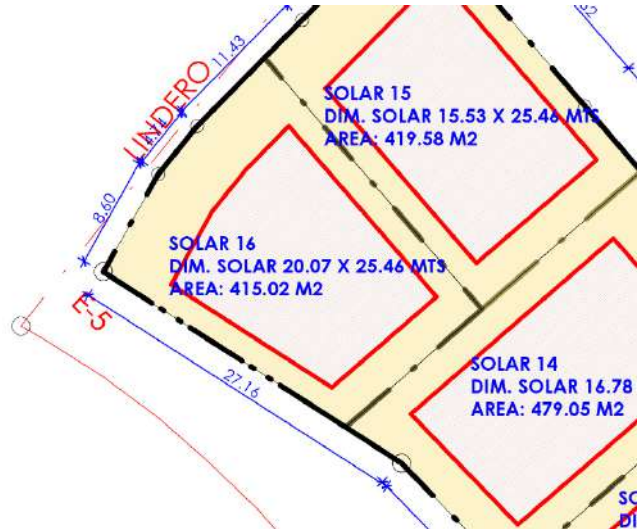
Area: 415.02 m²

Dimensions: 20.07 x 25.46 m

Lateral Withdrawals: 2.00 meters

Frontal Withdrawal: 3.00 meters

Later Withdrawal: 3.00 m and 5.00 m



ABOUT THE RESIDENCES



Overview from Boulevard Green Village

The URBANGREEN Residences complex proposes a unique architectural design located on different plots of land.

The villas share the same design criteria in terms of height and finishes, with flat roofs, and coexist harmoniously along Boulevard Green Village. Below, we will describe the proposed typology in more detail.

Architectural Plan of the Complex 1st level

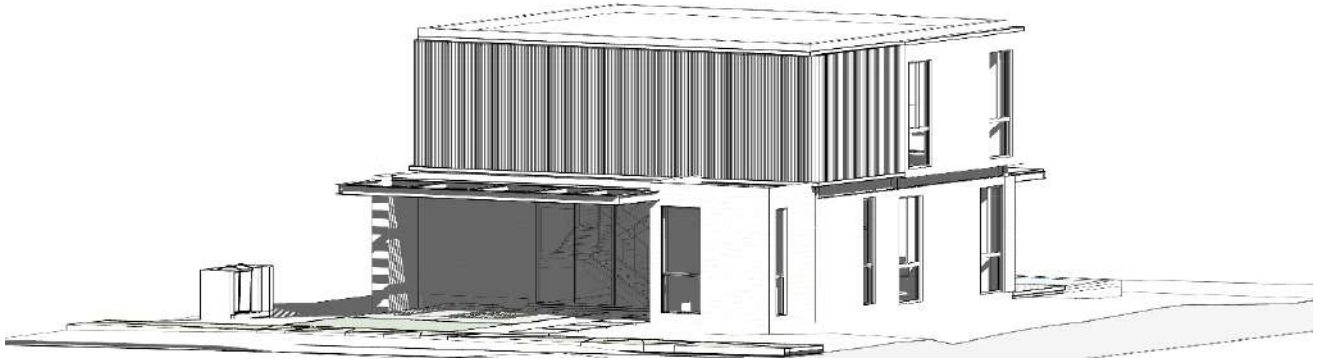


Architectural Plan of the Complex, 2nd Level



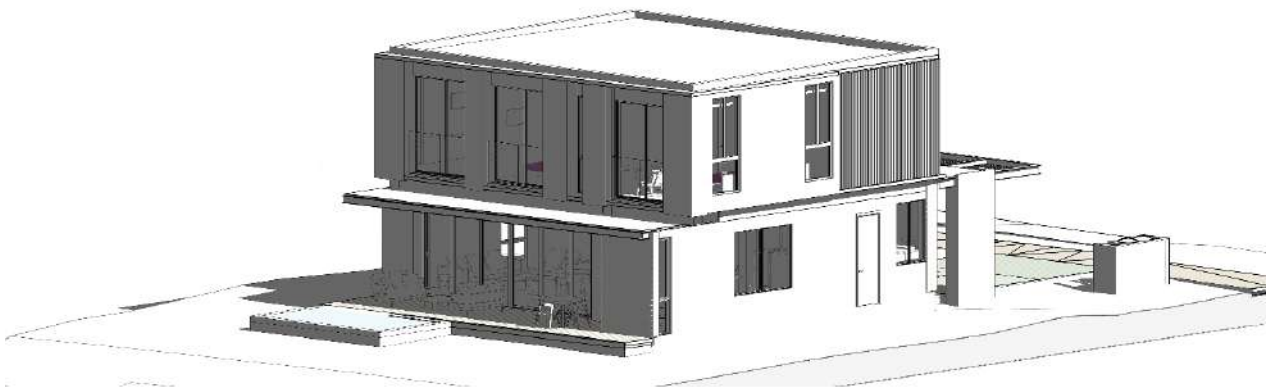
TYPE VILLA

The villa consists of two levels. Each level comprises 4 bedrooms, social areas, service areas, a terrace, a barbecue area, a swimming pool, and 2 parking spaces, totaling 316.95 m², of which 255.61 m² are interior, 22.60 m² is a covered terrace, and 38.74 m² is a carport.

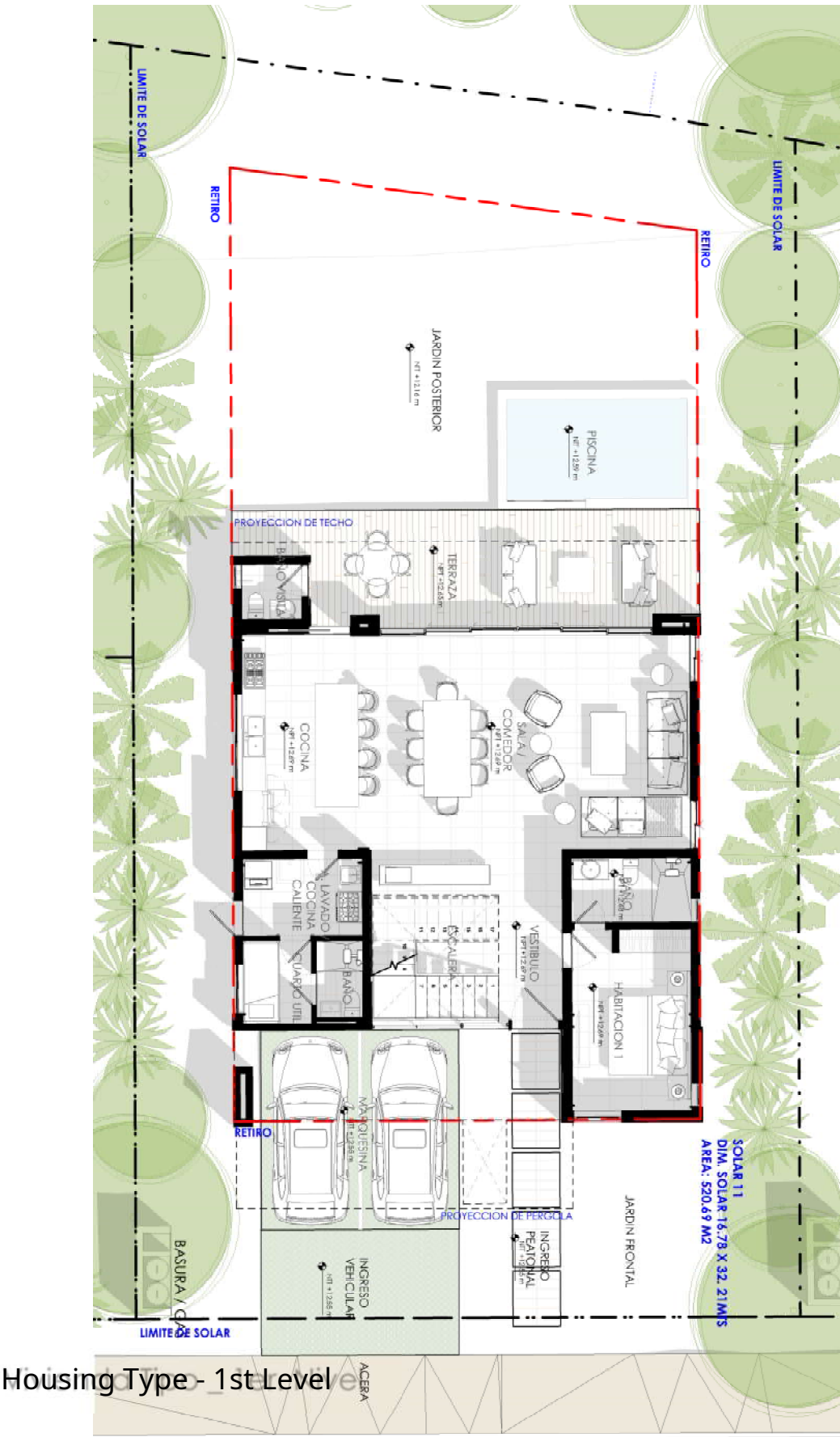


Typical Villa View from Boulevard Green Village.

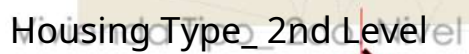
The Typical Housing It consists of two levels: Level 1 includes the entrance, which provides access through a small vestibule and the staircase to the second level, a guest room with a bathroom and closet, and the social areas of the house: living room, dining room, integrated cold kitchen, and access to the terrace and pool areas. Opposite the pool are the service areas: laundry room, hot kitchen, utility room with bathroom, and carport. The second level comprises a vestibule and closet, two secondary bedrooms with their respective bathrooms, closets, and balconies; and finally, the master bedroom, which has a balcony and is accessed from the opposite side. walk in closet and master bathroom. **Total Area: 316.95 m²**

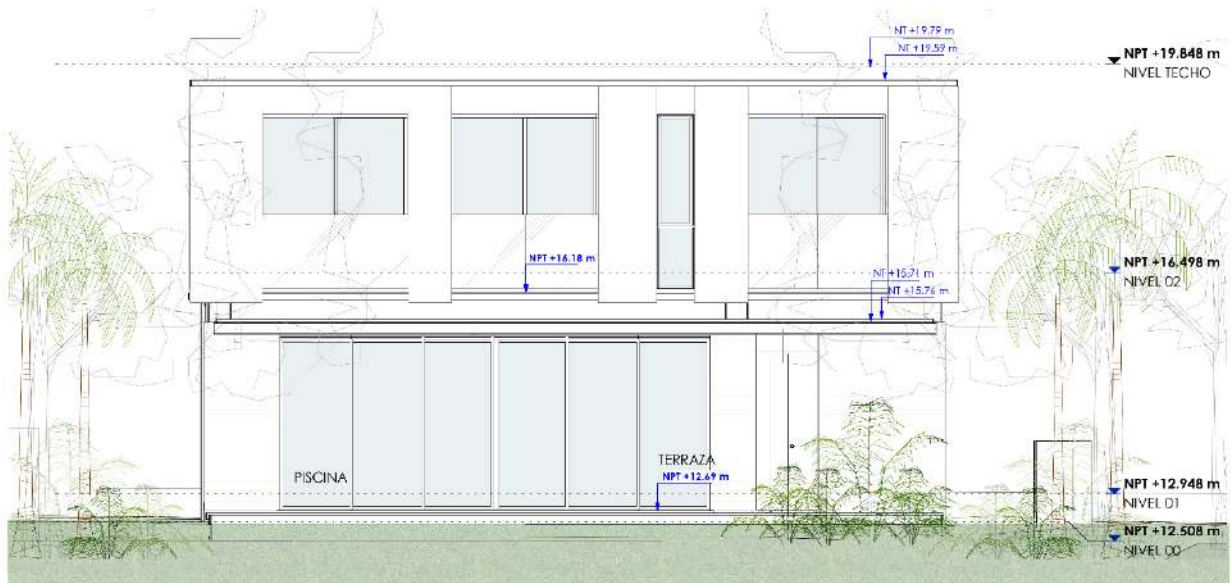


Typical Villa, View from the Patio.

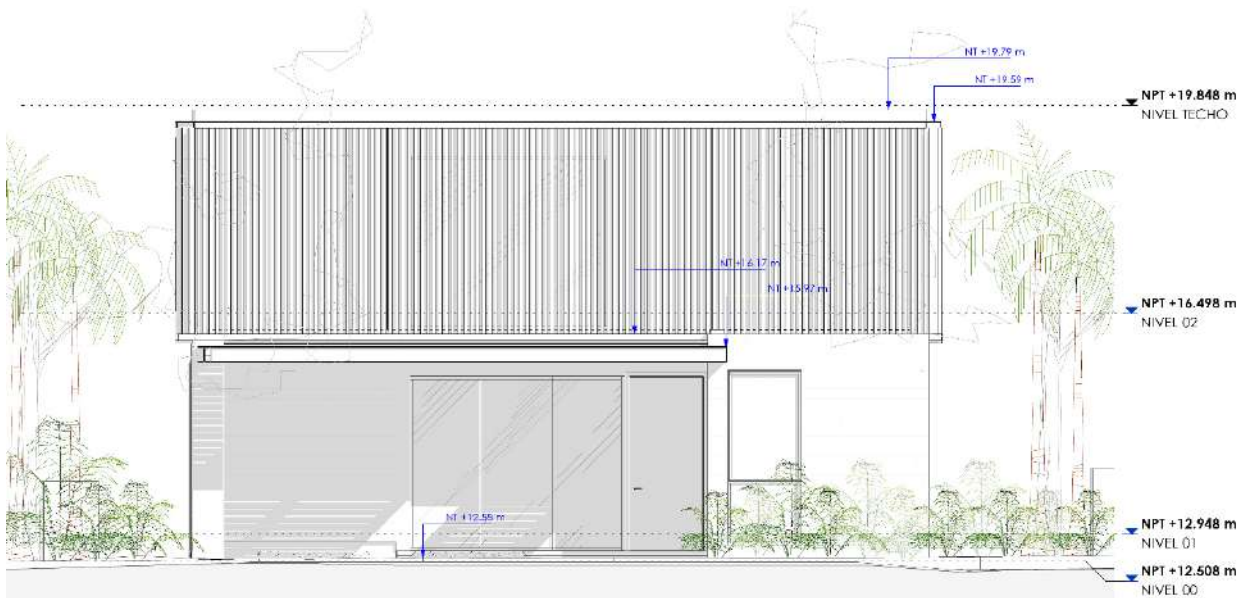


Housing Type- 1st Level





Rear Facade



Front Facade