



Jaime Noriega



# HILLTOP HOUSE ONE

ROATAN - HONDURAS

MASTER PLAN  
DEVELOPMENT &  
HOUSE DESIGN

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**Rev 2.0**

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Bali Indonesia



## HILLTOP HOUSE ONE

ROATAN - HONDURAS

Hilltop House One is a luxurious three bedroom 2-story villa in the tranquil Corozal location on Roatán Island, offered for construction and sale by Green Hill Investments, S.A.

Conveniently located near Manawatie Eco Nature Park and resorts, it's ready for construction, providing a distinctive living experience. With beach access, captivating views, and no maintenance fees, this is your opportunity to seize a slice of Caribbean paradise.



Contact details:  
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Address:  
Casa Green Hill Residencial Juárez en  
Francourt flat Coxen Hole 34101  
Roatán - Honduras







## WHERE ARE WE

Nestled in the Caribbean Sea, Roatán is a tropical paradise located off the northern coast of Honduras. As the largest of the Bay Islands, it captivates with its turquoise waters, pristine beaches, and lush landscapes. It is surrounded by the vibrant Mesoamerican Barrier Reef.

Corozal, in the western part of Roatán, is a picturesque area surrounded by natural beauty. Positioned between Sol Y Mar and Palmetto Bay resorts, Corozal offers a distinctive living experience. This region is known for its lush landscapes.







## WHY ROATAN

Roatán, Honduras' largest island, is a Caribbean oasis nestled between Utila and Guanaja, offering 77 km of pristine landscapes and proximity to the world's second-largest coral reef. A haven for divers, cruise enthusiasts, and nature lovers, Roatán flourishes as a tourist destination and a thriving fishing hub. Accessible to the mainland, La Ceiba, just 65 km away, through boat or the international airport with connecting flights to major US and Canadian cities, Roatán invites you to experience a perfect blend of natural beauty, adventure, and tranquility.



“Experience joy in the Caribbean,, where leisure meets prosperity, and every moment is an opportunity to savor life’s fullest potential.”



## LIFE IN ROATAN

Renowned for stunning coral reefs, Roatán invites you to immerse in a leisurely island lifestyle. Dive or snorkel to witness a breathtaking underwater world teeming with tropical fish, turtles, and seahorses. Yearly, captivated visitors are drawn not only to its natural wonders but also to the laid-back lifestyle, pleasant climate, and the allure of Copán's Mayan monuments. The real estate market flourishes as enchanted visitors purchase their own homes.

The capital city, Coxen Hole, serves as the bustling hub, while West Bay takes the spotlight as a diving haven. From hummingbirds and parrots to monkeys, iguanas, and dolphins, Roatán is a paradise for nature enthusiasts.





## LEISURE IN ROATAN

With a tropical climate and ocean temperatures around 28 degrees Celsius year-round, Roatán offers a perfect setting for various activities. Kayaking, snorkeling, dolphin encounters, fishing, zip-lining, golf, fitness centers, and cycling are just a glimpse of the island's recreational opportunities. Indulge in local delights at rum shops, chocolate stores, and a unique Czech brewery.

Venture to Punta Gorda, the largest settlement, where the Garifuna People preserve their culture through drumming, dancing, and a unique Garifuna language. Roatán invites you to embrace its daily rhythm, where nature, leisure, and cultural richness converge.



“Own your slice of Caribbean paradise,  
embracing a luxurious lifestyle,  
and creating unforgettable memories in  
your Caribbean dream.”



## CULINARY IN ROATAN

Satisfy your taste buds with a diverse culinary experience. Roatán's restaurants offer a range of cuisines, from traditional local dishes to international delights. Prices start at \$8 per meal, with local community options offering budget-friendly choices.

A local specialty, the Rum Punch, adds a unique touch to your island experience. Whether sipping cocktails, enjoying diverse cuisines, or reveling in unspoiled nature and water activities, Roatán is the Caribbean destination for a true culinary and sensory adventure.







## HILLTOP HOUSE ONE

A UNIQUE OPPORTUNITY TO ACQUIRE  
A LUXURY THREE-BEDROOM, 2-STORY  
VILLA IN THE TRANQUIL COROZAL  
LOCATION OF ROATÁN ISLAND.

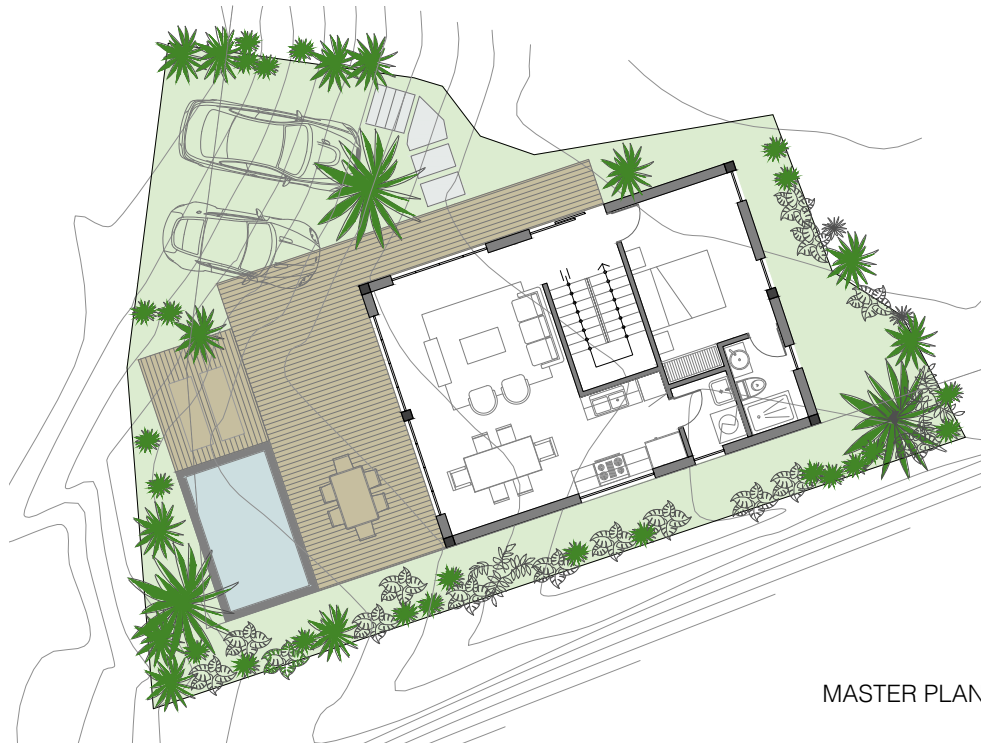
Discover an exclusive offer for the construction and sale of a sophisticated 140 m<sup>2</sup> two-storey villa, nestled in the mid-western region of Roatán, known as Corozal. Positioned near Manawatie Eco Nature Park, between Sol Y Mar and Palmetto Bay resorts, and close to Mud Hole town, Hilltop House One promises a distinctive living experience.





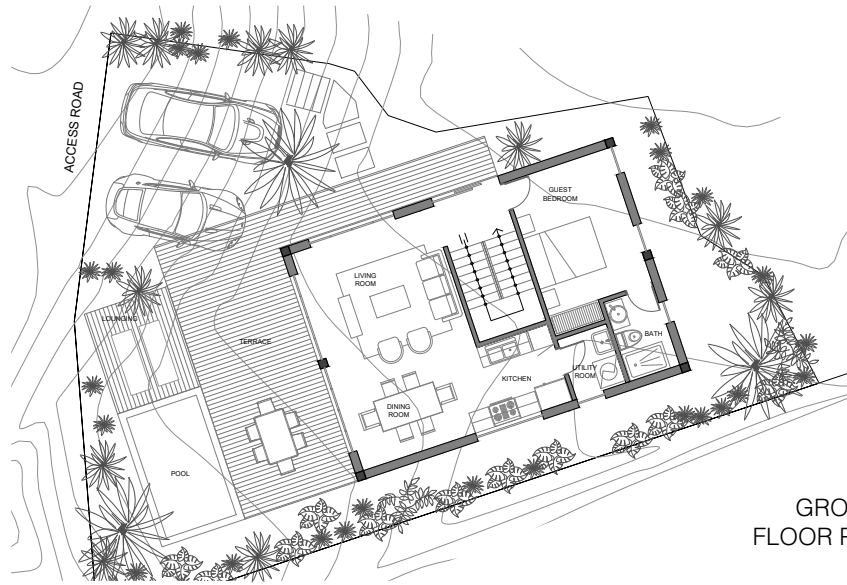
# HILL DESIGN

Situated on a 227.38 m<sup>2</sup> / 0.06-acre plot, Hilltop House One features three bedrooms, three bathrooms, a terrace, swimming pool, rooftop BBQ area, and two parking spaces. With convenient access just 200m from the concrete backbone road, this location ensures easy exploration of the surroundings.



MASTER PLAN



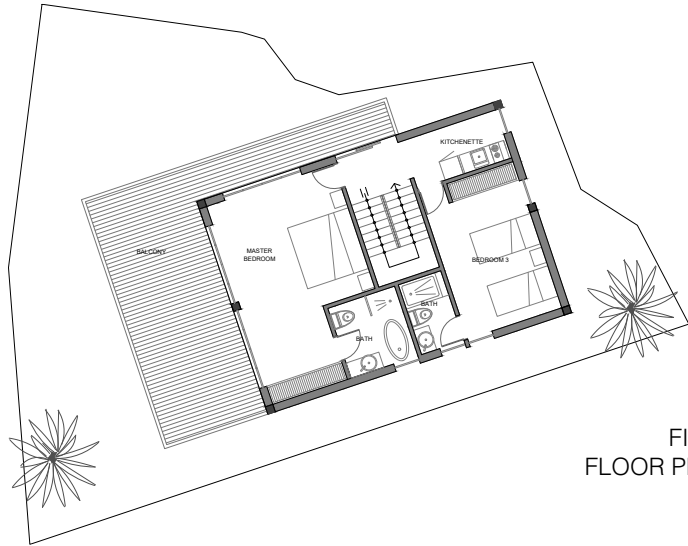


GROUND FLOOR PLAN









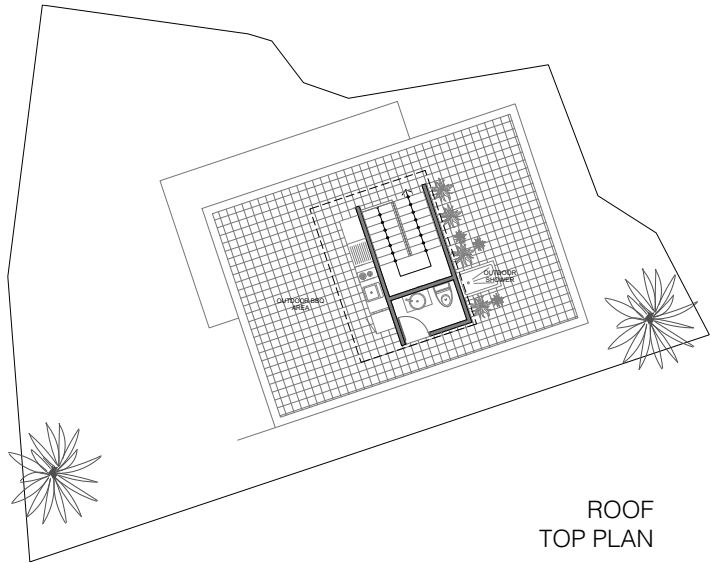
FIRST  
FLOOR PLAN



## BEACH & GREEN LIVING

This prime location seamlessly combines beach access with lush green surroundings. Electricity is in close proximity, and water, commonly acquired in barrels on the island, provides a convenient supply. Unlike properties within resorts, there are no maintenance fees associated with this land, creating a safe and harmonious surrounding.





ROOF  
TOP PLAN

## CAPTIVATING VIEWS

The elevated hillside position makes this villa an ideal year-round residence, offering captivating views and excellent accessibility across the island. The project is ready for construction, presenting a unique and lucrative property for personal, family, or investment living.





## INVESTMENT OPTIONS

The real estate market in Roatán is thriving, making it a lucrative destination for investors. Investing in Roatán offers the opportunity to capitalize on the growing market, whether for your personal or family enjoyment or as a lucrative investment. With a steady influx of tourists attracted by the island's natural wonders, the real estate sector provides a promising avenue for those seeking to secure a slice of Caribbean paradise and potentially benefit from the island's economic growth.

### Tailored to Your Preferences

The price of the villa with land and project depends on the payment term and the stage of completion of the house. Choose the payment term and completion stage that suits you:

<b>Before Construction:</b>	\$350,000
<b>During Construction:</b>	\$375,000
<b>After Completion:</b>	\$399,000 - \$450,000

Number of floors: 2

Total area: 140 m<sup>2</sup>

Air conditioning / Master Bedroom / Two secondary Bedrooms / Upper Kitchenette / Three Bathrooms / Terrace with swimming pool / Kitchen with appliances / Pool Technical room / Two Parking spaces / BBQ area with shower and sun loungers



## GREEN HILL TEAM

Our commitment to client focus, excellence, and ambitious goals ensures your dream home and investment become realities. We value feedback, foster positive energy, and act responsibly, leading to profitability. Contact Green Hill now to visit our properties and start your journey toward a brighter future. Your dream home awaits.

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Coxen Hole 34101 Roatán - Honduras



**Jakub Karásek,**  
CEO of Roatan Island Investments, brings 20 years of business and management experience to identify and implement compelling investment opportunities on the Caribbean island of Roatan. With a focus on land transactions, home construction, advisory services, and corporate management, he assists clients with residential housing or obtaining Honduran citizenship.



**Ivana Slukova,**  
CSO at Roatan Island Investments, draws on over 15 years in finance and 30 years in construction. Specializing in financial and real estate projects globally, she now leads initiatives on Roatan, offering clients opportunities to acquire land for personal use or as a future investment, with a commitment to preserving the island's uniqueness and natural beauty.



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