



It's not just about houses
Catalogue / Brochure

WELCOME TO HERCEGOVINA

Nestled in the heart of Herzegovina, just a stone's throw away from the charming town of Čapljina, the Green Concept Houses offer the perfect blend of modern architecture and nature. Surrounded by the breathtaking beauty of rolling hills, vineyards, and crystal-clear rivers, this unique resort project brings together the region's rich cultural heritage and eco-friendly living.

Just a short drive from Čapljina, Kravice Waterfalls are one of Herzegovina's natural gems. A must-visit for anyone staying in the region, these stunning waterfalls cascade into a turquoise lake surrounded by lush greenery. Just moments from Green Concept Houses Resort, guests can enjoy picking fresh organic vegetables and fruits. It's a perfect way to connect with nature, experience local traditions, and savor the authentic flavors of the region.



Herzegovina is renowned for its wine culture, and nearby, you can immerse yourself in the beauty of local vineyards and wineries. The region is a treasure trove of flavors, offering world-class wines like Žilavka and Blatina, and the wine tours are an unforgettable experience.

Picture yourself wandering through sun-kissed vineyards, sampling the best wines while taking in panoramic views of the hills, rivers, and valleys. Whether you're visiting renowned wineries near Mostar, the peaceful wine estates of the Neretva valley, or the charming small-scale producers in the area, this wine journey will captivate your senses.





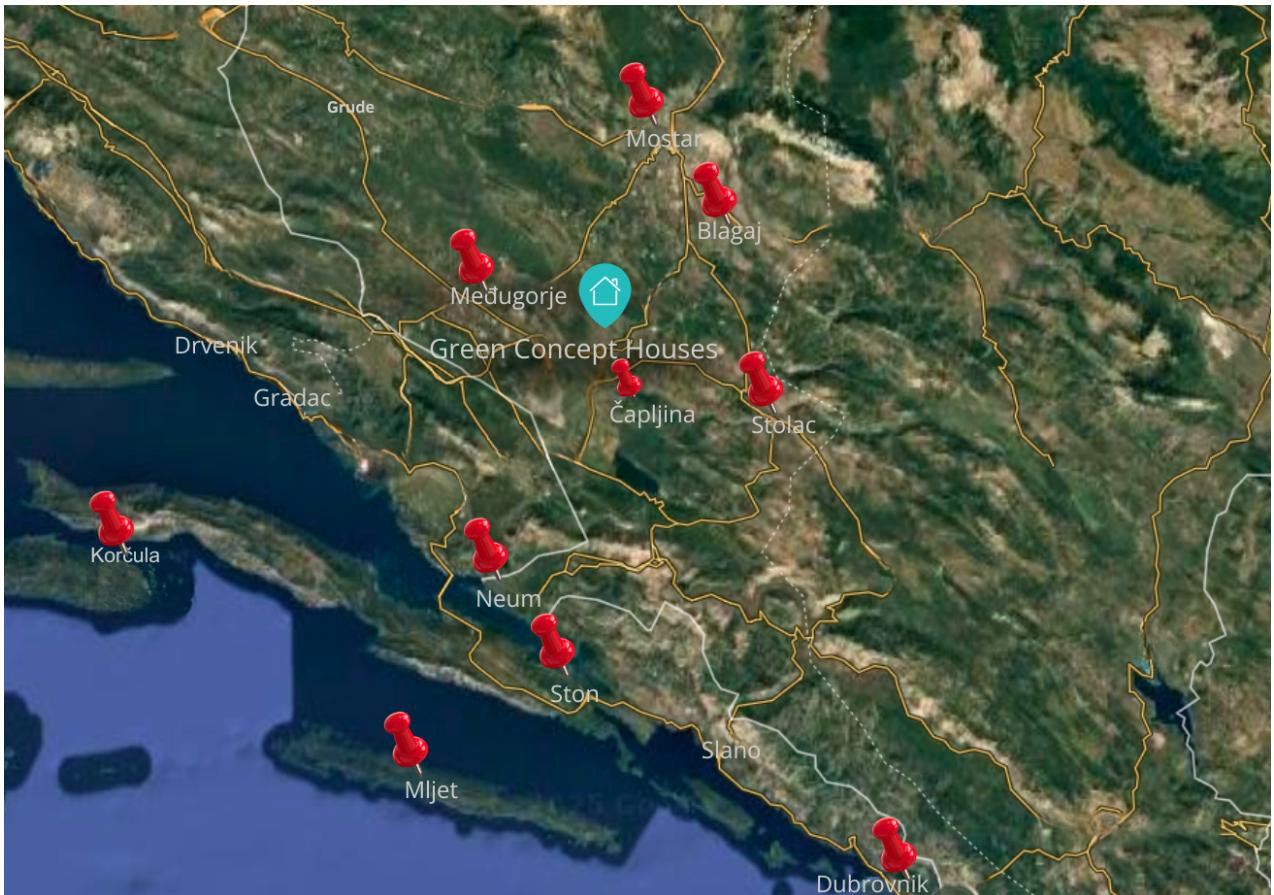
The Stari Most was originally built in 1566 by the Ottoman architect Mimar Hayruddin. It stood as a symbol of connection between the two halves of Mostar, linking the city's communities.

Steeped in history, Mostar is a vibrant town located only a short drive from your future resort. Famous for its iconic Stari Most (Old Bridge) and its charming cobbled streets, Mostar blends cultural richness with architectural beauty.

The town is a perfect day trip destination, offering picturesque views, delicious cuisine, and a deep connection to the region's diverse heritage. As the sun sets, the city comes alive with music, outdoor terraces, and a warm, welcoming atmosphere, particularly around the iconic Old Bridge.

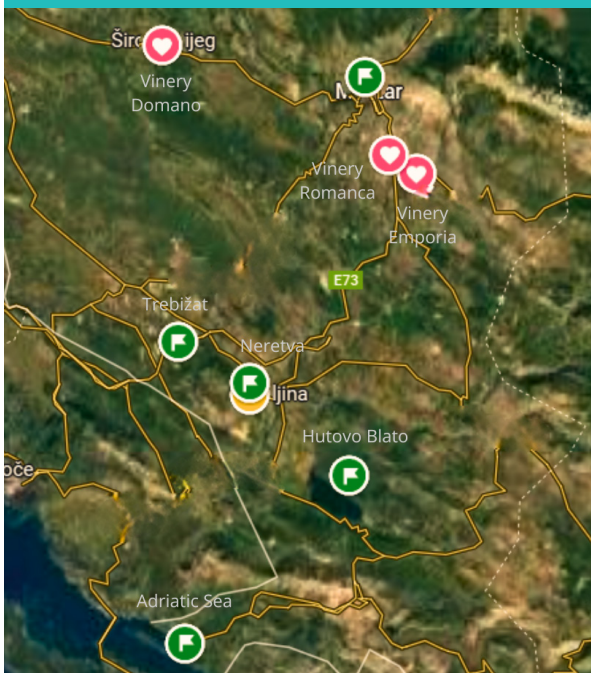
Bosnian cuisine is a delicious reflection of the country's rich cultural history, with flavors influenced by Ottoman, Mediterranean, and Eastern European traditions. Dishes like ćevapi (grilled minced meat), burek (savory pastry filled with meat or cheese), and sarma (stuffed cabbage rolls) are staples, often served with fresh bread and locally sourced vegetables.





BROAD DISTANCE

- » Mostar: Approximately 45 minutes
- » Blagaj: Approximately 30 minutes
- » Stolac: Approximately 45 minutes
- » Dubrovnik: Approximately 2 hours
- » Čapljina: Approximately 20 minutes
- » Korčula: Approximately 2.5 hours



THE NEAREST SPOTS

VINERIES:

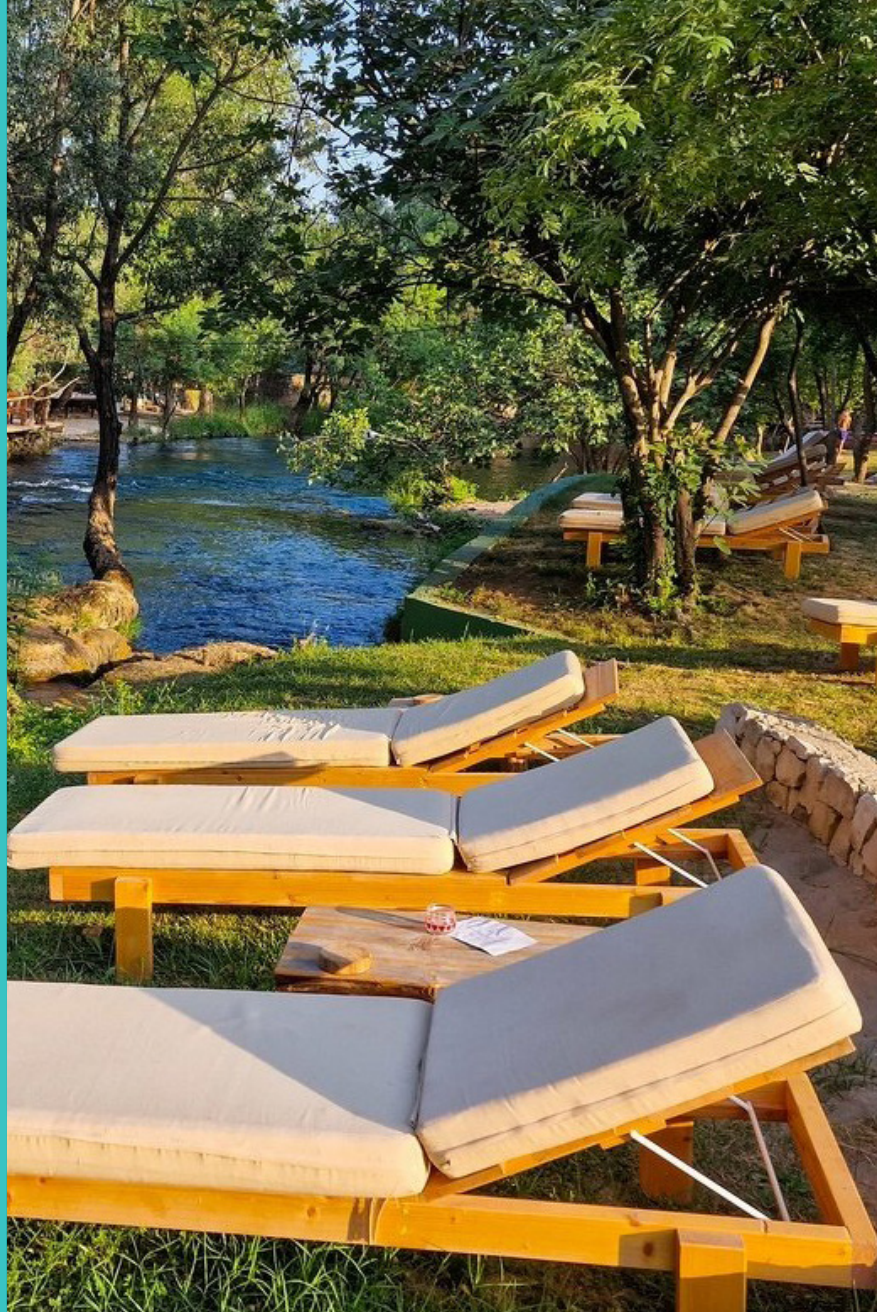
- » Vinery Domano: 30 minutes
- » Vinery Romanca: 40 minutes
- » Vinery Emporia: 10 minutes

NATURE AND RIVERS:

- » Trebižat River: 15 minutes
- » Neretva River: 30 minutes
- » Hutovo Blato: 35 minutes
- » Blidinje National Park: 40 minutes
- » Adriatic Sea: 1 hour

A RIVER OF WONDERS SURROUNDED BY NATURE'S BEAUTY

Čapljina is a true haven for nature lovers, where crystal-clear rivers like the Neretva, Bregava, and Trebižat flow through a landscape of lush greenery and rolling hills. The region is rich in natural beauty, offering peaceful riverbanks, tranquil lakes, and vibrant wetlands, perfect for those seeking outdoor adventures or quiet moments by the water.



WITH ITS DIVERSE RIVERS
AND BREATHTAKING SCENERY



This isn't wilderness for postcards. It's land that's been lived in. Where the rivers run familiar, not foreign. It carries the memory of summers, silences, and old songs no one wrote down.



ONE HOUR TO THE SEA.
ALL THE SPACE TO BE.



ABOUT THE PROJECT

In the heart of sun-drenched Herzegovina, perched on an elevated hillside above the town of Čapljina, lies the “Terra Bianca Residential Hill” project — an exclusive development that redefines the concept of modern living in harmony with nature.

This project is a fusion of contemporary design, sustainable construction, and seamless integration into the surrounding landscape, offering future residents a truly unique living experience. The residential complex consists of six detached villas, each thoughtfully positioned to maximize natural light and panoramic views of the surroundings. The project is the vision of Green Concept Houses, a company renowned for its sustainable architectural approach and commitment to eco-friendly materials. The goal is to create living spaces that not only meet the highest aesthetic and functional standards but also promote a healthy and sustainable lifestyle.



The development features asphalted access roads, landscaped green areas, and shared recreational zones — creating a sense of community and security. Its location allows for quick access to Čapljina’s urban amenities, while offering peace and privacy, making it ideal for both family living and leisure retreats. With strong foundations in design and vision, Terra Bianca Residential Hill also presents a compelling opportunity for forward-thinking investors. Backed by the expertise of Green Concept Houses and supported by a clear urban development plan, this project is positioned to deliver long-term value through its premium design, low environmental impact, and growing demand for sustainable vacation and residential housing in the region.

Crafting homes that harmonize
with nature, embodying
sustainability and innovation.



PRIVATE VILLAS, SHARED HARMONY

The Terra Bianca Residential Hill project is thoughtfully designed as a cohesive and harmonious living environment, where each villa enjoys privacy along with the benefits of a well-planned shared infrastructure. Access to the development is ensured by a paved road, allowing for comfortable arrival year-round. Common areas enhance the residential experience with landscaped greenery, outdoor seating areas for social gatherings, and a dedicated recreational zone that promotes a healthy, nature-orient-

Beyond walls and rooftops,
a home is a horizon shaped
by nature and built to endure.

A RIVER OF WONDERS SURROUNDED BY NATURE'S BEAUTY

The site is fully equipped with modern utilities — including water supply, electricity, and drainage offering residents the comfort of urban living within a tranquil, natural setting. Compliant with the current urban development plan and offering options for future expansion, the project provides long-term flexibility and added investment potential.

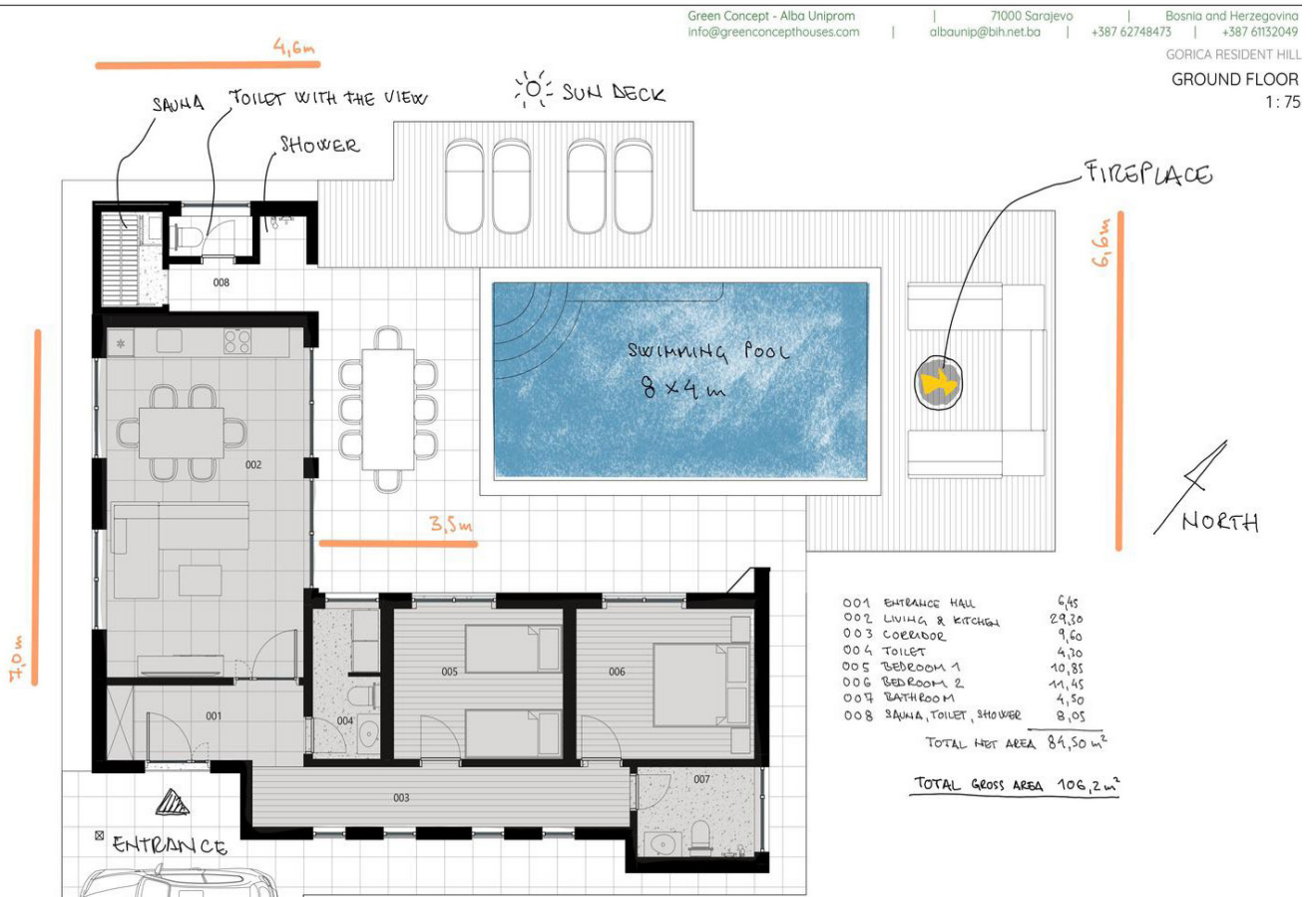


TERRA BIANCA

The design of Terra Bianca centers on open-plan living, abundant natural light, and a seamless connection between indoor and outdoor spaces — creating a harmonious environment where architecture enhances everyday life. From the layout to the orientation, every detail is considered to ensure both practicality and a sense of serene sophistication.



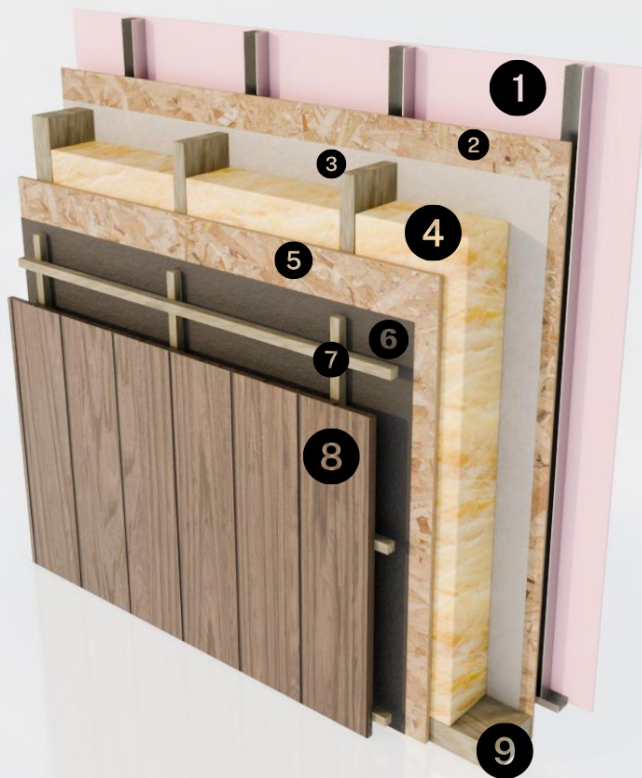
The interior of Terra Bianca is designed with a strong emphasis on spaciousness and functionality. An open-concept living and kitchen area encourages family gathering and social connection, while the bedrooms are strategically positioned to ensure maximum privacy. A private sauna overlooking the surrounding landscape adds a luxurious touch of wellness and relaxation, turning everyday moments into elevated experiences.



EXTERIOR WALLS

Our precisely designed wooden frame serves as the backbone of these panels, providing robust customization and adhering to strict standards for durability and stability. The waterproof and breathable membrane ensures optimal moisture management while maintaining ventilation, preventing potential damage from excess moisture. Vertical battens facilitate seamless installation and enhance the aesthetic appeal of the panels, offering a sleek, clean look. The Thermowood cladding adds the finishing touch of elegance, providing a striking exterior finish that has withstood the test of time. Rigips plasterboard forms an elastic outer shell, offering exceptional strength and weather resistance.

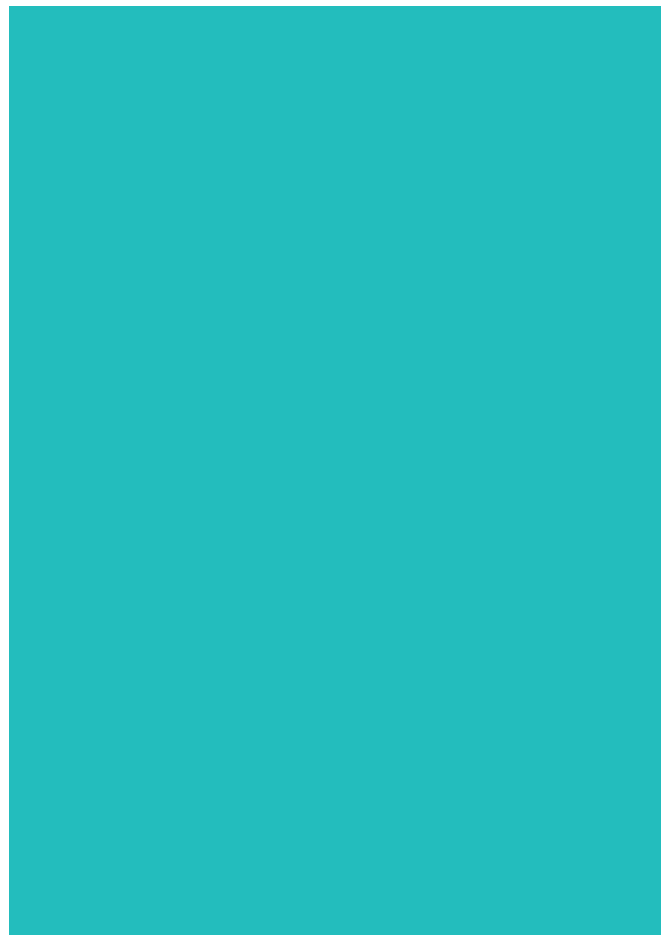
VERTICAL FACADE



- 1 Rigips board 12.5mm
- 2 OSB board Egger 10 mm
- 3 Ursa SECO PRO foil
- 4 Ursa SF 34, 180mm mineral wool
- 5 Egger OSB board 18mm
- 6 KVH beams 180x80, KD 12%, standard C16/C24
- 7 WURTH TRIO foil
- 8 Thermo-treated substructure 50mm
- 9 Thermo-treated facade 24mm - 38mm



OSB boards ensure structural integrity, providing outstanding stability and support for the entire structure. The vapor barrier protects against moisture infiltration, preserving the longevity of your structure by shielding it from potential water damage. Mineral wool delivers unparalleled thermal and acoustic insulation, creating a comfortable, quiet indoor environment. This combination of materials ensures a reliable, durable, and energy-efficient structure built to last.





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