

BILIONAIRE

Designed for those
who appreciate the
finer things in life,
this opulent property
redefines the meaning
of indulgence

DESIRED LOCATIONS

THE BAHAMAS
CAYMAN ISLANDS
DUBAI
MALIBU
MARBELLA
MIAMI
MONACO

FEATURING - THE ORIGINAL BITCOIN HOUSE
THE ALL STAR DREAM HOME AND THE CANTILLEVER HOME



NEXTGEN

NEXT GENERATION LIVING HOMES

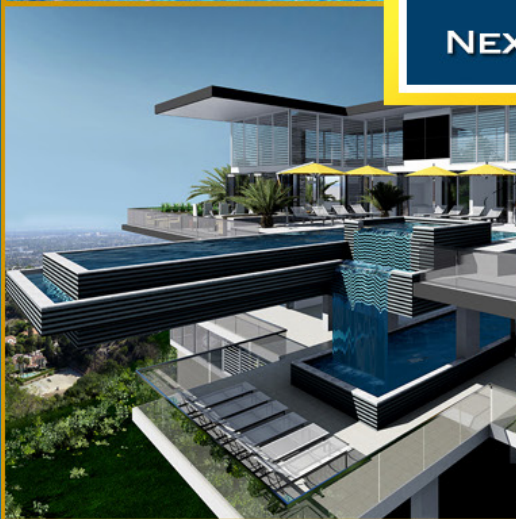


A BITCOIN HOUSE



**THE FIRST
INCOME
GENERATING
HOMES IN
THE WORLD**

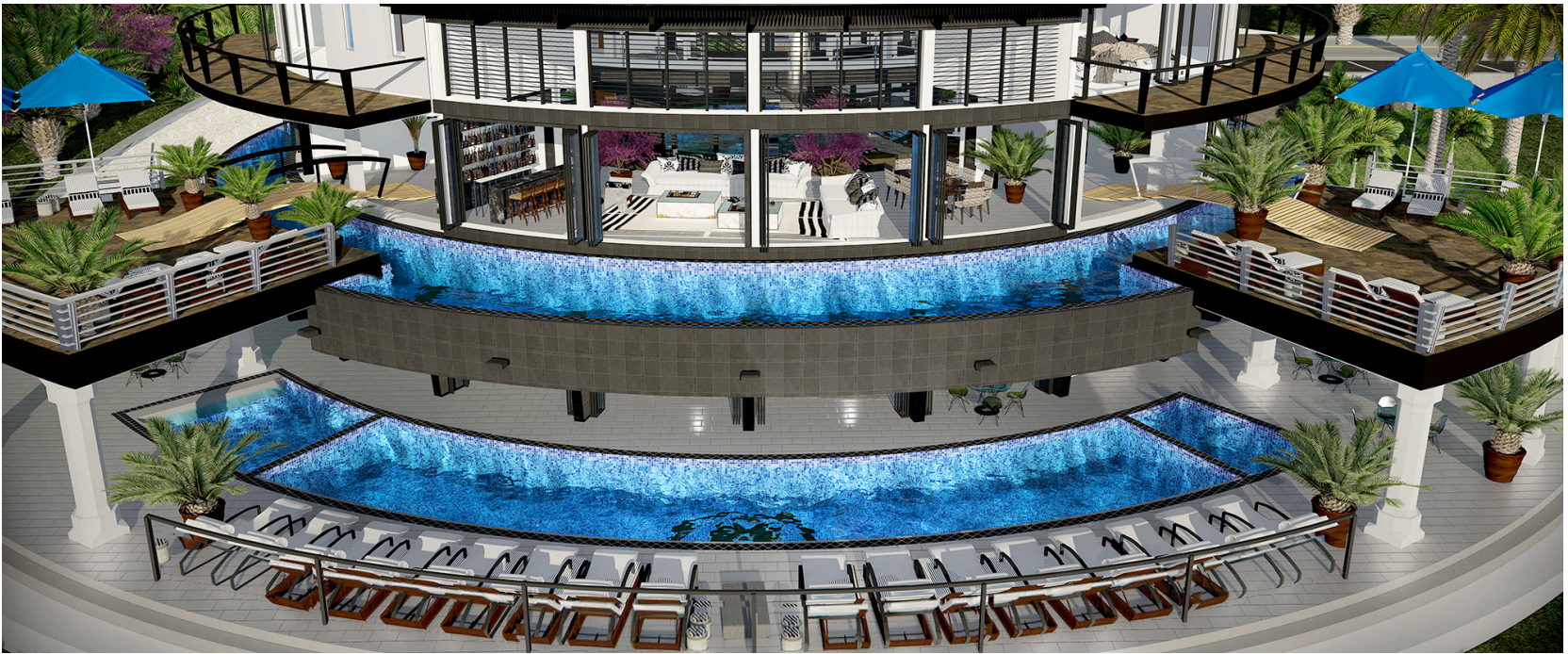
PRESENTED BY
NEXT GENERATION LIVING HOMES



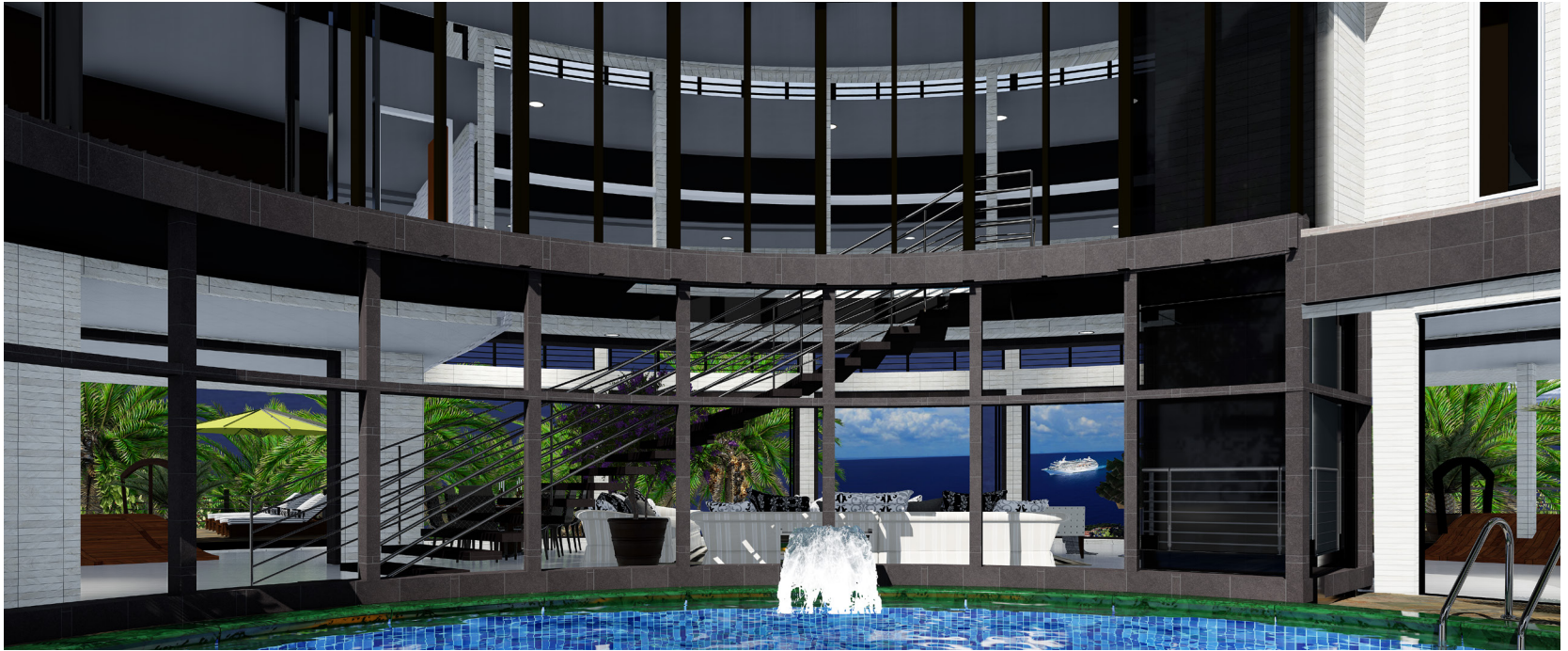
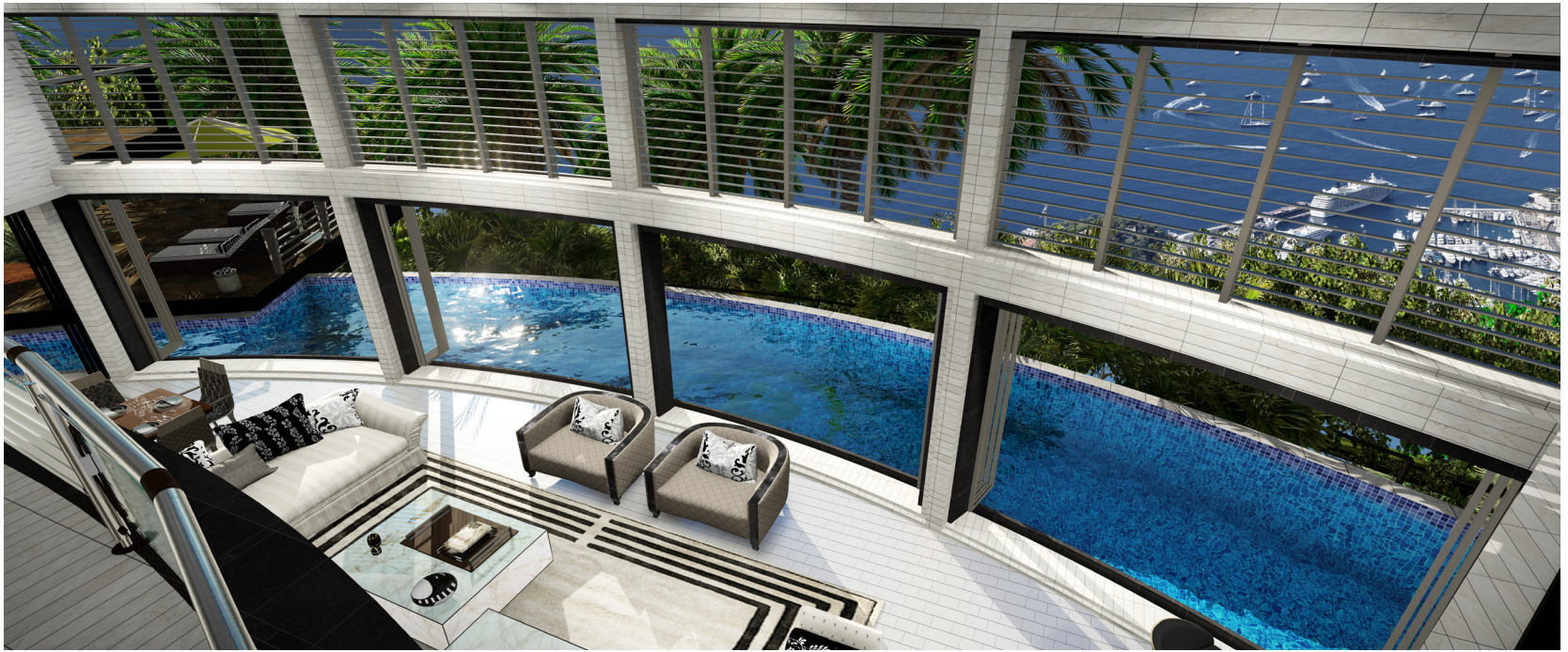








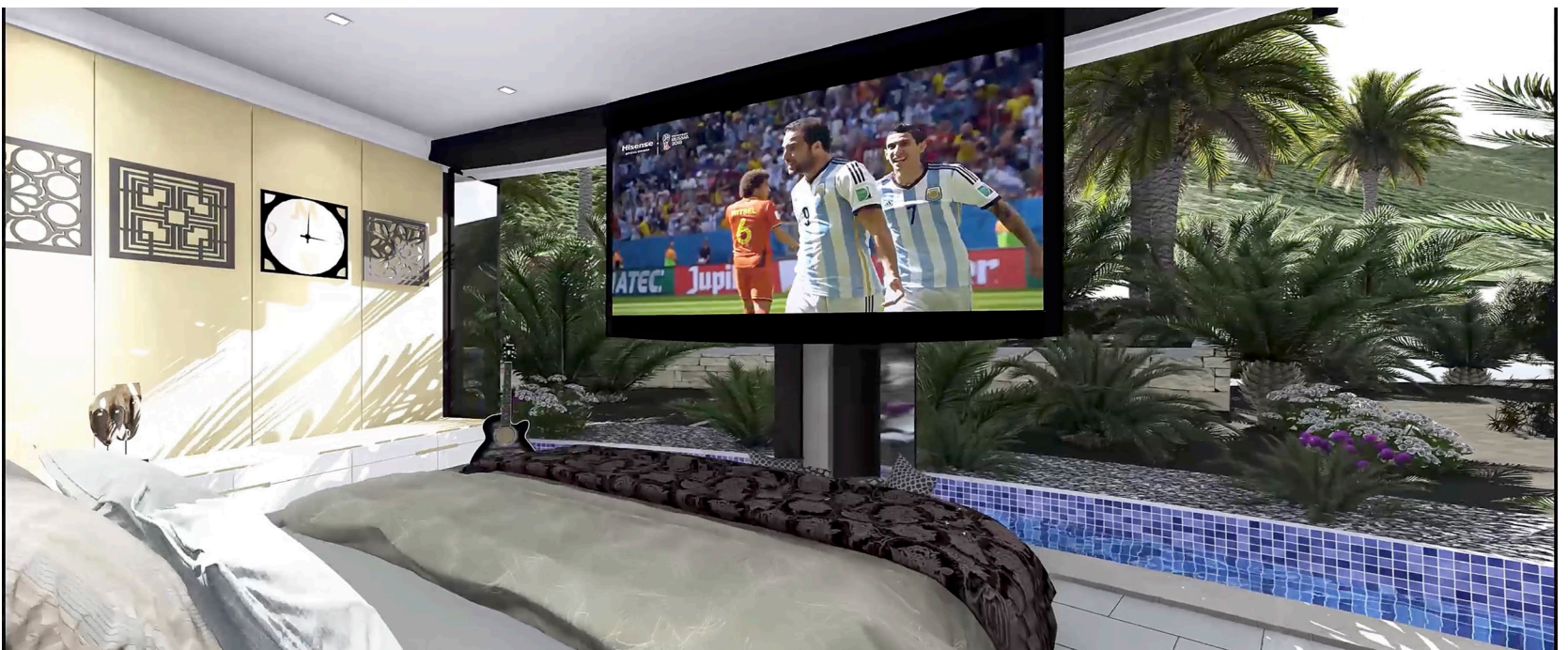








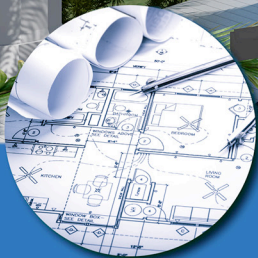




NEXT GEN LIVING HOMES

The Bitcoin House

First SELF-PAYING Home Mortgage in the World



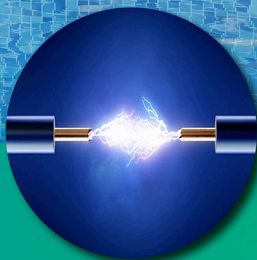
Architectural Design & Project Management with 30 plus years of experience

6MW system includes 2,554 latest Asic Bitmain miners





As FEATURED In Marbella Essential Magazine
The Bitcoin Villa July 2020



FUTURE TECH
Breakthroughs & Trends in Technology



**100% off-grid electric solutions
at 1 cent per kWh for both the
home & Bitcoin mining operation**

**Earning over \$1M per
month with BTC at
a \$6000 valuation**



THE MARBELLA BITCOIN HOUSE

Introducing the future of home ownership. We present you the homes that have technology interconnected to Bitcoin miners which process transactions around the world and earn an income for the homeowner. In these times of global financial and economic insecurity with robotics replacing jobs, we use the same technology that works for the homeowner 24/7, 365 days a year. Just as VISA and Mastercard charge fees on transactions for credit card purchases, so do Bitcoin miners on the Blockchain.

The Bitcoin House comes with its own 100% OFF-GRID solution of 1/2MW of energy, 3 swimming pools, 15 bedrooms, 18 bathrooms, a 12-car garage and 3 storey structure. It has two kitchens, a movie theater, wine cellar and much more. The Bitcoin mining operation is located in a tax-free zone (or a high-incentive zone) and has a turn-key operation for the homeowner. The mining facility comes with 6MWs of energy which is 100% OFF-GRID and is included in the price of the home. The Bitcoin mortgage is the fastest approach to homeowners' financial freedom.

Sounds exciting? Sign up and reserve the Bitcoin House below to receive our 18-page brochure which specifies all the benefits of owning a Bitcoin House. Next Gen Living Homes is an architectural design firm that will project-manage the entire construction process from beginning to completion. Land is not included in the purchase price.

Reserve

& Download our 18 Page Brochure

[CLICK TO VISIT](#)

For Real Estate Agents

wanting to represent The Bitcoin House

[CLICK TO VISIT](#)

*Full Details available when you register to receive our Bitcoin House Brochure on this presale.



THE BITCOIN VILLA

Up to now, the focus of circular homes has been largely on a micro level, but the Bitcoin House created by US entrepreneur and owner of NextGen, an architectural firm, Jean-Pierre D'Zahr, is a different proposition altogether. A former developer and designer at Microsoft and Boeing corporations, he comes from a financial and technical background, and applies his knowledge to the superbly luxurious modern villas he has been designing in the USA and now introducing to Europe and the Middle East.

"There's an architectural innovation vision that drives me," says Mr. D'Zahr, who didn't follow in his father's footsteps to become an architect but pursued his passion for home design later in his career, and now owns and operates an architectural design firm since 2015, creating luxury 21st century villas. In this he works closely with like-minded visionary architects, technicians and builders to realise his dream-home concepts, designs, and the creation of the pioneering Blockchain Mortgage.

Once the concept was in place, NextGen had a very unique and revolutionary model ready to be implemented. Here is a modern home brimming with cutting edge design and technology that embodies the luxury of a 21st century villa, offering the highest levels of refinement and comfort, combined with top energy consumption and environmental credentials. It wasn't long

before his villas drew attention, eventually leading to a business specialised in creating bespoke new architectural design projects, such as the magnificent All-Star Dream Home.

A UNIQUE CONCEPT COMES TO EUROPE – AND MARBELLA

The range of villas has expanded in terms of the available sizes, configurations and features, but typical of a home of this standing is the exceptional level of design and engineering, which includes water features integrated over three layers in the form of ponds, sheet waterfalls, spas and indoor and outdoor swimming pools. A fine example is the Cantilever Villa, whose imposing fountains provide a visual spectacle as you enter the property. The large, double-height and open-plan living areas enjoy panoramic windows that adapt to the amount of sunlight entering through them, thus keeping the temperature constant and doing away with the need for curtains and shades.

As you can imagine, kitchens, bathrooms, private suites, spas, gymnasiums, entertainment areas and even garages are taken to another level of luxury, while the terrace becomes a glamorous extension of the living room when the doors glide open and the pool areas appear to come into the house. One of the spectacular features of the Cantilever Villa is indeed the swimming pool, the purest example of an infinity pool as it juts out from the main house and actually floats in mid-air.

WHY IT'S CALLED THE BITCOIN HOUSE

Along with targeted locations like the USA, Dubai, and the Caribbean, Mr. D'Zahr is now bringing the concept to Europe, setting up base in Monaco and Nice, while also launching in Spain. "The Bitcoin House is perfectly suited to the Marbella market, with its cosmopolitan high net worth clientele and upmarket lifestyle." In the EU, these architectural marvels range from €50 million to €200 million (land not included) but come with a revolutionary way of thinking that, according to many, will change the way we own homes. "It's a top-down process, starting with ultra-luxury villas like this, but one day the technology will extend the concept to the broader market too."

With its unique design and self-sustainability, the Bitcoin House model allows for privacy and multiuse, and it can function as a healing sanctuary, resort, retreat, medical clinic or a high-end vacation rental. Owners only pay 20 per cent of the sum down and receive an accelerated mortgage for the remainder. This is not the unusual part; the fact that the property is self-financing is where the Bitcoin villa is unique, for with each property comes a Bitcoin mining facility located in a low-tax domicile. Its cost is incorporated in the price and it consists of the powerful computing capacity that underlies Bitcoin Mining, and for which 'miners' receive Bitcoin remuneration. "Normally, the system uses so much energy that it is prohibitive, but we've partnered in the development of Electromagnetic



As FEATURED In Marbella Essential Magazine
The Bitcoin Villa August 2020



generators that produce their own renewable energy 100 per cent off-grid at a cost of 1 cent per kWh US, putting us in the profit zone."

The renewable energy station that comes with the Bitcoin House produces a total of 6.5 MWs, of which 6 MWs is used up by the fully turnkey mining operation and the remaining energy 0.5 MWs is installed and delivered at the 2,440m² luxury Bitcoin House – with the possibility of selling any electricity not used back to energy suppliers, if the homeowner chooses to do so. "The income from the Bitcoin mining operation is estimated at \$1.5+ million per month – at the current Bitcoin value of \$9,000 per Bitcoin – more than covering the \$892,000 mortgage.

The innovation in the Blockchain/Bitcoin Mortgage in simple terms is that the 30-year mortgage is paid off at an accelerated rate. The home buyer pays a 20 per cent down payment and never has a mortgage payment, as the earning from the Bitcoin mining operations pays the monthly mortgage for the homeowner. In fact, if the earnings exceed the mortgage by \$200k, NextGen has calculated a bonus to the homeowner with a \$100k per month payment to live in the home, making this the first income generating home of its kind in the world. If Bitcoin goes up in value, the extra income earned goes towards paying off the mortgage faster.

This new way of thinking is a true

paradigm shift in home ownership, combining the latest developments in technology, architecture and finance. "The world is changing, and so is the way we are doing things. We're in a stage of evolution in which old concepts are being replaced by new ones, and while a lot of people fear some of these, there is an opportunity to change many things for the better. This system is not just unique but it is also a financially sustainable model that effectively makes your luxury villa a productive economic unit that pays for itself, and much more."

🌐 www.nextgenlivinghomes.com





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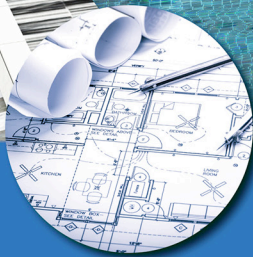
As FEATURED In Marbella Essential Magazine
The Bitcoin Villa August 2020

The Bitcoin House" 1st Self Paying Mortgage

NEXT GEN LIVING HOMES

The All Star Dream Bitcoin House

First SELF-PAYING Home Mortgage in the World



FUTURE TECH
Breakthroughs & Trends in Technology



Architectural Design & Project
Management with 30 plus years
of experience

6MW system includes
2,554 latest Asic
Bitmain miners





As FEATURED In Marbella Essential Magazine
The All Star Dream House Autumn 2020

**100% off-grid electric solutions
at 1 cent per kWh for both the
home & Bitcoin mining operation**

**Earning over \$1M per
month with BTC at
a \$6000 valuation**



The Bitcoin All Star Dream Home

Introducing the future of home ownership. We present you the homes that have technology interconnected to Bitcoin miners which process transactions around the world and earn an income for the homeowner. In these times of global financial and economic insecurity with robotics replacing jobs, we use the same technology that works for the homeowner 24/7, 365 days a year. Just as VISA and Mastercard charge fees on transactions for credit card purchases, so do Bitcoin miners on the Blockchain.

Our All Star Dream House has been celebrity tailored at over 27,000 sq ft plus a Basketball Facility at another 19,000 sq ft has been inspired by basketball stars' homes like those of Michael Jordan, LeBron James, Kobe Bryant and Stephen Curry, to name a few. We've even added some design elements that Donald Trump could wish he had built in his own home. This home embeds the Spectacular WOW Factor for even the most superior tastes in architectural design. The All Star Dream Bitcoin House comes with its own 100% OFF-GRID solution of 1/2MW of energy with no down time and too many options to mention here so visit our Web site for the full scoop.

Sounds exciting? Sign up and reserve the Bitcoin House below to receive our 18-page brochure which specifies all the benefits of owning a Bitcoin House. Next Gen Living Homes is an architectural design firm that will project-manage the entire construction process from beginning to completion. Land is not included in the purchase price.

Reserve

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For Real Estate Agents

represent The Bitcoin House
<https://nextgenlivinghomes.com/agent/>

*Full Details available when you register to receive our Bitcoin House Brochure on this presale.







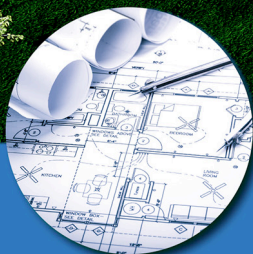


NEXT GEN LIVING HOMES

The Bitcoin House

First SELF-PAYING Home Mortgage in the World

FUTURE TECH
Breakthroughs & Trends in Technology

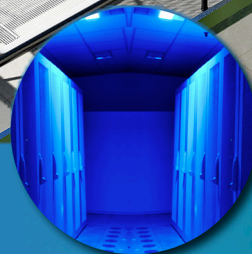


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<https://nextgenlivinghomes.com/marbella/>

Architectural Design &
Project Management
with 30 plus years of experience

6MW system includes
2,554 latest Asic
Bitmain miners





As FEATURED In Marbella Essential Magazine
The Cantilever Home September 2020

The Magnificent Cantilever Home for Ocean View Living

Next Generation Living Homes has designed this Magnificent Cantilever architectural home in order to achieve something extraordinary and highly appealing from a design standpoint. The 18,871 square foot or 1,753 square meters Cantilever Home is our view of the glamorous lifestyle of the Rich and Famous. The home features 8 bedrooms of luxury living, with balcony views for family and guest. Yet, we want to warn you that inviting guests may turn out to be a headache, as your guests will never want to leave this exclusive pampered lifestyle.

Our architectural design is best suited for a hilltop location with panoramic breath-taking city- or endless ocean views.

Our custom architectural design & construction blueprints of this Magnificent Cantilever home are available in our Shopping Cart. Be the first to get the plans and even get an exclusive buyout from us, so you can have the exclusivity of this architectural design just for yourself. Furthermore, we can customize or add anything in our architectural designs to fit your every wish of this Magnificent Cantilever Home.

Total building 18,871 Sq Ft plus pools and balconies

- 8 Bedrooms
- 1 Kitchen
- 1 Pantry
- 1 Breakfast Nook
- 2 Bars indoor/outdoor
- 1 Storage room
- 1 Elevator/4 stories
- 4 Balconies
- 1 Study/office
- 1 Utility room
- 2 Dining rooms
- 1 Wine Cellar
- 1 Movie Theater
- 12 bathrooms
- 6 Car Garage + room for motor cycles

Approximate Areas are:

- 1st Floor Living 4,540 Sq Ft
- 2nd Floor Living 3,787 Sq Ft
- 3rd Floor Living 1,336 Sq ft
- TOTAL LIVING AREA: 9,663 Sq Ft

GRAND TOTAL 18,871 Sq Ft



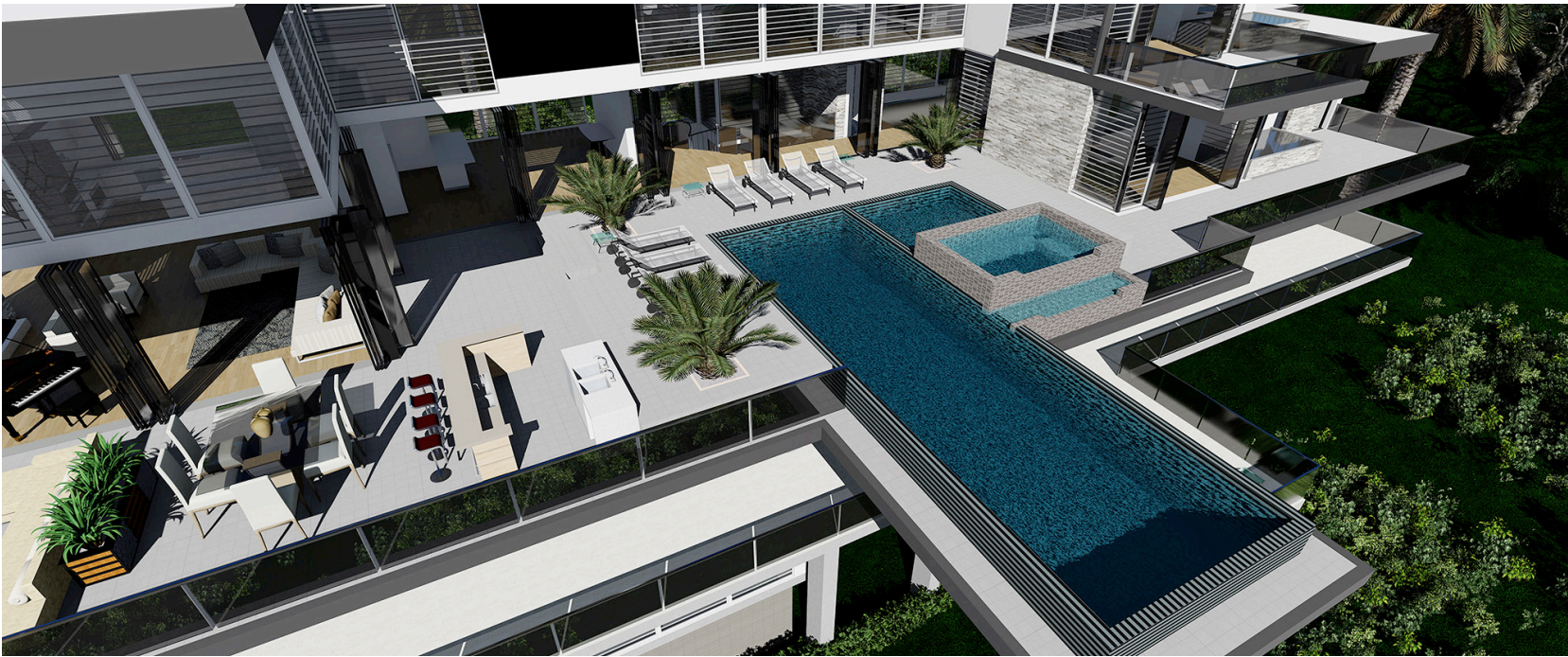
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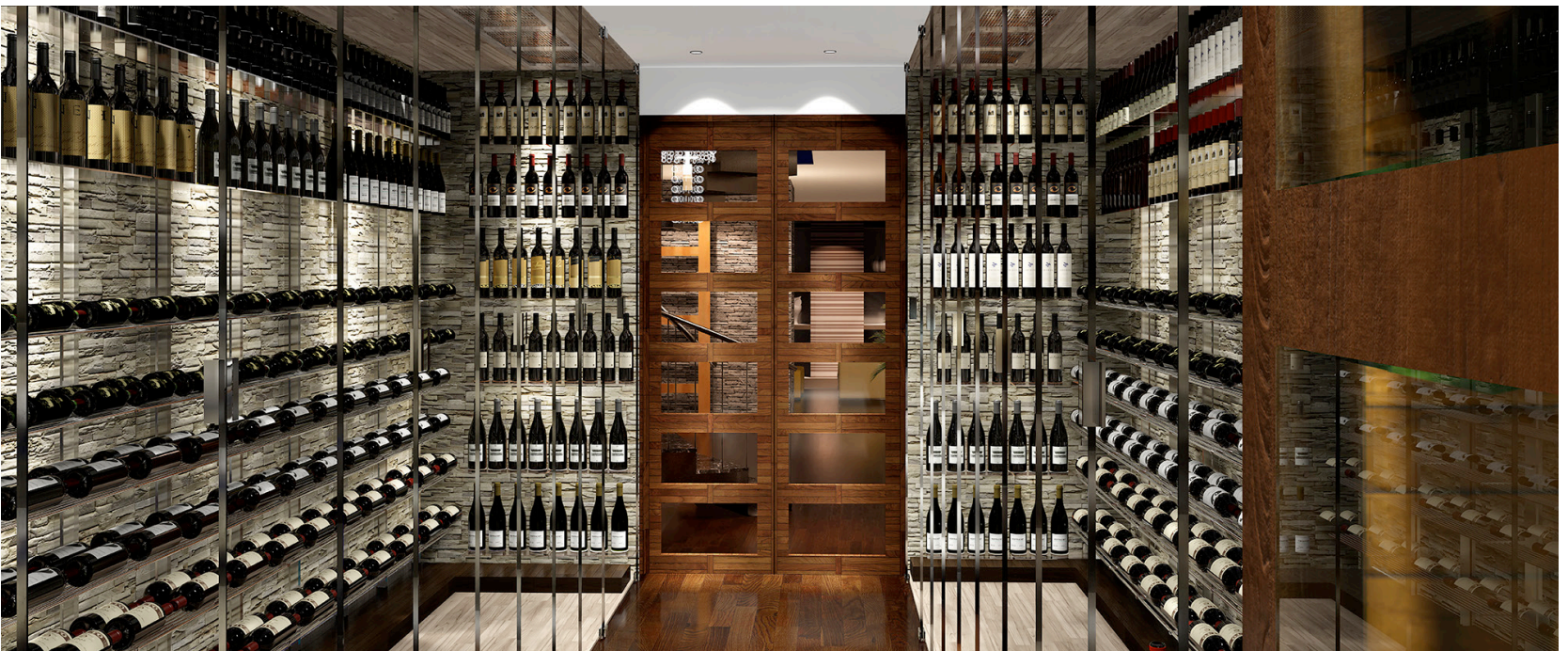
100% off-grid electric solutions at 1 cent per kWh for both the home & Bitcoin mining operation

Earning over \$1M per month with BTC at a \$6000 valuation









The Original Bitcoin House/Villa

(can be a Health Retreat or Medical Center Retreat)



The NextGen Bitcoin house brings a paradigm shift to the real estate industry by creating new valuations on comps for homes. Does your home generate an income? If it does, its valuation has changed dramatically! Our Bitcoin House has an added valuation to all our blockchain homes by earning \$15M to \$20M per month using last years numbers from June 2020 to June 2021 Bitcoin valuations, yes this even includes when Bitcoin was as low as \$9,136 in July of 2020—putting the real estate comp values well above and beyond any debt holding homes with a 30 year mortgage. No other home in the world can deliver this value proposition in home purchasing. Not only are you buying a home, but you're getting a monthly or even a daily income with it.

The Circular Bitcoin House is 26,192 Square Feet or 2,433 Square Meters—a three-level spectacular circular architectural design with three pool areas: a center pool surrounded by an all-glass wall interior for full protection from any wind elements to enjoy year-round, a unique 360 degree jet stream pool on the second level for drifting around the entire home with entry points from 9 individual bedrooms, and on the main level a half moon pool with two jacuzzies at each end for guests and for children having their own jacuzzi. The home can be configured with up to 17 bedrooms, and 20 bathrooms, plus two guest bathroom/powder rooms that can accommodate 3-4 people at a time. There are four grand Master Bedrooms on the third level, nine guest master bedrooms on the second level, and up to 4 bedrooms on the 1st level for staffing services for the home.

The home comes with a twelve-car underground garage equipped with all electric charging stations, a 20-foot ceiling for the main living area and entertainment area with full bar seating for five and open-air living with dramatic panoramic views. The home comes with two kitchens: one professional on the main level and one for breakfasts and fast lunches on the second level. The Kitchens are connected from the 1st floor to the 2nd floor with a butler smart elevator trolley for fast food delivery to the main dining areas. The home is equipped with both stairs and an elevator from garage to the top 3rd level. The home is designed with all -glass ceiling-to-floor Privacy Smartglass windows that turns opaque using electro-chromatic technology to

interchange between transparency and an opaque state by applying voltage. Custom Italian marble is used throughout the home and luxury fixtures are custom designed just for this project. Other options are movie theater room, wine cellar, fitness studio, SPA and massage treatment room with balcony treatment area. These options would replace some of the bedrooms on the first level and second level. The home can be configured to the owners dream floor plan. Finally, the home is 100% OFF-GRID with a ½ Megawatt of power using solar hybrid electromagnetic generators for 100% Green Energy. The home owner owns the power generators and any excess energy can even be sold back to the grid daily as an additional income.

The Magnificent Cantilever Home

(also utilizes The Bitcoin House income generating model)



Inspired for Haute Couture living, this four-level home showcases the dramatic Cantilever pool extending into the air with no beams attached below. The home has a spectacular view from the spa jacuzzi that overflows into a waterfall to the second pool beneath it. This magnificent home is for the daring home owner to stand above all other homes on a hilltop with ocean view.

Next Generation Living Homes has designed this Magnificent Cantilever architectural home in order to achieve something extraordinary and highly appealing from a design standpoint. This is our view of the glamorous lifestyle of the Rich and Famous. This 18,871 sq. ft. Cantilever home features 8 bedrooms of luxury living, with balcony views for family and guest. All options listed in the Bitcoin House can be configured to the owners dream floor plan. Custom interiors with Italian marble and unique fixtures are designed just for this project.

The All Star Dream House & indoor Basketball Gym

(also utilizes The Bitcoin House income generating model)



Our All Star Dream House has been celebrity tailored at over 27,000 sq. ft. plus Basketball Facility at another 19,000 sq. ft. has been inspired by

basketball stars' homes like those of Michael Jordan, LeBron James, Kobe Bryant and Stephen Curry, to name a few. The full All Star Dream home has a total of 46,000 sq. ft. for the two buildings. We've even added some design elements that Donald Trump could wish he had built in his own home. This home embeds the Spectacular WOW Factor for even the most superior tastes in architectural design. The house is 100% off-the-grid capable. If we missed anything, let us know, but we challenge you to find anything missing in our interior design and house plans. All options listed in the Bitcoin House can be configured to the owner's dream floor plan. Custom interiors Italian marble and fixtures are designed just for this project.



NBA Regulation Basketball Facility

<https://nextgenlivinghomes.com/all-star-dream-house/>

2) 100% OFF-GRID Solution – TurnKey operation

The homes are 100% OFF-GRID with a ½ Megawatt of power using solar hybrid electromagnetic generators for 100% Green Energy. No more electric bills, as the home owner owns the power generators, and any excess energy not used can be sold back to the grid daily—an added income. All maintenance and 24/7 monitoring fees are billed at just 1 cent per kWh. Island locations where electricity ranges from 35 cents to 99 cents per kWh benefit owning the power generators with no 3rd party utility fees.

3) How does the Bitcoin House work?

The Bitcoin House runs similar to the way VISA and MasterCard credit cards work. The banks own large datacenters that process credit card transactions around the world with a fee structure for merchants ranging from 2.5% to 3.5% per transaction. This is a multi-billion dollar income to the banks per month. NextGen offers a turnkey approach to owning Bitcoin mining computers that process Bitcoin transactions worldwide. The fees charged range from less than 1% to 12% per transaction based on users needs. These transaction fees and rewards earn the home owner in excess of \$15M per month at our Bitcoin mining facility. All Bitcoin miners that are purchased with the home are 100% owned by the home owner and are located at a private location in a TAX FREE ZONE, so the home owner's earnings remain at 100%. The datacenter is run and managed by NextGen for a flat monthly fee to maintain & monitor all Bitcoin miners. Complete confidential details are available to serious buyers after completing the Reserve your Bitcoin House form.

4) The Bitcoin Mining Facility and how it works



<https://nextgenlivinghomes.com/modern-design-of-a-bitcoin-crypto-currency-mining-facility/>

The Bitcoin mining operation uses a 15MW power plant for each Bitcoin House and using the 100% OFF-GRID solar hybrid electromagnetic generators. The ongoing costs to run the electromagnetic generators is 1 cent per kWh, which is the lowest price for electricity in the world and guarantees the highest earnings for Bitcoin mining operations. The cost of the electromagnetic generators are built into the home payment, making the equipment completely paid for through the mortgage. The NextGen mining operation can house up to 4 Bitcoin House projects which we maintain, a whopping 60MW power plant.

The mining operation is normally located for EU customers in a TAX FREE ZONE. However, for USA Residents, the Bitcoin mining operation is located in a highest payout location for renewable energy users. SRECs pays out incentives and rebates for going off the grid, which can be seen on a state by state payouts at DSIREUSA.org. This offers the Bitcoin House and the datacenter Bitcoin mining operation an added income at the end of each year. More info can be seen on DSIREUSA.org Green Renewable Energy Incentives and rebates from the US Government.

5) Explain the Income Generated mortgage benefits – TurnKey operation



<https://nextgenlivinghomes.com/mortgage-foreclosures-and-the-30-40-year-mortgages-prompts-architectural-design-firm-to-rethink-the-future-of-homes/>

How the mortgage works.

The mortgage is privately financed over a 30-year period. With 50% downpayment, the mortgage is paid from the Bitcoin mining operation, and with the Bitcoin mining operation, the lender is guaranteed full payment, and if there are extra earnings then extra payments are made to the lender to accelerate the mortgage payments. As of June 1, 2021 Bitcoin valuation is listed at \$36,618.00 making an average earnings for the month at over \$16M. NextGen has added a bonus to the home owner that if the earning exceed the mortgage payment by \$200k, then the home owner is paid a \$100k per month or \$1.2M per year to enjoy living in the Bitcoin House while the full mortgage is paid at an accelerated rate. The benefits of having an accelerated 30 year mortgage payment is that at this rate the mortgage is paid off in 12-14 months. After the mortgage is paid off, then 100% of the Bitcoin mining income goes to the home owner each month. If Bitcoin were to go below \$6000 per Bitcoin valuation then the homeowner would be responsible for any shortages from the Bitcoin mining operation and would be responsible for any shortages in the mortgage payment to the lender.

6) Explain being paid to live in your home – TurnKey operation

NextGen has added a bonus to the home owner that if the Bitcoin earnings exceed the mortgage payment by \$200k, then the home owner is paid a \$100k per month or \$1.2M per year to enjoy living in the Bitcoin House while the full mortgage is paid at an accelerated rate.

7) Green Renewable Energy Incentives and rebates from the US Government

What are the additional benefits of using 100% OFF-GRID technology solar hybrid electromagnetic generators for the Bitcoin House and the Bitcoin mining operation when installed in the USA. SREC offers the Bitcoin House and the datacenter Bitcoin mining operation an added income at the end of each year through incentives and rebates. SREC offers these incentives and rebates for a 10-year period. When calculating this SREC payment going directly into the mortgage payment, then this accelerates the mortgage payments from a 30-year mortgage down to a 1-year mortgage. So owning a \$285M home in just a 1-year period should make sense to any home buyer. What happens after the mortgage is paid off? The homeowner still receives 9 more years government incentives and rebates payments each 12 month period of being OFF-GRID

these earnings from the current energy used by the Bitcoin mining operation. These earnings amount to an 8-digit annual income.

8) Land requirements

Land is not included in the purchase of the Bitcoin House projects. If a buyer needs assistance with acquiring land in certain locations, we have realtor connections worldwide to help acquire such property. The Bitcoin House is even suited for remote island locations where no energy is needed with our 100% OFF-GRID solution.

9) What is the process to purchase a Bitcoin House? Requires a 50% down payment:

The purchase requirements are not based on credit worthiness but simply on having the cash funds of 50% down payment minimum or payment can be in Bitcoins.

10) Timelines for construction of Bitcoin House and Bitcoin mining operation?

The timeline is as follows: The Bitcoin mining operation is the first to be built and get into operation, so earnings can be made even during the construction stage. The facility can be up and running in 7-9 months for the new construction of the facility, delivery and installation of the solar hybrid electromagnetic generators, and the delivery, install and deployment of the Bitcoin miners.

The Bitcoin House is estimated to be completed in 18-20 months with construction permits in place, engineering and construction and luxury interior installations.

How to get started:
Reserve your Bitcoin House today

<https://nextgenlivinghomes.com/reserve/>



For more information contact our Project Manager here:

JP DZahr; Chief Project Manager in Phoenix, AZ
Next Generation Living Homes, Inc
Architectural Design Firm
EMAIL: contact@nextgenlivinghomes.com

Mobile Phone: 1-619-488-3397 available on Signal app

