

CAPE VERDE - SAL ISLAND

REF: CV01

**The NEW Caribbean
is on your doorstep**

Italian Style in the Sun



Prices from:

£73,110 / 109,000€

CAPE VERDE

The Atlantic's best kept secret.

For years the Cape Verde Islands have been a secret kept only by the ancient mariners and the intrepid Atlantic sailors as they use the Islands for their launching point for the hazardous voyage across the Atlantic.

Now becoming known as the new Caribbean, Cape Verde is rapidly becoming recognised as a superb new opportunity for property investment.

This group of ten beautiful islands benefits from a Caribbean climate all year round and the clear azul seas match those of anywhere in the world. Here you will find dolphins, turtles even whales coexisting with the coral around the shores.



A former Portuguese colony, Cape Verde achieved National Independence in 1975. Since then a multi party system has been created and a modern day democracy is enjoyed.

The government is now investing heavily to develop tourism. The infrastructures are beginning to be in place and cautious property development is on the agenda. Not every Island is set for development, protection of the environment is at the top of the agenda.

Why has Cape Verde become so popular? Only one hour south of the Canary Islands the region is within easy reach of all Northern Europe. No long Atlantic crossings, short transfers to resorts, and the warmest welcome in the Atlantic awaits the traveller.

The Islands operate an open skies policy, so as the popularity of the area grows, so will the airlines. Already airlines are flying direct from the UK.

This is the early time for investors, do you wish you had invested in the Caribbean 30 years ago? This is the opportunity to now become part of this beautiful group of Islands and benefit from their future success.

Even now early constructions are showing excellent capital growth and as tourism grows so will the rental income.

THE ISLAND OF SAL



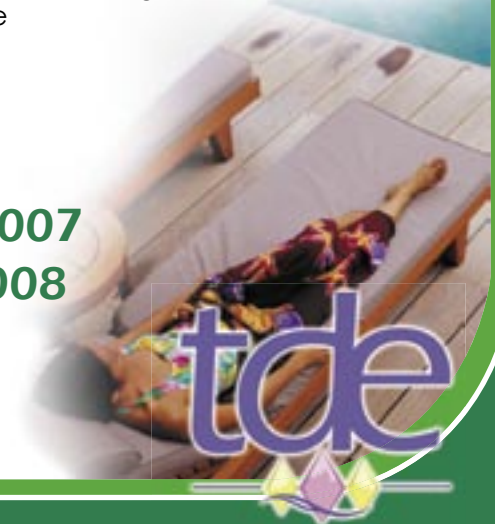
Leading the investment boom!

The Island of Sal is now the most developed of the Cape Verde Islands and is famous for its salt pans and has a salt lake at Pedro Lume, here you can float as in the Dead Sea. The Tourist town in Sal is Santa Maria and is the centre of the action and the main tourist resort of Cape Verde. The sea is warm all year round making water sports enthusiasts and a holidaymaker's paradise. The new five star development gives you all this, golf and much more. Santa Maria has plenty of European and local restaurants and bars right on the beach, which play music in the evenings. You will find a lovely square with shops, bars and

restaurants with musicians playing Cape Verdean classics in the open air.

It is a 15 minute drive (7 miles) to Sal's International airport from Santa Maria. Close to the airport is the town of Espargos, where there are more shops, bars and restaurants and live music usually fills the air. The island's main port, Palmeira, is a working fishing harbour and import station, but is currently improving its tourist infrastructure in line with the rest of the island. The long, wide, sandy beaches are amongst the worlds finest.

COMPLETION
BLOCK B - JULY 2007
BLOCK C - JAN 2008



DEVELOPMENT

This resort offers the most profitable real estate investment worldwide due to high interest and a very favourable fiscal law.

The project is close to the beach and occupies 150,000 square metres in the most beautiful area of Sal Island. As well as beautiful properties the resort is brimful with excellent facilities, in fact they take up 70% of the resort! There is an Aqua Park, Sporting Club, Casino and Parking.

The luxury apartments are fully equipped and superbly decorated with the finest furnishings. Unmistakable Italian deco is present in every single detail, starting with the careful selection of the highest quality building material, to the finest detail of construction and always meeting the highest



standards to offer the greatest comfort. The first phase of this project sold very quickly and we are pleased to be one of the first to offer the new phase. This is due for completion in 2008 and will prove to be a fast seller.

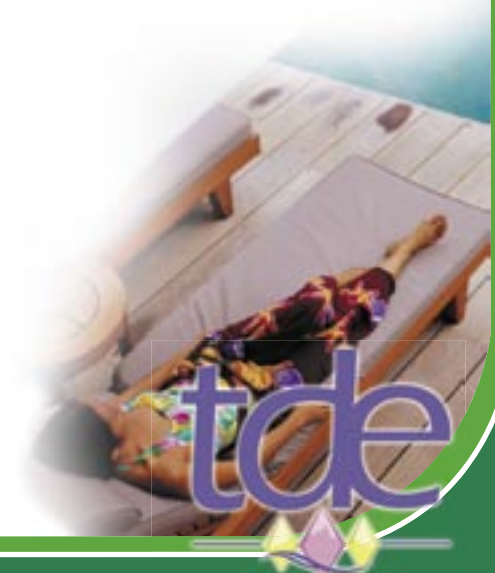


FACILITIES

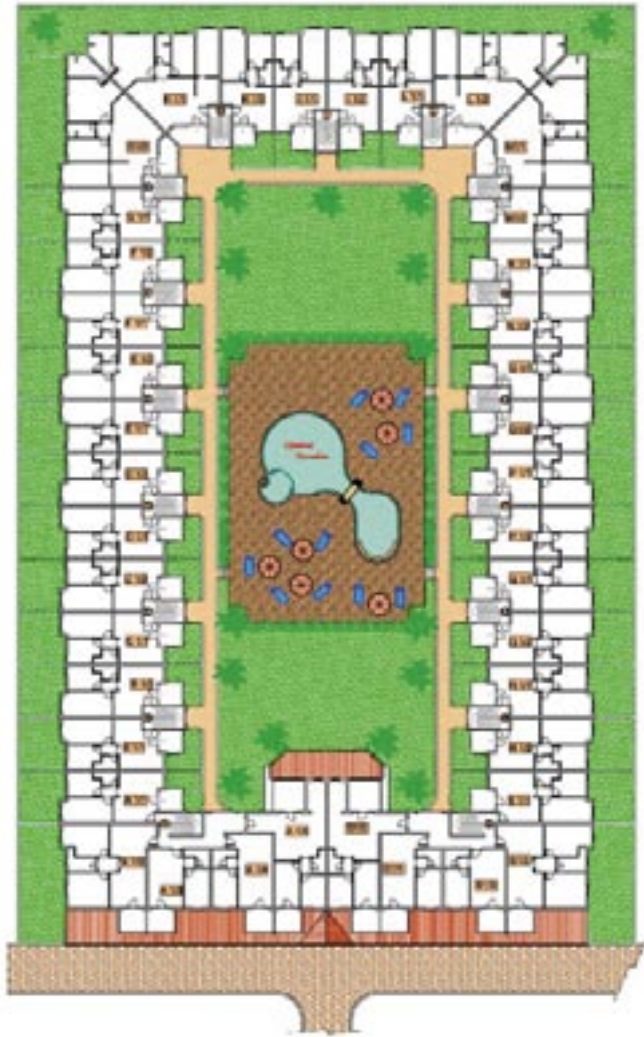
- Aqua Park
- Sporting Club
- Casino
- Parking
- Gardens
- Restaurant
- Congress Centre
- Disco



THE AQUA PARK



SITE PLAN



REF: CV01

I BEDROOM PLAN SIZE FROM: 71M2



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2 BEDROOM PLAN SIZE FROM: 126M2



Prices from:

£114,024 / 170,000€

PAYMENT PLAN

€3000 – reservation fee

20% - on 30 days (Private Purchase Contract)

20% - four months later

20% - four months later

20% - four months later

20% less €3000 from reservation fee – on the handover

PAYMENT STRUCTURE

Purchase Price	150,000.00
20% on 30 days	30,000.00
20% four months later	30,000.00
20% four months later	30,000.00
20% four months later	30,000.00
20% minus 3000€ on Completion	27000



BUILDING SPECIFICATIONS

STRUCTURE AND MASONRY

Load-bearing structure and roofs in reinforced concrete, internal and external walls in cement blocks, cement plastered, roof clad in fibrocement roof tiles, sheet-metalwork in pre-painted galvanised steel sheet. Some external walls will be clad in worked local stone with openwork to embellish the quality of the construction and the architectural image of the complex.

FLOORS AND COVERINGS

Flooring in top quality ceramic tiles, in 50x50 format, with skirting board. Bathrooms will be tiled with 20x20 tiles up to a height of 1.10m. Tiles will be laid diagonally with decorative strips and coloured bands for a more attractive appearance. The walls in the cooking area will be covered with a band 60 cm high with 10x10 small coloured decorative tiles. The exterior changeover zones for accessing the staircase areas will have a non-slip ceramic floor, while the surface for vehicular use will consist of dry laid local "wedged" stone.

DOORS AND WINDOWS

All the external doors and windows are in anodised aluminium with coloured extruded sections, with one or two leaves, with seals and framed sheet glass. Fittings are provided for mounting shutters on the exterior side facing the street.

Interior doors are in wood, single leaf with a blind double-panelled plane, clad on 2 faces with a wood fibre panel, two hinges, locked using a normal key, handle in anodised aluminium.

The entrance doors to the apartments on floors 1 and 2 must be reinforced, clad in a wood-stained panel, with security lock and anti-wrench spring [2], and aluminium handle and knob.

PAINTWORK

Sections of the exterior walls will be clad in natural stone with openwork, with the rest being painted with two coats of pastel colours using UV-resistant emulsion paint with titanium. All the interior surfaces must be painted in two coats of washable emulsion paint, and the walls of the sitting rooms will be finished with "silk"-type paint.

WATER AND SANITARY INSTALLATION

The apartments will be provided with hot and cold water attachments in the bathrooms and kitchens, and the system will be supplied from the apartment pressure tank with a tank of drinking water connected to the mains. In the bathrooms all equipment will be in white porcelain, the taps in chromed brass, with fittings for the installation of toilet bowl, washbasin, bidet, shower

tray and the necessary bathroom accessories (soap holder, toilet-roll holder, etc.) Each apartment will have an electric boiler. The adduction pipes inside the building will be produced in heat sealed anti-corrosion coprax. Discharge pipes will be in heat sealed plastic material. All the waste water will be conveyed to the apartment block purifier, which has a space for housing the control panels. A tank will be supplied for collecting purified water, which will then be used to water the gardens.

ELECTRICAL, TV AND TELEPHONE INSTALLATION

The electrical installation, of an into-chase type using flexible protective tubing will be supplied with insulated conducting cables, with sections whose dimensions comply with the regulations of international safety, with an appropriate general earthing system. Each apartment will have its own power arrangements, independent control panel with cut-out box, control equipment and power points in an embedded box with front plate in resin. 1 TV socket is planned for the sitting room taken off the apartment block system with a satellite and terrestrial antenna and an emergency light in the access area. All the apartments will be served by an entry phone, with an electrical control for opening the pedestrian access gate to the residence and an external push button panel. The apartment block facilities will have separate power arrangements. Illuminated units will be installed in the communal areas.

FIRE PROTECTION SYSTEM

Hydrants are to be installed in the garden, to be supplied from the drinking water tank. Each stair area must be equipped with a powder extinguisher.

IRONWORKS

Balcony railings, stairs and entrance gates must be made of ornamental iron, painted with anti-rust protection and paint.

EXTERNAL WORKS

The fresh water swimming pool and solarium with ceramic floor will be installed in the interior garden, together with the external track ways for accessing stair areas. Low stone walls will be used to contain the gardens. The external enclosure will have stone walls up to a height of approximately 80 cm, with the higher wall in blocks of plastered cement.

EQUIPMENT

The apartments will be handed over completely furnished: full kitchen with all appliances, including pots, pans and even cutlery, living room furniture including TV, light fittings and even pictures on the wall, bedroom furniture, bed sheets, bedside lights, bedside tables, wardrobes, Etc. fully equipped bathroom, including towels.



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HOW TO BUY

When you have decided on the property you wish to purchase, it will be necessary to make a deposit of €1000.* You should have this available by credit card or cash (Euros). This deposit will reserve the property for you and will have it removed from the market. This deposit forms part of your deposit for your private purchase agreement, which is due 15 days later.

Immediately after your return home you will be contacted by our legal advisory service. They will offer to appoint an English speaking lawyer for you and act as an interface between you and your lawyer, throughout your purchase they will ensure that you are kept fully aware of when all payments are due and help you with any questions concerning your purchase.

You will also be contacted by HIFX our recommended currency exchange organisation. They will demonstrate to you how you will be able to save considerably on your currency payments overseas.

Finally our team "The Diamond Experience" will contact you to introduce themselves and be on hand to help you with questions relating to your property during and after your purchase.



*Should you require a mortgage for your purchase or to make multiple purchases we will be pleased to advise you. Tax issues should be discussed with your own tax advisor.

HOW TO VIEW

We recommend that you join us on an inspection tour. Our client services team will be pleased to book your flights and hotel on your behalf. The tours are kept to the best value. We will advise you of this when you are considering a trip.

INSPECTION TRIP ITINERARY

Day 1: You will fly to Sal. You will be met at the airport by our English team who will take you to your 4 star hotel. You will be given time to settle into your hotel and relax.

Day 2: You will be taken on a casual tour to acquaint yourself with the island. You will then be taken on a tour of the properties. In the evening you will be able to enjoy the unique hospitality of Sal.

Day 3: There will be ample time for you to view all of the potential properties and decide which suits you best. The decision is yours, our teams are firmly instructed that you must not be put under any "sales" pressure. During your tour you will be given full information on the legal aspects of your purchase. This is a simple process. In the evening you will be able to celebrate your new home, Cape Verde style!

Day 4: You will be taken to the airport to take your flight home.

The visit will last 4 days and 3 nights. We can promise you a fascinating, most enjoyable tour.



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THE DIAMOND EXPERIENCE

The better way to buy your overseas property

When you buy from The Diamond Experience you have the full services of the UK and Ireland's leading client support service right behind you! Whatever your reason for purchasing The Diamond Experience will ensure you receive total satisfaction from your property.

BUYING TO SELL?

When you have decided that the capital appreciation of your purchase has fulfilled your requirements, The Diamond Experience can offer you a complete set of exit strategies: Your property receives all the benefits of The Diamond Experience giving it added value over other non member properties.

The Diamond Experience will provide numerous opportunities to sell: through our network of agents, exhibitions, features on web sites, promotions from our in resort offices selling to your required price.

BUYING TO RENT?

The Diamond Experience will ensure that your property is at its best for rental. We provide professionally selected furniture packs at best value for money. We can also provide a snagging service to ensure your property is completed satisfactorily.

You will have the opportunity to purchase properties with BANK guaranteed rentals, and developers guaranteed rentals from The Diamond Experience portfolio. We will introduce you to the best rental management companies for your destination. Your property will be a head and shoulders above others for renting. You will be able to offer potential clients Car Hire, Airport parking, transfers AND substantial discounts in your resort in restaurants, bars, leisure facilities etc. with The Diamond Experience card provided.

BUYING FOR LIFESTYLE?

Your Diamond Experience card will give you the opportunity of making great savings in the resort of your property at many bars, restaurants, shops and leisure facilities. You will also have our Property Swap Shop at your disposal. Here, as a member you can swap your property with other members for holidays. For example if you own a property in Cape Verde you may like to swap it with a property in Morocco, or take a ski property in Bansko, Bulgaria. It's all available through The Diamond Experience member website.

You also have a full legal advisory service at your disposal.

CAPE VERDE LEGAL SERVICES

Cape Verde Legal Services is an interface between overseas purchasers and lawyers. Their service ensures that correct procedures are followed to ensure a smooth property purchase in the Cape Verde property market. They provide a fully independent, legal advisory service utilising a panel of Cape Verdian registered bi-lingual lawyers, all of whom specialise in property transactions. Your purchase will be tracked throughout the entire procedure and you will be advised when payments are due. The team is at your disposal to obtain the answers to any of your legal questions concerning your purchase. The advisors are available by freephone during office hours.

NO OTHER GROUP OFFERS SUCH AN ALL EMBRACING PACKAGE OF BENEFITS TO OVERSEAS PROPERTY PURCHASERS



