

CAPE VERDE - SAL ISLAND

REF: CV03



Experience a Caribbean lifestyle at a fraction of the cost!

PATIO ANTIGO

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 archipelago of ten beautiful islands is located on the same latitude as the Caribbean, sharing the same year round tropical climate and boasting crystal clear azure seas to rival any 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



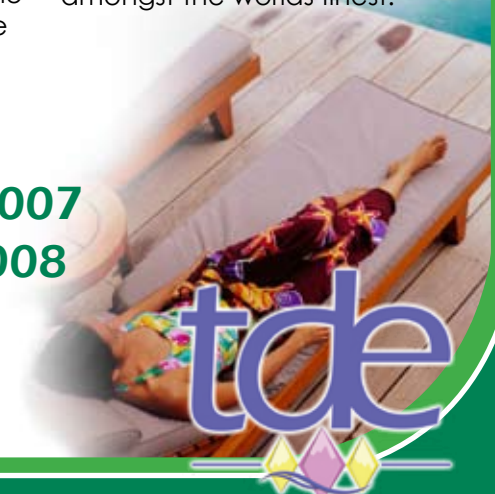
Leading the investment boom!

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, where you can float as in the Dead Sea. Santa Maria is a popular tourist town on the island of Sal and the main tourist resort of Cape Verde, where you will find all the action. The sea is luke-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



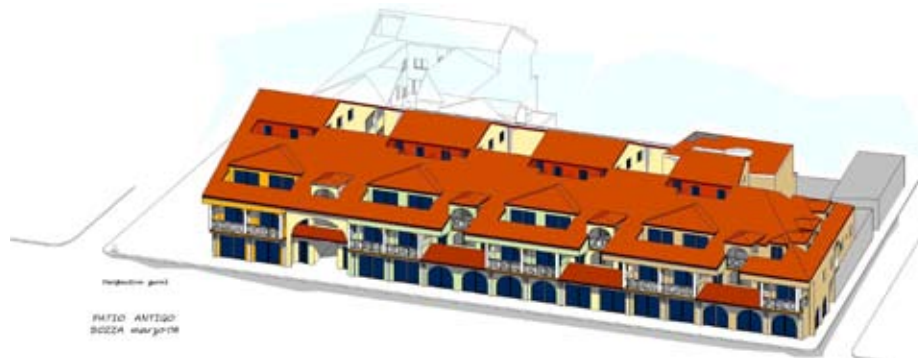
DEVELOPMENT

Patio Antigo is a brand new resort designed to provide luxury accommodation in an idyllic beachside setting. Occupying a fantastic location on a central plot within the heart of Santa Maria, where you find some of the most beautiful shops, bars and international restaurants in Sal.

Constructed by an established developer this project is designed to be sympathetic to the local surroundings, offering a choice of high quality studios, one and two bedroom apartments, one or two bathrooms and some two floor apartments with a mezzanine floor. All properties feature an ample veranda perfect for al-fresco dining, entertaining or just relaxing and enjoying the sunshine amongst the lush tropical surroundings.

The ground floor of this project provides a selection of small squares and streets which will be home to a shopping complex accommodating up to 30 shops, whilst on the roof there is a stunning open-air swimming pool and solarium enjoying unbeatable panoramic views.

This is a prestigious project providing security, comfort and facilities suitable for those looking to relocate permanently, a holiday home or investment property.

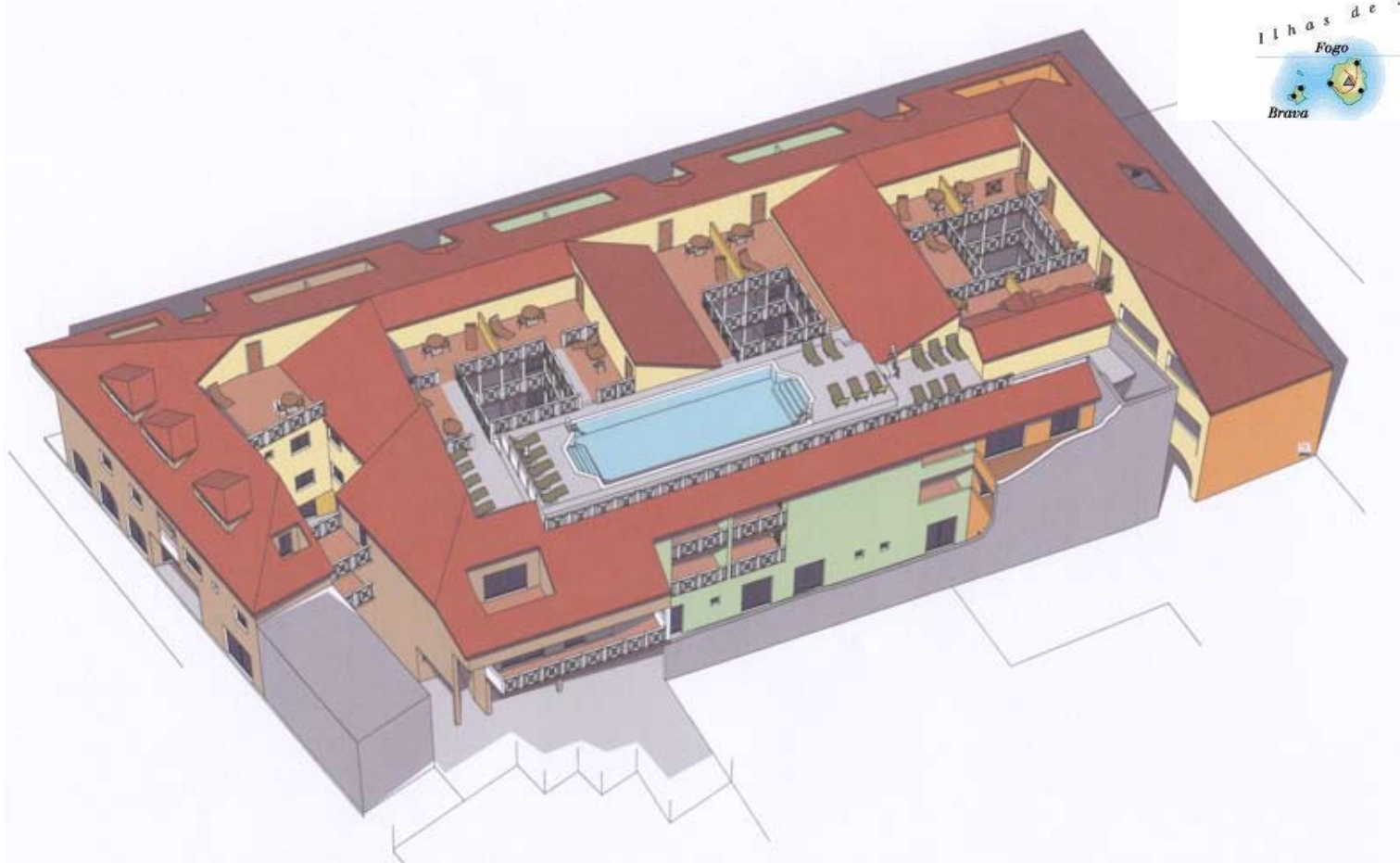


FACILITIES

- Only 150 metres from the beach
- All properties are equipped with a veranda
- Ideal holiday home or investment property
- Roof top swimming pool & solarium boasting magnificent sea views
- Within easy reach of the main restaurants, pubs, mini market & post office
- Within a short drive from several planned championship golf courses
- Low rise two-storey development



SITE PLAN

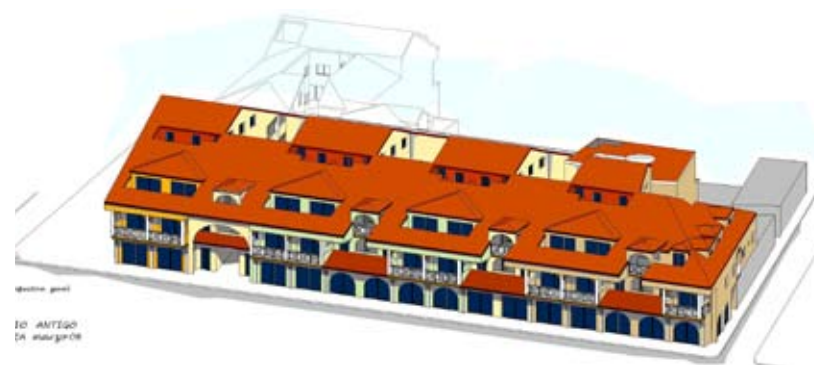
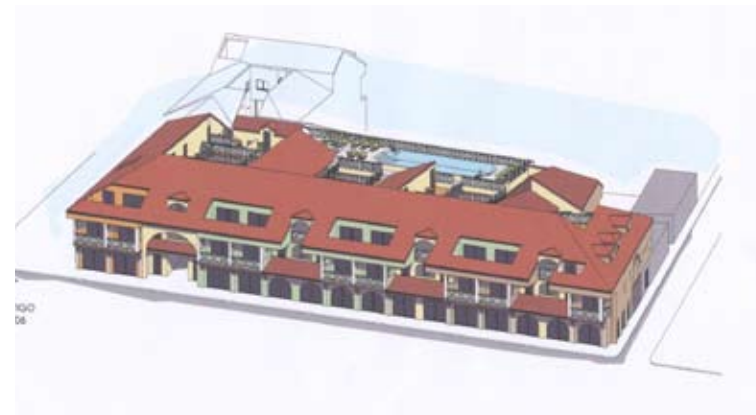


PAYMENT PLAN

€5,600 reservation fee inc. 50% leagl admin fee
 30% on 30 days Private Purchase Contract
 (less €5,000 reservation fee)
 20% on the roof
 20% on the electrics
 20% on the doors & windows
 10% on completion

PAYMENT STRUCTURE

Purchase price	68,000.00
€5,000 reservation fee	
30% on 30 days (less €5,000 fee)	20,400.00
20% on the roof	13,600.00
20% on the electrics	13,600.00
20% on the doors & windows	13,600.00
10% on completion	6,800.00



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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 €5000. 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 30 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.



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 COMPREHENSIVE PACKAGE OF BENEFITS TO OVERSEAS PROPERTY PURCHASERS



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