

COTTON BAY

Sal Island, Cape Verde



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RED HOT
HOMES
APPOINTED AGENT

“LEADING THE WAY IN OVERSEAS PROPERTY INVESTMENT”

CONTENTS

Welcome to Cotton Bay.....	2
Features.....	3
Specifications.....	3
Typical Floor plans.....	4-6
About Red Hot Homes / Contact us.....	7



WELCOME COTTON BAY

Cotton Bay is set within over 1000 acres of land occupying a fantastic position only 200m from the beach, 10 minutes from the airport and the vibrant town of Santa Maria respectively. This is a high quality project comprising two distinct sections; the 'interior' and a 'beachside' area designed around the port, with the marina the main focal point. The resort will be ideal for tourists, beach lovers, water sports enthusiasts and golfers alike.

The architecture conveys a contemporary twist on traditional Cape Verde design. The property is in keeping with the surroundings and local character, whilst the extensive use of glass allows all residents to take advantage of the natural light and space.

There is a choice of one, two and three bedroom apartments or villas, each boasting open-plan reception rooms with fully equipped kitchens and full bathrooms boasting high specification finishes and fantastic views of the sea or across the development.

There is no shortage of amenities. The marina will accommodate 250 boats of all sizes and there are themed zones including a water park, botanical gardens and a Cape Verdean village. Other attractions include a hotel (120 beds), casino, commercial spaces, sports areas, leisure areas, bars, restaurants to name a few.

*Prices starting from only: £85.517
(124.000€)*

Payment terms:

- 6.800€ reservation deposit including legal admin fee
- 25% on Private Purchase Contract (less reservation deposit)
- 20% on foundations
- 20% on roof
- 20% on tiling
- 15% on completion

Completion January 2010



FEATURES & SPECIFICATIONS

Features:

- 36 hole golf course
- Marina
- Leisure areas
- Casino
- Restaurants, bars
- Botanical gardens
- Cape Verdean village
- Water park
- Hotel
- Shops

- Sports centre
- Tennis courts
- Public swimming pool
- Olympic swimming pool

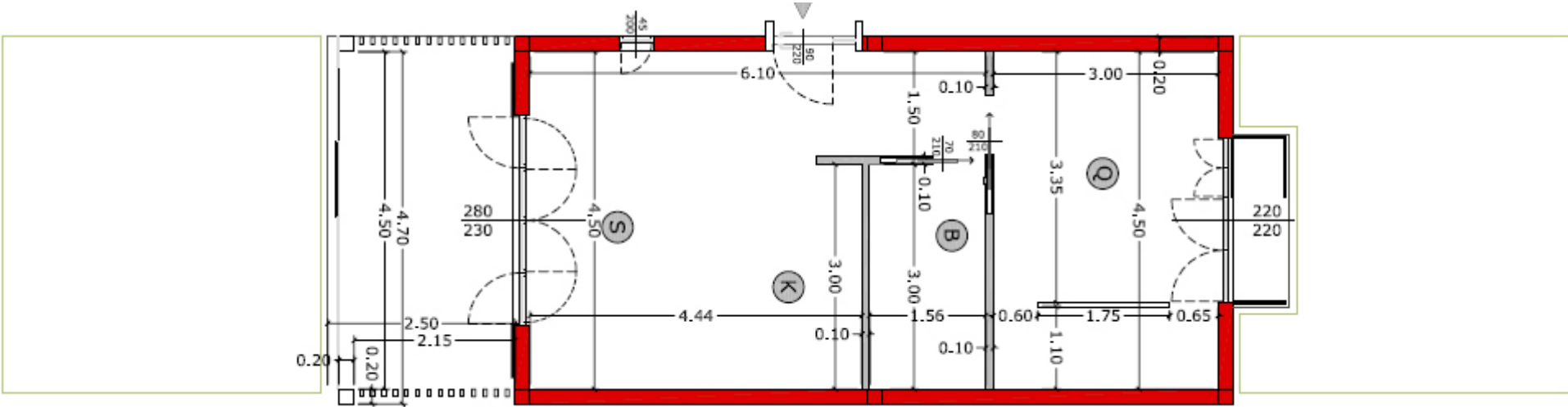
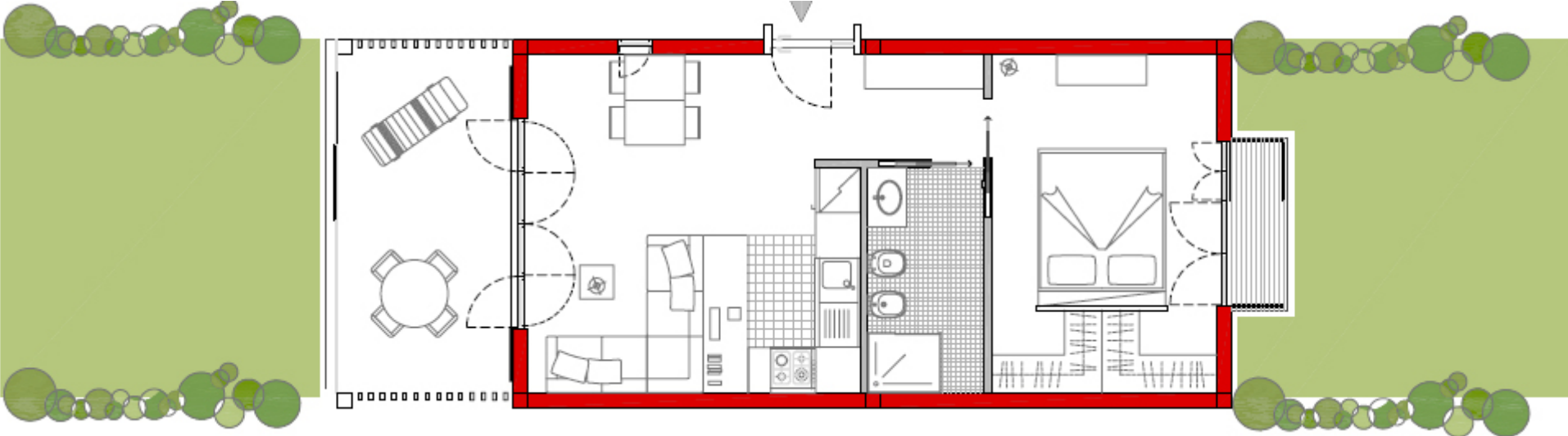
Specifications:

- Kitchen – Fully fitted with cabinets and appliances including a hob.
- Bathroom – Lavatories in top quality white ceramic with stainless steel taps and fittings.
- Garden – All apartments on the ground floor have private gardens. Each complex has a swimming pool and wooden deck.
- Floors – Internal floors in parquet and tiles.
- Electrical – Telephone point and TV installation.
- Installation – Air-conditioning.
- Walls – Internal walls are white plaster, except for the kitchen and bathrooms which are tiled.



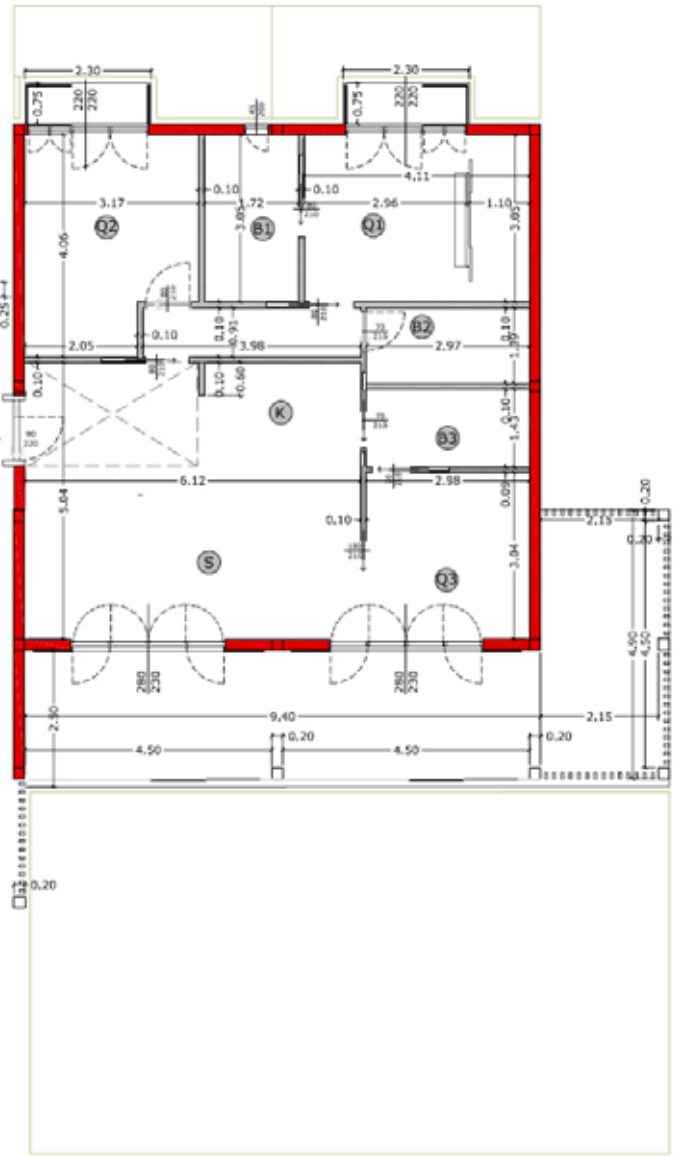
* PHOTOS FOR ILLUSTRATION PURPOSES ONLY

TYPICAL FLOORPLANS



1 BED APARTMENT

TYPICAL FLOORPLANS



2 BED APARTMENT

TYPICAL FLOORPLANS

