

<p style="text-align: center;">Location</p> <ul style="list-style-type: none"> • Unesco World Heritage site unique location • Directly on sheltered southern coast of Santiago, Cape Verde • Fantastic scuba diving and marine life • Beach and Cidade Velha town 10 minute walk • 15 minutes from the airport • 2 golf courses within 20 minutes • Views of floodlit fort and Ribeira Grande. • Extinct volcano views. • 5 restaurants within 10mins walk 	<p style="text-align: center;">Onsite Amenities</p> <ul style="list-style-type: none"> • Small exclusive gated site • CCTV • Unesco planning controls tightest in whole of CV • Cape Verde's only infinity pool • 2 flood lit tennis courts • Restaurant and retail units • Leisure, scuba diving platform into the ocean • Beautiful Tropical landscaped parkland • De-sal plants, no shortage of water. • Site on internet already 	<p style="text-align: center;">Property Specifications</p> <ul style="list-style-type: none"> • 40 2 & 3 bed exclusive villas • Each with private freshwater pool • Freehold. • All within 100m of sea. • Lowest pool to person ratio in Cape Verde • Guaranteed ocean views • Highest villa specifications in CV • Hob, cooker and extractor fan included in price • Fully fitted kitchen & bathroom • Air conditioning, fire door, telephone and TV points • UPVC double glazed tilt and turn windows with treated tropical mix. • 5 year build guarantee 	<p style="text-align: center;">Build Technique</p> <ul style="list-style-type: none"> • Insulated concrete formwork (ICF) leading build technique • Several times stronger than traditional build techniques • Coolest properties internally due to ICF insulation which gives lowest running costs • Lowest ongoing running costs. • Greatest acoustic insulation. • Build quality assures resell and capital appreciation over other projects.
<p style="text-align: center;">Finance & Legals</p> <ul style="list-style-type: none"> • Freely available off plan mortgage finance up to 70% • Completed mortgage cases • Prices from €260,200 to €410,000 • UK based Design and Build Insurance • All contracts with 1 entity, the land, money and contracts are all with one company. • All planning and all licenses in place. 	<p style="text-align: center;">Payment Plan</p> <ul style="list-style-type: none"> • 14 day credit card reservation of €3000 (refundable less admin charge) • 30% deposit* (payable 28 days after reservation) • 20% infrastructure • 20% Foundation • 20% Walls and Roof • 10% Exchange • *Free white goods when payment made within 28 days. 	<p style="text-align: center;">Facilities Management</p> <ul style="list-style-type: none"> • Exclusive listing with market leading James Villas from 2009 for rentals with 5% guaranteed program available. • €100-120 per month maintenance fee. 	<p style="text-align: center;">Time To Completion</p> <ul style="list-style-type: none"> • Construction commenced Sept 2007 • Already being built now! • Completed property to view from June 1st. • Site completion by 30th July 2009