

Boavista Island - Sal Rei, Cabral Beach Investment

Sal Rei - Boavista

Vila 
Cabral
A estrela das dunas



Praia da Cabral



Sal Rei Main Square

The island, known as the island of beaches and dunes, is covered with sand dunes which give it a lunar scenery. It has 55 km of beautiful white sand beaches and emerald green water. It is a less developed, but more beautiful version of Sal.

Boavista is only a 12 minute flight from Sal, which has an international airport. The airport at Boavista is currently being extended to take international flights from Europe.

Boavista's coast provides the ideal location for the tourist's leisure time. Either for a swim in crystal clear waters or for sports like windsurfing, scuba-diving and fishing.

This off-plan investment opportunity is already under construction and is located at Cabral Beach, on the edge of Sal Rei, making it ideal as a holiday let. It is 100 metres from the beach.

The developer is offering 6% guaranteed leaseback for the first year of ownership.



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Vila Cabral is a high quality condominium, situated in a tranquil beauty spot, with easy road access and serviced by all necessary utilities (water, sewers, energy and telephone).

The complex, consisting of 180 apartments, type T1, T2, T3 and T4 also has designated commercial areas, areas for sport and leisure and lastly, areas for the sites' administration. Vila Cabral is built on an 11,000 m² site, divided into three Blocks. Block I, with 3,200 m², is for accommodation only. The other blocks will be used for commercial purposes, services and leisure, and some accommodation.

"Vila Cabral" is the name of a real estate complex situated on the **Cabral Beach**, a short distance of 300m to the south of the Village of Sal-Rei.

The main attraction of this Cabral beach is **the great expanse of white sand interrupted only by numerous dunes**. Waves in the transparent, crystalline waters of the ocean break just metres from the accommodation blocks.

Of great tourist interest are the salt mines that lie on the northeast boundary, together with an oasis of palms, which form a typical image of this truly idyllic island.



Strategically IMOTUR, S.A. decided to initiate the construction of Block I:

25 type T1 houses

25 type T2 houses

24 type T3 houses

1 site administration area

The management of the condominium will be provided by IMOTUR, S.A., through a house rules tariff, to be approved by the residents.

The proximity of the port of Sal-Rei (about 500 m), the airport (about 3 km), the Village of Sal-Rei (300 m) and the hotel Marine Club (200 m) are factors which highlight the **privileged location of this complex on the island of Boavista**.



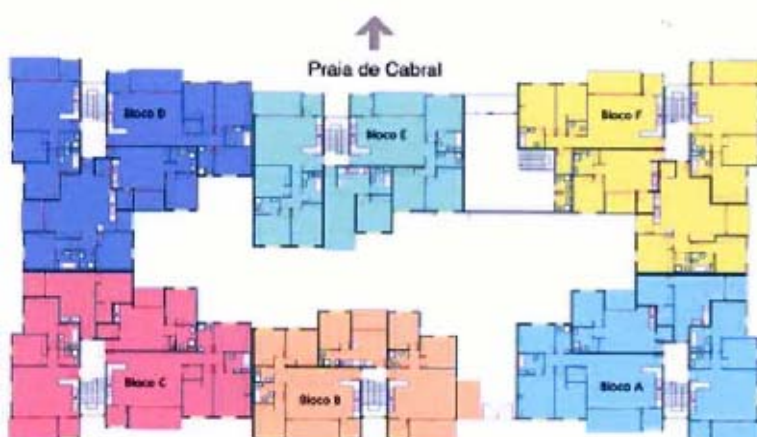
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Block I (Quadra I)

Quadra I, occupies an area of 3,200 m² (80 x 40) and consists of six separate accommodation blocks, each comprising an underground area and three floors, plus an attic area designed integrally within the roof space. The accommodation blocks are distributed around a central patio, with private access, including gardens and planned spaces for leisure and general community activities. Blocks A,C,D and F consist of 4 floors; Block B and E consist of 3 floors.

Access to Quadra I, will be facilitated using private access roads connecting to adjacent car parking areas.

The underground area will be adapted for private and common garages, as well as technical and communal use.



Each apartment block has its own independent staircase that serves all floors. The six accommodation blocks will consist of 24 type T1 apartments, 25 type T2 apartments and 24 type T3 apartments.

Besides their roomy interior, the eight fourth floor apartments will have spacious terraced areas offering spectacular sea views.

Featured amongst the natural materials used in the construction of these blocks is, the local white rustic rock which is used in the underground and exterior walls. The underground area and roads will be paved with basalt cobblestones.

Materials of superior quality will be used when finishing the apartments and customers will be offered an optional furniture package

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Specification

Exterior

- Water Treatment (ETAR) and its re-use for irrigation (compact type).
- Private energy generation, including automatic emergency generation.
- Automatic emergency water tanks with submersible pumps.
- Interior patio with gardens and children's playground with private access.
- Exterior car parking.
- Fully fitted closets and wardrobes (wide choice to choose from).
- Fully fitted kitchen cupboards including kitchen appliances (wide choice to choose from).
- Electric hot water system (20 to 50l);
- Blinds (diverse types and sizes)
- Satellite dish.

Optional

- Underground private garages (for sale).
- Air conditioning (wide choice).
- Wide variety of furnishings available (in bamboo, pine, mahogany and spotted wood).

Interior

1. Staircases finished with:

- Steps plated with marble mosaic designs.
- Walls finished with Kerapas ink paste.
- Banisters fashioned from lacquered aluminum;
- Automatic lighting.

2. Interior finished with:

- Ceramic mosaic tiles of top quality on the floors.
- Walls and ceilings painted including undercoat.

- Interior arches with doors.
- Top quality hardware.
- Sanitary wares including the best quality taps and accessories.
- Exterior window frames in aluminum.
- Hot and cold water.
- Telephone, TV and air conditioning outlets in all rooms and sitting room.
- Internal intercom security system.



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COMPLEX MAINTENANCE

The quality of maintenance provided for this real estate development will be guaranteed by IMOTUR, S.A. through house rules which will be agreed at an appropriate date in the future and which will include the following services:

- Permanent monitoring service.
- Cleaning and maintenance of the staircases.
- Staircase lighting.
- Cleaning and maintenance of the interior patio, paths, and car parking area.
- Lighting of the patio and paths.
- Maintenance of the children's playground.
- Maintenance of the gardens.
- Collection and disposal of rubbish.
- Fire insurance.
- Maintenance of exterior ponds, sewers, water, telephone and electrical supply.
- Maintenance of the ETAR (Water Treatment).
- Maintenance of the general and emergency generators.
- Maintenance of the emergency water tanks including the pumps.



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Sample Contract

This AGREEMENT is entered into by and between "IMOTUR – Sociedade Imobiliária e Turística de Cabo Verde, S.A.", hereinafter referred to as the **First Party**, represented by its Managing Officer, Albertino Xisto Almeida, and hereinafter referred to as the **Second Party**, and it shall be governed by the following clauses:

First

The First Party owns "Urbanização Vila Cabral", a real estate business, which consists of one hundred and eighty (180) houses, located at "Vila de Sal-Rei", Boavista, Cabo Verde, whose land is duly registered with the Real Estate Title Registry of "Ilha do Sal".

Second

1. The First Party hereby promises to sell to the Second Party, who promises to buy for the sum of CVE (..... escudos), one of these houses type, located in according to the attached map of location.

2. The Second Party shall pay the afore-mentioned full amount as follows:

- a) 30% as an advance of the sales price, that is, CVE at the execution of this promissory Agreement.
- b) 20% after the foundations of the premises are completed.
- c) 20% when fitment of window frames is completed.
- d) 20% when all tiling is completed.
- e) 10% on completion of the premises and delivery of the keys.

Third

Any additional work shall be applied for in writing, and will result in an increase in price and a delay of the previously agreed delivery date.

Fourth

The Second Party will be able to occupy the said premises as from/...../....., as long as all payments have been made.

Fifth

Both Parties undertake to comply with the Commercial Dossier that forms part of this Agreement.

Sixth

The house shall be delivered completely finished and ready to be inhabited. The First Party shall be responsible for the provision of all utilities (water, power, telephone) to the premises. The Second Party shall be responsible for all connection expenses.

Seventh

All costs regarding the deeds, registration and taxes related to the acquisition of the premises shall be borne by the Second Party.

Eighth

The First Party guarantees the good quality of the construction work for a period of one (1) year, and the stability of the building structure for a period of five (5) years.

Ninth

The breach of any provisions herewith shall entitle the injured party to seek the appropriate relief under the applicable Law.

Tenth

The Parties elect the Court of Praia to resolve any disputes that may arise concerning the interpretation of this Agreement.

Praia, Month: Day: th Year 200....

First Party

Second Party

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Additional Information

Payment plan:

With signed contract-agreement for purchase and sale.....	30%
With the final flagging of pavements	20%
Setting and fixing of window frames	20%
Setting and fixing of mosaics and tiles	20%
Delivery of keys	10%

Also on the complex

- Gymnasium
- Games room
- Bar/Cafe
- Reception room
- Playground
- Daycare

Furniture and air conditioning

Our fully furnished package includes furniture made from premium quality hard wood; locally produced, domestic appliances, curtains, dinner service, place settings, set of pans, bed clothes, television set, etc. at a cost of the following:

Type T1 houses:	10,000 Euros
Type T2 houses:	13,000 Euros
Type T3 houses:	15,000 Euros

Air conditioner rated at 12,000 BTU's costs 1,000 euros

Local amenities and services

A wide range of restaurants less than 1km from the complex

Beach approximately 100 m walk

Primary health care unit approximately 100 m

International airport 3 km away (under construction): currently an airport for local routes at the same location

There are 4 Italian hotels on the Island with approximately 1,000 rooms currently available

A public reservoir, electricity supply and Public Service Telephone Network connection already exist, however, these are complemented by the emergency generator and water tank reserve on the complex.

Telephone, fax and internet.



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Reasons for you to buy at Vila Cabral, Boavista

- Significant increases in property prices expected.
- Guaranteed rental income of 6%.
- Air and sea temperatures are 3 degrees warmer than the Canaries.
- Sunshine levels of 10 to 12 hours per day, year round. Very little rainfall.
- Cape Verde Government encouraging tourism backed economy.
- Stable social, political and economic country with negligible crime levels.
- A multi-party democracy, supportive of foreign direct investment.
- Minimal Jet-lag as Cape Verde is always GMT minus 1 hour.
- Beautiful unspoilt beaches.
- Exchange rate value of local currency is fixed to the Euro.