

Villa Maris Village

MAIO ISLAND, CAPE VERDE



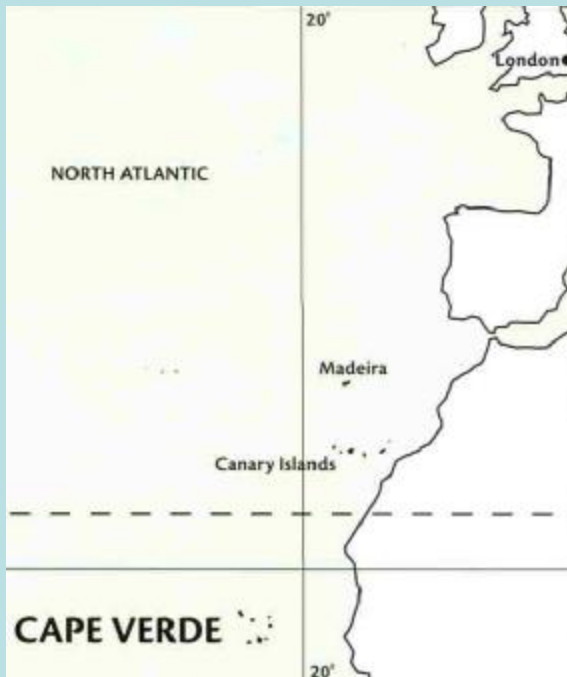
Beautiful unspoilt beaches

Sunshine levels of 10 to 12 hours per day

Exclusive holiday destination

Cape Verde

The Cape Verde Islands are an unspoilt tropical paradise and fast becoming the next property hot spot and tourist destination, generating interest from worldwide investors.



LOCATION

The country of Cape Verde is an Archipelago of 10 islands located in the Atlantic Ocean at the cross-road of three continents (Africa, America and Europe) approx 450km off the coast of West Africa.

HISTORY

The islands were uninhabited when discovered in 1460 by Portuguese explorers. Settlement started in 1462 with free Europeans and slaves from the African coast. The Cape Verdean nation was formed with the intermarriage of European and African races and cultures and became independent in 1975.

POLITICS & ECONOMY

Cape Verde is a socially and politically stable country with all parties keen to attract foreign investment for tourism. Inflation is below 1.4% and GDP has grown by more than 6% per annum.

WEATHER

Cape Verde has a tropical dry climate with very little rainfall and 10 to 12 hours of sunshine per day.

AVERAGE TEMPERATURE/RAIN

SEASON	Spring	Summer	Autumn	Winter
WATER	23C	25C	24C	22C
AIR	24C	27C	26C	23C
RAIN	0mm	215mm	42mm	3mm

Villa Maris Village

Maio Island



Villa Maris Village



MAIO ISLAND

Maio is a fairly flat island as is the islands of Sal and Boavista. Monte Penoso its highest point measuring 436 metres. It has a surface of 269 Km², the longest point in the North/South direction of 24 Km, and the widest in the East/West direction of 16 Km.

Maio was discovered in 1460, and it was basically used for cattle breeding, namely goats.

The people of Maio are known for their honesty and cheerful hospitality.



The settlement of the island started at the end of the 16th century, with the extraction of salt that was exported to different parts of the Portuguese Crown. This activity was carried on until the 19th century.

The climate of the island is arid and dry and there are many beautiful white sand beaches with crystal clear waters. There is a project of reforestation being carried out on the island with acacia trees.

About Villa Maris Village

Villa Maris Village will be made up of just 60 detached bungalows, apartments and studios. The complex will have, a reception area, swimming pool, BBQ area and sports area. There is a bar and excellent restaurant just a 60m walk.



This front line beach development of single story bungalows and apartments will be built in the municipality of Vila do Maio on the island of Maio on a plot of land covering approx. 12,000 sq m. directly overlooking the sea at Morro beach.



Areas within the "Villa Maris Village" will be divided into parts designated for the exclusive use of each property and those areas for common use. The common areas will be landscaped and have communal paths.



Morro is a totally unexploited beach which is located 5km from the main town of Vila do Maio and 3km from the airport.

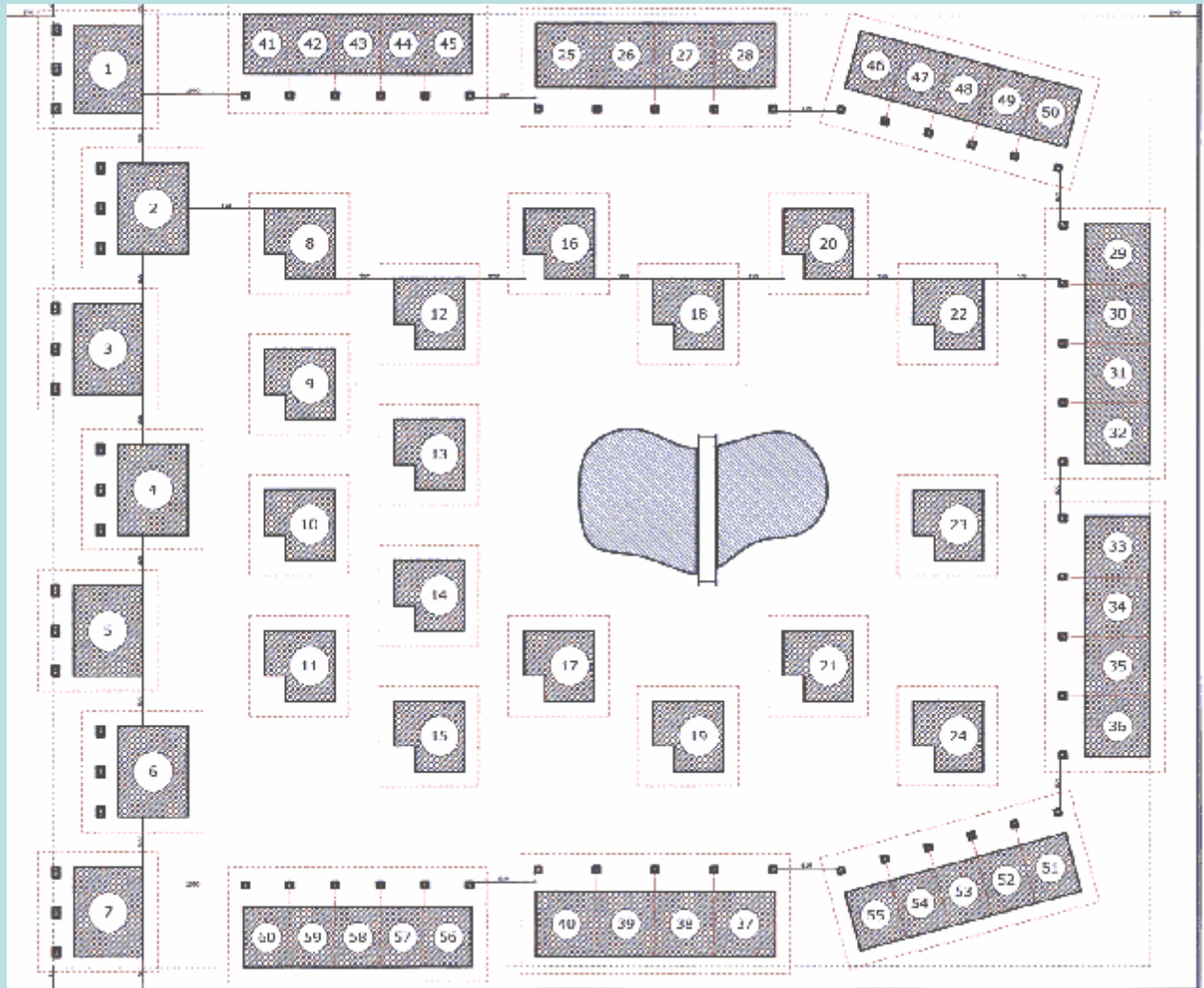
Vila do Maio is located right next to the sea with an extensive golden sand beach. The local architecture shows marks of the colonial era and of the British presence in the island.



Villa Maris Village

Villa Maris Village Plans

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Detached Bungalow 'A'
Detached Bungalow 'B'
One Bed Apartmets
Studios

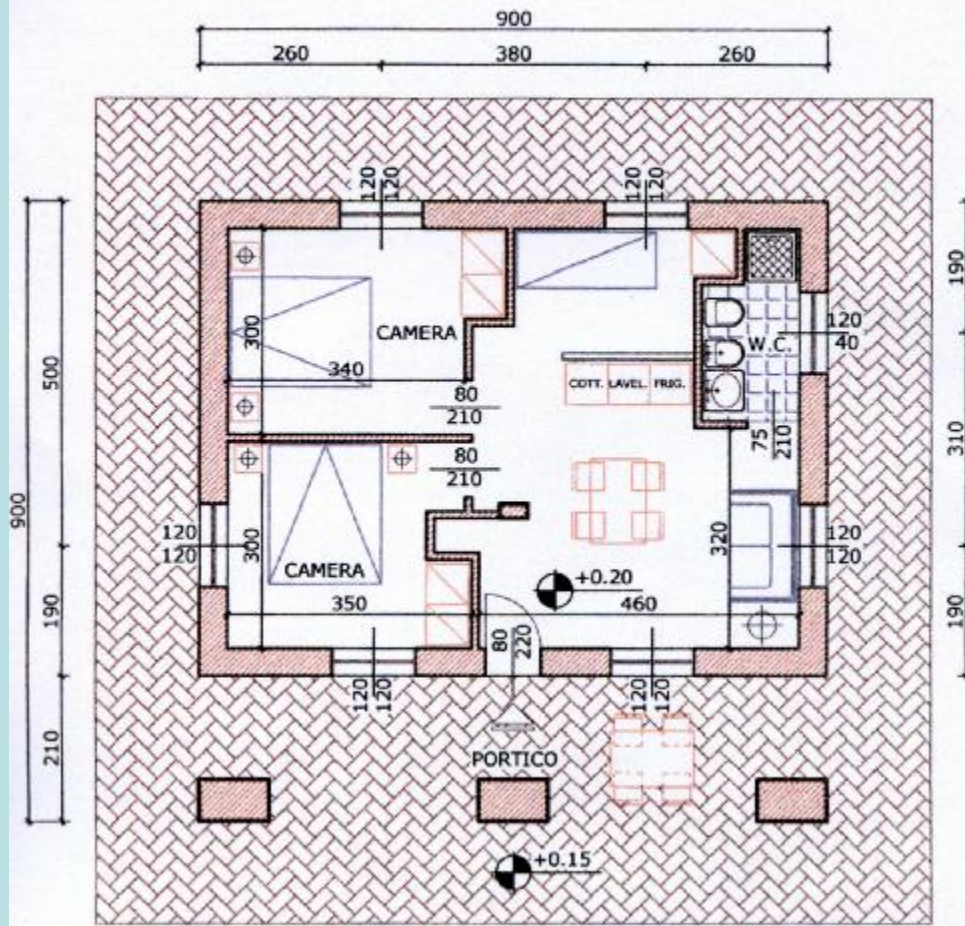
Nos 1-7
Nos 8-24
Nos 25-40
Nos 41-60



Detached Bungalow 'A'



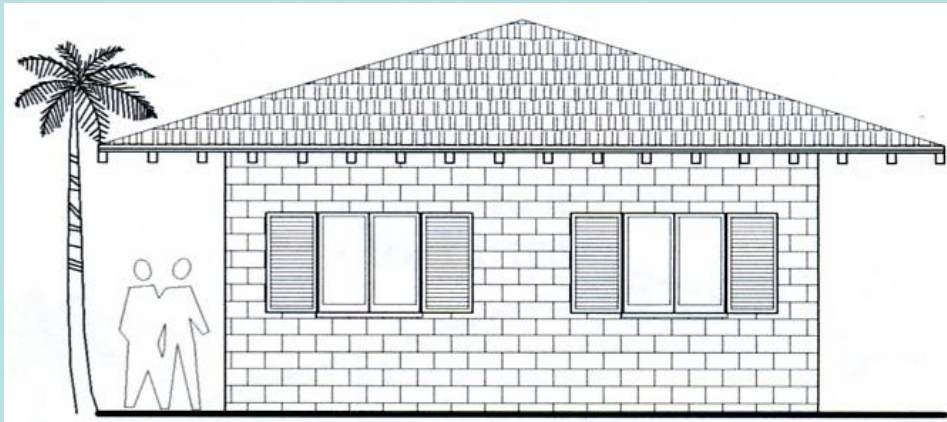
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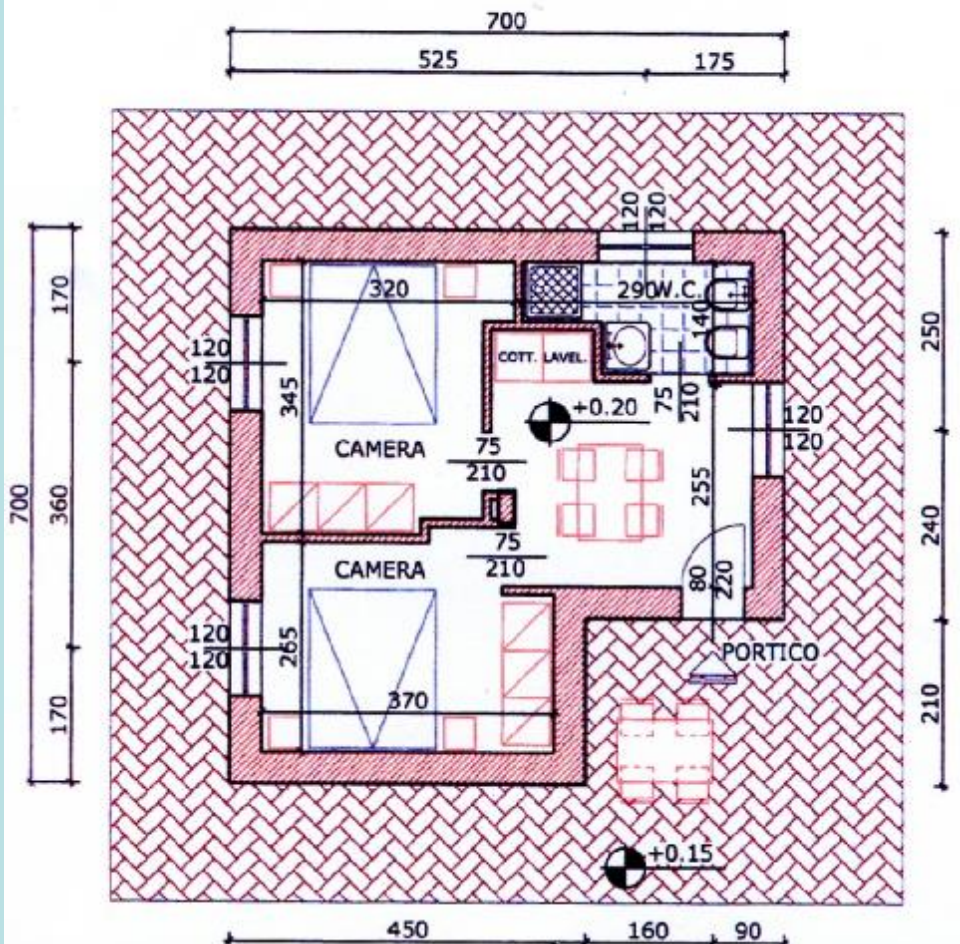
Property: 1,2,3,4,5,6,7

Villa Maris Village

Detached Bungalow 'B'

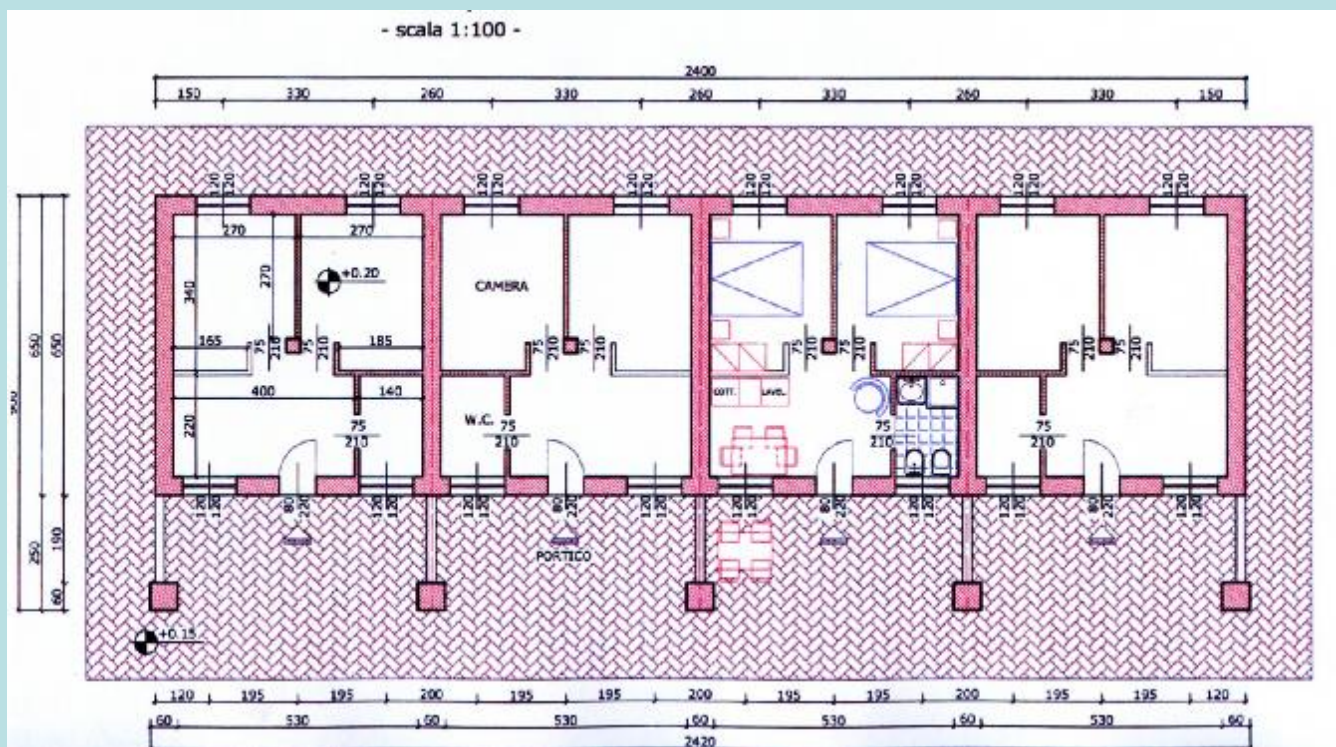
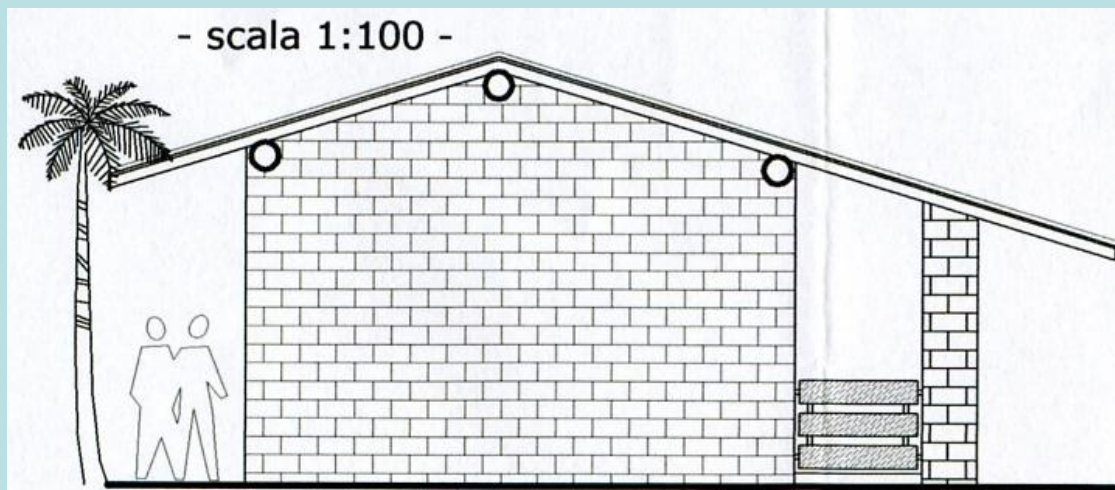


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Property: 8,9,10,11,12,13,14,15,16,17,18,19,20,21,22,23,24

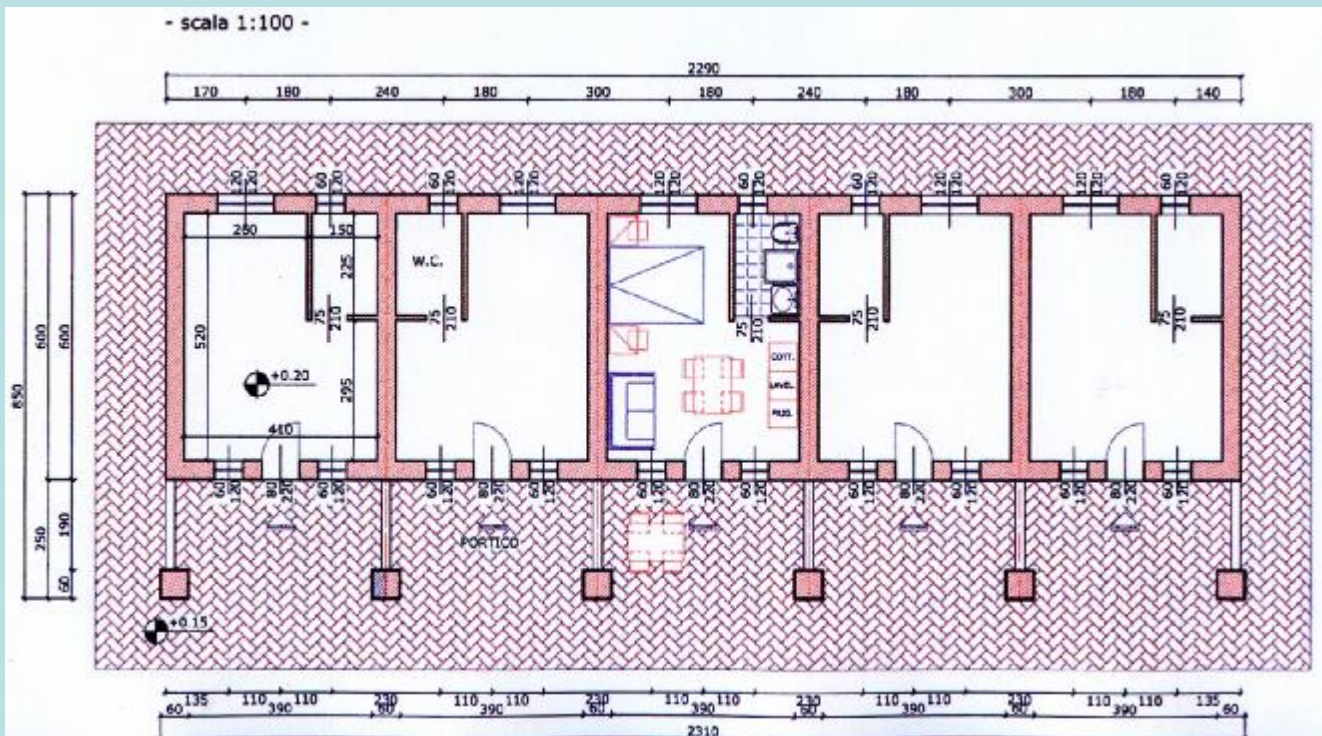
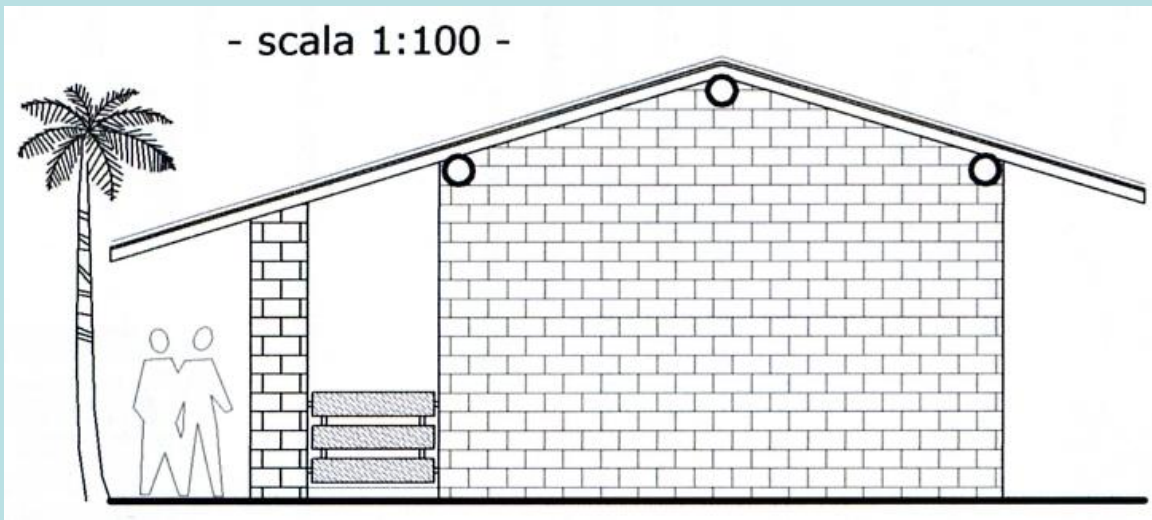
Apartment



Property: 25,26,27,28 29,30,31,32
33,34,35,36 37,38,39,40

Villa Maris Village

Studio



Property: 41,42,43,44,45 46,47,48,49,50
51,52,53,54,55 56,57,58,59,60

Specifiction

Vila Maris Village will be single story with landscaped green areas, and pedestrian and vehicular access.

Buildings

The foundations will be made from stone and reinforced concrete. The supporting structures will be made up of supporting masonry, beams, pillars and reinforced concrete perimeter connections.

Perimeter Walls

The perimeter walls will be made from light stone, typical of the island of Maio.



Roofing

The roof will be made with curved Portuguese clay tiles on a suitable large and small wooden roof frame; in particular the eaves, also made from wood, will be appropriately planed and varnished with a double coat of impregnating



Piping, Conduits & Drains

The vertical sewage conduits and the underground sections will be made from heavy PVC pipes. Those below ground will be placed on a suitable sub-base. All the piping will be fitted with appropriate access facilities.

Stonework

Local stone is to be used where possible for the building, to maintain and ensure harmonious integration with the surroundings and local buildings.



Flooring

The floors will be laid on bedding mortar after preparation of the Betonella surface. Bedrooms, living room, kitchen, entrance and hallways in single-fired ceramic tiles, size 30 x 30 cm. Bathrooms: in ceramic tiles with a maximum size of 25 x 25 cm. The balconies and porticoes will be covered with ceramic tiles for outdoor use.

Doors and Windows

The external doors and windows will be made from mahogany and/or aluminium.

The internal doors in the villas will be of solid mahogany or with glass panels; fittings will be an Anuba hinge, normal lock and anodised burnished light alloy handle. All the floor and wall tiles will be top quality



Hot Water System

Each property unit will be fitted with an independent water heating system, by means of a suitably sized electric accumulator.

Hydro Sanitary System

Direct connection to the municipal water pipeline and the internal production system is planned. The bathroom fittings will be made from vitrified porcelain made by a leading company; the taps will be in heavy chromed brass.

Villa Maris Village

Finance

PRICES

Bungalow Type 'A'	1,2,3,4,5,6,7	€153,010
Bungalow Type 'B'	8,9,10,11	€108,070
	12,13,14,15	€ 99,510
	16,17,18,19,20,21,22,23,24	€ 84,530
Apartment	25,26,27,28 37,38,39,40	€ 61,258
	29,30,31,32 33,34,35,36	€ 59,118
Studio	41,42,43,44,45	€ 44,940
	56,57,58,59,60	€ 44,940
	46,47,48,49,50	€ 40,660
	51,52,53,54,55	€ 40,660



PAYMENT PROFILE

€700 (£500) reservation fee

40% on Contract

60% on Completion (est. Nov 2007)

RENTALS

There is a rental company on Maio who will offer a minimum rental income of 5% net per year of the house value.



MAINTENANCE

Type 'A' €80/mth

Type 'B' €60/mth

Apt €40/mth

Studio €40/mth



MORTGAGES

We have Euro lenders who will provide:-

Interest Rate - 2% - 3% over ECB Base - each case will be quoted-for on its own merit

Repayment only – up to 20 years

Minimum Loan - £30,000 Sterling (or € equivalent).

Reasons to buy

Significant increases in property prices expected.

Guaranteed rental income of 5%.

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.

Stable social, political and economic country with negligible crime levels.

A multi-party democracy, supportive of foreign direct investment.

International Airport opening on Santiago with direct flights only 5.5 hours. Maio is a 10 minute flight from Santiago.

Beautiful unspoilt beaches

Exchange rate value of local currency is fixed to the Euro.



Important Notice

Whilst every care has been taken in the preparation of these particulars, neither the agents or the vendor take any responsibility for any error, mis-statement or omission in these details. All information is for guidance only. These particulars do not constitute an offer or contract and the members of the agents firm have no authority to make any representation or warranty in relation to the property.

