



The
New
Caribbean

morabeza

BEACH RESORT

SANTIAGO, CAPE VERDE ISLANDS

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Introduction

The Morabeza Beach Resort

A beachfront development on São Francisco beach, Santiago, Cape Verde totalling 60,000 m². Situated in the heart of the tourist zone along the northern coast north of the capital, this project will be a low-density (land occupation 20%), high-quality development which will include a 4* hotel with an array of supporting facilities necessary within a self contained holiday resort complex.



This jewel of an off plan development is the perfect setting for a stunning range of villas and apartments.

With beach frontage, hotel support structure and highly competitive prices, this is an opportunity for both end buyers and investors to purchase their very own piece of investment paradise.

Restaurant, hotel, bar, shops and much more are all part of the building plan at this prime location.

Commercial

Hotel, Restaurant, Bars, Fitness Centre/Gym, Shops/Grocery Store, Tennis court, and Public Amenities.

Residential

14 plots for luxury Villas, approximately 300 apartments.

Key facts of Santiago, Cape Verde

Population:	Around 240,000 (over 50% of the entire CV population)
Density:	242 inhabitants/km
Main town/city:	Praia (CV capital and largest city, population around 117,000)
Area:	991 km sq
Length:	75 km (north to south)
Width:	35 km (west to east)
Airport:	International
Ferry port:	Yes (to São Vicente, São Nicolau, Brava, Fogo, Santo Antão)
Latitude:	15.077 (15°4'40 N)
Longitude:	25.624 (25°37'29" W)
Municipalities:	Praia, São Domingos, Santa Catarina, Santa Cruz, São Miguel, Tarrafal
Highest point:	1,394 m (Pico d'Antónia)
Main industry:	Agriculture, fishing and services industry.
Eco aspects:	Mountain walks, endangered and rare birds



Overview

Santiago is the archipelago's largest and by far most populated island. The capital city of Cape Verde, Praia, is located in Santiago. Praia is the financial, governmental, corporate and commercial centre of Cape Verde. For the tourist, Santiago is packed with historical interest, magnificent scenery which comes into its own in the latter half of the year after the rains, a limited number of high quality white sandy beaches (which makes this development all the more selective as it is one of the best), great food and nightlife and a variety of attractions and adventure – making it an ideal holiday destination.

In fact, the government has ear-marked Santiago to become a significant luxury tourism destination, the limited number of beaches implies that large-scale integrated resorts will sit best in its landscape. Santiago is also destined to become an excellent golfing location, with a number of golf courses in development and planning stages. In terms of urban expansion, the suburb of Palmarejo offers an much sought-after location for expatriate Cape Verdeans as well as tourist long-term rentals.

It's the beauty of Santiago that really grabs you. Like Santo Antão but with much more potential in terms of investment returns, the interior is formed of two imposing and spectacular craggy mountain ranges which differ greatly to the desert islands of Sal, Boavista and Maio. The interior offers deep verdant valleys and lush plantations filled with banana, sugar cane, papaya, mango, date and coconut palms, plus a surprisingly wide variation of vegetables, hence the Island is known as the 'bread basket' of the archipelago.

There is a great contrast between the mild and humid climate of the higher regions and that of some lower regions, which are dry and arid. The island is dotted with picturesque rural villages, while the coastline is a series of fishing communities.



Elsewhere, there are gorgeous parks and gardens, such as the region of São Jorge, a botanical garden full of indigenous species surrounded by a forest of eucalyptus trees and nearby possibly the largest baobab tree in the world.

The view of these regions from above is truly magnificent. Sightseeing alone can occupy several days, unlike most of the other islands. Hiring a jeep is the best way to try to see as much as possible of Santiago's diverse landscapes. Santiago's marine life is plentiful with coral reef teeming with multi-coloured fish. Some of the beaches, including the beach at São Francisco on which the development is located, are a nesting place for turtles.

The Location



Stunning panoramic sea views

Cape Verde islands

São Francisco beach, Santiago, Cape Verde Islands

The Cape Verde Islands are part of Macronesia, a grouping of four Atlantic archipelagos, which also includes Portugal's Azores, Madeira Islands and Spain's Canary Islands. The Islands are located off the West coast of Africa in the same line and latitude as Barbados, allowing summer weather all year round boasting an average temperature of around 25 degrees along with 10 - 12 hours of sunshine daily.

Facts and Figures

Cape Verde location:	Western Africa, group of islands in the North Atlantic Ocean, west of Senegal.
Cape Verde Area:	4033 km ²
Coastline:	963 km
Currency:	Cape Verdean escudo (CVE)
Climate:	Temperate; warm, dry summer; precipitation very erratic.
Terrain:	The group of islands are steep, rugged, rocky, and volcanic although some eastern islands are flat and sandy.
Natural Resources:	Salt, basalt rock, limestone, kaolin, fish, clay, gypsum
Population:	418,224 (July 2005 est.)



Age Structure:	0-14 years: 39% (male 82,249/female 80,752) 15-64 years: 54.3% (male 110,119/female 116,816) 65 years and over: 6.8% (male 10,599/female 17,689) (2005 est.)
Population Growth Rate:	0.67% (2005 est.)
Ethnic Groups:	Creole (mulatto) 71%, African 28%, European 1%
Religions:	Roman Catholic (infused with indigenous beliefs) Protestant (mostly Church of the Nazarene)
Languages:	Portuguese, Crioulo (a blend of Portuguese and West African words), English
Government Type:	Republic
Capital:	Praia
Independence:	5th July 1975 (from Portugal)
Communication:	Telephone Main Lines in use: 71,700 (2003) Cellular Telephones: 53,300 (2003) Internet Users: 20.400 (2003)

Why the Cape Verde Islands?

Capital appreciation – the tourism and infrastructure developments mean the Cape Verde islands will become increasingly popular with holiday makers and investors. Over the last three years, capital appreciation has varied from 15% for off-plan properties to 40% for land on some islands, per annum, but the country continues to experience solid double digit growth.

Tourist Development - the government has earmarked 4 islands for tourist development - Sal, Boa Vista, Santiago and São Vicente. With a growth of 25% per annum in tourist numbers over the last few years, the islands represent a huge potential tourist destination, receiving currently less than 250,000 visitors per annum, compared to the almost 10 million in the Canary islands.

Rental income - the perfect all year climate of 25°C with virtually no rainfall will allow for year long holiday rentals. For developments such as Morabeza, which is uniquely located on one of the island's best beaches yet within driving distance of the country's capital, a mix of sun & sea and business tourists will ensure high levels of year-round occupancy. Weekend rentals from business visitors and locals, are also highly likely.

Direct 5.5 hour flights - The development is located within 15 minutes of Praia International airport, which has direct flights from Stansted in the UK, Lisbon, Manchester and Gatwick, as well as easy connections via Lisbon and Amsterdam. The Morabeza Beach Resort is situated within a 15 minute drive from the airport.

Featured on Channel 4's "20 Best Places to buy in the Sun"



Political Stability – A functioning parliamentary political system. Absence of any ethnic, religious or political conflict.

Picturesque environment - beautiful white sandy beaches, clear turquoise warm water, breathtaking mountains,

It's Safe - social and political stability and negligible crime. The people are very friendly and there is none of the intense salesmanship that exists in West Africa or indeed in parts of Sal.

Activities – Swimming, surfing, sailing, bird-watching, diving, fishing for marlin and tuna, hiking, mountain biking and golfing to name but a few.

The Morabeza Beach Resort



The Morabeza Beach Resort

- Beach and sea frontage - Step onto the beach it really is just a stone's throw away!
- Panoramic views come as standard. Morabeza will be set in the natural amphitheatre of the bay
- A jewel of a beach only 15 minutes from the capital Praia using the new ring road, which has already opened
- All properties will have elevated sea, beach or country/valley views
- Hotel, restaurant and sports facilities planned
- Freehold - Own a piece of paradise
- Flexible -The choice is yours - four bedroom villas or two and three bed room apartments. Hotel room ownership is also available

It is estimated that this will be the first fully completed development in this region of the island. The location itself will make the Morabeza Beach Resort development unique.

Santiago - A Special Island

- Boasts the capital and most populated city, Praia, with a corresponding level of potential business and tourist visitors, an essential component to the long-term viability of rental potential for the development
- Praia is the financial, governmental, corporate and commercial hub of Cape Verde.
- The largest and most populated island of the archipelago, (over half of Cape Verde's total population lives here today), indicating a work force that is much more skilled and easier to train than elsewhere.
- Santiago is set to become a significant luxury tourism destination.
- The largest (and one of only two) deep water ports in the country.
- New international airport opened Oct 05 – a vital second airway in to Cape Verde.
- Santiago is experiencing and has at planning stage, a considerable amount of internal and foreign investment.
- Has the best hospital in the archipelago (and probably West Africa) and several private medical and dental clinics.
- Greater potential for price growth, because of lower average property prices than Sal.
- Planned to become a major golfing destination. Two golf resorts in development and others at planning stage.

- The following countries maintain embassies in Praia – Angola, Brazil, the People's Republic of China, Cuba, France, Germany, Portugal, Senegal, Russia, Spain (recently opened) and the United States.
- Santiago historically 'was' Cape Verde and has the most history and overall, the broadest selection of attractions.
- Most of the endemic bird species are in Santiago and Santiago has amazing marine life.
- Hosts the largest internationally recognised festival.



Floor Plans

Two bedroom apartment



Floor Plans

Three bedroom apartment



Floor Plans

Four bedroom villa

Ground floor



Floor Plans

Four bedroom villa

First floor



The Morabeza Beach Resort

LEGENDA

- Via Principal estrutura de acessibilidade
- Via secundária estrutura de distribuição
- Passadiços de arêdores das estradas
- Área verde

- ① Blocos de apartamentos T3 / 76 unidades
- ② Blocos de apartamentos T2 / 204 unidades
- ③ Hotel quatro estrelas com serviços gerais e equipamentos de lazer
- ④ Vivendas / 14 unidades
- ⑤ Estacionamento

- 28 quercos
- Um restaurante destinado ao resort e com possibilidade de abertura ao público
 - Lobby e bar
 - Sala de animação e conferências
 - Uma ou duas salas para tratamentos estéticos, massagens, etc
 - Dois lojas/mercado
 - Lavandaria
 - Court de tênis e sala polivalente

TOTAL = 280



Step onto the beach it really is just a stone's throw away!

Buying in Cape Verde

Cape Verde's doors are open to private foreign investment; legislation to entice foreign investment into the country was introduced in 1989. The 'Lei de Investimento Externo' ('External Investment Law') introduced in 1993 broadened and enhanced the existing legislation to attract private foreign investment by non-Cape Verdean nationals and includes a 5-year initial tax holiday and a subsequent tax reduction by 50% on corporate tax (currently 30%) for the following 10 years. CGT is very low (3% with significant exemptions on initial gains).

All net revenues are guaranteed transference out of Cape Verde in full and foreign currency bank accounts are available. Any dispute between the Government and foreign investors can be decided upon by a sole-arbitrator appointed by the 'Centre for the Settlement of Investment Disputes' in Washington DC. Regarding tourism investment, an exemption is granted on import duties for materials and equipment necessary for construction, installation, refurbishment or expansion of hotel projects that have been approved for the 'Estatuto de Utilidade Turística' ('Tourism Utility Status'). This development will apply for this status and benefits such as exemption on the import of furniture will be passed on to the buyer if the status is granted.

Payment Plans

ALL OPTIONS HAVE A RESERVATION REQUIREMENT OF €5,000

Option 1

Full payment up front (immediate 5% discount on list price), this option also carries a two year 5% rental guarantee (a developer furniture pack must be purchased, to ensure standardisation)*

Option 2

This option carries a one year 5% rental guarantee* plus a furniture pack worth up to €8,500. The expected stage payment dates are as follows:

Stage	Date	Payment
Promissory contract		30% less reservation (30 days after promissory contract)
1. Ground works	Est. Sep 2008	20%
2. Foundations	Est. June 2008	20%
3. Roof level	Est. Nov 2009	20%
4. Completion	Est. Oct - Dec 2010	10%

Option 3

This option carries a one year 5% rental guarantee* (a developer furniture pack must be purchased, to ensure standardisation). The expected payments are as follows:

Date	Payment
30 days from promissory contract	30% less reservation
120 days	30%
Completion	40%

Mortgages available on option 2 & 3. Subject to status.

* Conditions apply. Unit must be made available to developer during period of rental guarantee. 3 weeks' FULLY INCLUSIVE owner's usage per annum (1 peak & 2 off-peak)
 Payments into solicitors' escrow account: The Byrne Practice, 10 South Parade, Bawtry, DN10 6JH. Account name: The Byrne Practice, escrow account, Lloyds Bank, High St., Doncaster, DN1 1BH
 Account no.: 86286392 Sort code: 30-92-68 IBAN: GB19LOYD30926886286392 BIC: LOYDGB21425



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