



TORTUGA BEACH RESORT & SPA

T H E H O T E L S U I T E S

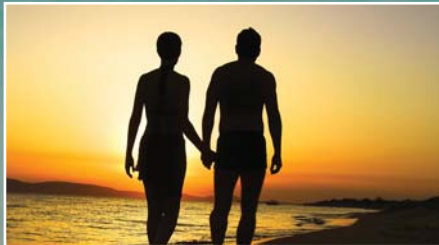


TORTUGA  
BEACH  
RESORT  
& SPA



INVEST NOW FOR IMMEDIATE RETURNS

# INVEST IN CAPE VERDE FOR A MORE REWARDING FUTURE



Cape Verde is a flourishing paradise island, with pure white sands, clear Turquoise Ocean and a booming tourism industry. It is the perfect location for your investment, delivering an exceptional opportunity for long term growth and rental returns.

## Why Invest in Cape Verde:

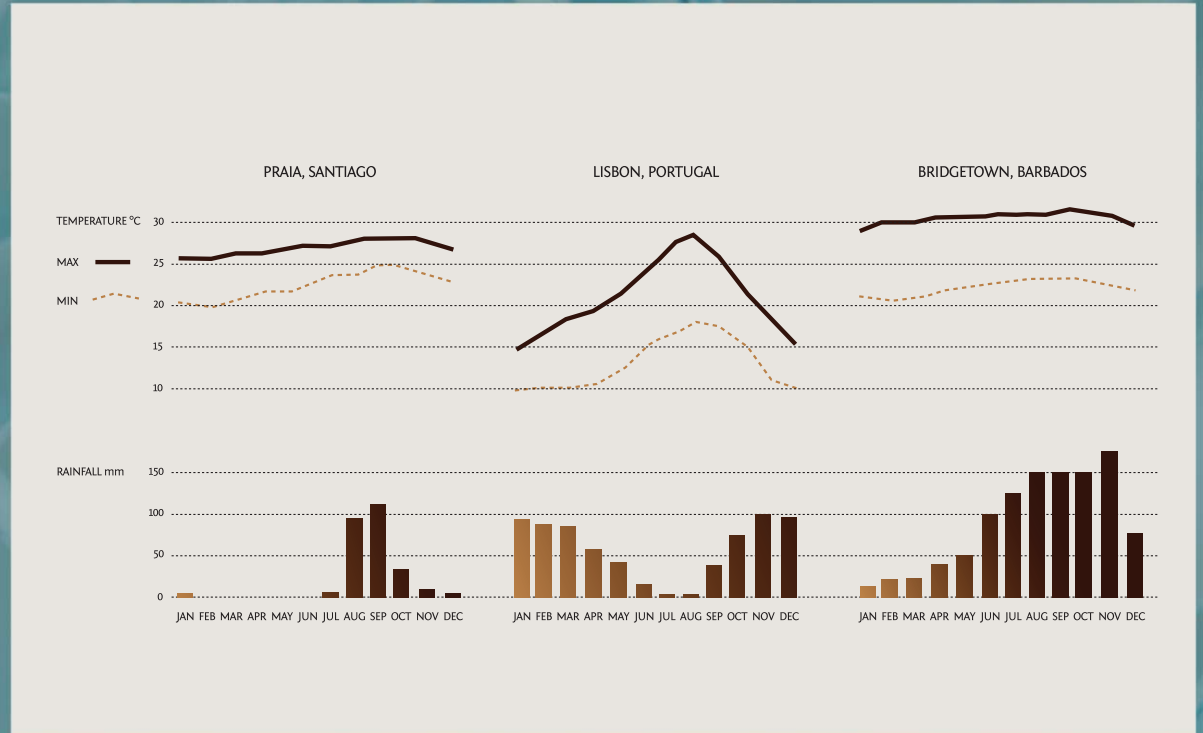
- Year round tropical climate, with no low season or hurricanes and some of the best beaches in the world
- Excellent travel links to the UK and Europe with direct flights to Sal's International airport only 5 1/2 hours from the UK
- Flourishing tourism industry, with a strong emerging market and politically very stable
- High government investment in energy, utilities and infrastructure
- Billions of Euros of international investment into hotels, resorts, golf resorts, marinas, water parks and commercial centres
- Strict environmental controls and regulations for tourism development
- Current on-island demand for quality accommodation outstripping supply - delivering opportunity for substantial and sustained rental returns
- Increasing land values driven by a rapid growth in tourism offering long-term high capital growth opportunity



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# THE PERFECT LOCATION AND STUNNING YEAR ROUND CLIMATE

Just one hour south of the Canary Islands, Cape Verde offers European visitors their closet tropical climate. It enjoys year round sunshine and almost no low season.



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# TORTUGA BEACH RESORT



Perfectly positioned  
to maximise your returns

- 1 Dunas Beach Resort & Spa
- 2 Tortuga Beach Resort & Spa
- 3 Djadsal
- 4 Land acquired by Hilton Hotel Group
- 5 Vila Crioula
- 6 Vila Farol
- 7 Esmeralda Beach
- 8 Club-Hotel Riu Funana & Club-Hotel Riu Garopa
- 9 A8
- 10 C1
- 11 C2
- 12 3rd Development by The Resort Group

# INVESTING IN TORTUGA BEACH RESORT

*Enjoy immediate, long-term and substantial returns*



Tortuga Beach Resort & Spa is a 5-star development set right on the beach in Sal Island, Cape Verde. To be completed early 2011, an investment today will immediately deliver, thanks to a high projected rental return.

An impressive development, and finish to the highest quality, Tortuga Beach Resort delivers premium accommodation to meet the growing on-island demand. In addition to a wonderful range of apartments and villas, the resort will feature a 5-star hotel and you can now invest in the Resort by purchasing a luxurious Hotel Suite.

**The completed resort has a fantastic range of facilities, all of which deliver an unforgettable guest experience, including:**

- A spectacular beach bar and grill
- High quality gymnasium
- Hotel lobby and sports bar
- A range of buffet and themed restaurants
- Two large communal pool areas with swim-up bar
- The opulent YHI Spa for the ultimate indulgence



TORTUGA BEACH  
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# MELIÁ HOTELS AND RESORTS

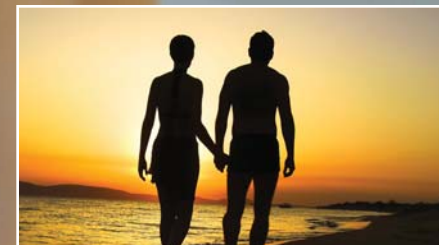
*The largest Resort Operator in the World*

On completion in 2011, Tortuga Beach Resort & Spa will be managed by Sol Meliá, who with over 300 resorts under management world-wide and a turnover in excess of 1 billion, are the largest resort hotelier in the world.

The resort will be operated under their Meliá brand, which is the largest in their expansive world-wide hotel brand portfolio. It is renowned for delivering exceptional 5-star luxury and the highest standards of service, plus it ensures Tortuga Beach will be operated by the most skilled and experienced resort management team.

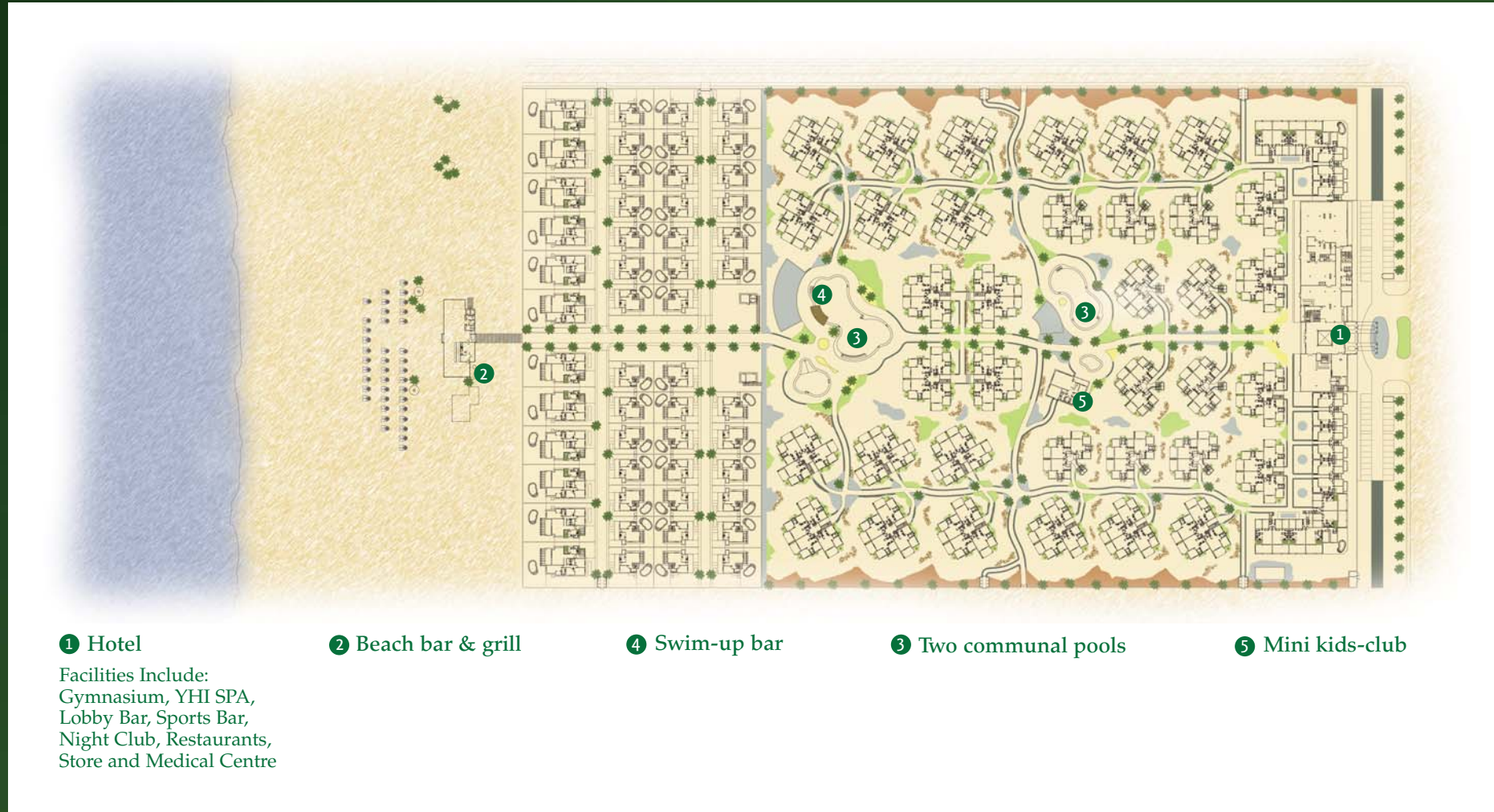


- The largest group of resort-based hotels in the world
- The largest hotel chain in Spain and sixth largest hotel chain in Europe
- Established for over 50 years with more than 300 hotels in 28 countries
- Turnover in excess of €1 billion
- Global online network receives 4.5 million hits per month and 5.3 million registered customers
- MELIÁ is the largest brand within the Sol Meliá portfolio, delivering an unforgettable guest experience
- Exceptional levels of customer service and a loyal database of customers
- Established range of hotels and resorts throughout the world
- The finest dining experience is at the heart of the MELIÁ brand



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# THE RESORT PLAN



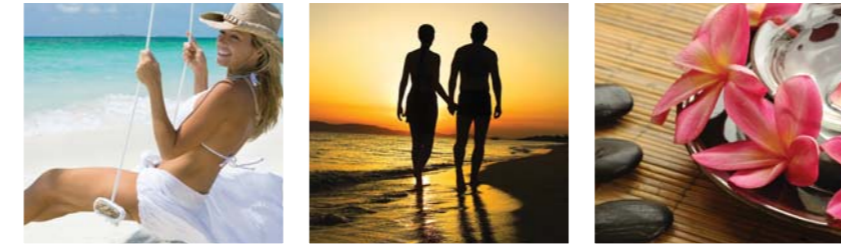


# TORTUGA BEACH RESORT - THE HOTEL SUITES

## Basement



- Key**
- Staff Offices
  - Hotel Services
  - Security and Technical offices
- Hotel Facilities**
- ① Treatment Rooms
  - ② Relaxation Room
  - ③ Spa
  - ③ GYM
  - ⑤ Store
  - ⑥ Medical Services



## Ground Floor



- Key**
- Staff Offices
  - Hotel Services
  - Security and Technical offices
  - WC
- Hotel Facilities**
- ① Sports Bar/Night Club
  - ② Shop
  - ③ Lobby
  - ④ Lobby bar
  - ⑤ Thematic Restaurant
  - ⑥ Buffet Restaurant

## First Floor



- Key**
- Staff Offices
  - Hotel Services
  - Security and Technical offices
  - WC
- Hotel Facilities**
- ① Conference Room 1
  - ② Conference Room 2
  - ③ Conference Hall
  - ④ Master Suites 1
  - ⑤ Studio Suites 2



# TORTUGA BEACH RESORT - THE HOTEL SUITES



	Price	Bedroom	En-suite	Terrace
Master Suites 1 - 2	€185,000 <b>SOLD</b>	41.85 m <sup>2</sup>	10.35 m <sup>2</sup>	32 m <sup>2</sup>
Type 2 - Studio Suites 1	€140,000	33.15 m <sup>2</sup>	8.35 m <sup>2</sup>	16.20 m <sup>2</sup>
Type 2 - Studio Suite 2-3	€140,000	33.15 m <sup>2</sup>	8.35 m <sup>2</sup>	15.25 m <sup>2</sup>
Type 2 - Studio Suite 4	€140,000	33.15 m <sup>2</sup>	8.35 m <sup>2</sup>	14.70 m <sup>2</sup>
Type 1 - Studio Suites 5-11	€130,000	33.15 m <sup>2</sup>	8.35 m <sup>2</sup>	10.4 m <sup>2</sup>
Type 1 - Studio Suite 12	€130,000	33.15 m <sup>2</sup>	8.35 m <sup>2</sup>	10.9 m <sup>2</sup>



# TORTUGA BEACH RESORT - THE HOTEL SUITES

## The Payment Plans



	Studio Suite Type One	Studio Suite Type Two
<b>EXAMPLE LIST PRICE</b>	<b>€130,000</b>	<b>€140,000</b>
Deposit	50% €65,000	50% €70,00
Completion payment	50% €65,000	50% €70,00
10% Guaranteed Return (available for the first 12 months)	€13,00	€14,000
Additional Benefits	<b>FREE Hotel Excellence Furniture</b>	

# TORTUGA BEACH RESORT - THE HOTEL SUITES

## The Rental Returns



## RENTAL PROJECTIONS - STUDIO TYPE ONE

EXAMPLE LIST PRICE	€130,000		
Net Room Rate	€110	€110	€110
Occupancy %	68%	80%	95%
Occupancy Days	248.20	292.00	346.75
Gross Annual Revenue	€27,302	€32,120	€38,143
50% Owner Share	€13,651	€16,060	€19,071
Less Community Fee	€960	€960	€960
<b>ANNUAL NET INCOME</b>	<b>€11,851</b>	<b>€14,260</b>	<b>€17,271</b>
<b>Yield</b>	<b>9.1%</b>	<b>11.0%</b>	<b>13.3%</b>



# TORTUGA BEACH RESORT - THE HOTEL SUITES

## The Rental Returns



## RENTAL PROJECTIONS - STUDIO TYPE TWO

EXAMPLE LIST PRICE	€140,000		
Net Room Rate	€120	€120	€120
Occupancy %	68%	80%	95%
Occupancy Days	248.20	292.00	346.75
Gross Annual Revenue	€29,784	€35,040	€41,610
50% Owner Share	€14,892	€17,520	€20,805
Less Community Fee	€1,800	€1,800	€1,800
<b>ANNUAL NET INCOME</b>	<b>€13,092</b>	<b>€15,720</b>	<b>€19,005</b>
<b>Yield</b>	<b>9.4%</b>	<b>11.2%</b>	<b>13.6%</b>