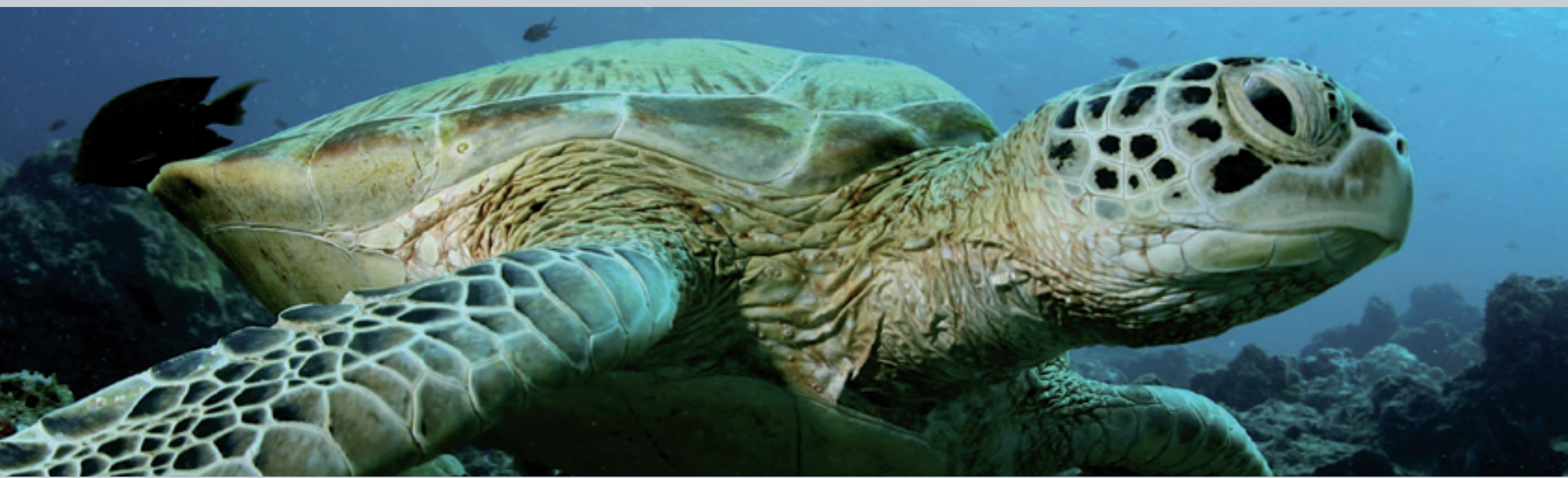
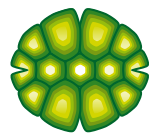


TORTUGA BEACH RESORT & SPA





TORTUGA BEACH
RESORT & SPA

**Tortuga Beach Resort & Spa:
your little piece of paradise**

Situated on a stunning beachfront location just a few steps from Ponta Preta beach near Santa Maria, Sal Island, Tortuga is one of the finest quality residential developments on Cape Verde.

A wide variety of high-specification villas and apartments in a beautiful and unspoilt environment, with an idyllic position on one of the few remaining undeveloped white sandy beaches in the world, Tortuga is truly a little piece of paradise.

Its 74,843 m² plot, with an occupancy density of less than 25%, includes twelve luxury single-storey four bedroom detached villas, forty luxury two-storey three bedroom detached villas, and 306 two bedroom apartments.

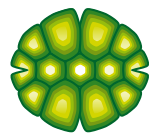
Generous and exclusive amenities include twenty four hour reception and concierge, spectacular landscaped gardens and lush green areas, luxury four star hotel with facilities for all villas and apartments, 150 seat restaurant, elegant wine bar and piano bar, courtesy and lounge areas, luxury spa and gymnasium, two communal pool areas and a variety of shops. All villas have private pools and gardens, and all apartments include terraced areas.

Tortuga offers investors the chance to buy into a highly prestigious and unique resort, in one of the most beautiful and sought after locations in the world.





- *Stunning beach-front location
- *Occupancy density of less than 25%
- *12 luxury front-line single storey 4 bed detached villas with private pools
- *40 luxury two storey 3 bed detached villas
- *306 two bed luxury apartments
- *Two communal pool areas for the apartments
- *Lush green landscaped gardens
- *Luxury 4-Star Hotel
- *Apart-Hotel facilities for all villas and apartments (including rental option)
- *Superb 150 seat restaurant
- *Elegant Wine Bar and Piano Bar
- *Luxury Spa and state of the art Gymnasium



TORTUGA BEACH
RESORT & SPA



Cape Verde new global property and holiday hotspot

Cape Verde is the new global property and holiday hotspot, and a star investment opportunity for growth, rental or resale. A stunning mid-Atlantic tropical paradise just five and a half hours from the UK, it's fast becoming the Caribbean for Europe – minus the jet lag.

So with fast and convenient access, and all the attractions of a unique tropical paradise, Cape Verde offers unparalleled potential as an investment opportunity for growth, rental or resale.

Sal Island the jewel in the Cape Verde crown

The island of Sal - the most popular and developed in the Cape Verde archipelago - is well on its way to becoming one of the world's top tourist destinations.

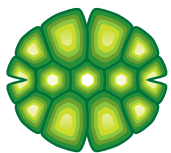
Regular flights from the UK to Sal's established international airport whisk holidaymakers in only a few hours to crystal clear seas, endless white beaches, adventurous water sports and great night life.

Just 30km long and 12km wide, Sal is a jewel of a tropical island. The charming town of Santa Maria at its southernmost tip is the main tourist resort, with beachside restaurants, fascinating shops, a lovely town square, and local musicians playing Cape Verdean classics. Other attractions include the town of Espargos with its variety of shops, bars and restaurants, the salt flats of Pedra de Lume and the port town of Palmeria.

Sal is at the very heart of the investment excitement, which surrounds Cape Verde. The government is investing significantly in creating a modern, world class tourist destination. And with its rapidly developing local infrastructure, growing number of scheduled flights, increasingly sophisticated tourist facilities, five star hotel, two new golf courses designed by Ernie Els, and plans for an upmarket marina, major tour operators are already looking for more and more rental stock.

Its unique combination of natural and developmental benefits makes Sal the definitive choice over all its island neighbours – and there's never been a better time or opportunity to invest.



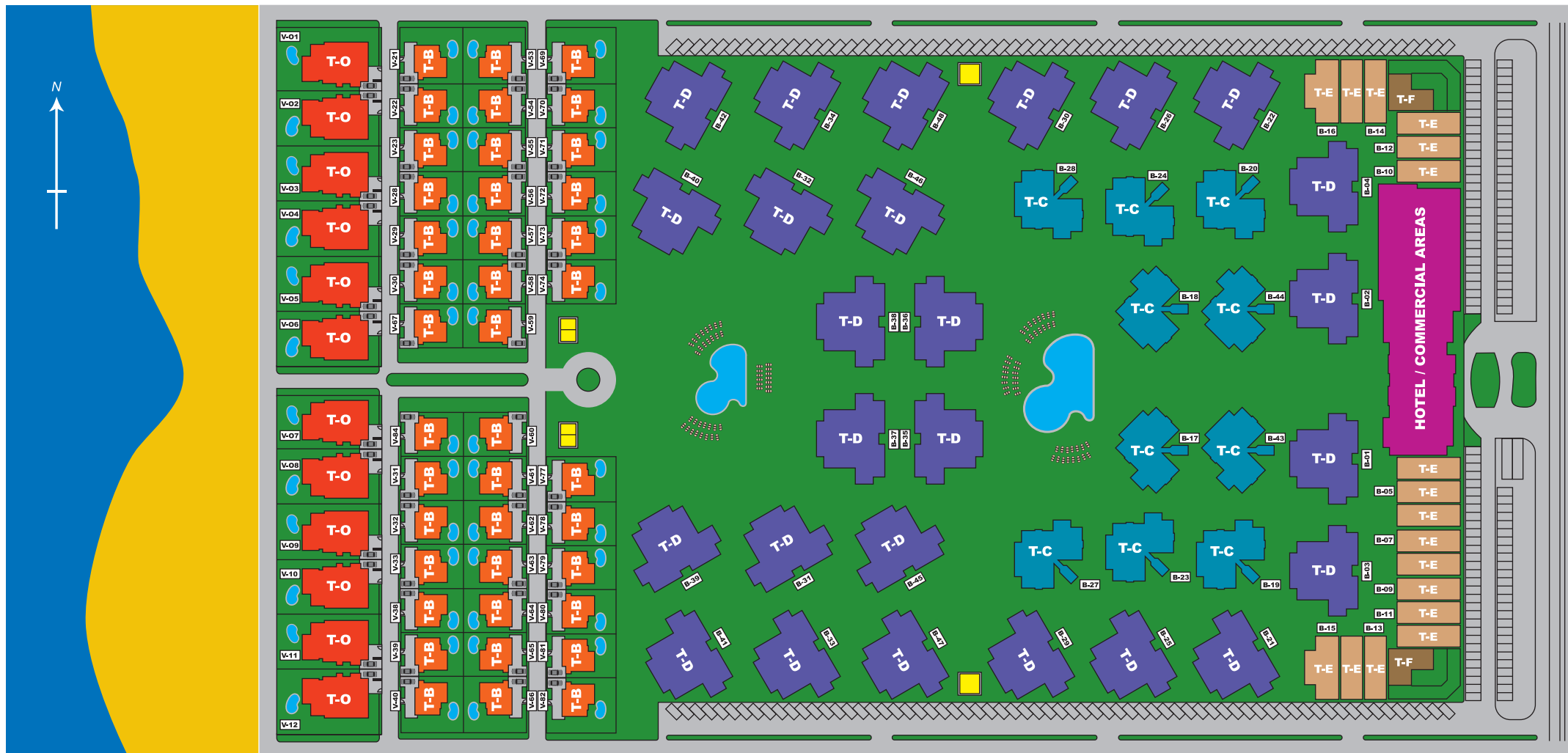


TORTUGA BEACH RESORT & SPA

TORTUGA BEACH SITE PLAN

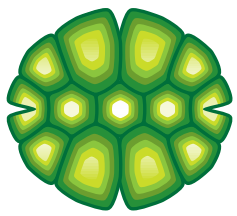
VILLA TYPE - B VILLA TYPE - O APARTMENT TYPE - C APARTMENT TYPE - D APARTMENT TYPE - E APARTMENT TYPE - F

FOR INDICATIVE PURPOSES ONLY

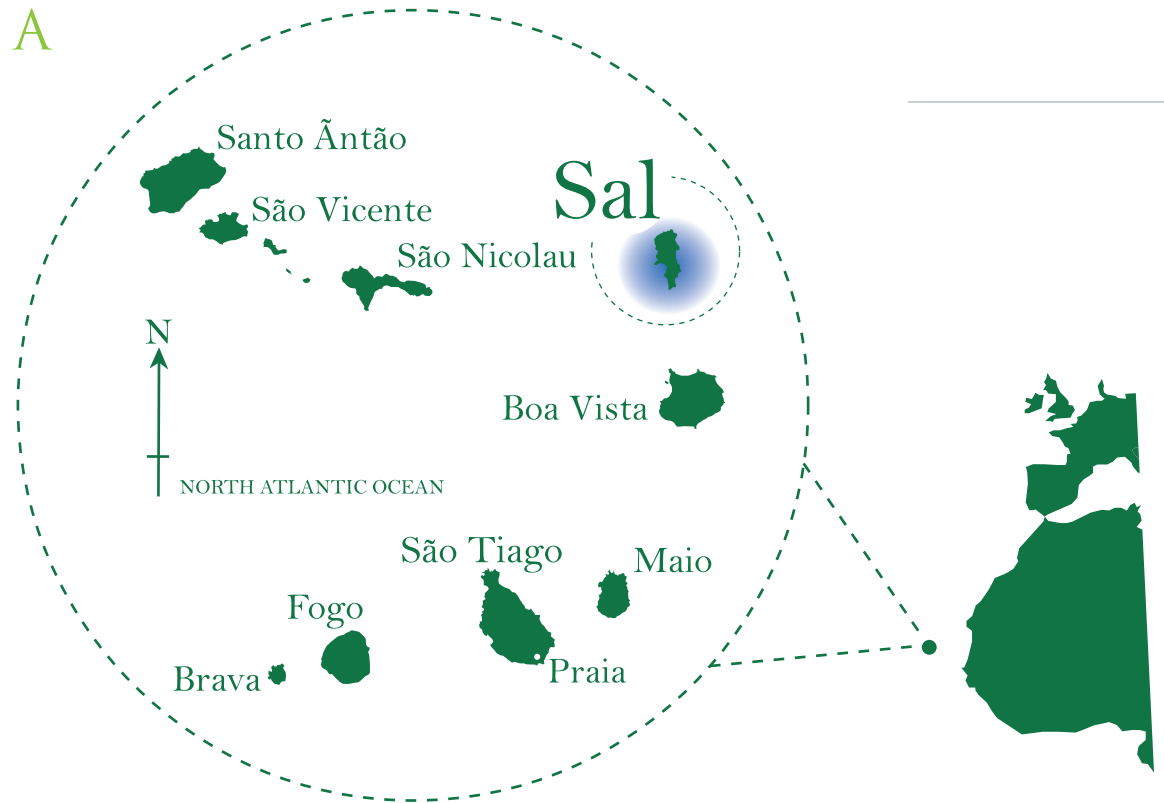


- * Stunning beach-front location
- * Occupancy density of less than 25%
- * 12 luxury front-line single storey 4 bed detached villas
- * 40 luxury two storey 3 bed detached villas with private pools
- * 306 two bed luxury apartments
- * Two communal pool areas

- * Lush green landscaped gardens
- * Luxury 4-Star Hotel (30 double rooms - 60 beds)
- * Apart-Hotel facilities for all villas and apartments (including rental option)
- * Superb 150 seat restaurant
- * Elegant Wine Bar and Piano Bar
- * Luxury Spa and state of the art Gymnasium



TORTUGA BEACH RESORT & SPA



Structure

European standard building specifications
Reinforced concrete pillars and beams
External walls of 200mm vibrated concrete block with chamber
Internal walls of 90mm vibrated concrete block with chamber
Ceilings of reinforced concrete beams & chambered blocks

Roofs

Arab tile and first quality stoneware tiles to solarium areas
6mm waterproof membrane

Facades

12mm of rough and fine finish sand & cement based render
Natural stone finish to some areas

Internal wall & ceiling finish

Most areas finished in smooth finish gypsum type plaster
False moulding of plaster in corridor and in rooms where
pre-installation of air-conditioning is necessary
Kitchen splash- backs in polished first quality ceramics
Bathroom in polished marble type tile or similar

Flooring

Internal areas finished with first quality marble type ceramic
(porcelainosa or similar) External terrace areas and walkways in first
quality stoneware tiles

Bathroom Fittings

Fittings of vitrified porcelain
Mixer taps
Marble vanity surface where specified

Kitchen

Wall & base furniture
Glass ceramic hob
Electric oven
Extractor hood
Combi fridge/freezer
Granite work surfaces

Carpentry

Reinforced entrance door in beech finish or similar
Internal passage doors in beech finish or similar
Door mouldings matching beech finish
Chrome or brass finish door furniture of good quality

Plumbing

Water installation by means of copper or polyethylene pipe
PVC waste pipes
Installation for washing machine
Installation for dish-washer machine (villas only)
Electric accumulator water-heater

Electricity

TV, UHF & FM aerial sockets
Telecommunications systems
Pre-installation of air-conditioning
Video door entry system (villas only)
Fire detectors

NOTE: FOR INDICATIVE PURPOSES ONLY. THE EXACT SPECIFICATIONS
MAY CHANGE SLIGHTLY IF THE DEVELOPER FEELS IT NECESSARY.

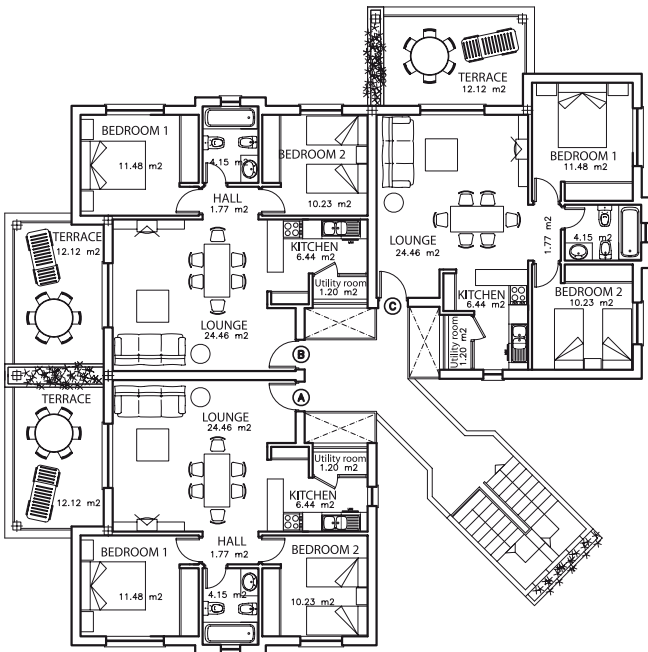
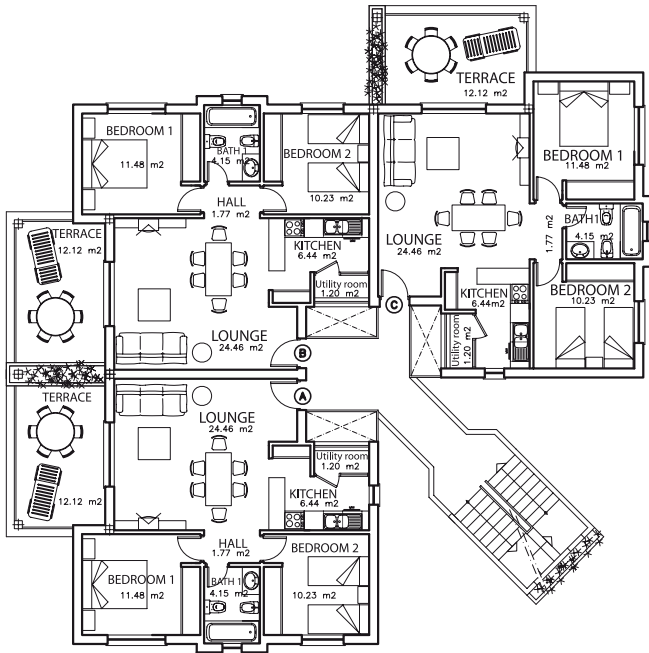
Apartment Type C

Ground Floor

	Built	Terraces
A	70.97m2	15.65m2
B	70.08m2	15.22m2
C	70.97m2	15.65m2
Common Area	27.79m2	--

First Floor

	Built	Terraces
A	70.97m2	15.65m2
B	70.08m2	15.22m2
C	70.97m2	15.65m2
Common Area	27.79m2	--



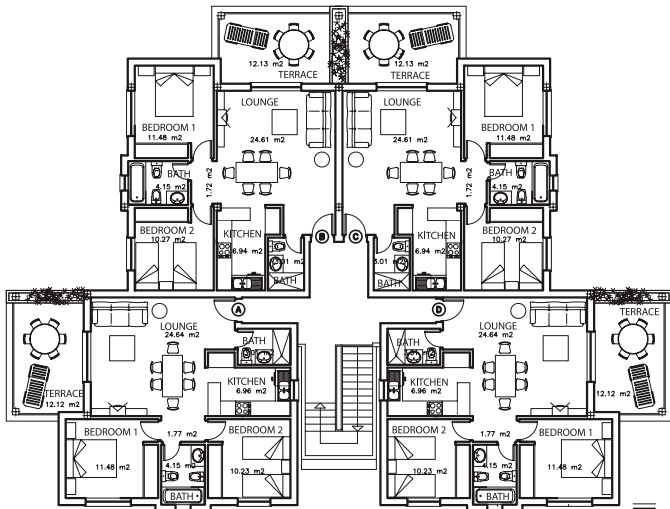
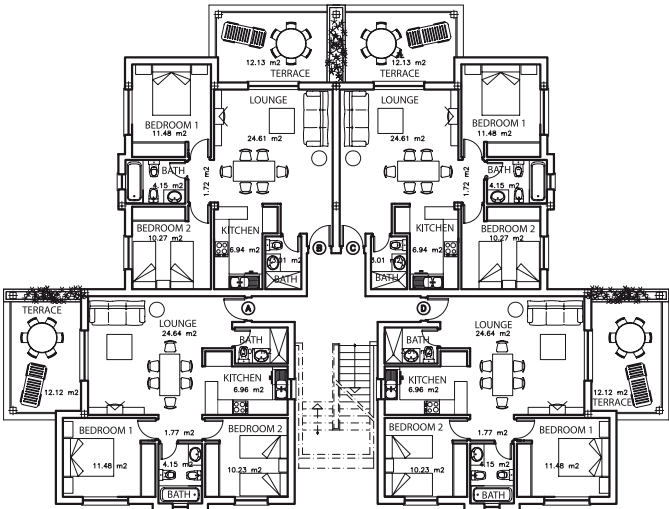
Apartment Type D

Ground Floor

	Built	Terraces
A	73.97m2	15.65m2
B	72.98m2	15.22m2
C	72.98m2	15.65m2
D	73.93m2	15.22m2
Common Area	28.51m2	--

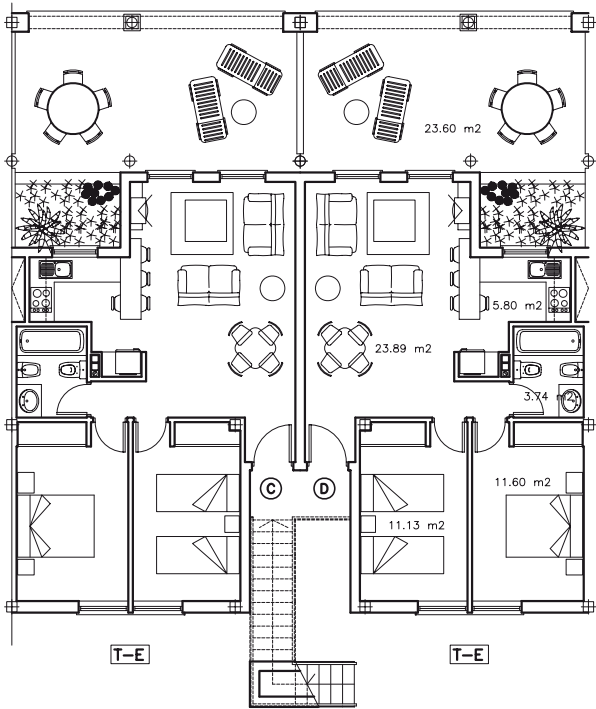
First Floor

	Built	Terraces
A	73.97m2	15.65m2
B	72.98m2	15.22m2
C	72.98m2	15.65m2
D	73.93m2	15.22m2
Common Area	28.51m2	--

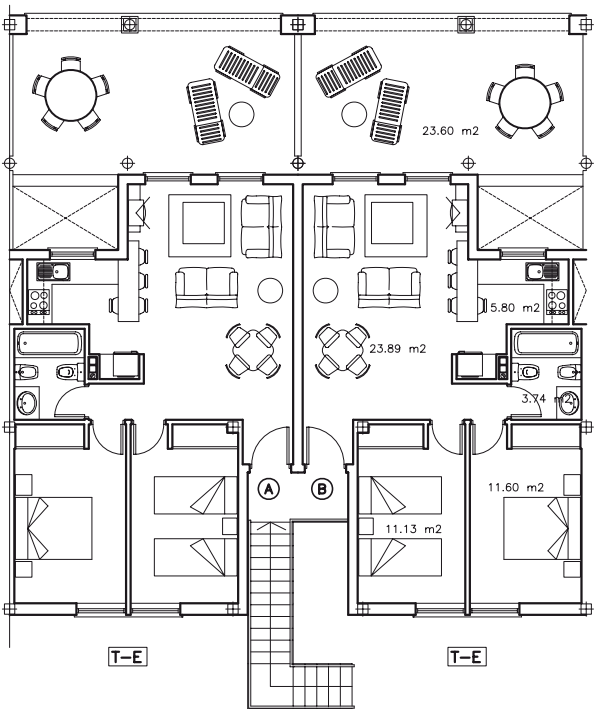


Apartment Type E

	Ground Floor
Built Area	64.71m2
Patio	23.60m2
Terrace	--
	First Floor
Built Area	64.71m2
Patio	--
Terrace	23.60m2



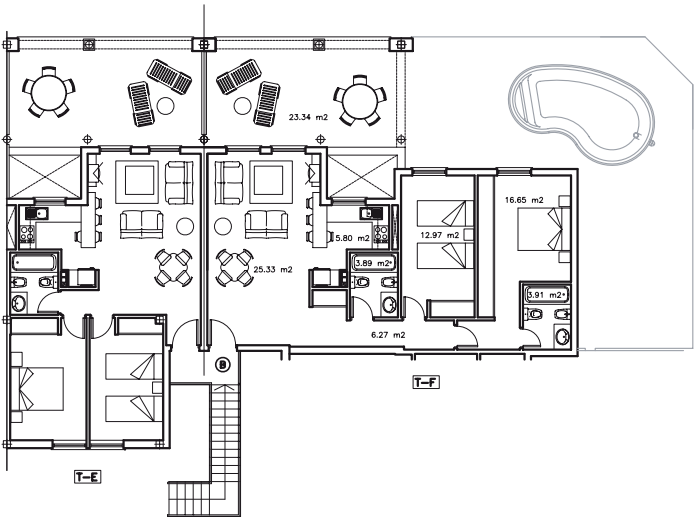
GROUND FLOOR



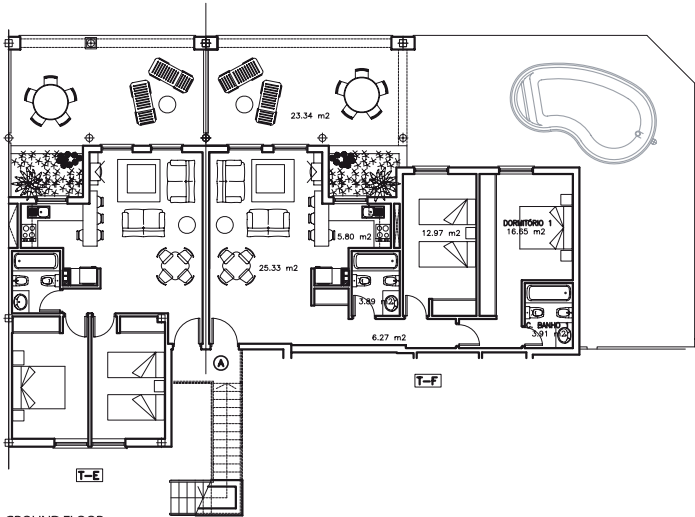
FIRST FLOOR

Apartment Type F

	Ground Floor
Built Area	86.10m2
Patio	23.34m2
Terrace	--
	First Floor
Built Area	86.10m2
Patio	--
Terrace	23.34m2



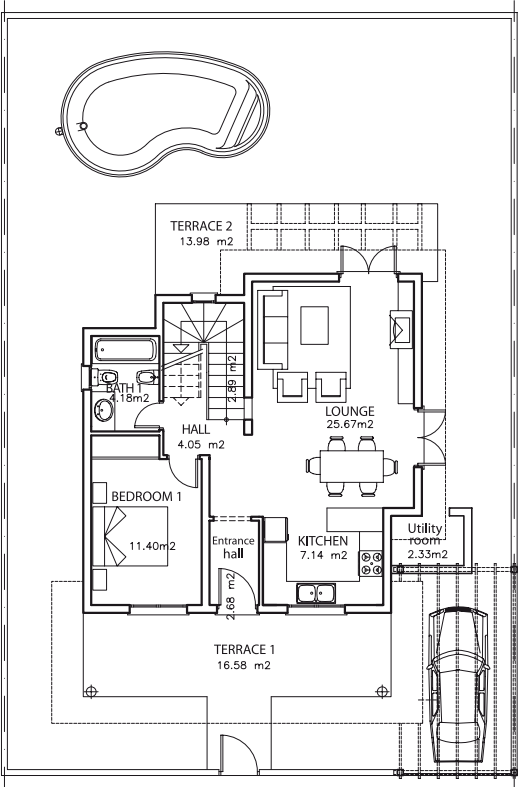
FIRST FLOOR



GROUND FLOOR

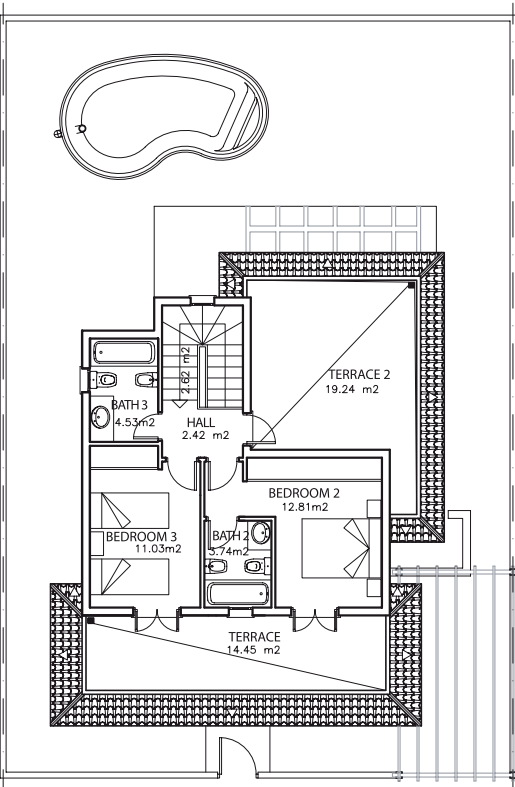
Villa type B

	Ground Fl	First Fl	Total
Built Area	68.16m2	47.76m2	115.92m2
Terrace/Pergola	34.83m2	--	34.83m2
Utility Room	2.33m2	--	2.33m2
Terraces	--	33.75m2	33.75m2



GROUND FLOOR

	First Fl	Total
Built Area	47.76m2	115.92m2
Terrace/Pergola	--	34.83m2
Utility Room	--	2.33m2
Terraces	33.75m2	33.75m2



FIRST FLOOR

Villa type O

Built Area	153.78m2
Terrace/Pergola	40.27m2
Utility Room	3.02m2

