



# Contents

- 4 - 9 Why invest in Cape Verde?
- 10 - 13 The Resort
- 14 - 15 About the Developer
- 16 - 17 Sol Meliá - The Resort Operator
- 18- 21 The Investment Returns
- 22 - 25 Funding your Property Purchase
- 26 - 27 Easy Ownership
- 28 - 29 5-Star Services
- 30 - 31 Take the next step



**DUNAS**  
BEACH RESORT & SPA

[www.dunasbeachresort.com](http://www.dunasbeachresort.com)

## Why Invest in Cape Verde?

Imagine endless white sands caressed by gentle sea breezes and lapped by a gleaming turquoise ocean. This is Cape Verde, a new island paradise just waiting to be discovered.

- ~ Excellent potential for investors with very attractive rental returns
- ~ Potential capital growth of up to 15% a year (forecast based on increasing land values driven by a rapid growth in tourism)
- ~ All-year round tropical climate with no low season or hurricanes
- ~ Direct flights from the UK take just 5 ½ hours
- ~ Some of the best beaches in the world
- ~ Politically very stable with a growing economy since the late 1990's
- ~ Strict environmental controls and regulations for tourism development

Cape Verde has recently been voted one of the top ten holiday destinations in the world by Expedia, and tourism there is booming. From 67,000 visitors in 2000 to over 300,000 in 2007, this figure is rising all the time and is expected to top 1,000,000 by 2015.

It's no wonder. Cape Verde offers a captivating blend of history and culture, activity and adventure and of course, endless year-round sunshine. Nestling in the Atlantic ocean some 450 kilometres off the west coast of Africa and one hour south of the Canary Islands, Cape Verde actually consists of ten islands and five islets.

Cape Verde enjoys a dry, tropical climate with cool currents drifting around the Islands and keeping temperatures to a pleasant 22° to 30° all year round.

As the popularity of Cape Verde increases and land values rise, demand will steadily grow and your property will become more valuable even during construction. In addition, you can look forward to a regular source of income as more and more visitors come to Cape Verde and Sal Island.



[www.dunasbeachresort.com](http://www.dunasbeachresort.com)



*'The Cape Verde Islands  
have a unique vibe that is  
somewhere between African,  
European and Brazilian'*

David Whitely, aol.co.uk

## A rich and fascinating history

The story of Cape Verde begins in 1456 when Portuguese seafarers discovered the Islands and founded Ribeira Grande (now Cidade Velha) on the Island of São Vicente. This was the first European influenced town in the tropics.



At this time, the slave trade was booming and settlers moved quickly to reap the benefits of this untouched land by importing slaves from the West African coast. The Islands soon grew wealthy enough to attract pirates, including a raid in 1585 by England's Sir Francis Drake.

But this prosperity was short-lived and there was little investment in Cape Verde over a lengthy period lasting well into the 20th century. This meant that many local men had to find work on American

whaling ships and even today, Cape Verdean communities along the New England coast rival the population of Cape Verde itself.

In fact, it was the ocean liner that sparked the revival of Cape Verde and in particular the Island of Sal. Its location made it the perfect stop-over for the transportation of coal, water and livestock. When the aeroplane replaced the ocean liner, Cape Verde capitalised on this and opened an international airport on Sal in 1948. Sal airport is now truly international with visitors arriving from all over the world.

Independence from Portugal came in 1975 and today Cape Verde enjoys a very stable political structure with a growing economy. As tourism and on-island development flourishes, the Islands underlying vibrant and traditional culture remains true to its origins, with colourful Mardi Gras celebrations and the local fishing industry ensuring the unique character and soul of this emerging paradise is preserved.



# Sal Island

## *The shining star of Cape Verde*

The most popular of the Cape Verde islands, Sal was the first to attract tourists with the opening of the international airport in 1948.

- ~ Billions of Euros of international investment into hotels, resorts, golf resorts, marinas, water parks and commercial centres
- ~ Sal Island accounts for 69% of Cape Verde's rental market
- ~ Tour operators are unable to meet the growing demand from tourists

The Government is investing in the Island to create a modern, world class tourist destination. So, the decision to invest in a property on Sal Island is made even easier by the excellent travel links from the UK and throughout Europe. Today, there are regular scheduled flights to Sal's established international airport direct from Birmingham, Gatwick and Manchester.

The charming town of Santa Maria in the south is the main tourist resort and has eight kilometres of stunning beaches, and a good choice of shops and restaurants. Other highlights include the town of Espargos in the centre of the Island, the salt flats of Pedra de Lume on the east coast and the port town of Palmeira on the western side of the Island.

Despite the global economic downturn, Cape Verde's economy has been growing since the late 1990's. Foreign investment has been a key driver of this growth, rising from just US\$100,000 over seven years ago to US\$1.2 billion in 2008.

In addition, the World Bank announced an investment package in August 2007 worth US\$237.9 million for a variety of projects, including energy, water, infrastructure and tourism.

It's an emerging and growing market and the Cape Verdean Government is protecting the Island by enforcing strict development rules allowing low density, low-rise projects only.

All in all, Sal Island is at the heart of the investment excitement which surrounds Cape Verde and there's never been a better opportunity to invest for capital growth, rental income or resale.



*'The stunning deep water lagoon, known as the 'Blue Eye', can be discovered in the north-west of the Island'*



# Why Dunas Beach Resort

With a beachfront location on the prime white sands of Ponta Preta beach, just a couple of minutes to the main town of Santa Maria, Dunas Beach Resort is a prestigious development of new villas and apartments built to the very highest specification.

- ~ Stunning choice of properties including villas, apartments, studios and suites
- ~ High quality finish and understated luxury throughout all Resort properties
- ~ All the facilities you would expect from a 5 star MELIÁ Resort
- ~ World-class restaurants with a blend of international cuisine to suit all tastes
- ~ Expansive communal pools for ultimate relaxation
- ~ Tranquil surroundings with beautifully landscaped gardens

Dunas Beach Resort has everything that residents could possibly need. The boulevard close to the ocean has bars and restaurants serving a variety of cuisine. There are landscaped gardens, spacious pool areas and secluded walkways. A range of activities are available for the energetic, or you can simply relax and take in the sun. There's a concierge service to take care of all your needs. All contained in a private gated community that's perfect for families and couples wishing to get away from it all.

The Resort will feature many fine restaurants & bars, two poolside wet bars, courtyards & lounge areas, Meliá Yhi Spa & gymnasium, tennis courts and a variety of shops. If that isn't enough, the entire Resort will be operated and managed by the largest resort hotelier in the world, Sol Meliá, under their five-star MELIÁ brand.

MELIÁ Dunas Beach Resort will be a truly world class tourist destination, representing an outstanding opportunity for both investment and lifestyle buyers.





*'Spectacular beach front villas with private pools, stunning interiors and a high quality finish throughout'*

## Dunas Beach Resort *Properties at a glance*

Set in beautiful landscaped grounds next to the ocean, Dunas Beach Resort offers a stunning range of properties each with their own unique character and all finished to the same high quality specification.

- ~ Spectacular beach-front villas with private pools and gardens
- ~ Impressive range of one, two and three bedroom apartments
- ~ Prestigious suites and spacious studios
- ~ Pioneering architectural design for a unique and distinguished exterior
- ~ Natural, elegant and contemporary interior styling
- ~ Designer kitchens complete with premium appliances
- ~ Relaxing, luxurious and spacious throughout
- ~ Prices range from €99,950 to €1,000,000



Dunas Beach Resort is a prestigious five star development built right by the ocean for the most spectacular views on the Island. All properties share the same high quality specification and luxurious finish for the ultimate in relaxation, comfort and indulgence.

The whole interior design scheme centres around the concept of 'Contemporary Simplicity' with an emphasis on pure shapes and subtle design. The finish is vitally important, so the design demands high specification materials, products, fixtures and fittings.

The earthy colour scheme is comforting and tranquil, making the rooms the perfect place to relax. Stylish furniture, luxurious fabrics and subtle lighting allows for a sensuous and serene hideaway, which reflects the aesthetics of nature. You'll also find contemporary bathroom suites and designer kitchens.

The full range of properties is available to view on our website. Alternatively, you can contact one of our Agents who will guide you through all property options.





# Discover 5 Star Luxury at Dunas Beach Resort



## Facilities at a glance

- ~ A spectacular world class tourist destination
- ~ The second five-star resort to be built on Sal Island by The Resort Group
- ~ Developed in partnership with Sol Meliá, the largest resort hotel group in the world
- ~ Stunning choice of luxurious properties including villas, apartments, studios and suites
- ~ First class selection of restaurants throughout the resort, catering for all tastes
- ~ Expansive communal pool areas to unwind, cool down and revitalise
- ~ Modern and stylish bars, including 2 pool side bars and Meliá Gabi Club experience for added indulgence
- ~ Opulent Meliá Yhi Spa to enrich, relax and rejuvenate your senses
- ~ Palm tree lined boulevard to the beach, bustling with bars and restaurants
- ~ Comprehensive leisure facilities, including state of the art gymnasium and tennis courts
- ~ Excellent range of hospitality services including wedding pavilion and convention centre



- |                         |                                |                          |
|-------------------------|--------------------------------|--------------------------|
| 1 Meliá Gabi Club       | 7 Wedding Pavilion & Show Room | 13 Thematic Restaurant 1 |
| 2 Thematic Restaurant 4 | 8 Pool Side Bar                | 14 Pool Side Bar         |
| 3 Boulevard             | 9 Hotel Reception              | 15 Mini-Club/Creche      |
| 4 Thematic Restaurant 3 | 10 Meliá YHI Spa               | 16 Evening Entertainment |
| 5 Sports & Avenue Bars  | 11 Medical Services            | 17 Convention Centre     |
| 6 Thematic Restaurant 2 | 12 Grocery Store               |                          |



## The Resort Group PLC

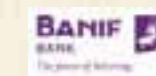
*With you every step of the way*

The journey begins by identifying prime beach front land in emerging markets. Then obtaining the required planning permissions, before designing luxurious properties and applying the necessary financial strength to deliver exceptional build quality. All of this makes us the international property developer that can produce maximum returns for our clients.

Right now, we are focused on Cape Verde and Sal Island. Perhaps the most exciting and rewarding property investment opportunity in the global market today. Dunas Beach Resort meets the highest quality control standards meaning you can buy with complete confidence.

Our strategic alliances with leading industry experts help deliver a quality of product and operational expertise that will significantly underpin your capital return and rental income for years to come.

### Our industry leading partners include:



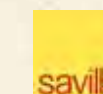
One of the largest Portuguese banks with operations in 16 countries specialising in real-estate, commercial and investment banking



A truly global construction company with a turnover of €1.35 billion and operations throughout Europe, America, Asia and Africa



The largest resort-based hotel operator in the world with over 300 hotels across 28 countries, and employing more than 35,000 people



Established in 1855, the leading global real estate service provider, with 200 offices and an unrivalled reputation for delivering real estate expertise of the highest calibre

In short, when you buy a property through The Resort Group, you'll be making a great investment, but you'll also be buying into something that's harder to put a value on. Peace of mind





Meliá Hotels & Resorts create distinctive experiences that stand out from the standard hotel offering, designed to satisfy travelers with the most exclusive needs. The perfect fusion between design and functionality, Meliá Hotels & Resorts is the best option for both leisure and business travelers.

**Discover 5 star luxury at Meliá Dunas Beach Resort**

- ~ A European five-star Meliá resort with a range of luxurious apartments, villas and suites
- ~ Palm-tree lined boulevard connecting the hotel and beach, offering a mouthwatering array of bars & restaurants, including the opulent Meliá Gabi Club
- ~ Four high quality themed restaurants serving a variety of gastronomic delights
- ~ Sophisticated wine and piano bars to relax and unwind
- ~ The luxurious Meliá Yhi Spa to reinvigorate your senses
- ~ Huge communal pool areas to cool down and revitalise plus two swim-up pool side bars for added indulgence
- ~ Comprehensive leisure facilities, including a state of the art gymnasium for more energetic guests
- ~ Some of the best entertainment Cape Verde has to offer with a host of daily and evening shows

Other facilities include a convention centre, large buffet style restaurant, on-site grocery store, cyber café, tennis courts, medical centre and shops.

The extensive range of facilities as well as the high quality service will deliver a luxurious, enriching and totally unforgettable guest experience.



[www.dunasbeachresort.com](http://www.dunasbeachresort.com)



Sol Meliá is the largest resort-based hotel group in the world with over 50 years experience, more than 300 hotels in 28 countries on four continents and over 35,000 employees.

**So who is Sol Meliá?**

- ~ The largest hotel chain in Spain
- ~ The sixth largest hotel chain in Europe
- ~ The 15th largest hotel chain in the world
- ~ The largest group of 'resort-based' hotels in the world
- ~ Sol Meliá's website network receives over 4.5 million visits EVERY MONTH
- ~ A global management group with some of the highest occupancy rates in the world

Sol Meliá is one of the world's most respected hoteliers and has a large portfolio of diverse brands offering hotels & resorts for every type of holiday, and every type of tourist.

In fact, Sol Meliá is three times larger than the current leading operator on Sal Island. With touristic operations and partnerships spanning four continents, it's no surprise the group has amassed a database of loyal customers who keep returning to their hotels and look forward to visiting any new developments bearing their name.

In addition, the reputation and standing of the company attracts the very best staff to ensure five star service at each development.

With their global website network receiving more than 4.5 million visits per month generating an annual turnover in excess of €1 billion, no other hotel operator in the world has a greater level of experience or expertise at managing high quality resorts.

## The prospect of significant capital growth

The financial strength and experience of The Resort Group, supported by the expertise of our industry leading partners makes Dunas Beach Resort perfectly positioned to maximise the investment potential that exists in Cape Verde.

- ~ Foreign investment continues to grow with over €1 Billion investment per annum
- ~ Full range of development projects across the Islands to improve communications, utilities, transport and leisure
- ~ Tourism figures continue to increase, with demand for high quality accommodation far exceeding supply

These are the aspects we look for when assessing the potential for return. Cape Verde meets all of these requirements, so when you buy off-plan, you can be confident in your investment at the early stages.

So here, you have all the right conditions in your favour to achieve substantial capital growth.

In fact, based upon all economic factors as well as the continued political stability of the Island, there is potential for investors to see up to 15% capital growth.



*'Foreign direct investment increased by 46% and is expected to continue to rapidly increase.'*

Cape Verde Investment Agency

## Reaping regular returns from your investment property

Consistent and sustainable rental income for investors is at the heart of everything we do at The Resort Group. We have the necessary means and experience to research, analyse and select only the most rewarding investment opportunities; that means we've already done the hard work for you.

- ~ Dunas Beach Resort sits on premium beach front land, creating the most desirable, saleable and rentable properties available
- ~ Dunas Beach Resort is the first Cape Verdean resort to sign full management contracts with an international resort operator, namely, Sol Meliá
- ~ Cape Verde offers European visitors their closest tropical climate
- ~ Great all-year-round climate with no low season and some of the best beaches in the world
- ~ Direct flights to Sal Island from Gatwick, Manchester and Birmingham

So whilst the value of your property grows, so will your income from rental returns, a combination that delivers the potential for a very lucrative investment.

In fact Savills, the world-leading property services group, estimate an average €175 per day rental fee - this is the typical rental income for a two bedroom apartment. With anticipated minimum rental occupancy of 68%, you can expect to realise a very strong rental yield.

And thanks to our flexible and highly competitive payment options, all of the luxury and reward of Dunas Beach Resort is well within reach.



# Funding Your Property Purchase

Every successful investor is looking to make their money work harder, at The Resort Group we make this so simple by maximising your returns on cash or assets used to buy, as well as covering the costs of borrowing. So whether you are using cash, assets, or borrowing money to purchase a property you can be sure the returns are worth it.

## Cash Investments

- ~ In today's climate it's unlikely you are getting a rate of return that you would want from cash savings or money you have invested
- ~ Investing in Dunas Beach Resort will re-house your existing assets into something capable of producing exceptional capital growth and rental yields that will far outweigh what you are currently able to generate
- ~ Plus, we will pay 6% p.a. interest on any cash used to fund the purchase of your Dunas Beach Resort property - allowing you to instantly earn 6% p.a. during the construction cycle

## Mortgage or Equity Release

- ~ You may have equity in your home or buy-to-let properties, or access to borrowing from other sources
- ~ Borrowing to fund your purchase could make you a much higher return and make your money work so much harder for you
- ~ Plus, you don't have to worry about the cost of any interest, as we will service the interest costs up to 10% p.a. on any loans used to fund your deposit. The interest will then be added to your completion balance

If that's not enough, we also help you fund your deposit by offering a very attractive guaranteed rate of exchange from Sterling to Euros. We can provide free legal services and completion mortgages are also available subject to status.



[www.dunasbeachresort.com](http://www.dunasbeachresort.com)



## Or you can use a SIPP to buy your overseas property

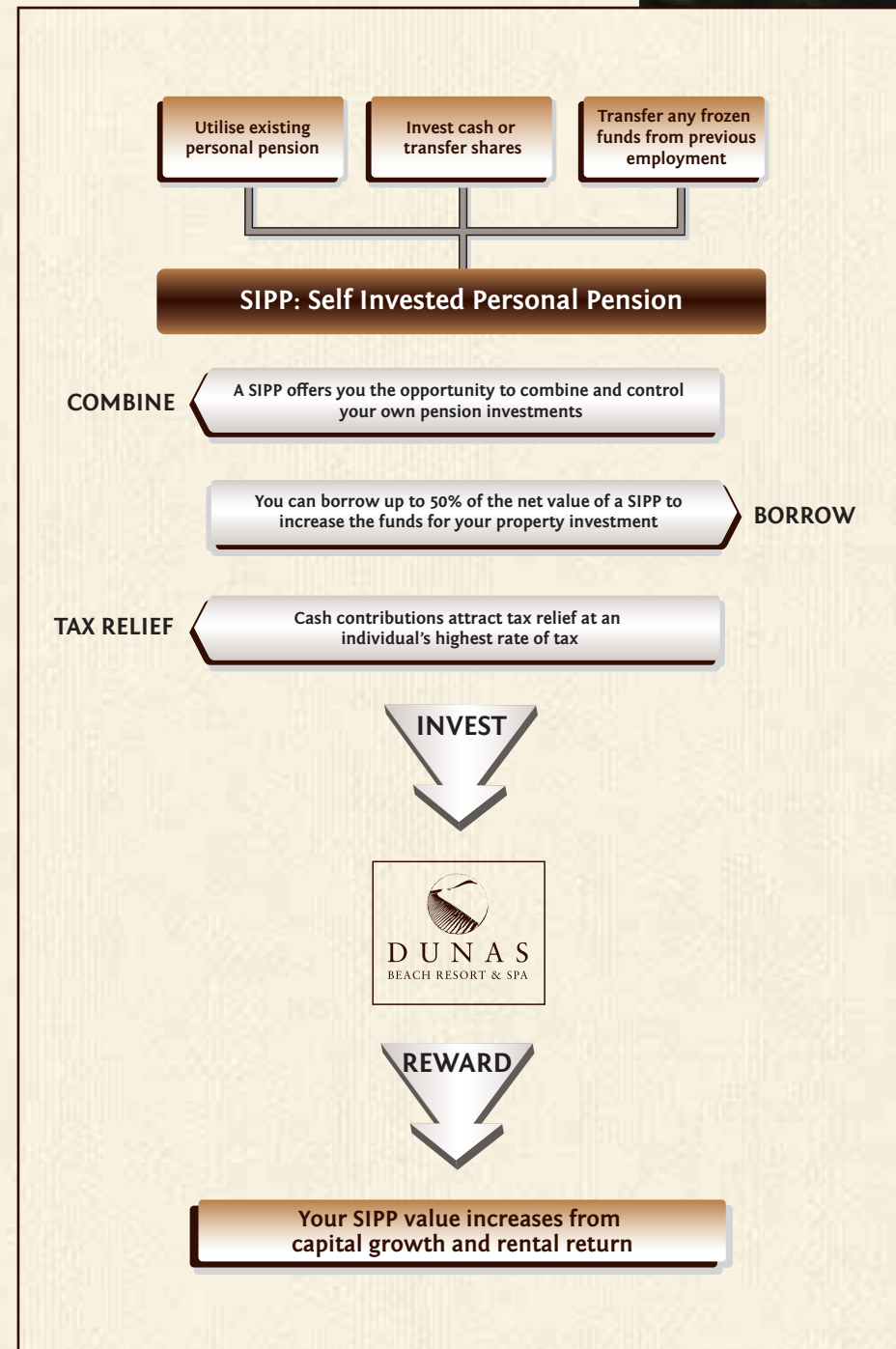
You might think that you would need to be a wealthy investor to take advantage of this opportunity. This couldn't be further from the truth.

You can actually fund your purchase with your pension using a Self Invested Personal Pension (SIPP).

This not only offers considerable tax advantages, but it also puts you in control of how your pension is invested for the future. And the process is much easier than you may think.

We have partnered with some of the UK's leading pension and investment experts to give you the help and information you need to guide you through your options. They will assess your current funds and then transfer any 'frozen' pensions from previous employment, businesses and/or funds from other personal pensions.

All you have to do is choose the property you'd like to put into your pension fund and we'll do the rest. You can also club together with other investors to buy one, or several, of our properties together. The diagram outlines how you can use a SIPP to buy your investment property at Dunas Beach Resort.





## Easy ownership

We have designed three payment options offering total flexibility for you and your investment. Plus, all of our payment plans are enhanced by a unique set of value adding features.

	Payment Option One	Payment Option Two	Payment Option Three
<b>Reservation Fee</b>	€2,000 reservation fee	€2,000 reservation fee	€2,000 reservation fee
<b>Payment on Contract</b>	35% payment on contract - less reservation fee	45% payment on contract - less reservation fee	Payment of 25% (less reservation fee), 20%, 20% and 20% at six monthly intervals.
<b>Payment on Completion</b>	65% payment on completion	55% payment on completion	The remaining balance of 15% is completely written off
<b>Interest Paid</b>	We'll pay your interest up to 10% every year until completion, on any money you borrow. This interest is rolled up and added to your completion balance. Or, if you have your own savings and prefer to use them to speed things up, we'll pay 6% interest p.a. compensation until completion - completely free and non-returnable.		This is an exciting offer if you have capital available, and don't need to rely on a mortgage. This is a great investment that's way ahead of other alternatives.
<b>Mortgage Option</b>	70% loan to value mortgages, subject to status, are available on completion based on initial purchase price and likely to cover the cost of rolled-up interest. Interest-only mortgage options available for the first three to five years. 35-year mortgage terms available up to a maximum age of 75 years.		
<b>Hotel Excellence Furniture Package</b>	50% DISCOUNT on the Hotel Excellence Furniture Package to help you create a beautifully appointed property. Plus guaranteed entry into the Hotel Managed Rental Club.	FREE Hotel Excellence Furniture Package offered with our compliments to help you create a beautifully appointed property. Plus guaranteed entry into the Hotel Managed Rental Club.	

Please note: SIPP Easy Ownership payment options differ slightly. Full details available on request.

## The additional services you would expect from a five-star resort

Naturally, ownership of a property at Dunas Beach Resort brings with it certain privileges.

- ~ Automatic access to the Hotel Excellence Furniture Package on a complimentary or discounted basis
- ~ VIP membership of the Hotel Managed Rental Club
- ~ Pooled rental income on a fair and equitable basis

Of course, you have unlimited access to all of the five-star resort facilities including the boulevard of bars and restaurants, spacious pools, a beach club, sports and entertainment facilities and everything that comes with a Meliá Resort, including the opulent Meliá Yhi Spa.

You also have automatic access to the Hotel Excellence Furniture Package as well as membership of the Hotel Managed Rental Club. The Hotel Excellence Package is usually offered at full price on all developments. However, The Resort Group have made this inspirational service available to investors free of charge, on payment options two and three, and at 50% off with payment option one.

In addition, your property brings you VIP membership of the Hotel Managed Rental Club, which is managed by the Sol Meliá Group to help maximise your rental occupancy.

You also have the added reassurance of The Resort Group's unique 'pooled rental income' programme. This means that the rent received by all property owners is pooled on a fair and equitable basis.

As an added benefit, you can also take advantage of free legal services using an independent solicitor.



## Take Your first step to Cape Verde

Now the fun part - choosing your property from the beautifully designed and luxuriously appointed options that Dunas Beach Resort has to offer. Whether it's a villa or apartment that you'd like, all of the 1,100 properties have been designed to offer you a wonderful living space finished to the very highest standards.

First, you select a property and payment option that's right for you. The next step is to secure your property by completing our reservation form and returning it along with a reservation fee of only €2,000.

To help you make your choice and to get you closer to your perfect investment, we are on hand to help with any queries, concerns or questions you may have. Or simply contact your chosen Agent of The Resort Group, who will be able to discuss all the options in more detail and process your reservation with you.

As added insurance, we have experienced staff in both the UK and Cape Verde who will be available to help and support you every step of the way.



[www.dunasbeachresort.com](http://www.dunasbeachresort.com)



*'Cape Verde has leapt into the  
top ten of world locations...  
property developers are now  
hot on its heels.'*

The Independent



# DUNAS

BEACH RESORT & SPA

All information and particulars contained in this brochure are for indicative purposes only. They are provided in good faith and are not intended to form part of any contract. All measurements and specifications are provided to the best knowledge of The Resort Group PLC and Dunas Beach Resort but may be subject to change. No liability will be taken for any inaccuracies, changes or damages arising out of or in connection with the use of information in this brochure.

All information regarding potential returns, rental income and growth in property value are examples only and are in no way guaranteed. The value of property can rise and fall and past performance is no guarantee of future performance. All sterling examples are quoted using an assumed rate of exchange for information only; this is not guaranteed as exchange rates fluctuate on a daily basis. No advice is given as to the suitability of purchasing property.

No tax advice is given and it is recommended that purchasers consult a tax specialist regarding their personal circumstances.

The materials and information contained herein do not constitute an offer or a solicitation of an offer for the purchase or sale of any securities in The Resort Group PLC or any of its affiliates. Although this information was believed to be accurate as of the date prepared by The Resort Group PLC or its affiliates, The Resort Group PLC and its affiliates disclaim any duty or obligation to update such information. To the extent that any information is deemed to be a 'forward looking statement' as defined in the Private Securities Litigation Reform Act of 1995, such information is intended to fit within the 'safe harbor' provided therein. Such forward looking statements are subject to material risk factors, which may or may not be disclosed herein. Forward looking statements are not guarantees of performance. You are cautioned not to place undue reliance on forward looking statements, which speak only as of the date made. This information is not intended to make any investment representations about The Resort Group PLC or its affiliates and should not be viewed as such.

No representation or warranty is made by The Resort Group PLC about the accuracy, reliability or suitability of the information, material, systems, services or products contained or discussed hereabove. All such information, material, systems, services and products are approved "as is" without warranty of any kind, and all warranties, including all implied warranties, warranties or merchantability or fitness for a particular purpose, title and non-infringement, are hereby expressly disclaimed

THE  
**RESORT  
GROUP**  
PLC



[www.dunasbeachresort.com](http://www.dunasbeachresort.com)

**MELIÀ**  
HOTELS & RESORTS

