



LOCATION: MINDELO REGENCY TOWER
Av. Dr. Alberto Leite
Mindelo, San Vicente Island
CAPE VERDE

DEVELOPER: Mindelo Desenvollos Urbanos LDA

Development Summary



Development Summary

TYPES: Apartments and penthouses

SITUATION: 300 Meters from the Copacabana Beach (Mindelo)

BEDROOMS: 1, 2 and 3

PRICES : **1 bed** apartment from 86,000€(approx £ 59,000)
2 bed apartment from 99,000€(approx £ 68,200)
3 bed Penthouses from 125,000€(approx £ 86,200)

GARAGES/PARKING: 36 Underground parking spaces, available at extra price.

FEATURES : The only high rise residential development available in Mindelo
 European construction standards
 Excellent sea views from all units
 Complete Bank Guarantee for all payments and 5 year construction guarantee
 Commercial center and offices on ground first and second floor.
 Gym and Sauna only for residents

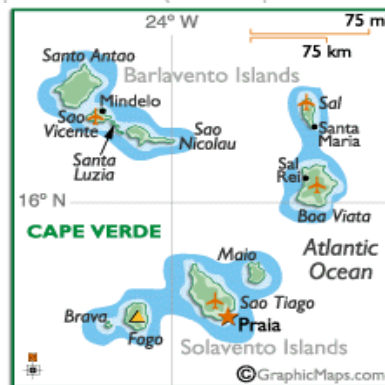
TOTAL UNITS: 92 units

COMPLETION: Winter 2009 approx

This unique development comprises of 92 units distributed between the 14th floors. Mindelo Regency Tower® is a landmark development with stunning views of the surrounding Islands, and Senegal. Built by Spanish developers with over 20 years experience, the development will be built using only high quality construction materials with the latest technology.

- 🏠 The complex comprises 1, 2 and 3 bedroom apartments and penthouses.
- 🌊 All of the apartments enjoy sea views.
- 🏢 Onsite developer's office to assist with any after-sale issues e.g. holding the keys to your apartment,
- 🏖️ Situated inland between the mountains and the beach
- 🏨 The development is located just 100 meters from a Barceló chain Hotel and just 300 meters from the Copacabana beach in Mindelo. Just in front of the British Embassy, a representative colonial building.

Mindelo is the capital of the Barlavento Islands in Cape Verde, a well known tourist destination for transatlantic cruises and scuba divers. Just below the Canary Islands, Cape Verde is potentially a great investment with a huge potential. (with Average price increase of 15% Per annum).



MINDELO in Cape Verde

Background

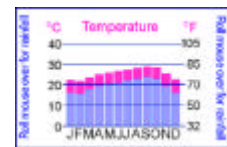
The uninhabited islands were discovered and colonized by the Portuguese in the 15th century; Cape Verde subsequently became a trading center for African slaves and later an important coaling and resupply stop for whaling and transatlantic shipping. Following independence in 1975, and a tentative interest in unification with Guinea-Bissau, a one-party system was established and maintained until multi-party elections were held in 1990. Cape Verde continues to exhibit one of Africa's most stable democratic governments. Repeated droughts during the second half of the 20th century caused significant hardship and prompted heavy emigration. As a result, Cape Verde's expatriate population is greater than its domestic one. Most Cape Verdeans have both African and Portuguese antecedents.



Cape Verde is a model of stability and democracy in a region of instability. Supporting democracy and improving food security in this arid island nation are the principal U.S. national interests. Cape Verde has been an enthusiastic supporter of the war against terrorism and has fully cooperated in adopting anti-money laundering measures. With almost 40 percent of its citizens living in the United States, and a significant number of U.S. citizens resident on the islands, protection of American citizens' welfare is another important interest.

So what makes Cape Verde an ideal investment?

1) Environment - The Cape Verde islands can boast similar features to all that it is reported to be - the open white beaches of Barbados, the vibrant tropical atmosphere of Jamaica and the topographical variety of the Canary Islands, however, considering that the UK market has only just begun to buy property there, much mystery still prevails.



2) Weather - With average temperatures of 25°C all year round, 10-12 hours of sunshine a day, a cool breeze from the Atlantic and very little rain (7 days last year!), this is the reason why Nikki Beach Casino-Hotel just move all their operations to Mindelo!!

3) Diversity - Cape Verde is made up of two distinctly different types of islands. Six of the islands, located more to the West, are characterized by their mountainous landscapes, whereas the remaining three are distinguished more by their long sandy beaches.

4) Stability - Since gaining independence from Portugal in 1975, Cape Verde has proved to be incredibly stable, both politically and financially. The Cape Verdean Escudo is linked directly to the Euro.

5) Travel - A New international airport on the island of San Vicente has been recently completed and with direct flights from the UK. Cape Verde has also recently signed an 'Open Skies' aviation agreement with the US. Travel time from the UK to Cape Verde will be just 30 mins. longer than to the Canary Islands.

6) Prices - With an average price of properties around £68,000, Cape Verde is not only extremely affordable but has enormous potential for capital appreciation over the coming 3-5 years.

7) Rental Market - With almost a 4x increase in the number of tourists expected to visit Cape Verde in the coming years and all-year round sunshine, investors can feel assured that there will always be a strong rental market for their property investment.

8) Peace of mind - Buying from a reputable developer in Spain and Cape Verde makes things easier. With more than 5 year experience, and offices in Spain and Cape Verde, *Mindelo Desarrollos Urbanos LDA* is the perfect partner in your new investment. All payments are Bank Guaranteed and pre-arranged mortgages available.

How to get there



CAPE VERDE

The Cape Verde Islands comprise one of the nearest island groups to Europe within the tropics. Flight-times to Cape Verde are therefore comparatively short compared to other island destinations within the tropics such as in the Caribbean or the Seychelles which one could argue take about twice as long to fly to. The capital, Praia, on Santiago Island is around 1600km (1000 miles) south of the Canary Islands and 800km (500 miles) south of the Tropic of Cancer. The west coast of Africa (Senegal) is about 500km (300 miles) away. Existing scheduled flights to Sal Island take about

FLIGHTS

Currently, flights from the UK go via Paris, Lisbon or Amsterdam. For weekly flights to **Cape Verde**, please contact our partner airline at:

www.capeverdeexperience.com London Gatwick and Manchester



TRAVELING BETWEEN AND ON THE ISLANDS

Seven of the nine islands offer internal flights: Sal, Santiago are the main internal and international hubs. San Vincente, Fogo, Boavista, San Nicolau and Maio are also accessed by air travel between the islands. With regular flights by day and night between Sal, Santiago and San Vincente.

There is one reliable ferry service running between San Vincente and Santo Antao and a twice weekly ferry linking San Vincente, Santo Antao, San Nicolau and Santiago.



VISA AND PASSPORT

British nationals require a visa to enter Cape Verde. This can be bought when you arrive at Cape Verde.

Cape Verde is represented in the UK by the Honorary Consul Mr Joao Roberto.

He can be contacted at 18-20 Stanley Street, Liverpool L1 6AF
Tel: 0151 236 0206; Fax 0251 255 1314
E-mail: joao.Roberto@capeverdeconsul.com

NEW AIRPORT IN MINDELO !!

Just miles away from the development, the new Mindelo International Airport is being built, with an expected completion on 2009.

At the moment there is airport facilities for private jets.



Testimonials – BBC world travel

Attractions - Fogo, Santo Antao, Mindelo

Ludo from London writes: *the beaches of Sal and Boavista get the most press when people talk about Cape Verde but the real beauty lies in the mountainous islands of Fogo and Santo Antao. I spent two weeks studying the volcano on Fogo and in my opinion there's nothing as spectacular as the 9km crater with the 1000m high cliff rim around it. The people there*

www.thinkcapeverde.com

were the most welcoming I've meet in Cape Verde (I was born in Sao Vicent). It's very basic but for a hiking holiday the landscape is about as close to the moon as you can find. I was overwhelmed by the place. The wine brewed there is also very unique and strong! The island of Santo Antao is the most beautiful in my opinion. Hu ge ridges and valleys, very green and the local drink, Grog, is a pleasent way to cap off a days hike in the mountains. Praia may be the national capital and most populated city but for pure fun and to really experiance the real life style of Cape Verde travel to Mindelo, the main town in Sao Vicent. The night life here has no competition and doesn't end. The festival in August at Baia das Gatas is also an amazing experience with the best of Cape Verdian and Bazilian music for three nights on the beach. I strongly recommend a trip to Cape Verde but you don't only have to travel to Sal to experiance it. The other islands all have their qualities and this makes Cape Verde such a unique place. Watersports, nature, beach holidays, hiking holidays and all night parties.

Attractions - Cape Verde

Adam from Leeds writes: *My partner and I went to Cape Verde in June 2005 after researching the Islands in great depth. We gathered information about the ten islands before deciding to explore Santiago and Sal. We arrived in Sal and fell in love with it within the first few hours. The two main towns are Santa Maria and Espargos. Espargos isn't touched by tourism and most of the people can't speak English. It's quite a big town with very little to do, although there are a number of excellent restaurants that are well worth dining in. Santa Maria is the tourist town, if you can call it that. The square is pretty with some good bars and places to eat. In the evening it comes to life with people congregating in the hope of live music playing at one of the adjacent bars. Often than not, they're not disappointed! Music plays a huge part in Cape Verdean culture and it really is quite unique. We'd recommend that you spend an evening or two in any local bar that has live music. The rest of Santa Maria has a very strange look and feel to it. Many streets are cobbled, while some are mere dirt tracks. Some buildings are modern and have character, whilst others are in decay. That brings us to the beach. Awesome! Beautiful white sand and aqua blue seas await you! Sea life is in abundance as Cape Verde is one of the last places on earth that is under fished. If you love water sports, then this is the place to be. There isn't much sightseeing in Sal. It's a flat and barren island. However, the lagoon and salt mines are sensational. Overall, Sal will please anybody looking for great weather, fabulous beaches, great food, friendly people and plenty of water sports.*

Santiago is very different. There aren't many nice beaches, Tarrafel being the most popular and certainly the best. However, this beach is at the top of the island and considering that Santiago is the largest Cape Verdean Island, prepare yourself for a three-hour ride from Praia in a 4x4. Santiago is the most African of all the islands. We found the capital, Praia, to be quite dirty. Don't expect your creature comforts, you'll be lucky to find hot water in most hotels. The nightlife in the Capital is good and we found some excellent restaurants, serving mouth-watering dishes. There's certainly more to see and do compared to Sal and there are a number of historical sites worth visiting. There's an Old Portuguese fort in the old town and a number of churches dating back to the height of the Portuguese empire. Further inland, the island is very mountainous. For three months of the year, after the rainy season, the valleys fill with water and areas become green and lush with all types of fauna. We believe that Santiago is worth a visit, but in terms of tourism it's several years behind Sal, even with the new airport that has just opened. We'd encourage you to visit Cape Verde. There aren't many places around the world that isn't touched by tourism. Cape Verde is probably one of the last. Obviously this'll change in time, but for now it remains relatively untouched. We plan to go back in May and try three other islands. We'll keep you posted.

Attractions - Cape Verde

Gary from Bristol writes: *I've lived and worked in Cape Verde for the past five years. The tv report showed only a small percentage of the fantastic lifestyle available on these islands. Whilst the report showed three islands, there are another five at least to view. The people are some of the friendliest in the world and although the food may not be to everyone's taste, the local culinary delights are worth trying. All islands have their own personalities and anyone going to Cape Verde should try to visit the main islands of Santiago, Sao Vicente and Boa Vista...*

http://www.bbc.co.uk/holiday/destinations/cape_verde/

Investment Process – Mindelo Tower

Calpe Verde Developments run an experienced client service department that will advise on all aspects of the promissory contract and stage payments. We can also help you through all the legal documentation, explaining what everything means.

Clearly many buyers will use a lawyer we shall do all we can to assist your lawyer to deal quickly with any queries that are raised.

STEP 1

If you are interested in finding out more about Mindelo Tower on Sao Vicente Island, Cape Verde, please feel free to contact one of our representatives to arrange flights and accommodation on Mindelo to view the development and the area. (Visit: www.thinkcapeverde.com)

STEP 2

If you are interested in making a reservation, we will send out by email the reservation agreement for you to fill out with your contact details including your passport numbers for all buyers. We will also require you to send a fully refundable deposit of £1,000. This deposit is refundable up to thirty days after we have received your reservation and is offset against your first stage payment.

STEP 3

Once you have reserved your property our client services team will send out the promissory contract which will detail the buying process and the four stage payments.

Payment one – **10% on signing the purchase contract** – 28 days from reservation.

Payment two – **10% after 5 months** of signing the purchase contract

Payment three – **10% after 10 months** of signing the purchase contract

Last payment – **50% on completion.** (Mortgage or cash)

STEP 4

If you decide to go ahead, you sign the contract and progress to completion. The team under Mr Juan Crisostomo, Lawyer, (PRIDE & ASOC.) guides you through the contract and completion process, helping you with all the elements involved in making your purchase happens.



Payment Structure – Mindelo Tower

RESERVATION DEPOSIT:

METHOD OF PAYMENT:

£1,000 REFUNDABLE

CHEQUE or CREDIT CARD

www.thinkcapeverde.com



28 days

PURCHASE CONTRACT :

METHOD OF PAYMENT:

10% (Less previous payments)

BANK TRANSFER



5 months

STAGGERED PAYMENTS:

METHOD OF PAYMENT:

10% (During construction period)

BANK TRANSFER



5 months

STAGGERED PAYMENTS:

METHOD OF PAYMENT:

10% (During construction period)

BANK TRANSFER



Aprox. 5-8 months

ESCRITURA (COMPLETION):

METHOD OF PAYMENT:

70%

CASH or MORTGAGE AVAILABLE

Note that at the completion you need to pay the IUP – Property purchase tax of 3%

Bank details

SPAIN

BANK	0093	BANCO DE VALENCIA
OFFICE	0768	Ptda. Fontana, C/En proyecto, 7
D.C	89	JAVEA (ALICANTE)
ACC.	0008203545	SPAIN
SWIFT	VALEESVV	
IBAN	ES34 0093 0768890008203545	

CHEQUES PAYABLE TO: MINDELO DESARROLLOS URBANOS LDA

- All the payments carry a full Bank Guarantee.

PARTNER Currency company

To avoid unnecessary money transfers fee, our company directly deals with Currencies Direct, one of the pioneers companies dealing with the Cape Verde Escudo and Euro.



Because payments are required via Bank Transfers in Euros o Cape Verdean Escudos , Rational Fx can guide you sending your property funds to the developer account.

Gallery



Gallery



