

# Property In Cape Verde

23rd April 2008

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**Jamijo**

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Helping you to find the right property

## Sal Beach Resort Cape Verde

Phase 1 and 2 sold out.

Phase three and four are made up of off-plan 1 bedroom apartments and 2/3 bedroom town houses right on the beachfront, in the prime location linked to the resort's own 5 star hotel.

[Click here to see the Olive Tree Inspection Visit Video](#)

The resort will feature a large central pool and 5 other swimming pools around the resort, tennis courts, shops, bars, restaurants, gymnasium and spa facilities.

Leaseback arrangement with the hotel for a guaranteed minimum of 5% p/a for 3 yrs

Just over a mile from the main town of Santa Maria, and new water park, 15 minutes from the airport and a short distance from the planned 36 hole Ernie Els golf courses.

Cape Verde is one of the most regularly featured destinations on tv, radio and in the press as a future property hotspot and came out top in Olive Tree's own top 10 for growth in 2007.

We are offering 1 bedroom apartments with a large balcony or terrace and 2 or 3 bedroom townhouses, in a ten phase development linked to a new 5 star resort, on the beach, close to the Riu Funana 5 star hotel on the island of Sal, Cape Verde. The site is close to the hotel and separated by a protected area of beach, in arguably the best site on the island.

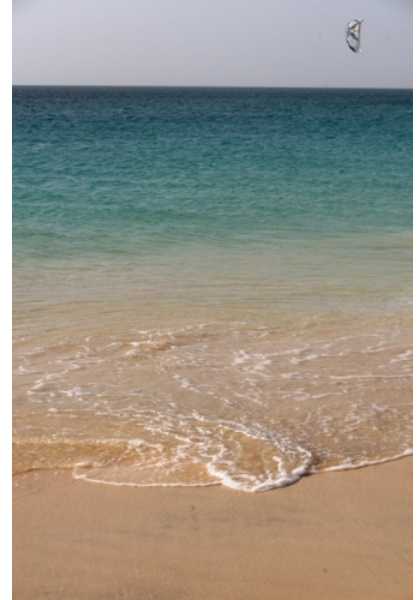
Cape Verde is the nearest tropical island archipeligo to the UK, featuring all year round sunshine. When Olive Tree visited in January, it was a wonderful 23 degrees. Previously only 10% of the tourists have been from the UK, mainly due to the lack of direct flights. Since November 2006 there are now direct flights from Manchester and Gatwick.

### Buying process

1. Clients are required to pay a reservation cheque of £5,000 along with a reservation form, (this can also be paid directly into the Olive Tree account online), along with £150 arrangement fee.
2. Client required to pay 40% deposit for the property 28 days later.
3. Following stage payments are 35% at the roof stage.
4. 25% on completion.

Mortgages are available as is independent legal advice, please contact Olive Tree for more details.

We have negotiated a leaseback arrangement with the hotel, guaranteeing a 5% rental return for our clients. However there is



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such a shortage of accomodation on the island of Sal that we believe these apartments will command a minimum of £500 per week rental when completed.

Completion of the first two phases of 50 apartments is expected in March 2010.

Sizes will start at 38 m2 with a 12 m2 terrace or balcony. There are ground floor and first floor beach apartments.

Town houses will be 2 and 3 bedroom with sizes from 107.5 m2 to 139.50 m2.

Property Club Members will recieve priority information on this opportunity.

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