

The logo features a stylized wave graphic at the top, composed of three overlapping, curved shapes in shades of blue and teal. Below the wave, the text "Ocean Blue" is written in a large, bold, dark blue sans-serif font. Underneath "Ocean Blue", the word "paraíso" is written in a smaller, dark blue sans-serif font, with each letter spaced out.

Ocean Blue

paraíso

Natal - Brazil

A fully approved development with building licenses granted
40 turn-key town houses within a private gated luxury community



Natal - Brazil

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Why Brazil?

- As a BRIC country, Brazil is one of the fastest growing economies and forecasted to become a world leader (Goldman Sachs)
- Simple buying process - similar to European procedures
- 20% below European average standard cost of living
- Dominant emerging holiday destination in 2007
- 4th largest economy in the developing world
- Nine million visitors annually
- Excellent year round rental potential
- 20%+ capital appreciation per annum in the North East

Why Natal?

- Easy access to both the European and American markets
- Large housing deficit which drives demand
- Tourism increased by 50% in the last 3 years as Natal is fast becoming a popular holiday destination, providing excellent rental income potential
- Natal and its surrounding areas are the wealthy Brazilians' premium choice for holidaying, which opens up the local market for resale
- Natal is the closest point between Europe and Latin America (6 – 8hr flight)
- The 8th largest airport in the world is currently under construction in Natal
- Thousands of kilometres of beautiful natural sandy beaches
- Year round average temperature is 27°C
- Best value for money property in a tropical destination





Why Ocean Blue Paraiso?

- Low entry level; 15% of the purchase price
- Fully fitted turn-key homes with air conditioning and private car park
- Private gated community
- Number one holiday destination – excellent rental yield potential
- Adjacent to a popular family aqua park
- Walking distance to the spectacular beaches of Buzios
- Offering magnificent views of both the sea and the surrounding sand dunes
- Annual appreciation estimated at 25%
- Projected rental yield between 8 – 10%



Ocean Blue Paraiso



Resort facilities

- Private gated community
- CCTV security
- Adults swimming pool
- Childrens swimming pool
- Sauna and toilets area
- Communal barbeque area
- Multi-use room (fridge, freezer, industrial cooking unit and table/chairs)
- Pizza oven with granite counters
- Landscaping and gardening of common areas
- Traditional Brazilian style walkways
- Themed waterway constructed through community gardens
- Wooden picnic areas







Turn-key homes

- Fully fitted bathrooms (with showers)
- Fully fitted kitchen with granite counters
- Fridge, oven, ceramic hotplates and extract hood and double sinks
- Fully fitted air conditioning
- Fully furnished
- Utility room with two marble counters
- Doors and frames in IPE (wood coated white)
- Intercom
- Telephone sockets
- Satellite TV antenna
- Solar energy installations (optional)

Furnishing

Lounge / terrace:

- Dining table x1
- Dining table chairs x4
- Sideboard / TV table x1
- Three seater sofa x1
- Coffee table x1
- Wall paintings x1
- Curtains, nets & poles x1
- Lamp table x1
- Resin terrace table x1
- Terrace table chairs x4

Master bedroom:

- Double bed x1
- Double headboard x1
- Wardrobe x1
- Under sink cabinet x1
- Bedside table x1
- Wall paintings x1
- Curtains, nets & poles x1

Second Bedroom:

- Two door wardrobe x1
- Bedside table x1
- Sofa bed x1
- Single beds x2
- Wall paintings x1
- Curtains, nets & poles x1

Lights:

- Ceiling lamp x1
- Terrace lamp x1
- Kitchen lamp x1
- Lounge table lamp x1
- Bedroom table lamp x2
- Bathroom mirror lamp x1

Electricals:

- Toaster x1
- Kettle x1
- Iron x1
- Television 26" x1

Bathroom pack:

- Toilet brush x2
- Toilet seat x2
- Shower cabin glass x2
- Mirror x2
- Shampoo dish x2
- Bath towel rail x2





Kitchen pack:

- Rubbish bin x1
- Bread bin x1
- Wine glasses x4
- Tall glasses x4
- Mugs x4
- Chopping board x1
- Saucepan set x1
- Frying pan x1
- Kitchen knives set x1
- Cooking utensils set x1
- Vegetable peeler x1
- Food grater x1
- Condiment set x1
- Tupperware set x1
- Mixing bowl set x1
- Place mats x4
- Tea pot x1
- Bottle opener x1
- Can opener x1
- Cutlery set x1
- Tea cups x4
- Soup bowls x4
- Side plates x4
- Dinner plates x4
- Salad bowl x2
- Short glasses x4

Linen:

Master bedroom

- Pillows x2
- Pillow cases x2
- Flat & fitted sheets x2
- Mattress protectors x1
- Double bedspread x1

Second bedroom

- Pillows x2
- Pillow cases x2
- Flat & fitted sheets x4
- Mattress protectors x2
- Single bedspread x1

Bathrooms:

- Bath towels x8
- Face towels x8
- Hand towels x8

Various:

- Clothes hangers x12
- Front door mat x1
- Clothes horse x1
- Broom/dustpan x1
- Mop & bucket x1
- Dish cloth pack x1
- Ironing board x1
- Ash tray x1

Note:

Furnishing package specified (at time of print) is subject to change dependant on availability at completion



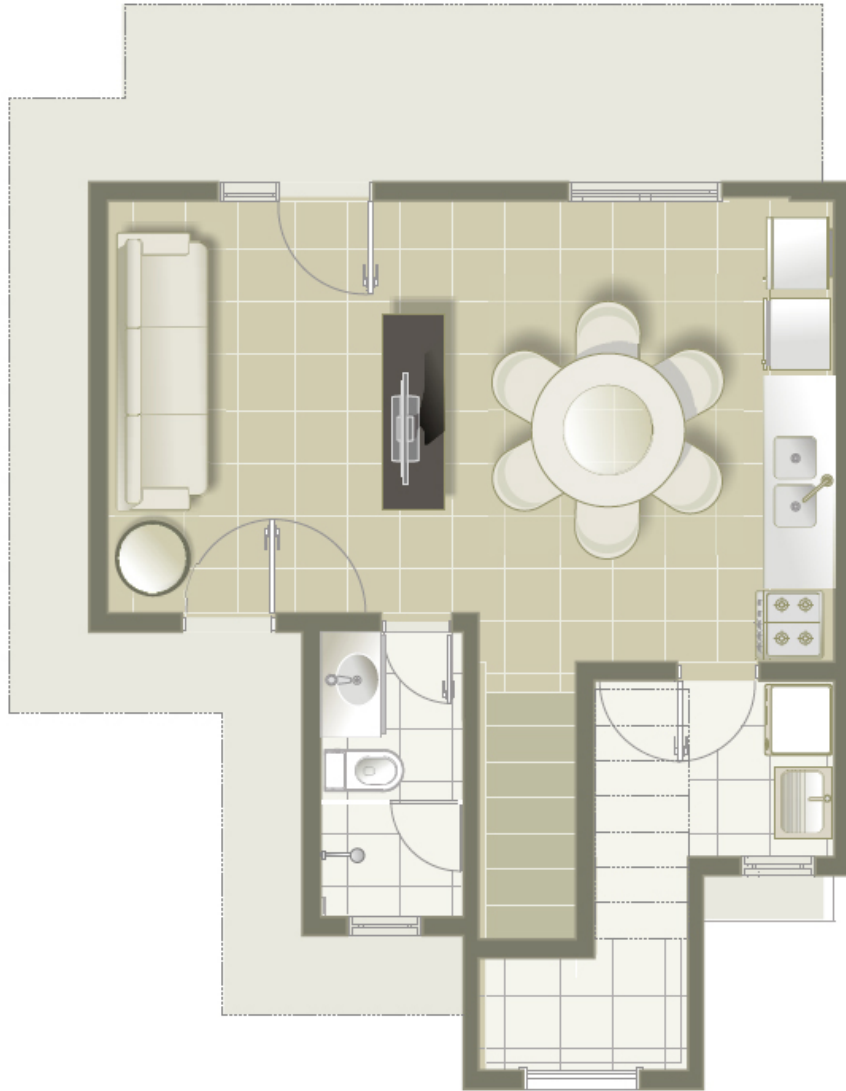






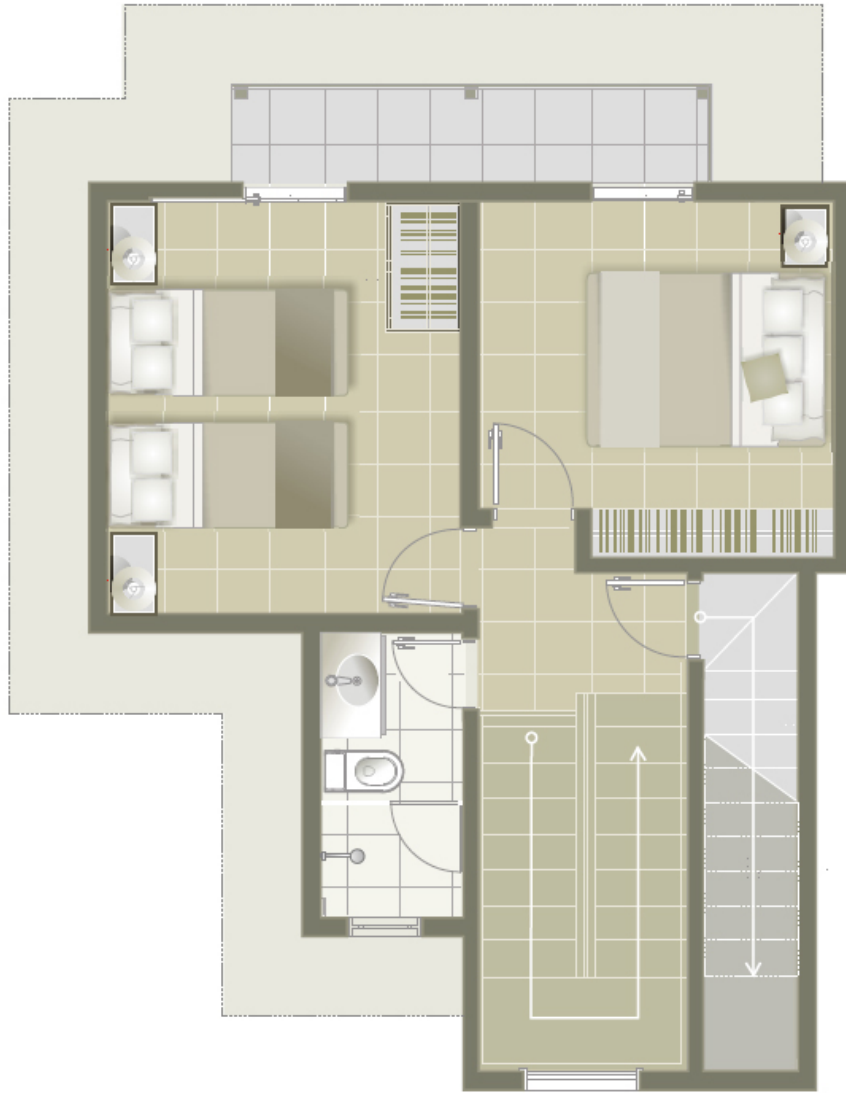






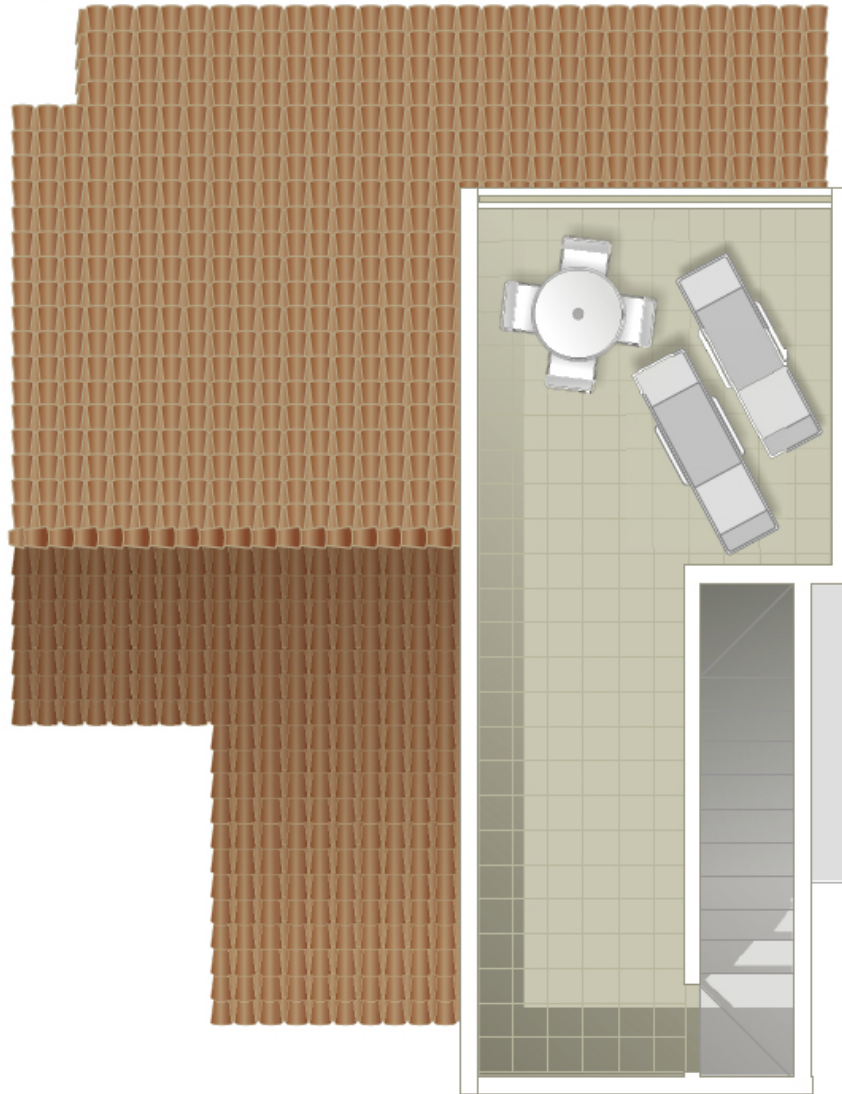
Ground floor





First floor





Roof terrace





Site plan

A close-up, artistic photograph of the Brazilian flag, showing the green and gold stripes at the top, the blue field with the Southern Cross constellation, and the white star. The fabric texture is visible.

The Developer

- Costabela in collaboration with the construction company Dantas Irmaos present this latest venture in Natal, Brazil
- A fully approved development with building licenses granted
- A unique development of semi-detached villas in a fully gated private community
- Dantas Irmaos Ltda is a family owned business in the industry since 1987
- They have acquired a reputation for providing value for money and delivering projects with punctuality
- They are considered one of the top construction companies in Brazil
- The Developer has an excellent proven track record and can demonstrate an extensive portfolio of residential projects

Purchase process

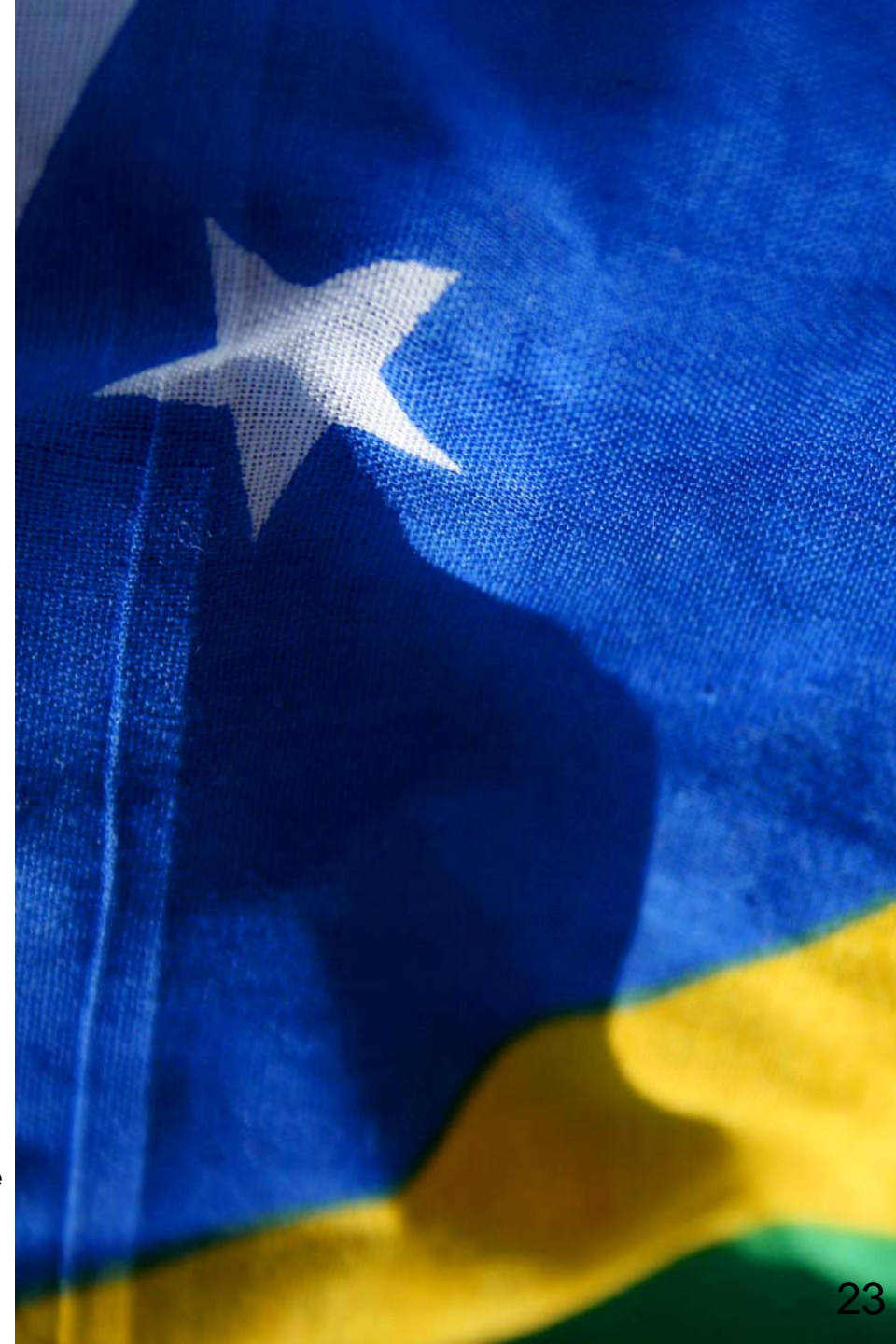
- 3,000€ reservation fee (deductable from purchase price)
- 1,350€ +VAT legal fees payable to Manzanares Abogados
- 30% of the purchase price payable upon exchange of purchase contract through Manzanares Abogados (payable by August 2008)
- 20% payable when foundations are laid (estimated January 2009)
- 30% payable upon roofing (estimated July 2009)
- 20% payable upon completion (estimated May 2010)

Notes:

The legal fees include the entire conveyance procedure; but exclude any state taxes and any other related acquisition contingencies.

Any reservation made as of August 2008 will require the first two payments to be made in unison (equalling 30% of total purchase price)

At time of print mortgages are not available for foreign buyers; however fiance packages are expected by 2009.



Exit strategies

- With the collaboration Abreu Imoveis agents can offer their investors excellent exit strategies
- Abreu Imoveis are one of the leading real estate agents in Brazil, with over 35 years of business experience
- Investors have the option of reselling the property through this well established agent who will market the property both locally and internationally
- Full rental & property management services:
 - Valuation of the property
 - Marketing
 - Rental agreements
 - Legal assistance
 - Solvency analysis
 - Property inspections
 - Maintenance
 - Administrative duties
 - Furnishing
- Abreu Imoveis have provided a full rental return projection report specifically for Ocean Blue Paraiso including expected monthly returns and average annual return estimated at between 8.5% and 9.5%

