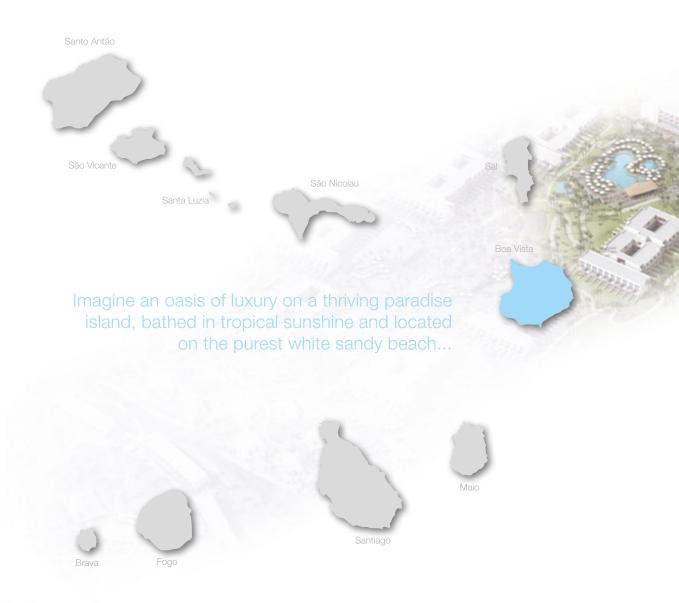


BOA VISTA · CAPE VERDE







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# A warm welcome is waiting for you in Cape Verde

A beach lover's paradise, where the sun always shines and the people welcome you with a warm smile every time. It has to be Cape Verde.

Situated in the Atlantic Ocean off the west coast of Africa and just one hour south of the Canaries, Cape Verde is a tropical archipelago consisting of ten islands and five islets. It's an idyllic location with endless sunshine cooled by gentle sea breezes and year round temperatures of around 25°C to 30°C.

What's more, Cape Verde boasts some of the best beaches in the world, famed for its pure white sand and crystal clear waters. It is a true beach lover's paradise and one that can rival any holiday destination in the world.

Cape Verde provides the perfect holiday blend of endless sunshine, magnificent beaches and a naturally laid back ambience, resulting in a meteoric rise in tourism over recent years.

Tourism numbers have increased 115%\* since 2000, and with high demand for quality accommodation outstripping current levels of supply, this trend is set to continue for many years to come.

Therefore, with its year round climate and thriving tourism market, Cape Verde delivers the perfect economic and environmental conditions for a rewarding property investment.





The warm turquoise waters around Boa Vista's varied coastline are renowned for a colourful array of tropical marine life. It is also one of only two breeding sites for humpback whales in the North Atlantic as well as a haven for many species of dolphins. A whale and dolphin spotting tour is just one of the many enchanting experiences to be discovered in Boa Vista.



# Discover the beautiful and enchanting Island of Boa Vista

With outstanding beaches and a culture that blends African and Portuguese influences, Boa Vista is now officially on the map as an emerging destination for an unforgettable sunshine holiday.

Boa Vista is the most eastern Island in Cape Verde. Mainly flat with a few mountainous areas, the Island is renowned for its spectacular sand dunes and stunning beaches. It is the third largest Island in the archipelago and yet the least densely populated, creating a rustic and undiscovered vibe.

Sal Rei is the capital and home to the international airport, which opened in 2007. It is a shining example of a traditional Cape Verdean town and as you leisurely wander around the main square, you get a real sense of Cape Verde's captivating fusion of cultures.

The cobbled streets boast an abundance of cafes, local restaurants and bars nestled amongst a charming patchwork of multi coloured buildings.

The tourism success of Cape Verde has, until recently, been driven by increasing visitor numbers on the neighbouring Island of Sal. Boa Vista has remained a well-kept secret during that time; a place for the discerning and pioneering tourist.

However, more and more people are choosing Boa Vista, thanks largely to the 55 kilometres of unspoilt beaches. The Cape Verde Government has earmarked Boa Vista for major touristic development, approving plans for new hotels and resorts, as well as investing in the Island's infrastructure, such as new roads, improved power supplies and desalination plants.

All of which means Boa Vista is set to become one of the world's next property hotspots and the reasons are simple: stunning beaches, year-round sunshine and increasing numbers of direct flights from the UK and many European cities.



# The Spectacular Santa Monica Beach

Santa Monica is an undiscovered paradise and one of the most exciting beach-front resort locations in the world.

Beach lovers are spoilt for choice on Boa Vista. There is a total of over 55 kilometres of beaches and each one offers something different. Choose from water sports and kite surfing, to snorkelling and turtle watching, you will find it all. What's more, you are virtually guaranteed your own private piece of sunbathing bliss.

However, it is the show-stopping, awe-inspiring beach of Santa Monica that is the jewel in the crown. It has the purest white sand imaginable and its sheltered position in the southwest makes it ideal for sunbathing and swimming.

Santa Monica takes its name from the Los Angeles beach that it resembles. Its namesake on Boa Vista is equally renowned for its pristine white sand, and is considered to be one of the finest pieces of development land anywhere in the world.

As the Island's most prized asset, planned development will play a key role in the future prosperity of Boa Vista. Fully endorsed by The Cape Verdean Government, Santa Monica Beach is the spectacular location for six new developments planned by The Resort Group PLC.

The master plan will incorporate an impressive marina, developed in partnership with some of the world's leading hotel brands. This will transform Santa Monica into a truly exclusive and unparalleled beach destination, whilst preserving the Island's unique and unexplored edge.

It will also meet the growing demand for high quality accommodation on the Island and capitalise on the continuing growth in tourism to create an exceptional property investment opportunity.





The Portuguese meaning of Boa Vista is 'good view' and this is certainly true of White Sands Hotel & Spa. The naturally sloping topography of the land provides almost every property with a spectacular panoramic sea view. The lavish range of properties include suites with swim-up pools and hot tubs, penthouse and duplex style for larger and more flexible accommodation, as well as a selection of exclusive villas with private plunge pools.



# Experience the luxury at White Sands Hotel & Spa

White Sands Hotel & Spa delivers the 5-star experience that Santa Monica beach deserves.

The hotel complex will be split into family and adultonly sections, ensuring that all guests enjoy the highest quality of service tailored to their individual needs. The family orientated facilities include two separate children's pools, a baby pool and adventure playground as well as a kid's club for entertainment day and night. There is also a wet bar and poolside restaurant serving up first-class refreshments throughout the day.

The main hotel building will offer an exceptional choice of fine dining restaurants. A collection of spacious bars, including a relaxing lobby bar, sumptuous champagne bar and vibrant sports bar will satisfy all tastes.

Enjoy a day of unashamed luxury and pampering in the opulent YHI Spa® – the ideal complement to those long and lazy days in the sun.

The beach area offers an array of chic and modern bars too, including the illustrious Gabi Club®. The ultimate beach-club experience offers guests a choice of relaxing bali-beds, secluded seating and luxury pool, complete with sun loungers and swimup bar. A truly unforgettable setting for enjoying a cocktail at sunset.

All of this elegance will be delivered to you by the world's largest resort hotelier, Meliá
Hotels International, under their prestigious 5-star
MELIÃ brand.

An undiscovered world of pure relaxation, superior service and worldclass resort facilities awaits you at White Sands Hotel & Spa.



Thanks to the gentle sloping land at White Sands Hotel & Spa, almost every property enjoys a spectacular panoramic sea view. The 835 luxurious properties include a range of lavish suites with swim-up pools and hot tubs, larger penthouse and duplex-style suites. There are also 13 opulent villas with their own private pool.

Now simply find the right property for you and then sit back, relax and watch your investment grow.







Large main pool, separate children and baby pools, a restaurant and wet bar.



Restaurant and swim-up wet bar.

usive pool, full spa facilities and treatment rooms.



# A rewarding range of ownership options

Purchasing one of our luxurious 5-star resort properties opens up a world of options, rewards and ownership benefits.

All of our apartments, rooms, suites and villas are sold on a freehold basis, individually registered under separate legal title which means you own the unencumbered title to your property.

Therefore, you decide how your property is managed and how it works for you as an investment. Whether you decide to retain the property for private family use, rent the property independently via a letting agent or sign up to our Hotel Managed Rental Program, the choice is entirely yours.

#### A lifestyle purchase

A luxurious holiday home in the sun is part of most people's dream lifestyle and you may decide to keep yours to yourself. If you do decide to buy as a lifestyle choice, then you can still benefit and experience all the luxurious facilities including access to communal areas, the resort pools and lounge areas.

You will also be able to enjoy the many bars and restaurants on a pay as you go basis, or indulge in an all-inclusive wristband during your stay at an extra cost. Access to the wireless network is complimentary and housekeeping is also available at an extra charge.

It will be your piece of paradise; a luxurious property with all the 5-star services you would expect from a world renowned hotel brand.







## The Hotel Managed Program

All of our resorts offer investors an opportunity for consistent, sustained and equitable rental returns via the Hotel Managed Program.

All property owners have the option to join the Hotel Managed Program. Everything is taken care of on your behalf and you will receive a share of the revenue derived from the touristic exploitation of your property. To top it all off, you'll be entitled to holiday in your property for up to 5 weeks per year\*.

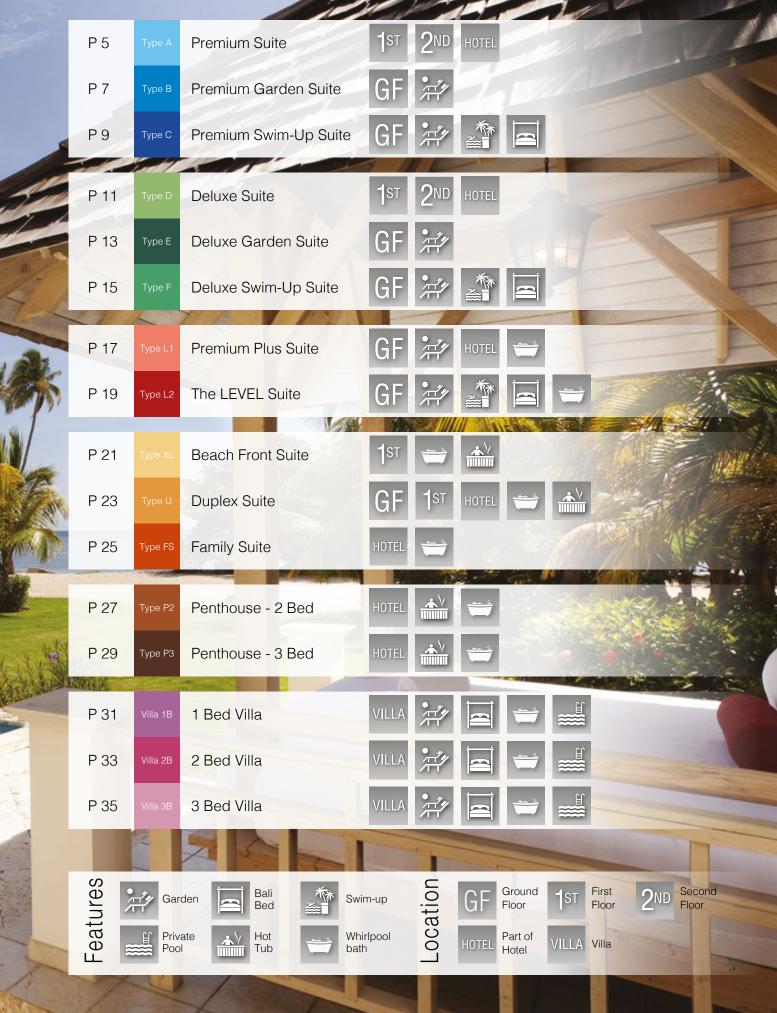
Some may say you've got the best of both worlds!

If you decide to place your property within the managed scheme, it will be marketed to millions of holiday makers throughout the world, maximising the opportunity for year round rental income.

Meliá Hotels International, the largest resort operator in the world, has an unrivalled reputation for delivering a world-class guest experience as well as lucrative commercial partnerships in place with global tour operators and travel agencies. Our unique, hassle-free, hotel managed program has been proven to deliver consistent rental returns for owners, as well as the opportunity for excellent capital growth.

You can join the program on a flexible rolling one-year contract, providing you with day-to-day management control should your circumstances change or you decide to take up a different rental opportunity in the future.





All measurements and specifications are correct at time of printing according to the current Master Plan. All measurements and specifications are subject to change. All drawings and images are for illustration purposes only. The imagery used is intended as a guide only and is taken from similar specification Meliá Hotels & Resorts.

#### Premium Suite

## **TYPE**

### Premium Garden Suite

**TYPE** B

MEASUREMENTS

BUILD AREA

LOCATION

FIRST FLOOR SECOND FLOOR

HOTEL

 $35 \text{m}^{2}$ 5m<sup>2</sup>

MEASUREMENTS

20m<sup>2</sup>

LOCATION

GROUND FLOOR



FEATURES





An open plan hotel suite with a luxurious en-suite bathroom and private balcony with panoramic sea views. A choice of locations throughout the development including the main hotel building, by the pools and in The LEVEL.

An open plan hotel suite with a luxurious en-suite bathroom, private terrace and bathroom. A choice of locations on both family and adult sides of the complex, beside the main hotel pool and YHI Spa®, as well as in The LEVEL.

## Premium Swim-up Suite '

### Deluxe Suite

**TYPE** 









An open plan Premium Suite with the added indulgence of a swim-up pool, as well as a private garden and terrace with a Balinese bed.

Locations include within The LEVEL and beside the main adult and family pools.





Spacious Deluxe style suite with separate bedroom and living area, luxurious bathroom and private balcony with panoramic sea views.

A choice of locations in all blocks including the main hotel and on the first floor of The LEVEL.

#### Deluxe Garden Suite

TYPE **E** 

### Deluxe Swim-up Suite

TYPE











Spacious Deluxe style suite with separate bedroom and living area, luxurious bathroom, a private terrace and garden. A choice of locations within all blocks throughout the development, including The LEVEL.







Spacious Deluxe style suite with separate bedroom and living area with the added luxury of a swim-up pool, and a Balinese bed in the private garden area. A range of locations are available including in The LEVEL, as well as beside the main Adults only and Family pool areas.





Spacious Premium style suite with separate bedroom and living area, luxurious bathroom and private balcony with panoramic sea views.

A choice of beach facing locations in all blocks with excellent sea views, including within the main hotel building.



A large open plan suite with a private garden offering complete luxury with a swim-up pool and a Balinese bed. The large bathroom has a separate shower and a whirlpool bath. Located in The LEVEL, these beach facing suites offer excellent sea views.

#### Beach Front Suite

MEASUREMENTS

LOCATION

FEATURES

















The stunning, open plan Beach Front Suites offers some of the best sea views across the entire development, that can be fully enjoyed from the balcony hot tub.

These suites are located in the heart of the beach front areas, close to the bars, shops and Gabi Club® Experience.



### **Duplex Suite**

MEASUREMENTS

LOCATION

FEATURES



**57**m<sup>2</sup>





















First Floo



around F

These expansive split level Duplex Suites have a large living area and a bathroom with a whirlpool bath and separate shower on the lower level, with a spiral staircase leading to a master bedroom.

The master bedroom has a built in wardrobe and large plasma TV. These stunning Duplex Suites also have a private terrace and hot tub for spectacular sea views. There are a choice of locations including in The LEVEL, the main hotel building and beside the hotel pools.

### Family Suite

MEASUREMENTS

LOCATION

FEATURES



















Located in the main hotel building, the Family Suite comprises of a master double bedroom and second twin room, as well as a large living area.

The large bathroom has both a separate shower and a whirlpool bath. Both bedrooms have plenty of living space as well as fitted wardrobes and large plasma TV's.

These suites also offer some of the most spectacular views of the ocean and across the entire development.

### Penthouse 2 Bed

MEASUREMENTS

LOCATION

FEATURES





















Located on the second level of the main hotel building, no other suite can offer such spectacular views to the beach.

These ultra-luxurious penthouses offer a large living and in-suite dining area as well as two spacious bedrooms and two high specification bathrooms. They also have the added

indulgence of a whirlpool bath, and a large terrace complete with hot tub.

LOCATION

FEATURES











TYPE P3









Located on the second level of the main hotel building, no other suite can offer such spectacular views to the beach.

These expansive and ultra-luxurious penthouses offer a large living and in-suite dining area as well as three spacious bedrooms and two high specification bathrooms. They also

have the added indulgence of a whirlpool bath, and a large terrace complete with hot tub.

LOCATION

FEATURES

























The ultimate in luxury, privacy and comfort, the Villas at White Sands Hotel also offer the very best views of the ocean.

This one bed villa has a large bedroom with walk-in wardrobe, and en-suite bathroom with a separate shower and whirlpool bath. Outside there is a private terrace with sun loungers

and a patio with a shaded pergola for private alfresco dining. There is also a plunge pool and Balinese bed set amongst the landscaped private garden.

LOCATION

FEATURES

























The ultimate in luxury, privacy and comfort, the Villas at White Sands Hotel also offer the very best views of the ocean.

This two bed villa offers a large open plan living and dining area, a large master bedroom with a walk-in wardrobe, and en-suite bathroom, including a whirlpool bath. The second bedroom also has fitted wardrobes

and is conveniently positioned by the family bathroom.

Outside there is a private terrace with sun loungers and a patio with a shaded pergola for private alfresco dining. There is also a plunge pool and Balinese bed set amongst the landscaped private garden.

LOCATION

FEATURES















VILLA 3B









The ultimate in luxury, privacy and comfort, the Villas at White Sands Hotel also offer the very best views of the ocean.

This three bed villa offers a range of accommodation ideal for large groups and family's. It has an open plan living and dining area, a expansive master bedroom with a walk-in wardrobe, and en-suite bathroom, including a whirlpool bath. Bedrooms two and three have fitted wardrobes and

are conveniently positioned by the family bathroom. Outside there is a private terrace with sun loungers and a patio with a shaded pergola for private alfresco dining. There is also a plunge pool and Balinese bed set amongst the landscaped private garden.



## From a developer that keeps its promises

The Resort Group PLC is the premier developer of hotels in Cape Verde, delivering 5-star luxury and quality returns to property owners.

White Sands Hotel & Spa is the first of six planned developments on Boa Vista by The Resort Group PLC.

Having already delivered award-winning resorts on Sal Island, we have the right credentials and experience to capitalise on the investment potential of Boa Vista.

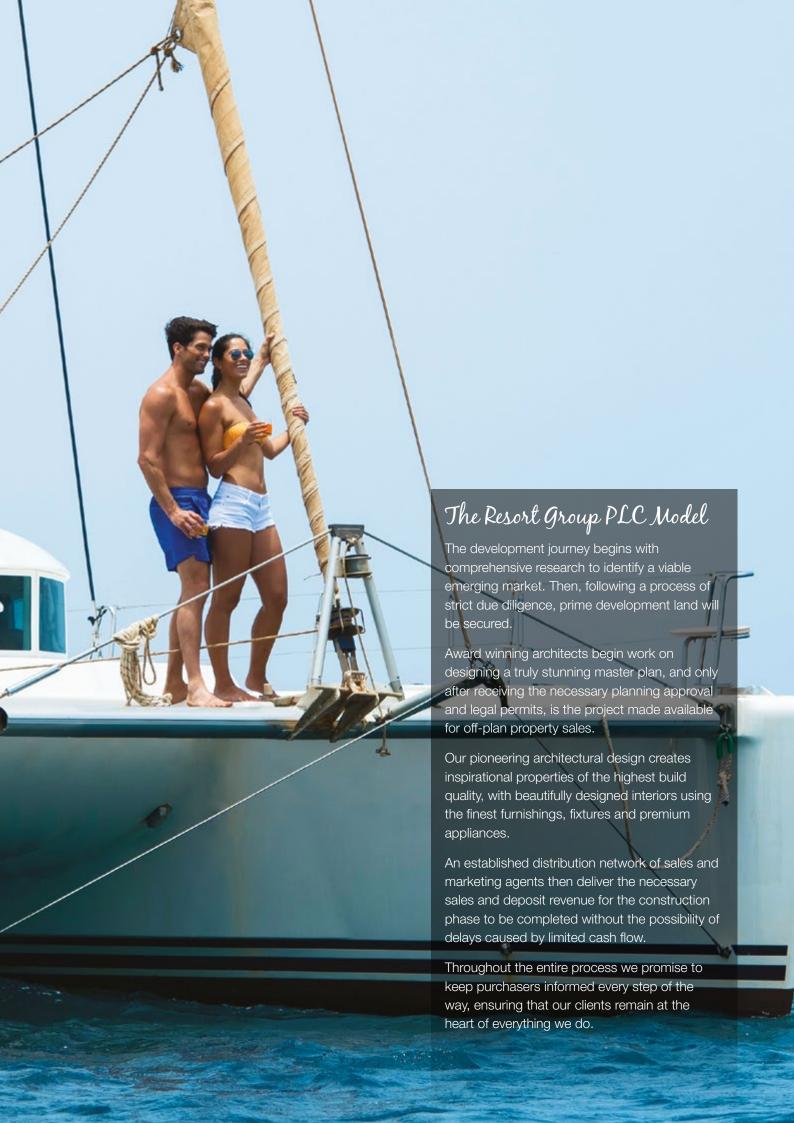
Our track record and ability to deliver the very highest quality is unrivalled in the industry. Much of our continued success is due to our prudent approach of never spreading ourselves too thinly, a model that ensures investors can purchase with confidence. We also take responsibility for the entire development process from start to finish.

This philosophy extends beyond the construction phase. Once the resort is open, our skilled and experienced leisure team work closely alongside the hotel operator to ensure the highest standards are continually delivered.

We have considerable experience that is further enhanced by strong strategic partnerships, from world renowned hoteliers to global construction firms and leading financial institutions.

It is our ability to demonstrate strong financial results, profitability and sound corporate governance that really sets us apart from the competition. Every box is ticked and that means our clients get exactly what they were promised; a world-class resort and a firstclass return.







## Successful developments by The Resort Group PLC

With a proven track record, The Resort Group PLC are the developer you can trust to deliver on its promises.

Other delivered projects by The Resort Group PLC include the award-winning MELIÃ Tortuga Beach Resort, our first development to be completed on Sal Island. Having opened in May 2011, MELIÃ Tortuga Beach Resort is managed by Meliá Hotels International, the world's largest Resort-based hotelier.

In addition, our other Sal Island Resorts include MELIÃ Dunas Beach Resort & Spa and the Sol Dunas which opened in 2014, and the MELIÃ Llana Beach Resort & Spa and Sensimar Cabo Verde, which first welcomed quests in December 2016.

Resort occupancy remains strong across our developments, driven in part by Meliá's vast network of tour operators and travel agents. This has resulted in consistent and sustainable rental yield payments to property owners.

All five 5-star Resorts, along with our newly opened beach club Bikini Beach, create a spectacular beach-front destination on Sal Island which will attract holidaymakers from around the world for many years to come.

The Resort Group PLC now plan to repeat this model of success on Boa Vista, a strategy that will continue to benefit property owners with long-term growth potential and consistent rental revenue.

















# A 5-star partnership with Meliá Hotels International

At the forefront of the global tourism industry for over 50 years, no other hotel operator is better placed to deliver commercial success.

Meliá Hotels International has long been regarded as a genuine world leader in the leisure and tourism industry. Founded in 1956, they have established a global brand presence and have grown to become the world's largest resort hotelier.

Throughout their distinguished history they have set new standards of excellence, and won the 'Prince Felipe' award twice, considered the most prestigious and important award within the tourism industry. It recognises excellence, quality, commitment to innovation and successful entry into new markets.

As the world leader for holidays in Latin America and the Caribbean, all of their hotels and resorts follow the same key principles of ensuring that every guest has a unique and unforgettable experience.

Placing the customer's needs and expectations at the heart of everything they do, Meliá Hotels International have become recognised the world over for delivering unrivalled quality.

They also have strong partnerships with major tour operators and travel agents throughout the world. This means your investment is being handled by the world's largest operator of resorts delivering the best possible commercial success.





## Your exciting investment journey begins here

Whichever property or investment option you select, you can be assured that the process is simple and straightforward, and that you will receive the highest standards of support throughout.

Our approved property agents have the necessary knowledge, skills and experience to help you understand the options, along with a dedicated sales support team who will guide you through every step of the process.

For further information or support, contact us on:

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