

HOME AND AWAY

The lighter side of the not so Dark Continent

Sambala Village in Cape Verde, located off the west coast of Africa, south of the Canaries, is the closest thing there is to a paradise island. Once a staging post for the slave trade, Cape Verde is beginning to flourish as a tourist destination, RACHAEL MCSWEENEY reports

SAMBALA Village is one of four developments on the idyllic east coast of Santiago Island. This development will eventually comprise of 530 units, 68 townhouses and 390 apartments.

The village will have nine condominium-style apartment buildings, each with 38 apartments. Designed with old-style Portuguese and Mediterranean buildings in mind, these properties flatter the landscape.

Private

There are two- and three-bed townhouses available with views into the village and outwards towards the coast. All are finished to a high quality, with private gardens and car-parking spaces as standard.

A service charge will apply for upkeep of the communal areas within the village. Two swimming pools and three tennis courts are located within the townhouse residential area for the use of owners. Prices for townhouses start at €138,950, phase four of these is currently for sale off plans.

Apartments in this development are built around a central courtyard, which also features a communal swimming pool and garden. All will enjoy stunning views over the courtyard and out to the coast. These, too, have their own parking

spaces. There are one-, two-, and three-bed apartments available with the added bonus of a roof terrace. Prices start at €76,950.

Ecological

Being an ecologically friendly village, Sambala will especially appeal those eager to protect the environment. All buildings here respect the surrounding area of Santiago. Sambala will also create jobs within the local community from the construction stages through to operating services in the completed village. All jobs will be given to residents of Santiago unless a particular skill cannot be found on the island.

Having learned from their nearest neighbours the Canaries, Philip Watson from Sambala Developments says: "Santiago is now where the Canaries were 30 years ago but with the bad bits taken out".

The plan is that the island will not be overcrowded with tourists and that it will retain the special qualities that are attracting people to purchase out there at the moment.

In keeping with the ecological outlook of the development, all surface rainwater will run off to a holding tank where it will be used to irrigate the landscaped gardens.

It will also be directed to



"Santiago is now where the Canaries were 30 years ago but with the bad bits taken out"



a lake located in a nearby golf course to irrigate the fairways. Sambala developments have reintroduced turtles and other wildlife to the area and created botanical gardens.

Sewage drainage will run directly to a treatment plant to be recycled, this plant will service both Sambala Village, Santiago Villas and the Fisherman's Bay hotel.

When Sambala Village is completed it will feature shops, restaurants, bars

and private swimming pools.

There are white sandy beaches less than a kilometre away from the village. The development is due for completion in 2008 and will eventually comprise two golf courses, a marina and luxury hotels.

Cape Verdean national airline TACV are introducing flights from Birmingham to the international airport of Praia which is only 20 minutes by road from the development. Call Sambala Developments on 0044-1608 813 160.

ONLY A FLIGHT AWAY ITALY



Pragelato is a four-season alpine resort

WHILE watching the winter Olympics a few weeks ago, you probably never dreamed that you could buy a chalet just a few meters away from one of the competition areas.

Pragelato Village Resort and Spa, located in the Piedmont region of Northern Italy, was the host for the cross-country skiing and Nordic combined events. Situated 90km from Turin and 220km from Milan, Pragelato is between two national parks and has ski in/ski out access to the Milky Way, which is the second largest ski area in the Alps.

This project has been brought to market through Irish property group Red-Quartz Development and its partner RecreAction.

Pragelato is a four-season alpine resort, which comprises one-, two-, and three-bed chalet apartments. With 100 apartments in wooden chalets, 100 hotel apartments with hotel service in the Borgo della Contessa which offers the service of a luxury hotel. Pragelato has succeeded in combining traditional Italian hospitality with high-class facilities.

Chalet apartments have a mountain home feel. They are spacious and come fully furnished. They also come with a car parking space. There is a communal dry basement area for skis and boots; each basement is equipped with ski boot warmers for 40 pairs of boots.

Apartment prices start at €370,000 for a one-bed duplex to €900,000 for a three-bed apartment.

Pragelato Village resort provides a whole host of facilities to both the investor and the guest, with restaurants, bars, children's club and cinema just to mention a few.

The mineralia spa is the perfect venue to treat yourself after a long day on the piste. Spa facilities include a fitness centre, Turkish bath, sauna and various massages and beauty regimes to ensure that you feel totally rejuvenated.

Pragelato Village resort has not only catered for the skiing season, for the summer there is horse riding, quads, volleyball, paragliding and free climbing.

For details call Sophie Palmer in Lisney (01-638 2700).

UK city lofts offered

ELY Property Group in partnership with City Lofts has brought to the market three elite lease-back property investments in Liverpool, Cardiff and Manchester. With these developments investors will acquire an investment which Ely Properties will lease back for a 10 year period with an option at five years to break the clause.

Ely will also organise a full legal pack for a flat fee of €725.40. Also offered is the opportunity for all legal matters to be handled in Dublin including the signing of the contract.

Prince's Dock in Liverpool overlooks the River Mersey and is adjacent to the Royal Liver building.

Unit prices range from €239,520 for a one-bed to €457,127 for a two-bed. This development is due for completion in summer 2006.

Salford Quays in Manchester comprises two linked residential towers. These units are priced from €270,648 and are due to be completed in 2007.

Admiral House in Cardiff is the third leaseback investment opportunity. This development is a 15 storey tower in the heart of Cardiff. Units are priced at €255,407 for a one-bed apartment up to €341,026 for a two-bed. Admiral House is due to be finished later this year.

Details from Ely Properties (01-703 8900).



Salford Quays in Manchester comprises two linked residential towers

It's Murdeira relaxing on Salt Island Beach Resort



There are 36 detached villas with private pools

LOCATED on the Island of Sal, which is Portuguese for salt, the recently launched Murdeira Beach Resort is a new development based just 10 minutes from Sol international airport. TV presenter Eddie Hobbs has been supporting its market-

ing. Murdeira Beach Resort is being brought to the market through Irish developers Cape Verde Development.

This resort will feature a mixture of villas, townhouses, apartments and penthouses. Apartment prices start at €100,000 for

a one-bed penthouse and go right up to €249,000 for a large three-bed apartment.

There are 36 detached villas, each of which will have its own private pool as well as a berth in the marina. Prices start at €700,000 for the second line villa properties with a sea view and €800,000 for the front line villas directly on the sea front.

Direct flights from Manchester to Sol are promised for this month and this easier access should enhance its appeal to both holiday makers and investors. Completion date for Murdeira Beach Resort is early 2008.

For details log on to www.capeverdedevelopment.com (021-477 4700)

Media influenced Cape investors

IRISH male nurse John Sullivan bought a two-bed apartment in the Sambala development in Cape Verde in November 2005. John, who was thinking about purchasing a property in Bulgaria at the time, was watching the UK programme 'A Place in the Sun' where he learned about Cape Verde. Having researched both the country and the development he decided that it would be an ideal place for his first overseas property investment.

In his opinion Sambala offered a better capital appreciation and return on his investment than Bulgaria. In addition the fact that it is a

tropical destination made him decide that Sambala was the better investment.

He is planning on renting his apartment on short term lets and believes that, while it is a relatively new holiday destination, Cape Verde will become more popular over the next couple of years and enable him to get a good rental return.

John wants to also have the apartment for holidays with his family as often as possible.

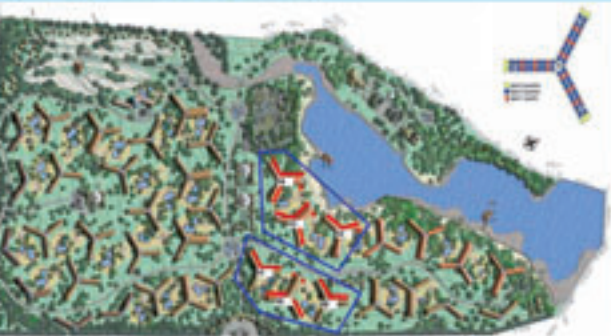
Another Irish person who has purchased in the resort is engineer Patrick Smith. Patrick was thinking of investing in Cape Verde since

he heard about it being talked about on the radio. He then carried out extensive research on both Cape Verde and the Sambala development itself on the internet before deciding to purchase a two-bed apartment in January.

Patrick believes that it will be a very good investment in the long term as he is also looking to rent the apartment in short term lets. He did point out that while there are no direct flights to Santiago at the moment there will be flights from November from Birmingham to Praia, the island's airport, which should help rentals of his apartment.

LAGOA DO COELHO ~ BRAZIL

First phase of luxury water side resort now launching in a new emerging market



Next to natural lagoon with private beach
ONLY 500 m to the ocean
ONLY 35 mins from Natal Airport
Temperature of 30 degrees all year long
On site sports centre with 9 hole golf course
On site medical clinic
On site health and spa centre

Lagoa do Coelho is a tropical paradise delivering complete luxury, superb living accommodation, a multitude of leisure activities both indoor and outdoor, water activities, a spa, a well planned commercial centre with shops, restaurants and bars and most importantly miles of private sandy beach. North East Brazil has become a new emerging market tipped to enjoy unprecedented growth.

4.5% GUARANTEED RENTAL INCOME FOR 2 YEARS
1 MONTH FREE HOLIDAY USE

Tourism in North East Brazil rose by 15.4% in 2004 and this growth continues. Latin America's largest commercial airport & the 4th largest airport in the world will be delivered in 2009 situated only 20 mins from the Resort.

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