



SESIMBRA Bay

BEACH RESORT
SESIMBRA-PORTUGAL

**Studios, 1, 2 & 3 bed apartments
fully furnished starting at €214,000**

**FIRST PHASE UNITS OFFERED TO EARLY INVESTORS
WITH 2% CASH BACK**

**DEVELOPER PAYS ALL CLOSING COSTS -
A SAVING OF €19,260**

85% MORTGAGES AVAILABLE SUBJECT TO STATUS

**IRR (INDICATIVE RATE OF RETURN) OF
8.61% P.A NET OF MORTGAGE REPAYMENTS
BASED ON 60% OCCUPANCY**

STAY UP TO 56 DAYS A YEAR FOR FREE

**2% CASH BACK
GUARANTEED FOR
EARLY INVESTORS**



Opportunity Overview

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Investment Features

Selection of studios, 1, 2 & 3 bed apartments starting at €214,000

Entry level £32,100

85% mortgage in place*

All closing costs to be paid by Developer saving you €19,260

56 days personal use

IRR 8.61% NET of mortgage repayments (60% occupancy)

2% cash back for early investors

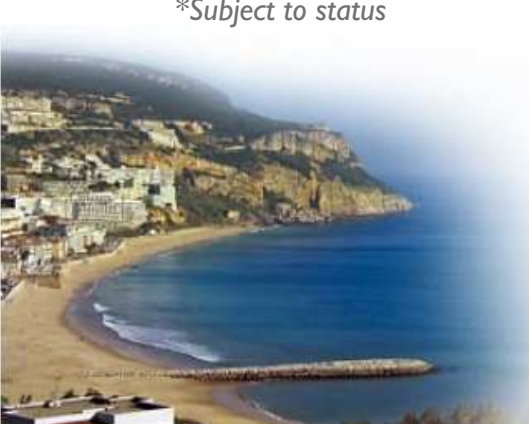
**Subject to status*

Studios, 1, 2 & 3 bed apartments starting at €214,000, 85% mortgage in place* and £32,100 entry level. ALL closing costs paid by developer saving €19,260. IRR anticipated to be 8.61% based on 60% occupancy and is NET of mortgage repayments. 2% cash back guaranteed for early investors.

Sesimbra Bay is a beautifully designed beach and spa residence located in the picturesque fishing village of Sesimbra on the Costa Azul (The Blue Coast) of Southern Portugal. This stunning development has been cleverly built on 3 levels into the hillside that directly overlooks one of the most stunning bays to be found in this area. Each and every one of the apartments have a stunning and completely unobstructed 180° view of the bay and beyond via floor to ceiling glass walls that form the outer walls. The apartments are furnished and finished to the highest of standards and come with large balconies that overlook individual adults and child size swimming pools with surrounding wooden decks.

For buy to let investors this is an outstanding opportunity to invest in an area that attracts visitors of all nationalities who come for its stunning natural beauty (The Arrábida Natural Park is just a short drive away), all year round golf (7 high standard courses within the immediate locale) and extensive water activities. The resort also offers a 400m2 onsite luxury spa, club house and bar / restaurant, on-site childcare and a host of other useful facilities designed to make guests feel at home.

Prices start at €214,000 and a 85% mortgage is available. Importantly, the developer will pay ALL closing costs. As with all of our Buy to let Apart-hotel products investors can also enjoy low cost personal use of up to 56 days per year.





Location

SESIMBRA Bay

BEACH RESORT
SESIMBRA-PORTUGAL

NORTH
ATLANTIC
OCEAN



Portugal

There is much to offer visitors all year round with an enviable climate averaging a comfortable 64° clean water for swimming, unspoilt beaches and friendly locals.

According to recent data by the United Nations World Tourism Organization (UNWTO), international tourist arrivals to Portugal in 2007 increased by 10 per cent on 2006 and is fast becoming an attractive destination for many who prefer its tranquillity and natural beauty to that of the well developed Costas of Spain.

Health and Wellness tourism accounts for a great number of visitors with Spas in particular accounting for large numbers of visitors due to its climate and mineral/medicinal qualities of the water.

In 2006 the Channel Four programme 'A Place in the Sun' ranked Portugal as one of the top 3 overseas property destinations. The programme ranked all the EU countries, plus the four nations that had applied to join and the research took into account the economic growth of the countries, property price rises and how much rental income a buyer can make.

The Portuguese government is also currently implementing a far-reaching national initiative to promote the country and further improve tourism trade.

The main low cost flight carriers who fly to Portugal are Easyjet, Monarch, Ryanair, British Airways and BMI Baby.





Location

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Local Features

Lisbon, capital of Portugal, just 30km away

The Arrábida Natural Park

7 high standard golf courses with special discounts for Owners at Sesimbra Bay

Extensive water sports and activities



Sesimbra

Located in the Setúbal district of Southern Portugal, Sesimbra is just a 30km drive south of Lisbon in the Bay of Setúbal, near the mouth of the Sado river and its natural harbour.

The area surrounding Sesimbra is well known for its outstanding natural beauty and tranquil surroundings. The Arrábida Natural Park is quite literally on its doorstep covering an area of 10,800 hectares with its formation dating back some 180 million years. This area is a renowned breeding ground for birds of prey is quoted as being one of the most beautiful and fascinating natural regions of Mediterranean influence.

Sesimbra is also extremely popular with the locals from Lisbon who often pop down to sample the local fish and stroll the promenades.

Much closer to the location of the resort there is a wealth of activities to keep guests entertained including 7 high standard golf courses where owners at the resort will have access to special discounts on green fees and membership.

On a mountain top overlooking Sesimbra, approx. 240m above sea level, sits the ruins of an ancient Moorish castle that affords beautiful panoramic views over Sesimbra, its harbour and the surrounding countryside. You can see what it looks like for yourself by viewing the following virtual explore taken from the top of the castle.

[Click here to view the virtual explore](#)



An investment you can enjoy



How it works

SESIMBRA Bay
BEACH RESORT
SESIMBRA-PORTUGAL

*A
simple and
hassle free
investment*

*

Subject to status

**

Based on Studio with 60%
occupancy

Personal use not allowed if
purchased through a SIPP

1) Invest in a suite or penthouse

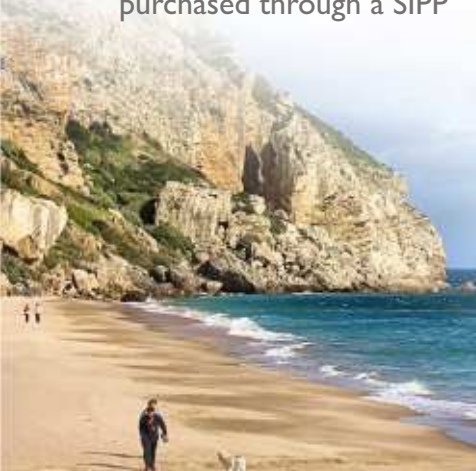
- Studios, 1, 2 & 3 bed apartments to choose from
- Prices starting at €214,000, entry level £32,100
- Kasamia manage and market the suites on your behalf
- Up to 85% mortgage available*
- 2% cash back for early investors

2) Earn money

- Receive 50% of room income (on average £10K p.a to the investor)
- Capital appreciation from a proven real estate market
- Anticipated ROI of 8.61 % p.a. NET of mortgage repayments**

3) Enjoy great perks

- Stay up to 56 days a year for free
- SIPP compatible via Syndication and therefore tax efficient***
- Sell at any time keeping profits derived from appreciation





Management



Distribution Channels

Client database of approx. 81,600 travel agencies ensuring high occupancy for your apartment



AllianceT

The European Consortium of Travel Agencies

Direct access to more than 5,600 travel agencies spread among more than 10 European countries

Internet Distribution Partners

Direct Hotels
Expedia.com
Lastminute.com
Opodo
& many more...

Revolutionising the hotel residence market making it both exciting and enticing to investors and guests alike

- Led by Jean Robert Reznick formerly CEO of Club Med and Accor
- Manage and market the rooms on your behalf
- Innovative and experienced management team
- Hospitality project specialists
- Founding partners have more than 30 successful years in the hospitality and tourism sector

Access to over 6,000 travel agents and database of over 18 million British tourists with established internet hotel reservation partners ensuring high occupancy

- All rooms are pooled so you don't rely on just your room - you share
- in the hotels success thus reducing risk and maximising profitability



Resorts are built so investors start earning from first year on



Returns



Illustration is based on avg.
2 / 3 / 4 / 6 persons per night

Average room rate
65 / 65 / 55 / 70€ per night

Mortgage Rate = 5.5%

Sesimbra Bay - ROI Forecasts

Returns NET of Mortgage Payments

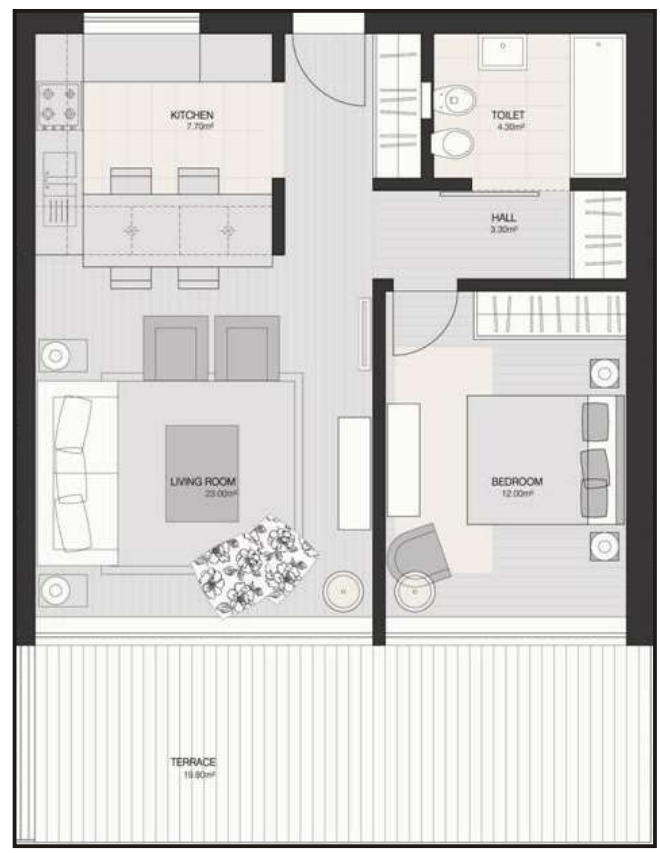
Occupancy %	Studio	1 bed	2 bed	3 bed
50	1.98%	3.37%	2.26%	1.39%
52	3.30%	4.75%	3.60%	2.70%
54	4.63%	6.13%	4.93%	4.00%
56	5.96%	7.51%	6.27%	5.30%
58	7.28%	8.89%	7.61%	6.60%
60	8.61%	10.27%	8.94%	7.91%
62	9.93%	11.65%	10.28%	9.21%
64	11.26%	13.03%	11.62%	10.51%

Net € returns

50	637	1561	1221	1476
52	1064	2201	1943	2856
54	1491	2842	2666	4236
56	1918	3482	3389	5616
58	2345	4123	4111	6995
60	2772	4763	4834	8375
62	3200	5404	5557	9755
64	3627	6045	6280	11134

I Bedroom Apartment

Studio Apartment



2 Bedroom Apartment (a)

SESIM
B E P
SESI

2 Bedroom Apartment (b)



3 Bedroom Apartment

