

Key Facts

Stunning beachfront location

Beautiful, small development of only 31 apartments

Prices from just £24,950

Two-year rental guarantee

Price includes air-conditioning

Passenger lift to all floors

Large individual balconies – all with sea views

Infinity swimming pool
24-hour concierge service

Superb lifestyle or rental investment

Just 10 minutes from state capital, João Pessoa

Super holiday destination

Tel: +44 (0) 121 609 7095



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Website

Brisa de Carapibus, Paraíba, North-east Brazil

**Amazing
prices from just
£24,950.**

**5% rental
promise for
2 years
included**

Actual view from development

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- Brazil is undoubtedly one of the world's very best investment locations.
- Economists tell us that the four countries to watch in coming years are the "BRIC" economies – Brazil, Russia, India, China.
- In particular, Brazil is a very well kept secret. Of course there are the sporting celebrities – Senna, Massa, Ronaldo, Pele – as well as the Mardi Gras (Shrove Tuesday) carnival in Rio and the Copacabana beach.
- But how many people realise it is the 5th largest country in the world in area, with the 5th largest population at 175 million?
- It has the tenth largest country GDP in the world.
- As well as being the world's largest coffee bean producer, it is the world's second largest producer of gold and also mobile phones.
- At the moment, the cost of living in Brazil is still staggeringly cheap, but that won't last forever.
- All-year round sunshine with average temperatures 22 - 36°C
- João Pessoa is the 2nd greenest city in the world (after Paris), measured as square metres of green area per inhabitant.
- Unlike other Tropical destinations, Brazil does not suffer from hurricanes, flooding or tropical storms, nor is it ever affected by earthquakes.



Lying just 12 miles along the coast from João Pessoa, the capital of Paraíba state, Carapibus has one of the most famous beaches on Paraíba's south coast and is the location for many luxurious hotels. The local reefs have become home to many species of marine wildlife and the beach is a place to relax whilst remaining close to local amenities. Brisa de Carapibus is being offered by Viceroy Invest who are charging no fees to clients.

- A small, select beachfront development of just 31 apartments; a mixture of studios and 1- and 2-bedroom units, all with stunning beach and sea views
- Amazing prices from just £24,950
- Two-bed apartments have 2 bathrooms
- Two-year rental guarantee at 5% of purchase price
- Current annual capital growth of 15-20%, which is expected to continue



Actual beach of development

- There are a number of hotels, one directly next to this development, so letting your property should pose few problems
- Large individual balconies providing unparalleled views
- Infinity swimming pool
- Private BBQ and kitchen area
- Positive cashflow investment
- 24-hour concierge
- Administration and maintenance services on-site
- Laundry and maid service
- Passenger lift to all floors
- Full air conditioning in every apartment
- Prices range from £24,950 to £69,950
- Sizes from 355 to 753 square feet
- Easy on the pocket, phased payment plan with deposits from just £9,980
- It's where locals holiday, thus providing a stable future exit route
- Brazil is undoubtedly one of the world's very best investment locations





Actual beach of development

Just 31 apartments make up this small, select beachfront development and each one has a large, individual balcony with breathtaking views of the sea and beautiful white sandy beaches. Designed to accommodate the offshore breeze, they make sunbathing relaxed and comfortable and al fresco dining a must. They are ideal for socialising, entertaining friends and just chilling.

Outdoor living is a fundamental part of the Brazilian way of life, and Brisa de Carapibus makes it especially enjoyable by including barbecue stations that enhance the landscape and contribute to the atmosphere. Featured alongside the infinity pool are de luxe sun loungers dotted around the areas of shade. An enormous rooftop terrace lends itself to sunbathing whilst taking in the magnificent views.





Studio 33m²

The Studio apartments have an area of 33m² which consists of everything necessary for a place in the sun. Ideal for people who need a base at the end of the day, the Studio is fitted with a kitchenette, bathroom, and a living/bedroom space which extends out into a balcony. Accessibility and style has never been so attainable.





1-Bedroom 36m²

Complete with kitchen, bathroom and living room, the 36m² one-bedroom apartments are perfect for couples. Providing a comfortable living space inside, and a sea-view balcony outside, couples have the option to dine in or out every day of the week.



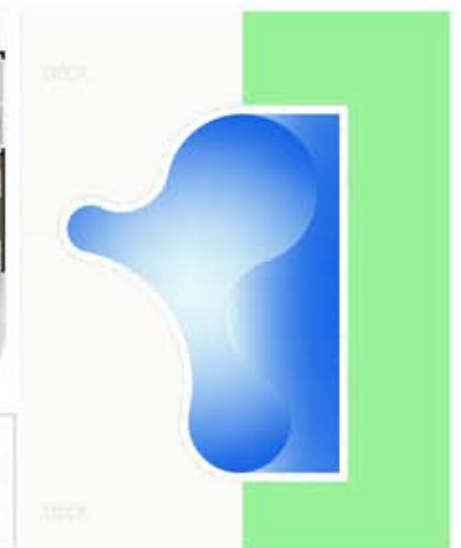


2-Bedroom 66m²

Family holidays are made easy when there is room for daily routines. With 66m² of floor space, comprising kitchen, bathroom, living room and two sizeable bedrooms, as well as a child-safe balcony, there is room for everyone. Air conditioned and comfortable, long distance accommodation has just become more desirable and affordable.



Floor Layouts



Level	Apartment No.	Apartment Type	Aspect	Balcony	Size m ²	Size ft ²	Price (GBP)
Ground	1	Studio	Sea & Beach	Yes	33	355	£24,950
	2	Studio	Sea & Beach	Yes	33	355	£24,950
	3	2 Bed/2 Bath	Sea & Beach	Yes	62	667	£44,950
	4	Studio	Sea & Beach	Yes	33	355	£27,950
	5	2 Bed/2 Bath	Sea & Beach	Yes	62	667	£49,950
	6	Studio	Sea & Beach	Yes	33	355	£27,950
	7	2 Bed/2 Bath	Sea & Beach	Yes	62	667	£51,950
First	101	Studio	Sea & Beach	Yes	33	355	£29,950
	102	Studio	Sea & Beach	Yes	33	355	£29,950
	103	2 Bed/2 Bath	Sea & Beach	Yes	70	753	£64,950
	104	Studio	Sea & Beach	Yes	33	355	£31,950
	105	2 Bed/2 Bath	Sea & Beach	Yes	66	710	£64,950
	106	Studio	Sea & Beach	Yes	33	355	£31,950
	107	2 Bed/2 Bath	Sea & Beach	Yes	66	710	£65,950
	108	1 Bedroom	Sea & Beach	Yes	36	388	£37,950

Level	Apartment No.	Apartment Type	Aspect	Balcony	Size m ²	Size ft ²	Price (GBP)
Second	201	Studio	Sea & Beach	Yes	33	355	£32,950
	202	Studio	Sea & Beach	Yes	33	355	£32,950
	203	2 Bed/2 Bath	Sea & Beach	Yes	70	753	£66,950
	204	Studio	Sea & Beach	Yes	33	355	£33,950
	205	2 Bed/2 Bath	Sea & Beach	Yes	66	710	£66,950
	206	Studio	Sea & Beach	Yes	33	355	£33,950
	207	2 Bed/2 Bath	Sea & Beach	Yes	66	710	£67,950
	208	1 Bedroom	Sea & Beach	Yes	36	388	£38,950
Third	301	Studio	Sea & Beach	Yes	33	355	£34,950
	302	Studio	Sea & Beach	Yes	33	355	£34,950
	303	2 Bed/2 Bath	Sea & Beach	Yes	70	753	£68,950
	304	Studio	Sea & Beach	Yes	33	355	£35,950
	305	2 Bed/2 Bath	Sea & Beach	Yes	66	710	£68,950
	306	Studio	Sea & Beach	Yes	33	355	£35,950
	307	2 Bed/2 Bath	Sea & Beach	Yes	66	710	£69,950
	308	1 Bedroom	Sea & Beach	Yes	36	388	£39,950

- Maintenance - £10 per year per square metre is payable for each apartment
- Information on furniture and rental packages will be available nearer to completion time

Payment Schedule

Reservation	£500
Contracts Exchange	40%
April 2009	20%
October 2009	20%
Completion April 2010	20%(less £500)

Example purchase

Studio apartment @ £24,950	
Reservation	£500
Contracts Exchange	£9,980
April 2009	£4,990
October 2009	£4,990
Completion April 2010	£4,490



Carapibus Beach is an established holiday resort, particularly popular with locals. There are a number of hotels, one directly next to this development, so letting your property should pose few problems.

To give a measure of security, however, the developers are offering a rental guarantee scheme for the first two years' ownership:

- A guaranteed rental return of 5% of purchase price for the first two years

The nearest large airports, Recife (75 miles) and Natal (125 miles) already receive flights from the UK with TAP.

The Castro Pinto airport at João Pessoa, just 20 minutes from Carapibus Beach, is already international, though the majority of its traffic is internal within Brazil, particularly Recife and Rio de Janeiro.

There is already overwhelming interest in this region from UK and European tour operators, with US and Canadians not far behind. For North Americans it is an ideal holiday spot, with the cost of living representing the trump card. Eating out at a good restaurant, you would expect to pay about 12p for an oyster and just over **£10 for a plate of seven lobsters!**



Capital Growth and Rental Illustrations

Studio Apartment – Purchase Price £24,950

The following figures are based on predicted capital growth of 20% a year for the next three years, then 15% a year for the 4th and 5th years of ownership.

Year 1	£29,940	20%
Year 2	£35,928	20%
Year 3	£43,113	20%
Year 4	£49,580	15%
Year 5	£57,017	15%

Potential capital growth over 5 years - £32,067

The following Rental figures are based on the 5% rental guarantee for the first 2 years then 50% room rate for the remaining three years.

Year 1	£1,247	5% guarantee
Year 2	£1,247	5% guarantee
Year 3	£2,400	£80/wk. 30 wks
Year 4	£2,550	£85/wk. 30 wks
Year 5	£2,700	£90/wk. 30 wks

Total Rental Income over 5 years - £10,145





Two-Bedroom Apartment – Purchase Price £56,950

Year 1	£68,340	20%
Year 2	£82,008	20%
Year 3	£98,410	20%
Year 4	£113,171	15%
Year 5	£130,147	15%

Potential capital growth over 5 years - £61,807

The following Rental figures are based on the 5% rental guarantee for the first 2 years then 50% room rate for the remaining three years.

Year 1	£2,847	5% guarantee
Year 2	£2,847	5% guarantee
Year 3	£3,750	£125/wk. 30 wks
Year 4	£3,900	£130/wk. 30 wks
Year 5	£4,050	£135/wk. 30 wks

Total Rental Income over 5 years - £17,395

All figures exclude taxes and property management fees.

Capital growth figures are estimates only. Values can go down as well as up.

It is not our intention to give tax advice: that is not our area of expertise and your accountant is far better qualified to help you.

What we can do, however, is to list some of the standard tax rates, as we understand them, that apply in Brazil.

Tax on rental income	15%
Capital Gains Tax on Disposal	15%
IPTU (equivalent of Council Tax)	0.6% per year of property value (Varies between states)
Transfer Tax (like Stamp Duty)	2% of property value (Varies from 2% to 6%)
Inheritance Tax	4%

Closing costs on property purchase amount to approximately 7% of the purchase price.



We have appointed Luis Vasconcelos to represent our members purchasing in Brazil. He is totally independent, has a wealth of experience in the Brazil market, and is based in London.

Having an English-speaking, UK-based solicitor experienced in the Brazilian market is a major benefit for all members.

In addition, we have negotiated 'Special Rate' conveyancing fees, for all Viceroy members, of £850 (normally £1,150):

The International Property Law Centre LLP

25 Floral Street,
Covent Garden,
London
WC2E 9DS.

Tel: 0844 578 4003.

Fax: 0844 578 4001.

Email: info@iplc.co.uk

www.internationalpropertylaw.com



1. Reserving a Property

Call our office so we can provide you with a clear explanation of the opportunity and answer any questions you may have. When you are happy to proceed, just select the property you require and make a provisional reservation. A property Reservation Form will need to be completed and promptly returned to our office. You will also be required to pay the Reservation Deposit (see below) at this time. This is non-refundable, but will be allowed as a deduction from your final payment on completion.

The Reservation Deposit applicable to this development is £500. This initial deposit, which is deducted from your property price on completion, is payable immediately. Please send a cheque payable to Viceroy Invest Limited.

Please note that mortgage finance is not available on this development, though Viceroy Invest would be pleased to introduce you to an Independent Financial Adviser should you wish to release funds from your private home.



2. Exchanging Contracts

Signing of the contracts is usually around 30 days after initial reservation, at which point the initial deposit of 40% is required.

3. Phased payments

A further 20% is payable in April 2009, with 20% in October 2009 and the final 20% on completion April 2010.

Please Note: If a reservation is cancelled prior to exchange then we reserve the right to charge a cancellation fee of £500.00 + Vat to cover any administration costs.



Purchaser's Details	Joint Purchaser's Details
Title:	Title:
First Name:	First Name:
Surname:	Surname:
Address:	Address:
Town:	Town:
County:	County:
Postcode:	Postcode:
Daytime Tel:	Daytime Tel:
Mobile Tel:	Mobile Tel:
Work Tel:	Work Tel:
Fax:	Fax:
Email:	Email:
D.O.B.:	D.O.B.:

<p>Apartment Number(s): _____</p> <p>Apartment Price(s) £: _____</p>
<p>ACCEPTANCE OF TERMS AND CONDITIONS</p> <p>It is understood that the cost to reserve a property is £500 which is non-refundable but deductible from the final balance.</p> <p>In the interests of efficiency I/we agree to utilise the services of the lawyer appointed by Viceroy Invest Limited.</p> <p>I/we fully understand that Viceroy Invest Limited is not a mortgage broker, financial advisor or a legal or tax advisor and is in no way responsible for my financial circumstances or my mortgage eligibility.</p> <p>I/we agree that if a reservation is cancelled then Viceroy Invest Limited reserves the right to charge a cancellation fee of £500.00 + VAT to cover any administration costs.</p> <p>I/we have read and agree to the terms and conditions expressly set out in the Viceroy Invest Limited website and the disclaimer attached to the downloadable e-brochure. I/we wish to proceed with the purchase(s) of a studio, one-bedroom or two-bedroom apartment in the Brisa de Carapibus development in Brazil.</p> <p>Signature: _____ Date: _____</p> <p>Signature: _____ Date: _____</p> <p>Please return this reservation form to Viceroy Invest Limited, West Midlands House, Gypsy Lane, Willenhall, West Midlands, WV13 2HA, United Kingdom.</p>

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It is encouraged that due diligence be exercised by each individual purchaser. Viceroy Invest Ltd is not providing financial advice under the regulations of the Financial Services Authority. We recommend that before making any decisions based on the information provided, that you should consult with any specialist advisors introduced to you by Viceroy Invest Ltd or take independent legal and financial advice.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Mortgages are subject to status. Mortgage offers are also dependent on your financial circumstances at the time of application.

I understand that it is solely my own liability to arrange mortgage finance through a third party and I understand that Viceroy Invest Ltd offers no guarantee that I will be offered mortgage lending at any stage in the buying process, from offer to completion. Should I choose to exchange contracts with any vendor without having obtained a formal mortgage offer, I understand that I may be required to settle in cash on completion or forfeit any deposits paid. The obtaining of a mortgage is my own responsibility.