



Real Estate Brazil

Investment Proposal
for sale of luxury penthouse apartment in Rio de Janeiro

October 2006

What is on offer

- 'Residencial Bernini' – a spectacular luxury penthouse, with an extremely high spec and positioned within a highly secure complex.
- 600m² (6,000 sq ft) of beautifully designed space over two levels with private pool and with a magnificent panoramic vista of lagoon, mountains and ocean.
- The interior design and furnishings of the highest quality incorporating marble floors and granite work surfaces throughout.
- Due for completion in July 2007
- Located in 'Peninsular Bay', a new development in Barra overlooking the Tijuca Lagoon, sea and mountains.
- 'Peninsular Bay' is 15 minutes from Tijuca's Rain Forest, the largest urban rain forest in the world with both infamous *Ipanema* and *Copacabana* beaches close by.
- **This is the only available available penthouse apartment available in this fabulous complex.**

Investment potential

- With prices at an all-time low in many locations in Brazil, serious investors are recognising the huge potential for profits on real estate investment in Brazil today.
- Property is currently excellent value for money and prices in hot-spots are already increasing by more than 20% per annum.
- Rental yields vary between 6% to 12% in tourist locations. However, many investors are choosing Brazil for the expected capital appreciation in the next few years.
- Foreign investment is greatly encouraged - you own 100% of both land and property
- The above and solid economic performance has prompted a new wave of interest from international buyers wishing to purchase real estate in Brazil, or invest in businesses and the stock markets.
- Over the past fifteen months the international press has constantly promoted Brazil as a place to visit, do business or live in, while offering a great potential for investment.
- Direct charter flights are now available from the UK to Salvador, Brazil for around £180 return, making Brazil a viable holiday destination and a promising buy-to-let investment location.



Investment proposal for luxury penthouse apartment in Rio de Janeiro

Considerations

- The sun shines all year round
- Beautiful country with fantastic scenery and beaches
- Brazilian people are always friendly and cheerful.
- Cities in Brazil are vibrant and exciting with carnivals and music.
- Cost of living can be as low as 30% of the cost in the UK/Europe.
- Brazil is considered a low risk in respect of War, Terrorism, SARS or Hurricanes.
- Widely seen by many economists as a future economic power house together with China, India and Russia.

Specification highlights

The penthouse is spread over two floors:

- Lower level
 - Master suite with en-suite bathroom and veranda, whilst bedrooms 2, 3 & 4 also come with contemporary luxurious en-suite bathrooms
 - High tech kitchen which follows through to two areas, the first of which can be used as a bar area, through to a dining area that can comfortably accommodate 8/10 people for entertaining and dining
 - At the back of the kitchen there is also a single bedroom, utility area and bathroom for a live-in maid
 - This floor also includes a sprawling lounge area which leads onto a further beautiful veranda
- Upper level
 - Expansive terrace, with ample room for tables chairs and loungers, is idyllic for lazy days in the sunshine.
 - Large swimming pool and hot tub
 - Large double en-suite bedroom with a Jacuzzi and its own spacious lounge with glass doors opening onto the terrace

Floor Plans - Lower Level



Investment proposal for luxury penthouse apartment in Rio de Janeiro

Floor Plans - Upper Level



Potential Interiors



Investment proposal for luxury penthouse apartment in Rio de Janeiro

Location



Investment proposal for luxury penthouse apartment in Rio de Janeiro



Investment proposal for luxury penthouse apartment in Rio de Janeiro

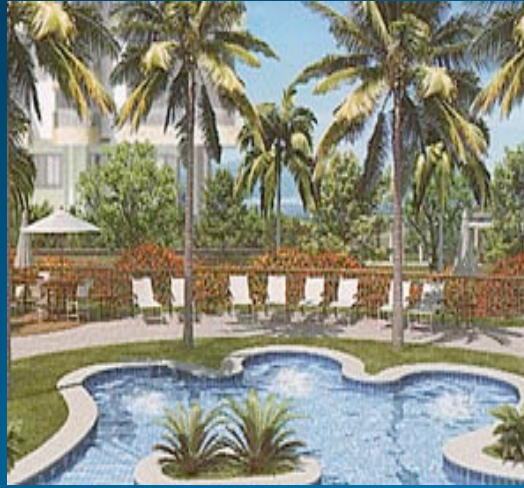
Peninsula area

- Peninsula area covers an ecologically maintained area of 790,000m², of which only 8% is available for building development.
- Comprising 3.5km (2.2 miles) of ecological track with mangroves and sandbanks. The area also embraces quiet reading and meditation retreats, sports area with fitness equipment, children's area, rustic bicycle path bordering the Tijuca Lake.
- Exuberant flora and fauna.
- 500,000m² (5,832,000 ft sq) of water.
- Exclusive ferryboat for residents
- Designated water sports area

Peninsula area

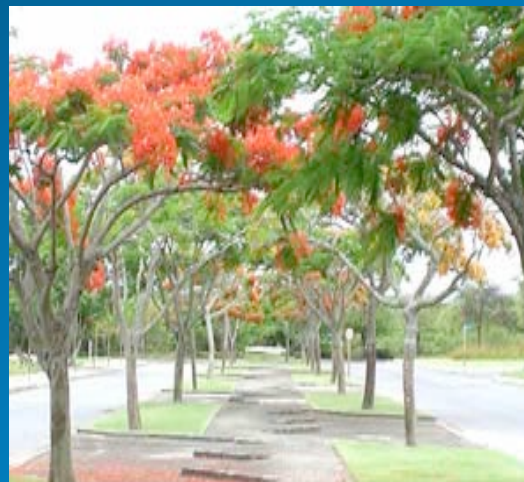
Also has 5 exclusive parks for its residents:

- The Track Garden connecting the Green Park to the ecological track
- The Sculpture Garden with classic marble sculptures
- The Palm Tree Garden with abundant palms generating a pleasant shade
- The Zen Garden with a designated meditation and contemplation area
- The fruit garden with dozens of tropical fruit trees



Leisure highlights

- The Peninsula are also offers fascinating features such as:
- 18 hole putting green
- 9 tennis courts
- Soccer field with artificial grass
- 3 multi-sports courts
- Sand courts
- Kiosks, bars and restrooms
- Ecological-themed park for children
- Amphitheatre for small performances
- Bicycles for adults and children
- Daily golf, tennis, and volleyball classes.



Services and Facilities

- In addition, the Peninsula has a complete infrastructure for ease of comfort in your daily life and routines including:
 - 24 hour computerized security and 50 officers throughout 14 stations
 - Control of entrance of residents and visitors
 - Private transportation system
 - Ferryboat for weekend leisure



Investment proposal for luxury penthouse apartment in Rio de Janeiro

Getting there

- **By Air**

- There are frequent flights to Rio de Janeiro from a number of major airports in the USA and Europe all major cities in South America.
- Flights operate daily between the UK / Europe and Brazil and take approximately the same time as it would take to fly to Miami.
- Other gateway airports in Brazil include São Paulo, Recife, Natal - popular with Northern European package tourists - Fortaleza, Belém and Manaus.
- Brazilian airlines Varig, TAM, and Gol fly to many major cities in the world. For international flights, the departure tax is USD36.00, but this is often included in the ticket cost.

- **By bus or Train**

- Brazil has land borders with every other country in South America, with the exception of Ecuador and Chile, so while some travellers may bus in from Uruguay, Argentina or Venezuela, others arrive via the *trem da morte* (death train) - named after the fate that befalls many who hitch a ride on the train's roof - from Bolivia.

- **By River**

- Many travellers take a slow boat along the Amazon from Iquitos in Peru or into the Pantanal via the Rio Paraguay from Asunción, Paraguay.

Economy

- Currency is exceptionally favourable at the moment making it cheap for foreigners to invest / buy property
- *The government of president Lula has brought huge improvement to Brazil*
- Cost of living can be as low as 30% of the cost in the UK/Europe
- *The cost of living can be as little as 20% of that the UK, allowing visiting Europeans to lead a truly relaxing and luxurious lifestyle.*
- Brazil is now self sufficient in oil
- Economists see Brazil as one of the future economic leaders along with Russia, India, China (BRIC's).
- Brazil is considered a low risk in respect of War, Terrorism, SARS or Hurricanes
- Brazil is the fifth largest country in the world



Investment proposal for luxury penthouse apartment in Rio de Janeiro

Investment Climate – Market Overview

- Brazil is the fifth largest country in the world
- Inflation is at an all time low and stable, currently standing at about 7.6%.
- GDP has grown every year and last year saw a growth of just under 5%
- The country has seen real progress since the election of the left wing President Lula a few years ago.
- Under the excellent guidance of President Lula, Brazil is receiving huge investments from Europe and North America.
- The Government is now actively promoting Brazil as a place to come both for tourists and investors.

Tourism

- The population includes more than 1,000,000 multi millionaires, generating a strong demand for holiday homes.
- Tourism is a new-born industry in Brazil, increasing by 20% in the last year. This has been fuelled by the addition of new charter flights direct from UK & Europe to many major cities such as Natal & Salvador.
- Thomson Holidays has recently ranked it the **number one target destination** for 2005/2006 for beach, sun and ecotourism holidays. With home grown and international demand, there is a realistic guarantee of future market stability and demand for both sales and rentals.
- At present Brazil is generally better known among Portuguese, Spanish, Italian and other South American tourists but there are an ever increasing number of UK, Scandinavian and North American tourists now visiting the country.
- With large operators such as Club Med, Renaissance, Marriott, Sofitel and Kempinski opening resorts, it would appear that the market is set to explode.



Investment proposal for luxury penthouse apartment in Rio de Janeiro

Purchasing Laws

- The purchase process is relatively simple and straightforward, provided you use a good agent and reputable lawyer.
- You will have solid and secure property ownership as Brazil is one of the few countries that allow foreigners to own the freehold to both the land and property in their own names.
- All that is required is a tax registration number (CPF: Catastro de Pessoa Fisica) which you can apply for using a lawyer whilst in Brazil, or via the embassy in the UK.
- In addition, for all foreign purchases the money has to be brought in via an international wire transfer to the Banco de Brasil. Again, this is a relatively simple process that a good lawyer can assist with.

Contacts

- **Shazia Nizam**
 - Mobile: 07973 907 920
 - Email: Shazia@presstopinvestments.com
- **Mio Hadzipasic**
 - Mobile: 07966 973 365
 - Email: Mio@presstopinvestments.com



Investment proposal for luxury penthouse apartment in Rio de Janeiro