



GIRASSÓIS LAGOA RESORT

Tibau do Sul (Pipa) - Rio Grande do Norte - Brazil

"Best Development - Brazil"

Eco-friendly embraces sophistication



Pristine beaches and evening skies woven with colour.



The eco-friendly Girassóis Lagoa Resort features an extensive range of striking homes which have been carefully conceived to compliment and preserve the natural wonders of one of Brazil's most breathtaking and unspoilt regions.

Designed for those who appreciate the delights of nature and a lifestyle of simple, yet sophisticated ease, Girassóis Lagoa Resort can be your own corner of paradise.

Situated 85 km south of Natal, in Brazil's Rio Grande do Norte region, the area of Tibau do Sul and Pipa enjoys a growing reputation as a holiday home destination.

With its lush forests, stunning coastline of fine white sands and gently swaying palms, constant warm climate and very low crime rate, this is a place to discover the true joy of living.



Studios & Townhouses



Comfort, pure escapism and pleasure reserved exclusively for you ...

The properties feature natural materials and are designed along clean and economical architectural lines. The studios and townhouses of Girassóis Lagoa Resort demonstrate an elegant simplicity, whilst offering all the comfort and practicality

you would expect. All the properties at Girassóis Lagoa Resort benefit from en-suite bathrooms, telephone and internet connection, solar heating, ample verandas and most of the properties enjoy breathtaking views of the lagoon.

Replenish your spirit in paradise



With its lush forests, stunning coastline of fine white sands and gently swaying palms, constant warm climate and very low crime rate, this is a place to discover the true joy of living.

Consisting of 44 studios and 24 Townhouses, Girassóis Lagoa Resort has been designed with great care to preserve the integrity of the area's natural beauty. Perfectly integrated into its surroundings and benefiting from magnificent lagoon

views, this eye catching development has been designed to incorporate generous green spaces and natural landscaping to provide the ultimate experience for guests.



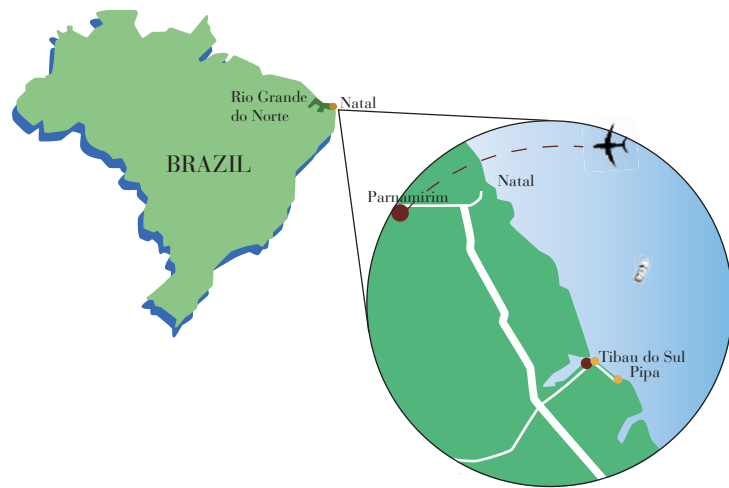
Brazil is currently one of the property investment market's best kept secrets. This infinite promise is fast becoming apparent to buyers seeking strong rental income and immense capital appreciation potential. A national tourism plan was developed in 2003 and as a direct result; foreign tourism has increased significantly since its conception. Foreign investment is actively encouraged, with buyers benefiting from no ownership restrictions and 100% freehold property.

Experts are anticipating colossal development in Brazil, and Goldman Sachs predicts the country will soon become the fifth largest economy in the world. This domestic economic growth will dramatically increase the spending power of the country's 190 million inhabitants, and alongside ever increasing tourist numbers, coastal holiday destinations will be in serious demand. Investors can expect high rental occupancy, and significant capital appreciation from this exciting and fast emerging market.



Rapidly expanding economy and unrivalled investment opportunities

World Cup host city with over 300 days of sunshine per annum



Natal is located on the north east coast of Brazil, and is the closest point of South America to mainland Europe; flight times from most European cities are just seven hours. The area is perfectly positioned to benefit from the major tourism markets of Europe and North America, as well as the immense domestic market. Situated just five degrees from the equator, Natal boasts a near perfect climate, with year round sunshine and an average annual temperature of 28°C. The city is considered the safest state capital in Brazil and, according

to research by NASA, has the second purest air in the world. Natal is already popular and well established with Brazilian holidaymakers and with ever increasing foreign tourist numbers, in addition to being a host city for the 2014 FIFA World Cup, the area is set to become one of the most popular destinations in South America. The São Gonçalo Amarante Airport will be the eighth largest in the world and is currently being developed in Natal to cope with rapidly increasing tourist numbers.

Amenities & Activities



Comfort, pure escapism and pleasure reserved exclusively for you ...

The combination of a perfect holiday... adventure, nature's retreats and pure relaxation.

There are a wide range of amenities and services to be enjoyed at Girassóis Lagoa Resort such as a large swimming pool, a spa, sauna and massage studio, bistro, launderette and children's play area. With its unique atmosphere, blending the simplicity of a traditional fishing village with a strong cosmopolitan spirit, the surrounding area offers a wealth of activities

and interests which include nature trails, buggy hire, surfing, kite surfing, sailing and fishing. Local shops, restaurants and bars are easily accessed nearby.

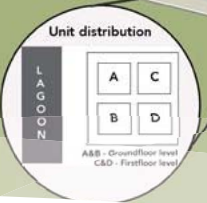
Enjoy long lazy days on the beach, chase the perfect wave or explore nature's hidden delights and as night descends, track down the musical beats. Girassóis Lagoa Resort is a destination for comfort, pure escapism and pleasure.

Enjoy the delicacies of both local and international cooking at the Lagoa lounge Resto Bar. From quick snacks to lounge lunches or candle light romantic dinners, this is the perfect place to enjoy the privileged view over the Guarairas Lagoon and delight yourself with an unforgettable gastronomic experience.





ARRASSÓIS LAGOA RESORT



- | | | | | | |
|------------------|-------------------|-------------------|----------------|-------------------|---|
| 1 Townhouse - T1 | 6 Studio - T0 | 11 Townhouse - T1 | 16 Studio - T0 | 21 Studio - T0 | 52 Children's Pool
Piscina para Crianças |
| 2 Townhouse - T1 | 7 Studio - T0 | 12 Townhouse - T1 | 17 Studio - T0 | 22 Townhouse - T1 | 53 Swimming Pool
Piscina |
| 3 Studio - T0 | 8 Townhouse - T1 | 13 Townhouse - T1 | 18 Studio - T0 | 23 Townhouse - T1 | 54 Pool Bar
Bar de Piscina |
| 4 Townhouse - T1 | 9 Townhouse - T1 | 14 Studio - T0 | 19 Studio - T0 | 24 Villa - V2 | 55 Restaurant / Reception / SPA
Restaurante / Recepção |
| 5 Townhouse - T1 | 10 Townhouse - T1 | 15 Studio - T0 | 20 Studio - T0 | 25 Villa - V2 | 56 Services
Serviços |

Studio Ground floor

Studio First floor



TYPE A

- 1 - Livingroom/bedroom area 24,70m²
- 2 - Bathroom 4,80m²
- 3 - Terrace 16,61m²

Total Closed building area 29,50m²

Terrace 16,61m²

Total area 46,11m²

TYPE B

- 1 - Livingroom/bedroom area 24,70m²
- 2 - Bathroom 4,80m²
- 3 - Terrace 17,08m²

Total Closed building area 29,50m²

Terrace 17,08m²

Total area 46,58m²

Kitchenette, air conditioning, telephone. internet connection and international cable television is included in the purchase price.
Furniture packs are mandatory should you wish to let your property through the resort developer.



TYPE C

- 1 - Livingroom/bedroom area 24,70m²
- 2 - Bathroom 4,80m²
- 3 - Balcony 16,61m²

Total Closed building area 29,50m²

Balcony 16,61m²

Total area 46,11m²

TYPE D

- 1 - Livingroom/bedroom area 24,70m²
- 2 - Bathroom 4,80m²
- 3 - Balcony 17,08m²

Total Closed building area 29,50m²

Balcony 17,08m²

Total area 46,58m²

Kitchenette, air conditioning, telephone. internet connection and international cable television is included in the purchase price.
Furniture packs are mandatory should you wish to let your property through the resort developer.



Townhouse Ground floor

Townhouse First floor



TYPE A

TYPE B

- 1 - Livingroom/kitchen area 19,60m²
- 2 - Bathroom 6,33m²
- 3 - Terrace 16,66m²

- 1 - Livingroom/kitchen area 21,46m²
- 2 - Bathroom 5,60m²
- 3 - Terrace 16,88m²

Kitchenette, air conditioning, telephone. internet connection and international cable television is included in the purchase price.
Furniture packs are mandatory should you wish to let your property through the resort developer.



TYPE A

TYPE B

- 4 - Bedroom 19,60m²
- 5 - Bathroom 6,33m²
- 6 - Balcony 16,67m²
- Total Closed building area 51,86m²
- Balcony/Terraces 33,33m²
- Total area 85,19m²

- 4 - Bedroom 21,46m²
- 5 - Bathroom 5,60m²
- 6 - Balcony 16,87m²
- Total Closed building area 54,12m²
- Balcony/Terraces 33,75m²
- Total area 87,87m²

Kitchenette, air conditioning, telephone. internet connection and international cable television is included in the purchase price.
Furniture packs are mandatory should you wish to let your property through the resort developer.

With a sound investment, relaxing is second nature.

This region's burgeoning popularity as a holiday destination makes Girassois Lagoa Resort a very attractive investment option. And with its superb design, high build quality, and comprehensive range of facilities, the resort offers enormous potential in this ever expanding market.

The properties are built and key ready in an established resort. There is a Rental Guarantee for three years with six weeks personal usage, but if you prefer there is option to opt out of the rental guarantee on a 50/50 split with the operator. There are furniture packs available for clients and the rental and management service is provided on site.

The resort recently won the highly prestigious "Best Development - Brazil" at the 2009 CNBC Americas Residential Property Awards



About The Developer



Beltico Group is a Portuguese company incorporated in 1964. The group's flagship development is Praia D'El Rey Golf & Beach Resort, a 230 hectare site in the County of Óbidos on Portugal's Silver Coast with a range of facilities and activities, a championship links golf course and a five star Marriott hotel. As well as being involved in resort and commercial development, hotel con-

struction, golf course construction and management, the Beltico Group has its own construction, maintenance, resort and rentals companies.

The Group has several resort projects in North East Brazil, around the internationally renowned beach town of Pipa and also promotes real estate in the UK, Portugal, South America and the Far East.