



House Broker Group S.r.l.





- ❖ Real estate prices in the Natal area have **doubled** over the last 3-4 years. Because of the booming local property market, quality properties at good prices are very rare
- ❖ The market is just recently opening up to overseas buyers and real estate prices are expected to appreciate **25-30%** per year
- ❖ Now, you can step up to the booming Brazilian property market at very attractive prices as low as **1000 €/m<sup>2</sup>**



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## PROMISING LOCATION

- ❖ Natal is characterized by an incomparable quality of life: A mild tropical climate of 27°C all year round, endless tropical beaches filled with coconut trees, unspoilt nature and its culture of enjoyment
- ❖ The complex is located at 40km from Natal city and airport and at a premium location, only 100 meters from the breathtaking, popular South Natal Beaches
- ❖ Natal is a favorite destination for overseas property buyers because of its rapid value increase, good rental possibilities, security and new infrastructural developments, among which one of the worlds largest airports
- ❖ Brazil is one of the most promising emerging markets, expected to be the 5<sup>th</sup> largest economy by 2034 according to Goldman Sachs
- ❖ "Make your money grow while you enjoy the Brazilian lifestyle"



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## LUXURIOUS TROPICAL VILLAPARK

- ❖ Exclusive, complex with only 45 villas
- ❖ Pool, sports and leisure area's
- ❖ Beautiful tropical garden with coconut trees
- ❖ Bar and Barbecue area
- ❖ Children's playground
- ❖ Private parking
- ❖ 24 hours security



## SPACIOUS, DETACHED VILLAS

- ❖ 4 Bedrooms, 3 Bathrooms and guest WC
- ❖ Lounge, kitchen, utility and storage room
- ❖ Porch, garden and terraces
- ❖ Barbecue
- ❖ Alarm system
- ❖ Total surface 127,63 m<sup>2</sup>



## FLOOR PLANS



Ground Floor



First Floor

## SAFE AND EASY BUYING PROCESS

- ❖ All our properties have **full due diligence**, including building licences, environmental authorizations and complete registration in registro de incorporação
- ❖ We provide **free legal services** from international property lawyers in order to guarantee a safe and easy buying process
- ❖ Unit price is **345.000 R\$**, Payment method is 40% on contract and 60% on completion.
- ❖ Project completion is due in December 2008 (second phase)
- ❖ With current exchange rates, the price of 345.000 R\$ (reais) equals a sum of 119.000 €
- ❖ The villas come with a rental guarantee of 6% during the first 2 years





## ADDITIONAL INFORMATION

- ❖ Infrastructure: Natal is a clean, modern city with an advanced road system and excellent transport links, both internally and abroad. The Augusto Severo international airport has direct flights from several major European cities.
- ❖ The Natal region is perfectly positioned for modern residential tourism because of its great shopping centers, exquisite gastronomy and turbulent nightlife.
- ❖ The Natal beach area is a center point for Brazilians domestic second home buyers. Also, as the region is a preferred holiday spot for Brazilians from Sao Paulo, Rio, as well as the people from Natal, the rental potential is high.
- ❖ Natal is the safest capital of Brazil according to independent research of the Institute for Applied Economics.
- ❖ Average climate is 27 °C, with 3 degrees difference between summer and winter.
- ❖ The Brazilian political and fiscal climate is stable and the value of the Real versus the Euro has remained the same in the last 5 years.
- ❖ Going prices of similar villas in neighbouring complexes are between 3.500 R\$ and 4.700 R\$ per m<sup>2</sup>. (roughly between 1.200€ and 1.600 €). Source: SIMA market research.
- ❖ With a price of around 2.700 R\$ (around 1.000 €) per m<sup>2</sup>, the Mar de Tabatinga offer is sold clearly below market prices. As such it is one of the last investment opportunities in Natal for Brazilian prices.
- ❖ The Mar de Tabatinga project is committed to use durable quality materials in the construction process. Under Brazilian law, developers are liable for defects for a period of five years.
- ❖ Building licenses and Land Title Confirmation are in place and approved, and the development company is legally registered.
- ❖ Like in the safest countries in the world, Brazil uses the systems of Public Notaries and Land Registry. The land registry uses GPS data to avoid conflicts about land boundaries.
- ❖ No restrictions exist on (re)selling the property prior to completion (including any fiscal charges).





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