

# CARACOLA BEACH AND SPA RESORT

*The next great investment opportunity.....*

E-BROCHURE



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## ISLA MARGARITA

Isla Margarita, known as the "Pearl of the Caribbean" is the most developed of three islands which form the state of Nueva Esparta, just off the North East coast of Venezuela. Although situated within the Caribbean, Margarita is not in the hurricane belt. Its' natural beauty and tropical climate make Isla Margarita an increasingly popular tourist destination.

Isla Margarita measures 55km east to west by 22km North to South. The dramatic mountainous terrain, populated with lush vegetation, flora and fauna ascends to over 1000 metres above sea level and is framed by many stunning white sandy beaches.

With over 300km of coastline, you may wish to bask in the sun or perhaps explore many of the more active pursuits and sports on offer. Margarita provides residents and tourists alike with a huge variety of both relaxing and active ways to spend the day. The climate is a consistent 80°F, varying little more than +/- 4°C across the year, with a soothing sea breeze. The warm days & cool evenings make for a very comfortable living environment.

Access to the island is good with more and more direct flights from numerous global locations as well as to Caracas a mere 35 minute flight away.

Despite the closeness to the mainland, just 38 kilometres, Margarita remains practically untouched by the influence of the mainland. Life goes on in a typically relaxed way, the Latin lifestyle mixed with European & American influences make for a developed democratic and friendly environment.

### When you arrive in Margarita you will be surprised by many things:-

- The warm & friendly welcome from the local people
- The modern airport and great infrastructure
- How pleasant & tastefully the island has slowly developed over the centuries
- The value for money: many items in Margarita are a fraction of what you would expect to pay, making the whole experience very cost effective as well as pleasurable

The east of Margarita is flourishing with good quality property and resort development underway. To the west of the island is the Macanao Peninsula, an undeveloped and protected region with mountains to the interior and ringed by sandy beaches. The combination of its adventure-tourist character and its charming people, make it possible to offer you the best from this enchanting sun-kissed Caribbean island.



## INVESTING

### WHY INVEST IN ISLA MARGARITA?

- Ground floor investment
- Low property prices
- Property ownership is freehold
- Good accessibility, particularly from Europe, South America and the US
- Good Infrastructure – International airport & developed road systems
- Low cost of living
- Warm consistent climate, all year round
- Great facilities, activities and attractions
- Naturally beautiful, both mountains & beaches
- Tax efficient –  
Isla Margarita is a tax and duty free zone
- Visitor numbers reached 2.3 million in 2007  
(up from 2m in 2006 and 1.5m in 2005)\*
- Consistently strong economic growth:-  
Average GDP increase of 11.3% per year between 2004-07\*\*

\* Statistic supplied by Venezuelan Ministry of Tourism

\*\* Statistic supplied by [www.latinbusinesschronicle.com](http://www.latinbusinesschronicle.com)



170 km of beaches



50 stunning beaches



27°C annual average



2,752 hours of sun in 2007

Month	Sunny Days	Days in month	% of sunny days	High		Low	
				°C	°F	°C	°F
January	28	31	90.3%	28	83	25	76
February	27	28	96.4%	28	82	25	76
March	29	31	93.5%	29	84	26	78
April	30	30	100.0%	29	85	26	78
May	30	31	96.8%	30	87	26	80
June	29	30	96.7%	30	86	26	82
July	28	31	90.3%	30	86	27	80
August	30	31	96.8%	30	86	26	81
September	29	30	96.7%	30	86	26	81
October	29	31	90.3%	31	87	27	81
November	27	30	90.0%	31	87	27	78
December	28	31	93.3%	30	86	25	76

Statistics supplied by [www.casatrudel.com](http://www.casatrudel.com)

## CLIMATE

Isla Margarita enjoyed 344 days of sunshine in 2007, with over 94% of the days having 6 hours of sun or more. There have been years when the island had no measurable rain for several months. The daytime temperature averages 30°C (86°F) and the nights are never below 20°C (68°F). Even in the summer months when the temperature rises slightly, the cooling breezes keep the climate very comfortable.

A major selling point is that Isla Margarita is out of the hurricane belt making it a truly all year round leisure destination. Isla Margarita has no "traditional" rainy season. If the island is going to have some rain it is most likely to be in the middle of the summer or from the middle of November until the beginning of January. The rain falls mostly during the night and commonly the rain doesn't last more than a couple of hours. This basically means that the climate of the island is perfect if you are looking for a glorious sunny vacation.

Tourists have travelled to Isla Margarita for the last 30 years and are met by white beaches, fringed coconut palms and a pleasant easterly breeze.

## BEACHES

The best beaches on Margarita run along the North and East cape like a string of pearls. There are at least 50 unique & magnificent beaches occupying 106 miles of the coastline. Playa El Agua, Caracola, Playa Parguito and Playa Caribe are the pick of the island's beaches, with palm trees and turquoise waters. Isla Margarita beaches are not over-crowded, even at peak season, so those of you who prefer a more isolated and private beach will not have to look too far.

Caracola Beach (Caracola is a Conch shell indigenous to Isla Margarita) is a long straight golden sandy beach which attracts runners, cyclists and people on horse back. The Caracola Beach and Spa Resort will be the best and last truly front line development on the beach itself.

Playa El Yaque is located in the south of Isla Margarita. In the windy waters outside Playa El Yaque there are always plenty of 'sails'. It has become a Mecca for windsurfing, and now is one of the world's greatest spots, with steady side shore winds of 25 knots plus. Because of its' windy conditions, Playa El Yaque also has become a very popular kite-surfing destination in the last few years. Here you will find a place that probably boasts the most consistently warm and windy days in the world.



## CARACOLA BEACH & SPA RESORT

The Caracola Beach & Spa Resort Comprises of 1244 apartments & duplexes spread over 15 floors, overlooking the stunning Caracola Beach, on the eastern fringes of the island's main town, Porlamar. With four different floor layouts to choose from, populated across three blocks, the apartments vary in size from 58.5m<sup>2</sup>\* to 125.8m<sup>2</sup>\*, nearly all with their own sea facing terrace.

Construction will be to the highest standard in accordance with stringent building regulations and comes with a 10 year building guarantee. Each apartment will have a fully fitted kitchen (including white goods) as well as climate control air conditioning systems and all other furniture\*\*. All bathrooms will be fitted out with Roca or equivalent quality sanitary ware. The development will also have plenty of semi-covered parking.

The project is designed to be very eco-sensitive with the use of two layers of bricks with foam insulation, combined with double glazed windows, which make for a thermally efficient environment. Caracola's high standards of construction will set the benchmark for others to meet and follow.

\*including terracing

\*\* includes all content required by Geneva hospitality to enter the rental pool

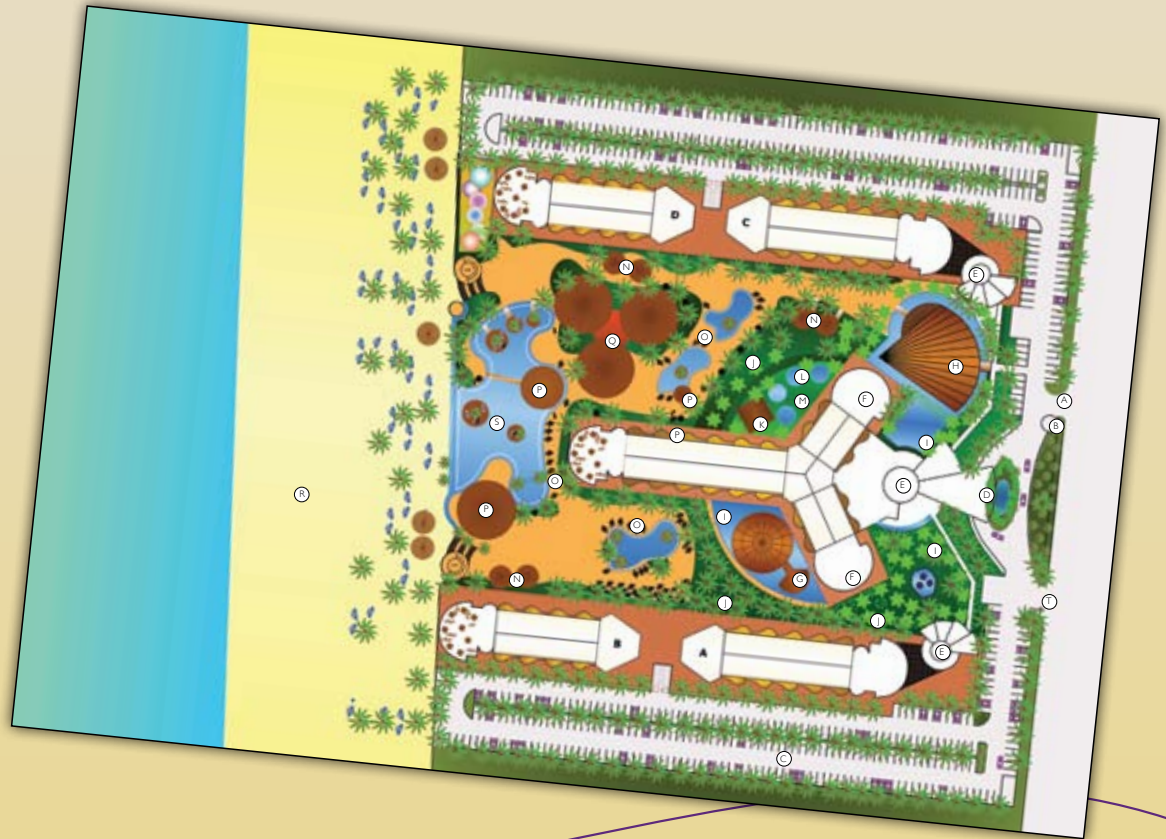
Within the resort you will find a multitude of services & facilities, including: restaurants, bars, spa, gymnasium, beauty salon, high end retail, swimming pools as well as hammocks, sun beds and chillout areas strategically located throughout the beautifully landscaped grounds.

Relaxation & leisure are common themes which ripple throughout Caracola. Whether soaking up the sun's rays in a hammock by the pool, enjoying a relaxing massage in the spa or taking a leisurely stroll around the beautifully landscaped gardens.

For more physically active pursuits there is a broad range of sports to take part in, both in and out of the water. A well equipped gym and a number of swimming pools combine with a variety of outside sports for the more active to let off steam.

# CARACOLA BEACH & SPA RESORT - MASTER PLAN

- A. Entrance
- B. Security
- C. Parking
- D. Main entrance
- E. Lobby
- F. Terraces
- G. Spa
- H. Convention Centre
- I. Water Gardens
- J. Landscaped Gardens
- K. Sauna
- L. Jacuzzi Area
- M. Outdoor Gym
- N. Showers
- O. Pool Areas
- P. Pool Bar
- Q. Restaurants
- R. Caracola beach
- S. Swimming pool
- T. Exit



# CARACOLA BEACH & SPA RESORT - THE PROPERTIES

## TYPE: A

Size: 67.86m<sup>2</sup>  
Terrace: 17.50m<sup>2</sup>  
beds: 2  
baths: 2



## TYPE: B

Size: 79.00m<sup>2</sup>  
Terrace: 46.80m<sup>2</sup>  
beds: 2  
baths: 2



## TYPE: C

Size: 45.00m<sup>2</sup>  
Terrace: 13.50m<sup>2</sup>  
beds: 1  
baths: 1



## TYPE: D - DUPLEX

Size: 90.00m<sup>2</sup>  
Terrace: 13.50m<sup>2</sup>  
beds: 2  
baths: 2 1/2

UPPER



LOWER



## WHY INVEST IN CARACOLA?

Caracola Beach & Spa Resort provides owners with incredible opportunity to earn on your investment through capital growth as well as rental return from your property. If you combine this with the very attractive tax benefits of Isla Margarita and tax efficient ownership, you have the optimum in overseas property purchase.

- Caracola is SIPP compliant (subject to terms and conditions)
- Guaranteed minimum 7% pa net rental return for 10 years, increasing to 8.25% for last 5 years, if resort occupancy reaches 75% in year 5.
- Rental return backed by fidelity bond
- Last apart-hotel directly on the beach in an area with a shortage of top quality accommodation
- Excellent scope for capital growth
- The best development on the beautiful Caracola Beach
- Shops, restaurants & amenities close by
- World class rental & management company
- Best-in-class developer; proven track record
- Freehold title
- Easy purchase procedure
- Tax efficient ownership
- All Apartments come with air conditioning and all furniture
- Low cost of entry (prices from €79,000 - excluding payment discounts)
- 30% deposit held in ESCROW
- Potential minimum investment from only €26,000\* (excluding payment discounts)

\*includes estimate of legal and administration fees

## RENTAL & MANAGEMENT

Caracola Beach & Spa Resort provides a genuine hands-off investment opportunity through a comprehensive management and rental package delivered by the Geneva Hospitality Group. Geneva has been selected to manage this rental package due to their best in class pedigree illustrated through delivery of generous guaranteed rental yields whilst at the same time maintaining your properties to the highest standards.

You can rest assured that your property will be managed and let by one of the best companies in the business.

## THE PROCESS

- Pay **€3000** reservation fee

### THEN EITHER:

- Pay **30%** deposit  
less €3000 reservation fee **within 28 days** (or 90 days for a TRANSFER SIPP) to qualify for a **2% discount**
- or Pay **50%** deposit  
less €3000 reservation fee to qualify for a **5% discount**
- or **Pay 50%** less €3000 reservation fee **within 28 days** (or 90 days for a TRANSFER SIPP) to qualify for a **7% discount**

- On deposit pay 1.5% for legal & administration fees \*
- Pay balance on completion\*\* plus additional 1.5% legal and administration fees\*

\*\*Mortgages for the balance are expected to be available prior to completion, secured on the property, backed by the fidelity bond of the rental agreement. Competitive market rates are expected to apply at the time.

*Its that simple...*

\*Estimated costs at time of going to print



## Foundations

The foundations will be constructed using a system of isolated footings and beam footings in reinforced concrete. This will be covered by reinforced concrete to support vehicle traffic.

## Structure

Structure with reinforced concrete formed by pillars in the same material. One-way slab flooring including electro-welded netting. The entire foundation and structure will comply as per the design and the execution, according to EHE regulations.

## Brickwork

Two layers outside front walls, formed by ceramic brick, with 4cm thick expanded polystyrene insulation and partition brick walls, laid with cement and covered on the interior with plaster. Through this method we can obtain a high level of acoustic and thermal insulation. The indoor walls are constructed with double airspace 7cm thick bricks. The division between the units will be executed with ceramic bricks laid on half footings, as per the norms of resistance acoustic insulation and fire resistance. Plaster false ceilings in bathrooms to allow for installation of air conditioning units.

## Floors and Tiling

Top quality sandstone tiles inside the units. The terraces and

porches will be finished with top quality anti slip sandstone tiles. Ceramic sandstone top quality tiles in kitchen and bathrooms.

## Exterior Woodwork.

The outside woodwork will be thermo-lacquered and aluminium in colour (incorporated aluminium blinds of the same colour), prepared for the installation of double glazed Climalit windows. In this way, perfect acoustic and thermal insulation of windows and sliding doors is achieved.

## Woodwork

High security entrance door with interior finishing of lacquered beech wood, and exterior woodwork in white PVC, anti drill locks, with a 3 point locking and 4 point anti bar. Inside doors in lacquered beech wood with frieze and colour mark. Designer door handles. Wardrobes in layered lacquered beech wood, aluminium runners and interior covers, sliding doors with aluminium runners.

## Plumbing Bathroom Fixtures

The entire plumbing distribution of hot and cold water will be in polyurethane piping, as well as the joints and fittings. The entire bathroom fixtures will be of the "Roca" brand or similar, white in colour. Lever action chrome mixer taps will also be fitted.

## Electricity

Electrical switches type Legrand or Galilea or a similar quality will be used. Two telephone points in each unit. Community telecommunication infrastructure (basic telephone wiring installation, integrated services digital network, cable telecommunications, radio & TV aerial). Equipment for UHF VHF-FM frequencies, with all terrestrial channels, 2 points per unit. Communal satellite dish.

## Glazing

Climalit brand double glazed windows.

## Paintwork

Acrylic polymer resin-based waterproof paint will be used on the exterior facade. Gloss plastic paint on interior walls. Gloss natural lacquer with woodgrain effect on indoor woodwork.

## Sundries

Complete installation of air conditioning by ducts with hot and cold pump. Fully equipped kitchen, including white goods (washing machine, vitroceramic electric hob, oven and combination fridge and electric water heater with a 75 litre capacity). Regulated water supply with pressure gauge. Various communal pools and lift for access to dwellings on upper floors. Semi covered communal parking spaces.



## GOLF, ACTIVITIES & SHOPPING

Golf lovers will be very impressed by the standard of facilities on offer at the par 70, Isla Bonita 18 hole golf course. The course commands breathtaking sea views and is open all year round. If you wish to play, you may hire clubs, caddies and after an enjoyable round you can relax in the clubhouse bar where refreshments and food are readily available. Prices range from \$40-\$80 a round depending on the season.

### HIKING

If hiking is more your style, you will definitely want to explore Isla Margarita's numerous parks. The diverse conditions on the island allow you to explore mountain rain forests one day and sand flats the next.

### HORSE RIDING

For a different kind of adventure, you may wish to explore the "Peninsula of Macanao" on horseback. If beaches are more appealing, then you can trek along the shores of Paraguito and Ascension Beaches.

### SHOPPING

Isla Margarita is a duty-free zone offering a variety of shopping opportunities and exceptional value to Venezuelans and tourists alike. Prices are 15-20% lower than on mainland Venezuela, therefore considerably less expensive than Europe or the US. Isla Margarita is a haven for ceramics, textiles and hand made crafts. Everything from hats to handbags.

The chinchorro is a local term for hammock. These hammocks are an intricate weave of thin strands of rough natural fibres. An array of styles can be found all over the island, differing from town to town. You will also discover locally produced jewellery made using traditional materials.

The more discerning shopper will also be pleased at the extensive choice of designer clothes, jewelry and perfumes. Brands such as: Cartier, BMW, Benetton, Tiffany's, Hugo Boss, Dolce & Gabbana, Quicksilver, Breitling & Tommy Hilfiger can be found at a fraction of the normal price. Among the best buys for tourists are liquor, Cuban cigars, rum and Venezuelan coffee.

## PORLAMAR, THE DUTY-FREE PORT

### Downtown

The most unique shopping experience can be found in downtown Porlamar. The pedestrianised shopping area is reserved for shoppers to wander through, enjoying the multitude of specialty shops and market stalls.

### Uptown

Samil is the biggest of several shopping malls on Isla Margarita. Located in the centre of Porlamar, here you will find the more upmarket designer stores, cafes & local amenities.

- Caracola is just a 5 minute walk away from Porlamar



## WATERSPORTS

### WINDSURFING

Isla Margarita is famous among windsurfers throughout the world. With its strong, consistent wind, warm water, and temperature, it's not surprising that Isla Margarita hosts Professional Windsurfing Association competitions each year.

In the south of the Island is El Yaque Beach. El Yaque is recognised as one of the world's top five locations for windsurfing and is attracting more and more windsurfers annually. The shallow waters extend for 100m, providing the perfect conditions for beginners and those practicing their tricks and manoeuvres.

### SCUBA DIVING & SNORKELING

Isla Margarita offers some excellent Caribbean scuba diving and snorkeling. The main attraction is without doubt the abundant and diverse underwater life such as, Barracuda, Parrot fish, Spanish Hog fish, all kinds of Grunts, Groupers, huge Balloon fish and if you have a keen eye and are very attentive, you may see lobsters and sea horses. The two most popular snorkeling and dive locations are Los Frailes and Isla Cubagua. A snorkel trip costs on average between \$40 and \$60 per person for a full day with lunch. The scuba tours cost between \$50 and \$80 for a whole day trip.

### LOS FRAILES

The Los Frailes Archipelago is a group of 5 small uninhabited islands and rocks, located 10 nautical miles north east of Isla Margarita. Because of its northerly location, it has some unique characteristics, such as the presence of a variety of sea nutrients, which makes it biologically diverse and a haven for all kinds of exotic marine life. Ranked as the best diving around the island, the maximum depths are about 25m, with visibility of 10-30m and water temperatures of 21-24°C.

### ISLA CUBAGUA

Isla Cubagua is one of the sister islands of Isla Margarita. At Cubagua you can dive off the wreck of a sunken ferry, the Cacica Isabel. In 1981 she was en route from Puerta la Cruz to Punta De Piedras, Isla Margarita carrying a cargo of cars, trucks and passengers. The crew and passengers all escaped unhurt but the trucks and cars were not so lucky. Less than 5 feet behind the Cacica Isabel is another wreck, the San Esteban. The San Esteban was purposely sunk years later by students of the La Salle College to serve as an artificial reef. Both wrecks are now sitting in about 45 feet of water in an upright position. Divers can descend through open decks or swim around their exteriors.

Castillo de Santa Rosa,  
La Asuncion, Isla Margarita



## HISTORY

When Christopher Columbus made his third voyage to America in 1498, he discovered this island. Columbus baptized the island “La Margarita”, the Greek word for “Pearls” since he noticed that the seabed was laden with pearls. The legend says that once upon a time pearls as big as eggs from a dove existed on the island. The name was later changed by the Spanish monarchs to Isla de Margarita to honour the princess from Austria who was to marry the Spanish Prince Don Juan. Today the income from the pearls has been replaced by that from tourism. Who can resist a total of 50 stunning beaches scattered along 106 miles of coastline?

## PLACES OF INTEREST

### La Asuncion

La Asuncion boasts buildings dating from the 16th and 17th centuries, including the oldest church in Venezuela and the fort of Santa Rosa. From the top of the fort you can view the valley, the hills in the distance & the blue waters of the Caribbean. On the roof is an entrance

to a tunnel that served as an escape route for the soldiers of the revolution. During Holy Week, religious statues are carried through the streets of the city.

### Porlamar

This is the island’s largest town where major hotels, restaurants, nightclubs, and stores are located. The Franciscan monastic order founded Porlamar in 1536, and it remained a quiet fishing village until the end of the 19th century, when it was flooded with foreign merchants in search of pearls.

### Restinga National Park

The fascinating La Restinga Lagoon is a national park consisting of an amazing mangrove forest, water channels and lagoons. Located on the small piece of land connecting the eastern & western sections of Margarita Island. The park is home to many species of birds, tree crabs, sea horses and starfish.

Angel Falls, Canaima National Park, Venezuela  
(indigenous name: Parekupa-meru)



## VENEZUELA

A myriad of landscapes, cultures & experiences awaits you. It has everything from snowy Andean mountains and Amazonian jungles to a turquoise coastline. The diverse environment makes travelling and exploring the country all the more enjoyable. Rock climbing, hang-gliding and snorkeling are all possible here, as well as a trip to the world's tallest waterfall, Angel Falls. The height is a heady 3,212ft. That's about 16 times taller than Niagara Falls. It is located in the south-east of the country in the stunning Canaima National Park.

In the west of Venezuela are the impressive Andean range of mountains and the city of Merida. The capital of the municipality of Libertador, Merida is the main centre for education and tourism in western Venezuela. It is the home of the highest and second longest cable car in the world finishing at 15,633ft above sea level.

The country's beauty is not just limited to its landscape, it has produced more winners of Miss Universe per capita than any other country. But this country has a lot more to offer than just beautiful people and stunning terrain.

In the south of the country is the Amazon jungle. This is more for the adventurous travellers as the jungle boasts a remarkable set of exotic plants and wide variety of animals, including the Jaguar, Ocelot, Tapir, Armadillo, Anteater, and the longest snake in the world, the Anaconda.

The capital city of Caracas is the birthplace of Simón Bolívar. The most important leader in South America's successful struggle for independence. The city is a bustling metropolis of nearly 5 million inhabitants. Both progressive and cosmopolitan, the city boasts some of the most impressive modern architecture in South America, fine historical monuments and excellent.

Venezuela is a stable democratic country with consistent GDP growth, benefiting from having the second largest export income (behind China) and strong trading relationships throughout the world (for example, it is the fourth largest oil exporter to the US). Increasing tourist demand and continued GDP growth makes it ideal for inward investment.



Artists impression of Lobby,  
Caracola Beach & Spa resort

## HOW TO GET TO ISLA MARGARITA

### FROM THE UK

From November to April, First Choice operate a direct weekly flight service from London Gatwick and Manchester airports. Flight times are approximately 9 hours. From May to October, flights are on a fortnightly basis.

You can fly to Caracas, (35 minutes from Isla Margarita) from any of the following airports: Aberdeen, Belfast, Birmingham, East Midlands, Leeds, London Heathrow, Gatwick, Stansted and Luton.

### FROM EUROPE

From the Continent you can use the following airlines: Air France, Iberia, Alitalia, Air Europe, Convia, Lufthansa, KLM, Condor or TAP Portugal.

### FROM AMERICA

The following Airports also have frequent departures to Caracas: Atlanta, Boston, Charlotte, Chicago, Cincinnati, Dallas, Denver, Detroit, Houston, Las Vegas, Philadelphia, Phoenix, San Francisco, Seattle and St. Louis.

### ARRIVING AND GETTING AROUND

From Caracas there are numerous daily 'shuttle' flights to Isla Margarita, with a flight time of only 35 minutes.

When flying into Margarita you arrive via Del Caribe International, which Isla Margarita's only airport with both international and domestic terminals. Porlamar is located 25km away.

The taxis are extremely cheap and reliable and you can easily rent a taxi for a whole day, because the price of petrol is extremely low, about \$0.05/litre!

The buses run all over the island in the daytime. Locals often go Por Puesto, a taxi for 5 people which has a fixed route. In other words, a kind of collective taxi. This is a very cheap, safe and popular alternative to a regular taxi.

## DEVELOPER



Mar y Casas Mediterraneas is a group of companies that designs, constructs and develops residential housing projects and resorts. This is done in conjunction with sister companies and key shareholders, including the leading Spanish Bank "Banco Guipuzcoano", as well as other key associate partners. We do everything from initial market and land value appraisal, plot identification and acquisition, through to design, planning, construction and often furnishing of the property. So, in summary, we manage a resort development from start to finish.

Mar Y Casas Mediterraneas has an enviable position within our sector, being renowned for practical and strategic planning, based on a philosophy personified by our founder Don Gabriel Martínez Verdú who is still very much involved in the day to day running of the company. We pride ourselves on our honesty with clients and our partners. With 20 years experience, we have developed a defined corporate manner and have a dynamic workforce and our ambitious projects portray this. We adapt our projects to our client's demands and regularly evaluate our market research. We always strive to include the latest technology and design in our projects and in our company.

Our portfolio includes Palatinum Golf and Spa Resort, located just outside in the vibrant city of Murcia, 'Los Collados' situated in Aguilas, Murcia. We have already sold approximately 1,100 of these apartments and further phases are now being released to the market. We are also developing the resorts of Jardines de Cope, Balcones del Marques, La Atalaya and Mirasierra ll.

Due to our success in the Iberian peninsula Mar Y Casas Mediterraneas has expanded its portfolio to include the Caribbean, namely Isla Margarita.

Our company philosophy based on sound commercial acumen, combined with innovative strategies and products. At Mar y casas, we ensure every detail in our resorts is up to the standards required to satisfy our clients needs and wishes. In addition, we continue to research market demands, to ensure that our homes are at the forefront of their sectors.

## SALES & MARKETING

Emerging Earth have been chosen by Mar y Casas to market and sell Caracola Beach and Spa Resort. With a strong track record of selling investment projects in the Caribbean, Emerging Earth, with the help of our partners, deliver the right information, the right way, at the right time, with the utmost of integrity.

All of our team will have visited each project, to see first hand the realities of the opportunity, as only by being an 'expert' can we provide the support required by clients and partners alike.

Emerging Earth is committed to offering a limited number of financially robust investments, where the market opportunity, the challenges, the risks and the rewards are all identified.

Environmentally sensitive, ethically sound developments in markets where value for money, leveraged buying opportunities and strong rental demand are all key elements which contribute to the Emerging Earth proposition.

Based just north of London, England, Emerging Earth aspires to be the company that provides: world-class service, advice and products in the field of overseas property investment. Emerging Earth's unique approach to product research, identification, selection and delivery through ethical and moral practices will make them the standard by which other companies in this market aspire to.

Emerging Earth - Delivering the next great investment opportunity.



## CONSTRUCTOR

Aliva-Stump and Lusmetal Construcciones y Proyectos have been formal partners, as Aliplus, for a number of years, working on a number of key construction projects throughout Venezuela.

As a result of this collaboration, we have developed large scale projects such as the expansion of the International Terminal of Maiqueta Airport, La Ceiba Shopping Centre in Valencia, the structure of Plansuarez in La Urbina and many more. Current projects include Biotech Labs in Maracay, the Sigo Cerro Verde Shopping Centre, the Maruhanta Hotel complex, the Sigo Margarita Shopping Centre, the Playa el Agua Hotel in Margarita, and the El Encantado residential complex in Caracas. The following is a brief description of each company:

Aliva-Stump C.A – In 1958 Aliva De Venezuela C.A, a subsidiary of Aliva A.G of Baden, Switzerland was formed. We began work in Venezuela, initially constructing railway tunnels and bridges for the expansion of major roads. These projects marked us as a prestigious company, with a reputation that we are still very proud to uphold. Ten years later in 1968 Stump De Venezuela C.A was created (as a subsidiary of Stump Bohr A.G of Zurich, Switzerland), pioneering duplex construction systems. Projects included the Venezuelan Central Bank and the buildings and towers of the Central Park, in Caracas. In 1972 both companies joined forces to become Aliva-Stump C.A. The company has grown to over 900 employees today. Since then we have been involved in the construction of casinos, residential complexes, shopping centres, industrial installations and a number of hotel complexes. Some of the landmark projects include the American Embassy in Caracas, the Nestle industrial complex and the Orinoco Iron (BHP) plant to name a few.

Plusmetal Construcciones Y Proyectos C.A - Founded initially in 1971 under the name Metalmeccanica Talleres Eiffel C.A and then formed into Plusmetal Construcciones y Proyectos C.A in 1982, we fabricate and install steel frameworks and structures that constructors need to create large buildings. We fabricated and installed all the steel frameworks in the Caracas Central Park Buildings. We pride ourselves on the precise calculations, sound engineering, outstanding structural design and integration. We also integrate electrical and water systems as well as fire safety installations and air-conditioning. All our projects are tailored to match our clients specified needs.

## RENTAL MANAGEMENT



Geneva Hospitality are a management team of professionals dedicated to exceptional service and have a reputation of maintaining the highest standards of excellence in the resort management industry. Successful property management is achieved through experience and knowledge. Geneva Hospitality is a team of highly-experienced and educated individuals with thorough, hands-on knowledge of resort management, marketing and the hospitality industry.

Managing full-service properties in a multi-state area ranging in size from 100 to 800 units, Geneva Hospitality has successfully achieved profitability for owners through application of solid management principals, diligent marketing & proficient operations.

Success is no accident. It is achieved through the highest degree of commitment to achieving a single goal: Hard work, creative energy and an entrepreneurial background. With experienced and knowledgeable professionals Geneva Hospitality is an organisation with uncompromising integrity, a roll-up-your-sleeves work ethic and a proven record of profitability.

The fundamental underlying advantage that Geneva Hospitality offers is the onsite management team's performance of all daily operations for each individual property resulting in solid returns for owners and providing a superior lodging experience for guests.

Geneva Hospitality is a hands-on management company. Our approach to resort management includes initial input and involvement of all key corporate personnel. We assert a very pro-active approach to the professional management of each and every property.

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