



# GIRASSÓIS LAGOA RESORT

Tibau do Sul - Rio Grande do Norte - 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.

# Bungalows Apartments



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

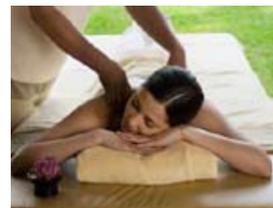
The properties feature natural materials and are designed along clean and economical architectural lines. The bungalows and villas of Girassóis Lagoa Resort demonstrate an elegant simplicity, whilst offering all the comfort and practicality you would expect. The Resort offers a range of options including studios and

one bedroom apartments. All the properties at Girassóis Lagoa Resort benefit from ensuite bathrooms, telephone and internet connection, solar heating, ample verandas and most of the properties enjoy breathtaking views of the lagoon.

## AMENITIES & ACTIVITIES

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, kitesurfing, 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.



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

# Replenish your spirit in paradise



Signature bungalows within a few steps of nature's abundance ...

Consisting of 44 studios and 24 one bedroom apartments, 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.

## Studio Apartment

## One Bedroom Apartment



Type A - ground floor



Type B - first floor

### SPECIFICATIONS

Unit Type	Total Square Meters	Interior	Terrace
Studio Apartment	49,54 m <sup>2</sup>	32,37 m <sup>2</sup>	17 m <sup>2</sup>

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.



ground floor



first floor

### SPECIFICATIONS

Unit Type	Total Square Meters	Interior	Terrace
One Bedroom Apartment	103 m <sup>2</sup>	67 m <sup>2</sup>	36 m <sup>2</sup>

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, with typical rental returns of 5% per annum (result based on the last three years at Pousada dos Girassóis, Beltico's other resort nearby).

And with its superb design, high build quality, and comprehensive range of facilities, Girassois Lagoa Resort offers enormous potential in this ever expanding market.

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

## Now Open

- Rental income of 5% gross per annum guaranteed for three years of which 16,33% per annum is deducted to cover annual taxes
- Stamp duty and notary fees approximately 6% on top of purchase price
- Annual property taxes approximately 1%
- Annual condominium charges estimated to be € 1900 per annum approximately (one bedroom and bungalows).



## THE DEVELOPERS

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 construction, golf course construction and management, the Beltico Group has its own construction, maintenance, resort and rentals companies. The group also promotes real estate in the UK, Portugal, South America and the Far East.

[www.girassoislagoaresort.com](http://www.girassoislagoaresort.com)

