

Introduction

You now have the opportunity to become the owner of a luxurious apartment with a fantastic oceanfront location. Superb holiday homes are now being built on this unexploited coastline in Northeastern Brazil, at Praia de Pipa, overlooking the beach with its incredible surf.

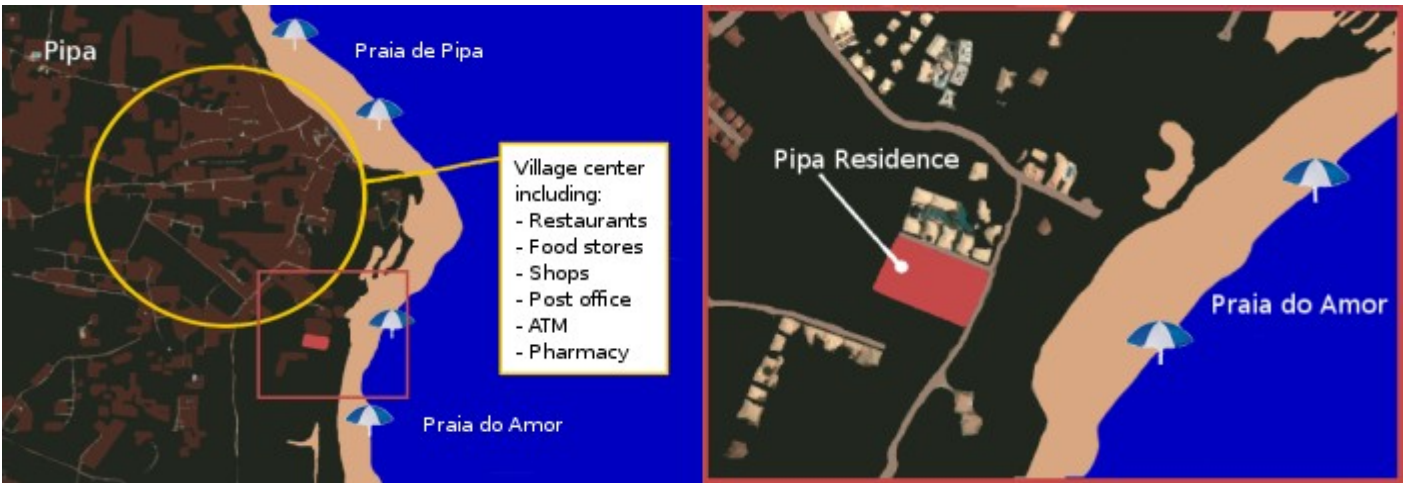


Only twelve apartments will be built in the exclusive Pipa Residence. All of them comply with the highest standards and high quality material levels. The project consists of two buildings set in a tropical garden with a large swimming pool and entertainment area. Each building contains six terraced apartments which all have a great sea view over Praia do Amor.





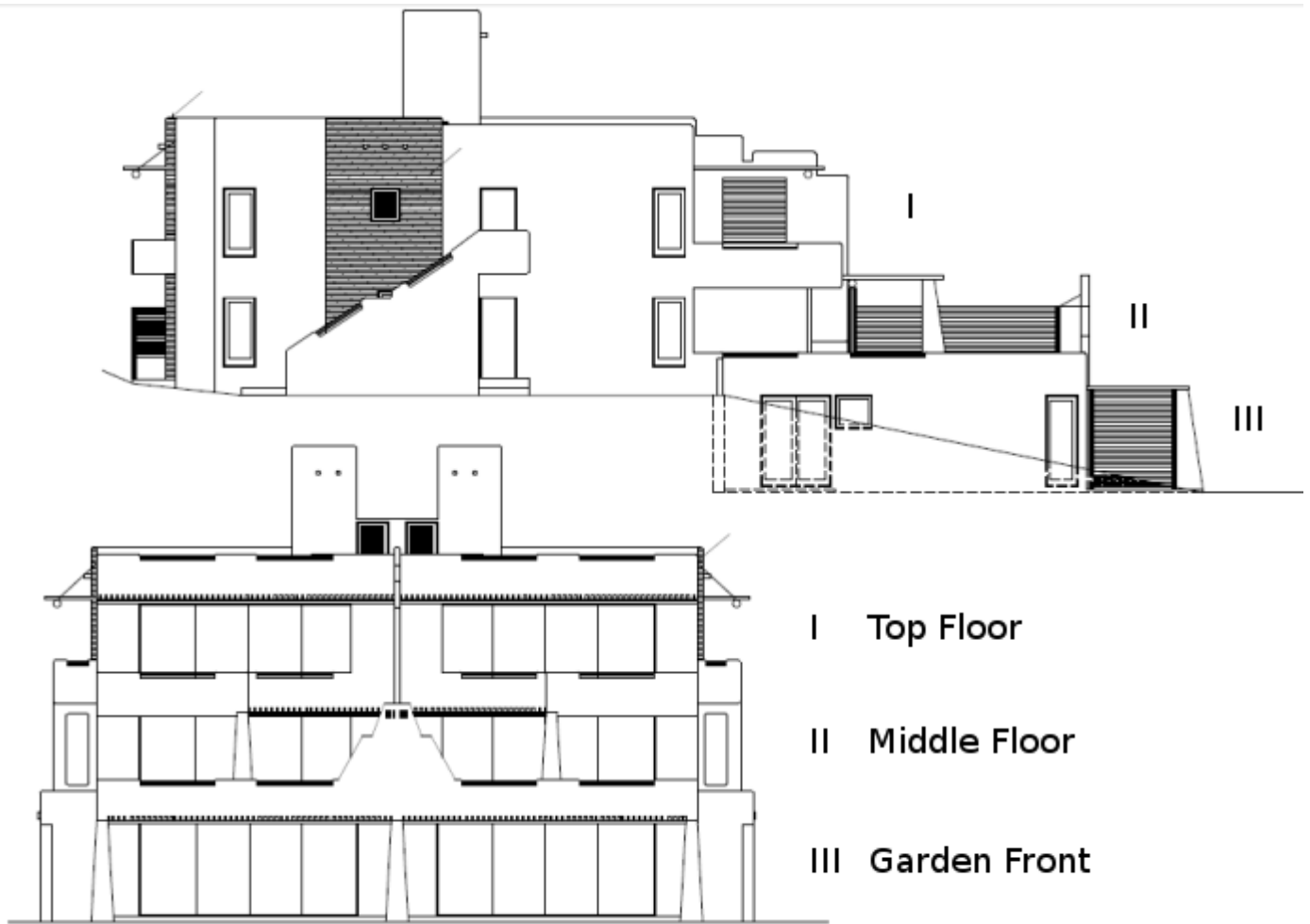
The apartments are perfectly located between the beach and the city center in the most exclusive part of Pipa. Shops, services and other amenities are located within walking distance. The area is set away from the bustle of restaurants and bars although these are just a short distance away if you are in the mood for a bite to eat or a drink with your friends. The nearest big city is Natal, only one hour by car along the coastline north of Pipa.



Pipa Residence to	Meter
Beach	100
Village center	200

Apartments

The design of the project was made in collaboration with Brazilian architect Rita Macedo and Swedish Erik Linn to get the best of practical modern design adapted to the Brazilian climate. The result are spacious apartments where the social areas are in direct contact with large terraces where you can enjoy beautiful views over the sea and the tropical landscape. There are three types of apartments available; Top Floor, Middle Floor and Garden Front. The location in each building is shown in the drawing below.



2D View

Top floor (living area 203m²):



Top floor apartments are duplex. First floor constitute 140m² construction area of which 24m² roofed terrace. Easily accessed through an elegant staircase is the 63 m² second floor roof terrace with spectacular ocean view. The apartment has two AC- cooled bedrooms with great privacy both with an adjacent bathroom. There is also a third room making these apartments very flexible in terms of receiving guests, office or storage possibilities.

Middle floor (living area 197m²):



Middle floor apartments constitute 140m² construction area of which 24m² roofed terrace. Further more the terrace extends another 56m² without roof but partly covered with pergola making a spacious outdoor living area. The apartment has two AC- cooled bedrooms with great privacy both with an adjacent bathroom. There is also a third room making these apartments very flexible in terms of receiving guests, office or storage possibilities.

Garden Front (living area 110m²):



The Garden Front constitute 107m² construction area of which 24m² roofed terrace and have direct access to the tropical garden and pool area yet still with privacy. These apartments have two AC- cooled bedrooms both with an adjacent bathroom and are designed to make carefree living in tropical paradise possible.

Building quality and materials:

All building materials are of highest quality in the market and has been chosen to withstand the local climate and minimize maintenance.

The exteriors of the buildings will be covered by highest quality structural paint and resistant stone giving a nice rustic touch to the modern shape of the buildings.

The big sliding door systems and windows on the windy sides are being built with aluminium framed glass minimizing handling and maintenance problems.

All doors are made of highest quality wood and to be able to adjust ventilation and light the double doors between the suites and their terraces are being built as shutter doors.

Highest quality wood is also extensively used in pergolas, dividers and decoration. All door handles, hinges and taps are made of brass, aluminium or stainless steel, sinks etc are of the best quality on the market.

All floors will be tiled with porcellenato except of the open air terraces where natural stone flooring will be used.

The fully fitted kitchens have a modern design with granite benches, high quality kitchen fittings and an exhaust fan. The kitchen island is prepared for dish washer installation and there's a water supply for a "side by side" fridge.

Bathrooms are also fully equipped with granite benches, huge mirrors and shelves.

All warm water are supplied by a solar heating system.

All bedrooms are fitted with airconditioning units of the split type.

Property:

On the secluded property area of 2700 m² there is a spacious pool area and a "club house" surrounded by a tropical garden. The big swimming pool has a shallow section for children and a wet deck. The club house has a roof top spa area and is fully equipped with furniture and kitchen/bbq section.

All apartments will be provided with hot water by a solar heating system and gas from a central gas incarnation. All apartments have a dedicated parking space in the secure area of the condominium. The whole condominium area will be protected by an alarm system along the perimeter wall and the sliding gates at the parking areas. At the entrance gate there's a telephone system for visitors to be able to call the individual apartments.

All apartments are prepared for wireless internet which will be provided by the condominium.

Calendar:

2012 Q1=>

Sign contracts and all legal documents

2012 Q2

Start construction work

2013 Q3 appr.

Moving in

We are happy to answer all kinds of questions throughout the whole process.

Economy

We know by experience that purchasing real estate abroad can feel somewhat challenging with different legislation, language, business conduct etc. This is why our representatives in Northern Comfort are on location, helping you with questions arising in conjunction with the purchase. They will also help you with all legal issues concerning purchasing of property in Brazil such as registration of ownership for the authorities, paying of taxes, stamp duty etc.

Mode of ownership

Ownership of land and property in Brazil by foreigners is permitted. The apartments of Pipa Residence are sold as self-owned apartments. The condominium area is owned by a condominium association which is owned by the apartment proprietors. The condominium area is usually defined as jointly owned areas such as pool area, play ground, garden, walking paths, the surrounding walls, the reception, barbecue area etc.

Services:

Perhaps you will settle in Pipa or just pop up when there's a good opportunity. Maybe you want to let your apartment when you're not there. Regardless of how you want to organize your life in Pipa, our staff on location will always be there for you. Northern Comfort will provide a solution where Pipa Residence is runned and maintained by competent staff handling maintenance, security, lawn and garden care, pool area etc. and will also pick you or your tenants from the airport upon arrival.

Letting of apartment:

Based on current market and market history for apartments/hotels in Pipa the rental price is approximately 400-500 Euro/week/apartment. Since the climate in Pipa is very favorable, it's possible to let your apartment whenever time of year. Peak and high season is fairly stretched out , from October to April. Northern Comfort can assist you in letting issues such as communication, advertising, administration and practical duties like handling of keys, payment and more.

Payment:

Payment is divided into several smaller amounts. The amount and payment date is dependent on each level or stage of the project.

