



LES GEMMES

A RARE ASSET ON THE ATLANTIC
BOA VISTA, CAPE VERDE
9 VILLAS. ONE OPPORTUNITY.



AN ASSET CLASS OF ITS OWN



LES GEMMES IS A PRIVATE COLLECTION OF NINE VILLAS ON BOA VISTA, CAPE VERDE — AN ISLAND ECONOMY BUILT ON TOURISM, WITH DIRECT INTERNATIONAL FLIGHT ACCESS AND A CURRENCY PEGGED TO THE EURO. EACH VILLA IS A FINITE, TANGIBLE ASSET IN A MARKET WHERE SUPPLY IS STRUCTURALLY LIMITED AND DEMAND, DRIVEN BY RISING VISITOR NUMBERS, CONTINUES TO OUTPACE IT.

THIS IS NOT SIMPLY A PLACE TO LIVE. IT IS A POSITION — IN LAND, IN LOCATION, AND IN A DESTINATION STILL EARLY IN ITS GROWTH CURVE.

THE COLLECTION



NINE UNITS, FOUR TIERS. EACH ONE CALIBRATED TO A DIFFERENT INVESTMENT PROFILE — FROM BRONZE, THE MOST ACCESSIBLE ENTRY POINT, TO DIAMOND, THE COLLECTION'S LARGEST RELEASE.





◆ **BRONZE** - 3 UNITS · T2 · 125 M²

◆ **SILVER** - 1 UNIT · T2 · 141 M²

◆ **GOLD** - 1 UNIT · T3 · 168 M²

◆ **DIAMOND** - 4 UNITS · T3 · 183 M²



EACH TIER BALANCES ENTRY COST, SCALE AND RENTAL YIELD POTENTIAL DIFFERENTLY — ALLOWING INVESTORS TO SIZE THEIR POSITION TO THEIR STRATEGY.



BRONZE

BRONZE

T2 • 125 M² • THE ENTRY POINT



THE MOST ACCESSIBLE POSITION IN THE COLLECTION. A COMPACT, EFFICIENT TWO-LEVEL LAYOUT DESIGNED TO MAXIMIZE RENTAL APPEAL AND MINIMIZE RUNNING COSTS — THE LOWEST CAPITAL OUTLAY FOR EXPOSURE TO THE SAME ASSET CLASS AS THE REST OF THE PORTFOLIO.

GROUND FLOOR - 61M²



BRONZE

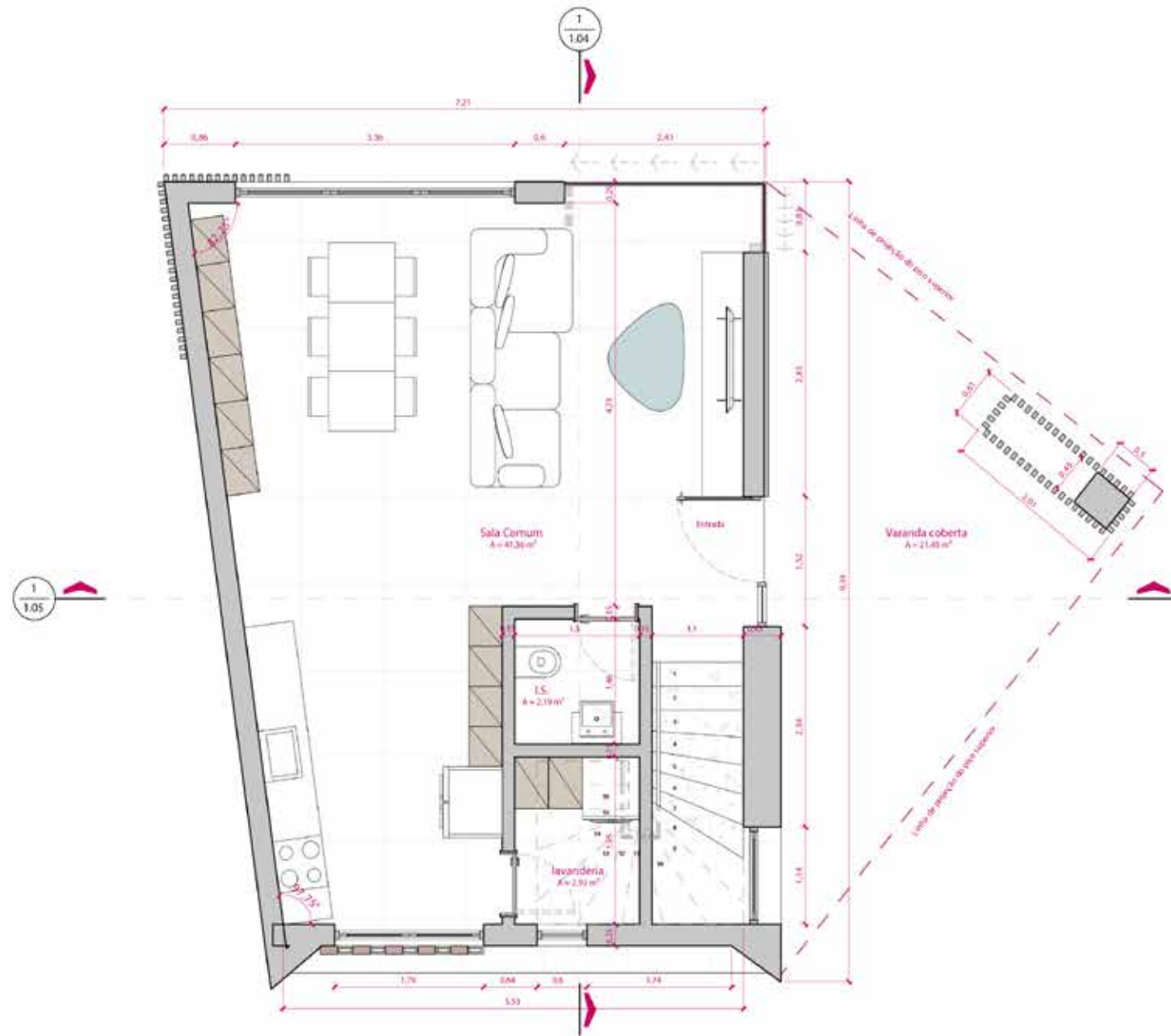


FIRST FOOR - 62M²

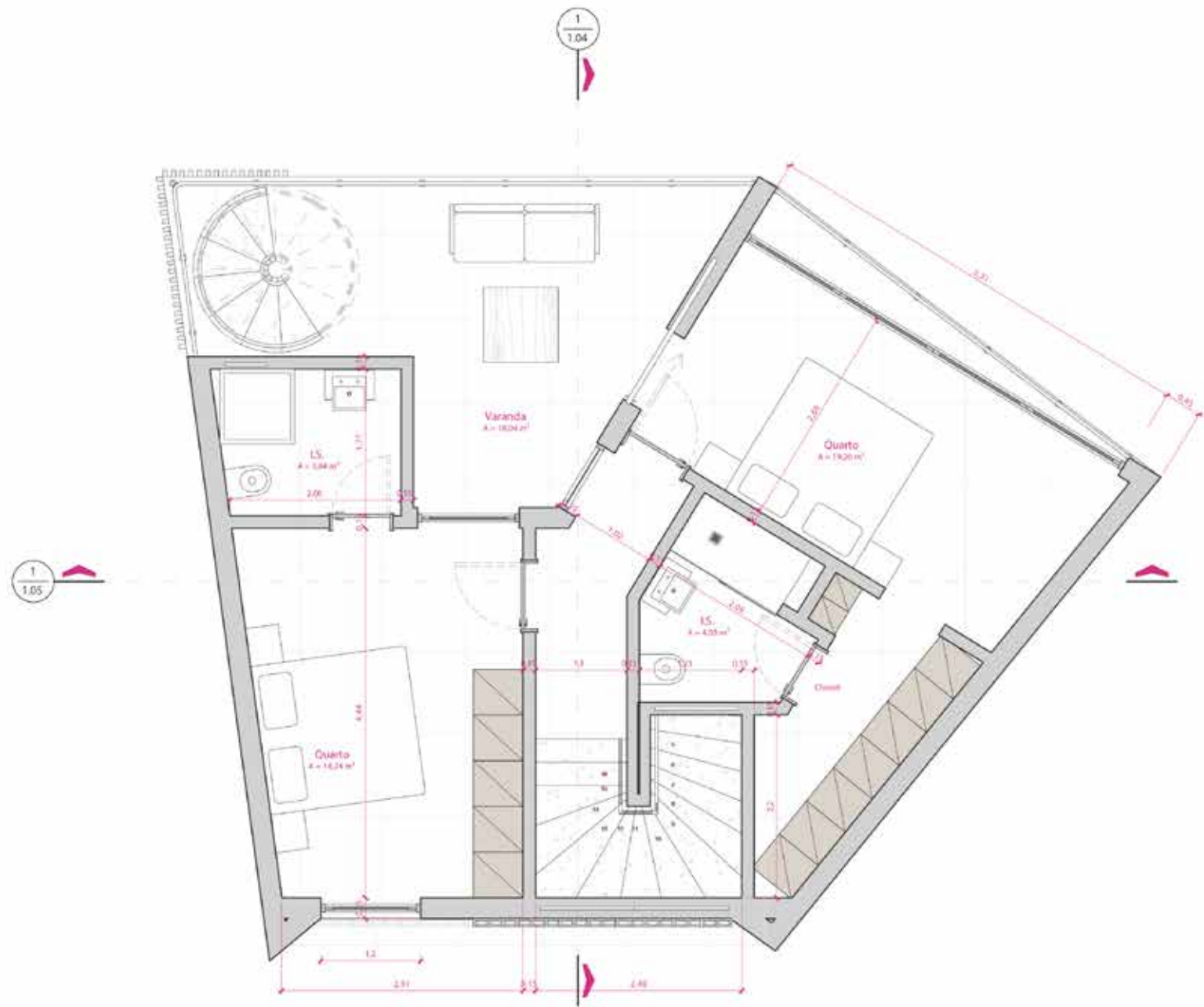


BRONZE

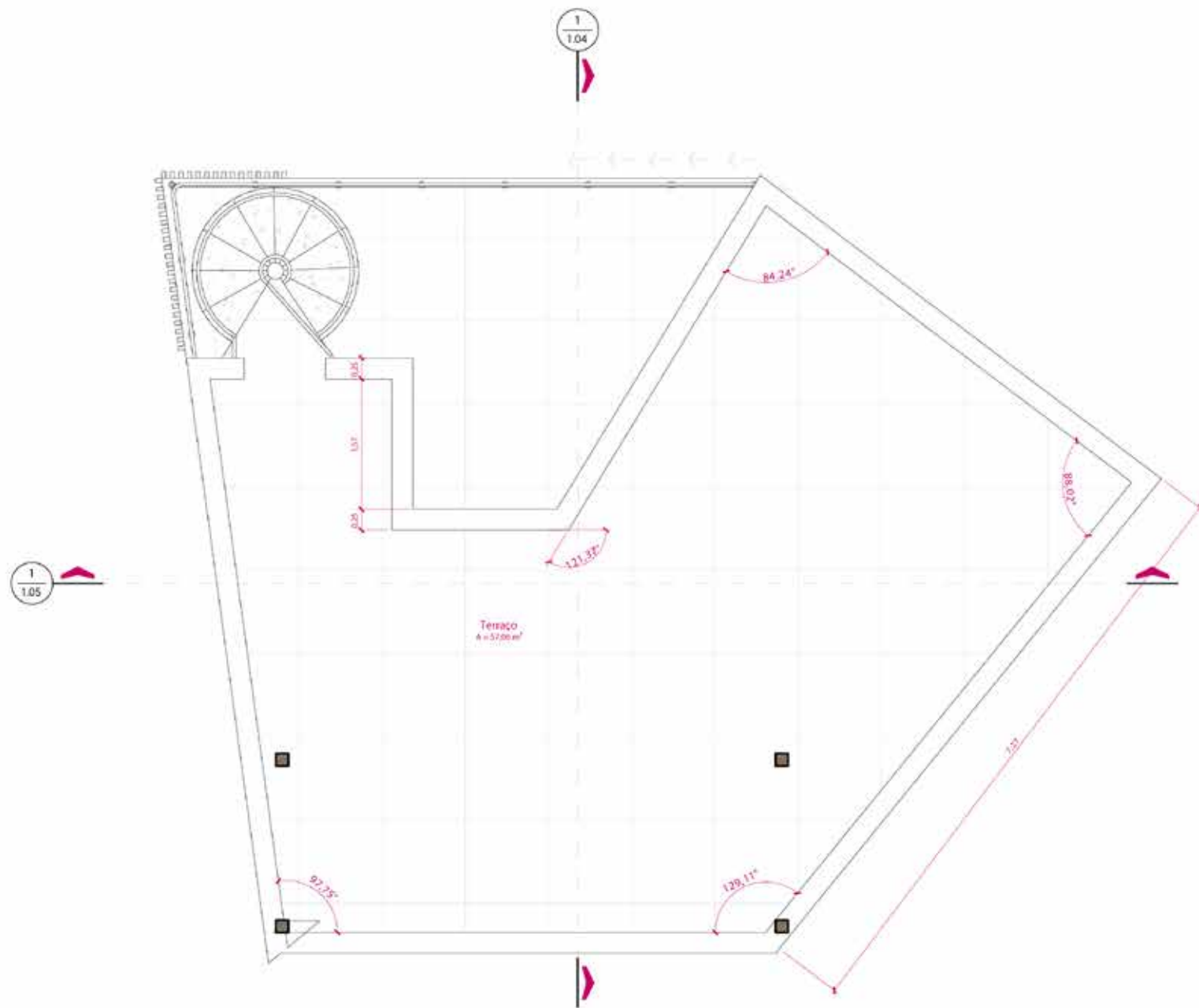




GROUND FLOOR - 61M²



FIRST FOOR - 62M²



TERRACE- 57,06M²



SILVER

SILVER

T2 • 141 M² • THE BALANCED HOLD



A MODERATE STEP UP IN PRICE FOR MEANINGFULLY MORE SPACE. ONLY ONE UNIT AVAILABLE — ONE OF THE TWO SCARCEST POSITIONS IN THE ENTIRE COLLECTION. BUILT FOR OWNERS SEEKING MORE LIVABLE SPACE PER UNIT OF CAPITAL, AND FOR INVESTORS TARGETING HIGHER NIGHTLY RATES IN THE SHORT-LET MARKET.

GROUND FOOR - 79M²



SILVER

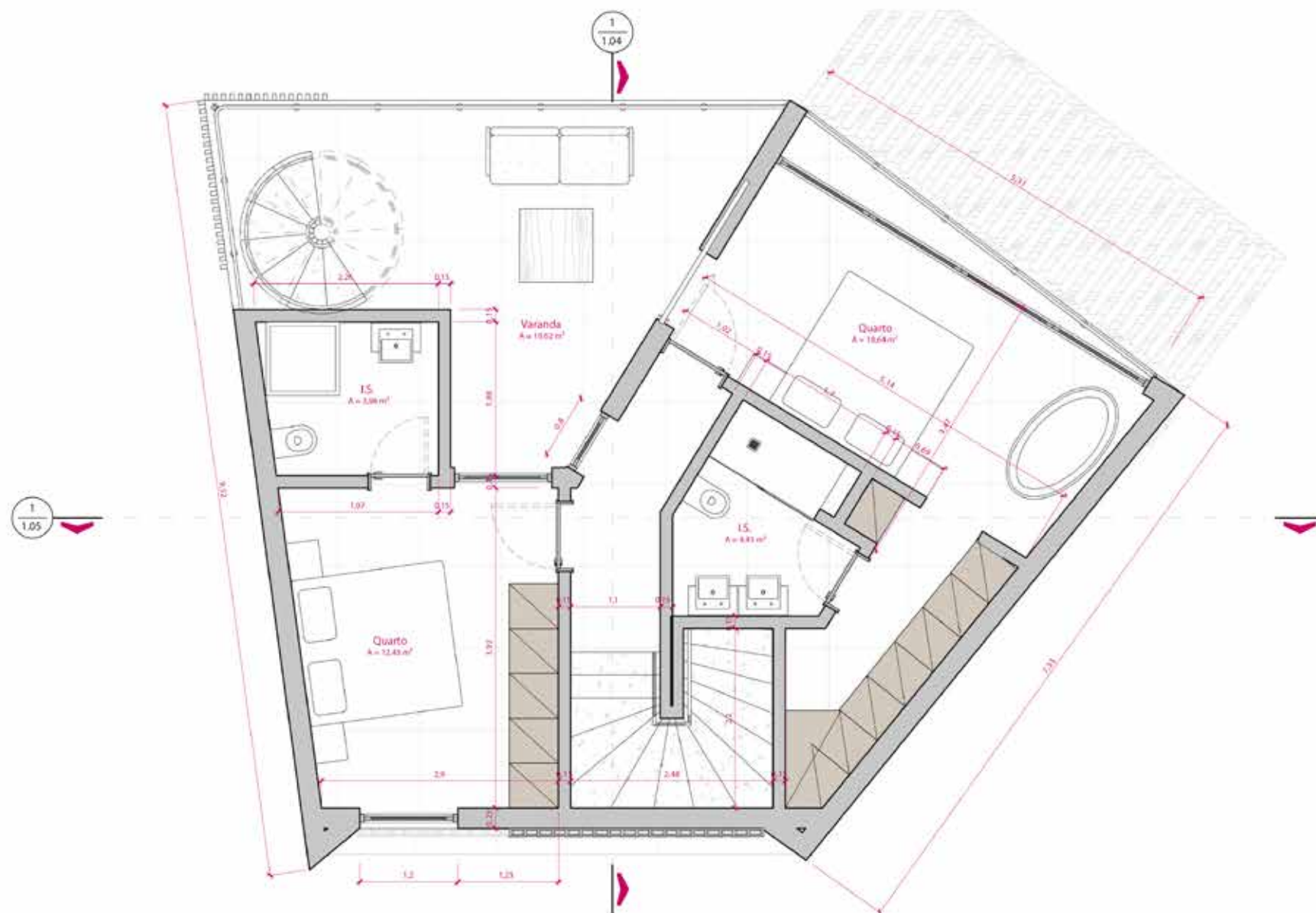


FIRST FOOR -62M²

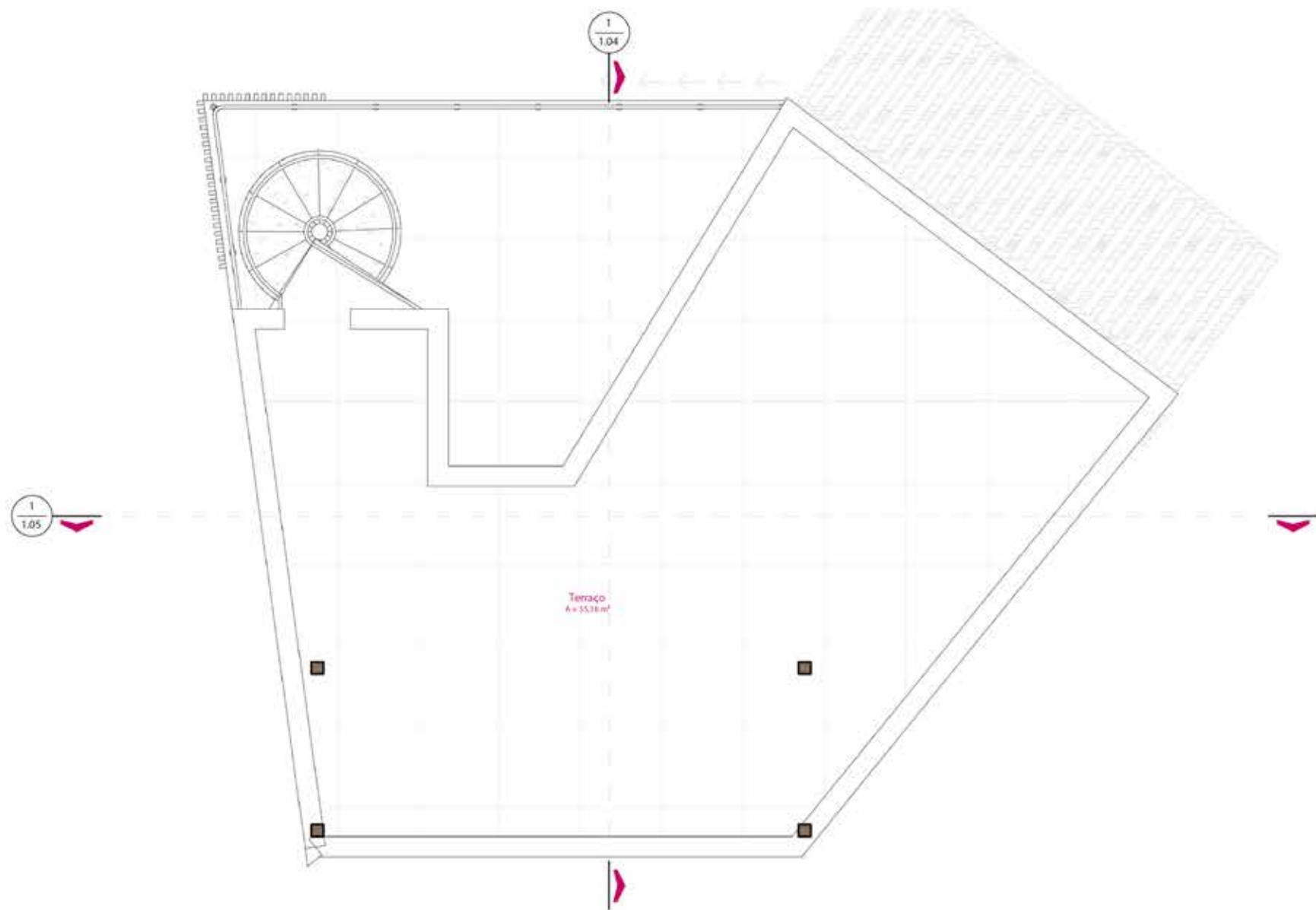


SILVER





FIRST FOOR -62M²



TERRACE- 55,16M²



GOLD

GOLD

T3 • 168 M² • THE FAMILY-SIZE ASSET



THE ONLY THREE-BEDROOM VILLA PRICED BELOW DIAMOND. ONLY ONE UNIT AVAILABLE. GOLD CAPTURES THE SEGMENT OF THE MARKET WILLING TO PAY A PREMIUM FOR EXTRA SPACE AND PRIVACY — TYPICALLY THE HIGHEST-YIELDING GUEST PROFILE IN SEASONAL RENTAL DEMAND.

GROUND FOOR - 96M²

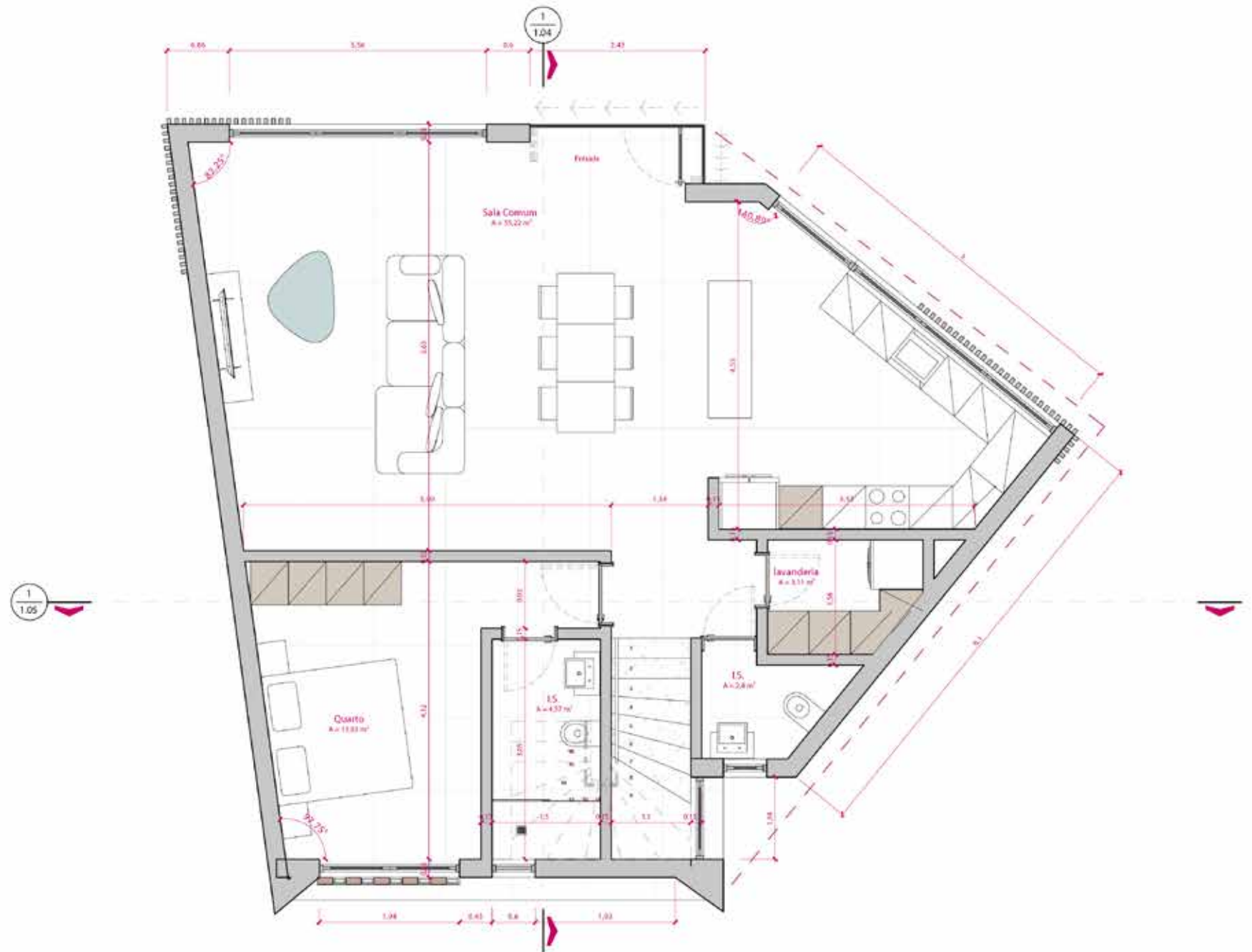


GOLD

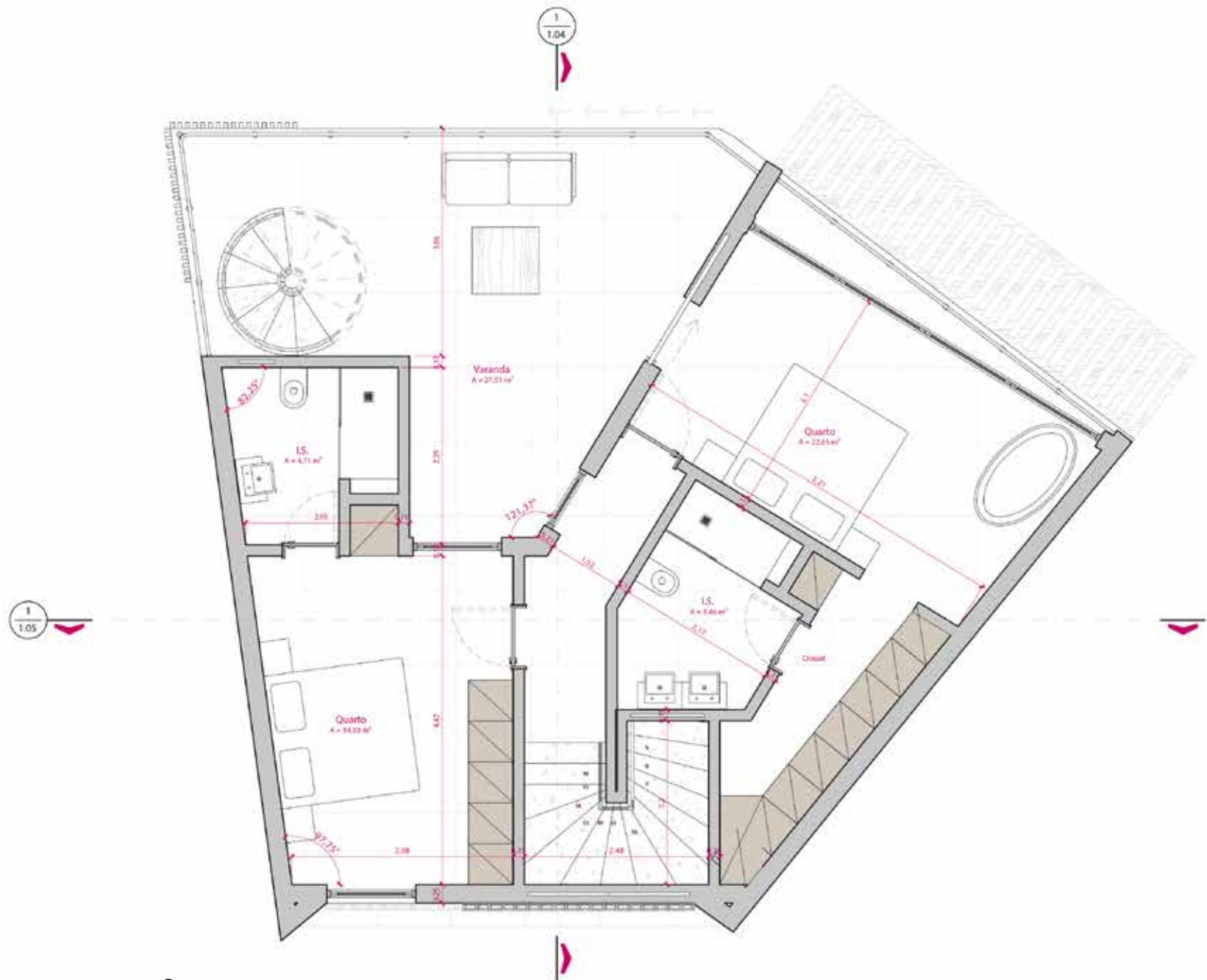


FIRST FOOR - 72M²

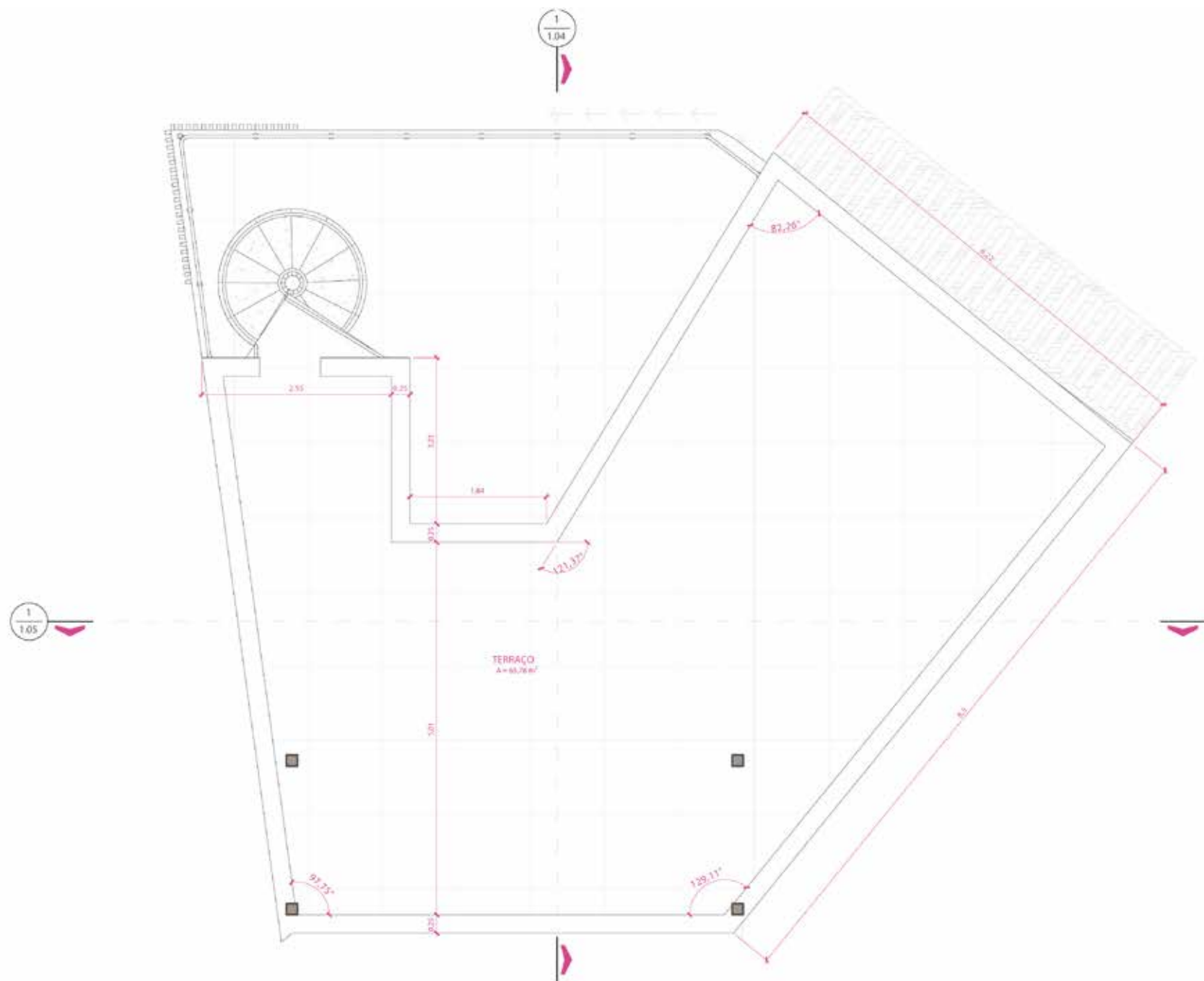




GROUND FOOR - 96M²



FIRST FOOR - 72M²



TERRACE- $65,78\text{M}^2$



DIAMOND

DIAMOND

T3 • 183 M² • THREE LEVELS • THE FLAGSHIP

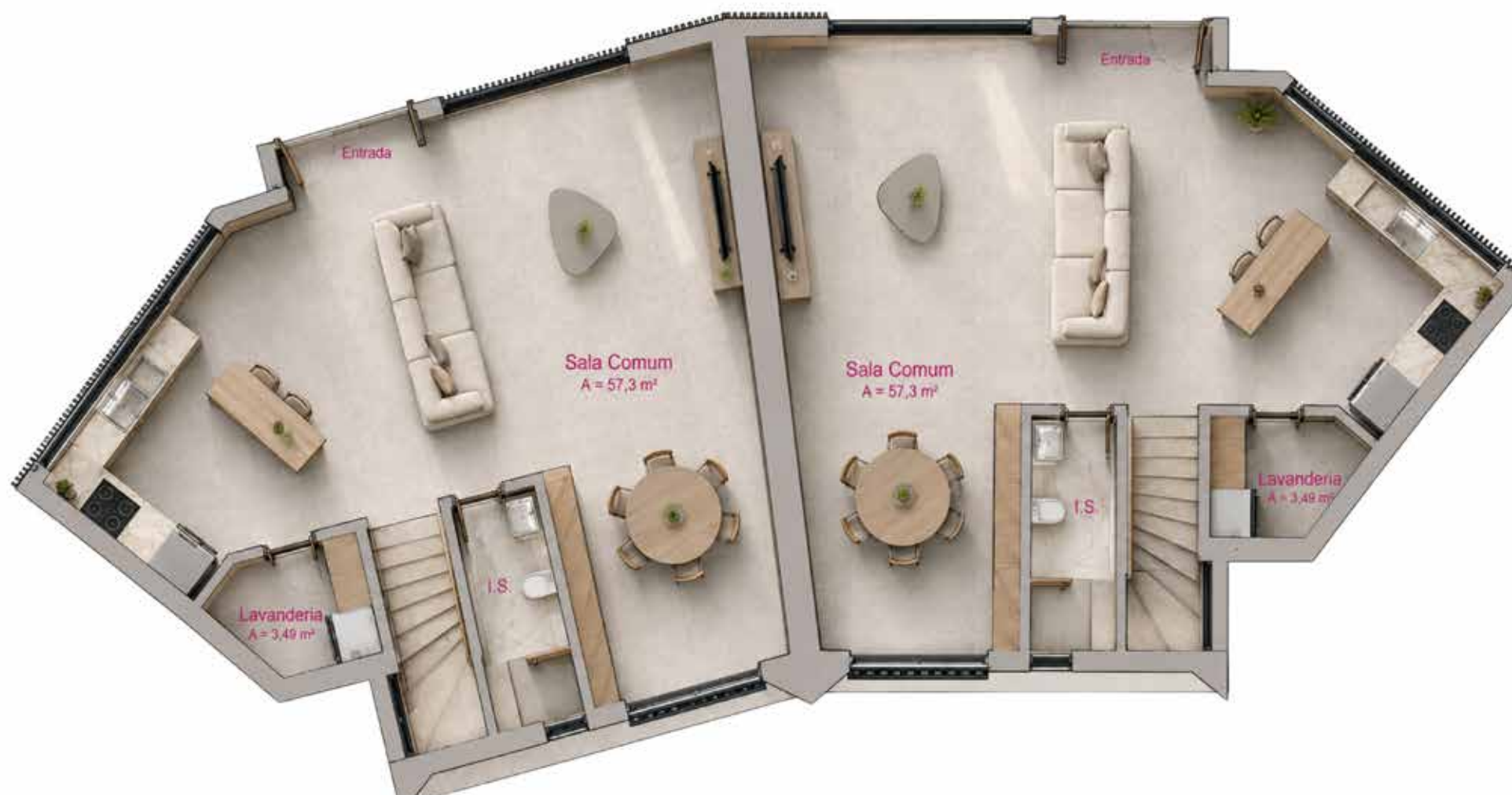


FOUR UNITS — THE LARGEST RELEASE WITHIN THE COLLECTION, AND THE BIGGEST FOOTPRINT OF ANY VILLA ON-SITE: THREE FLOORS AND A PRIVATE ROOFTOP TERRACE. THE POSITION FOR INVESTORS BUILDING THEIR STRONGEST EXPOSURE TO THE TOP OF THE MARKET, WITH MORE INVENTORY AVAILABLE THAN IN EITHER SILVER OR GOLD.

GROUND FOOR - 79M²



DIAMOND



FIRST FOOR - 62M²



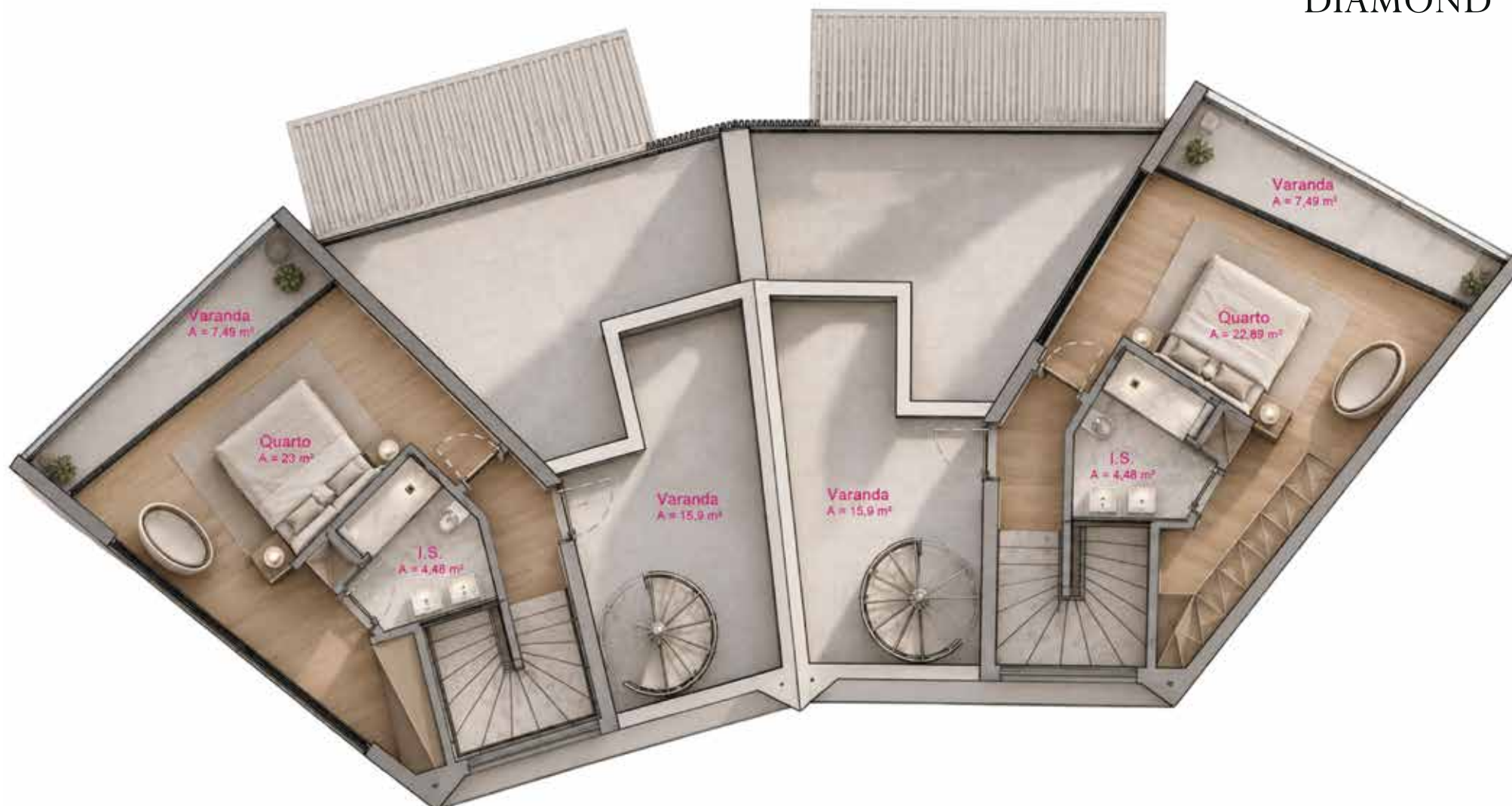
DIAMOND



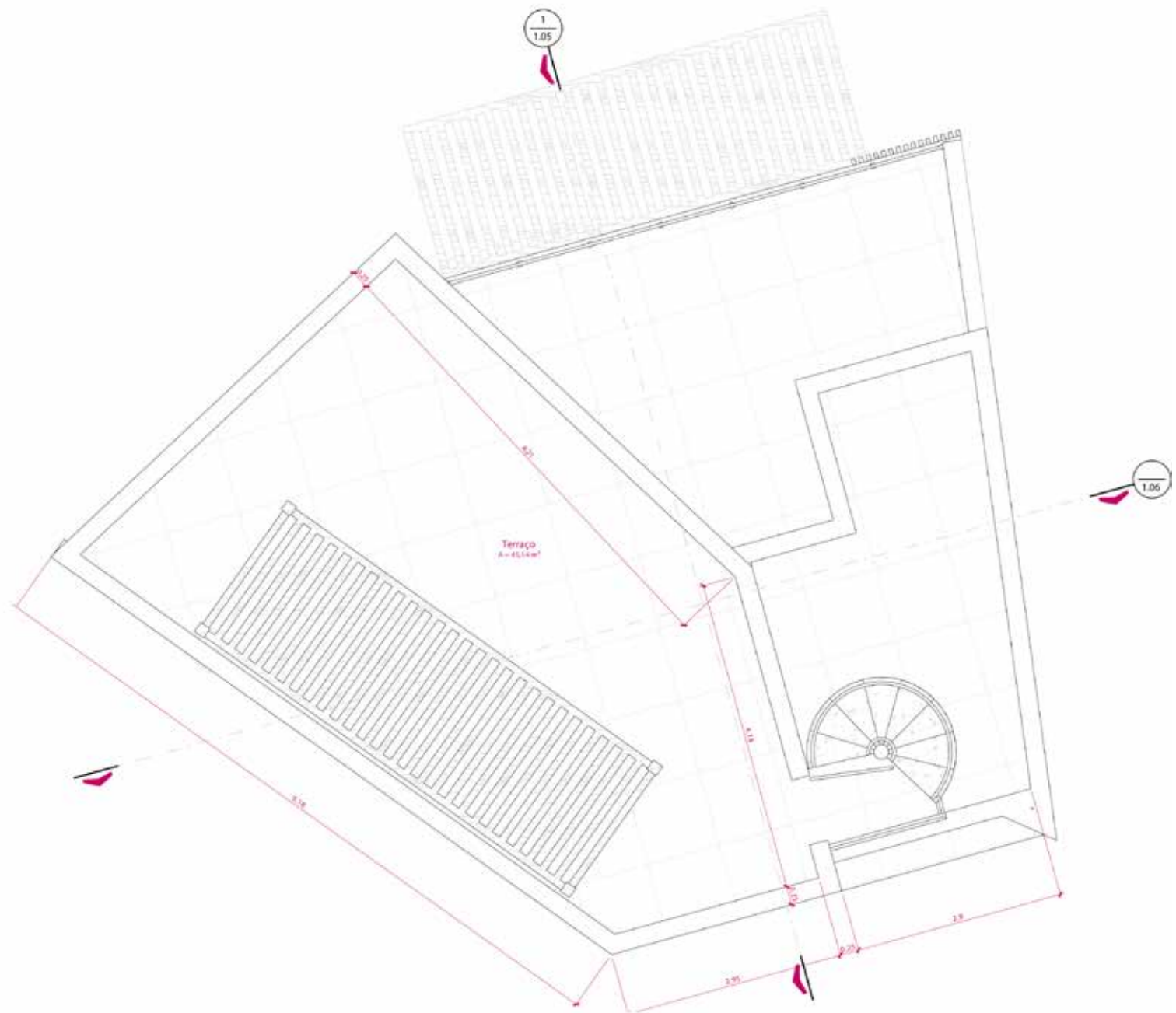
SECOND FOOR - 42M²



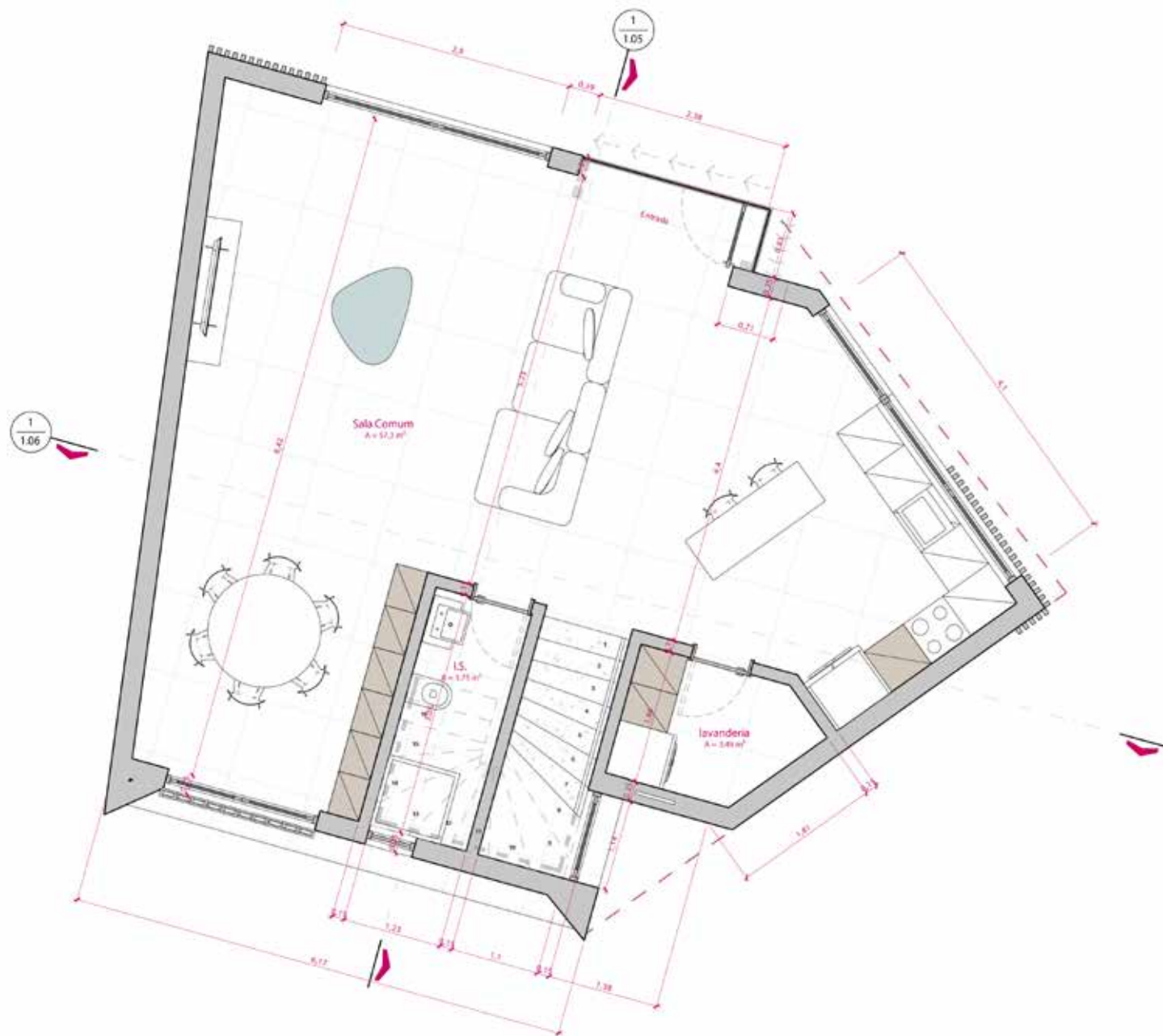
DIAMOND





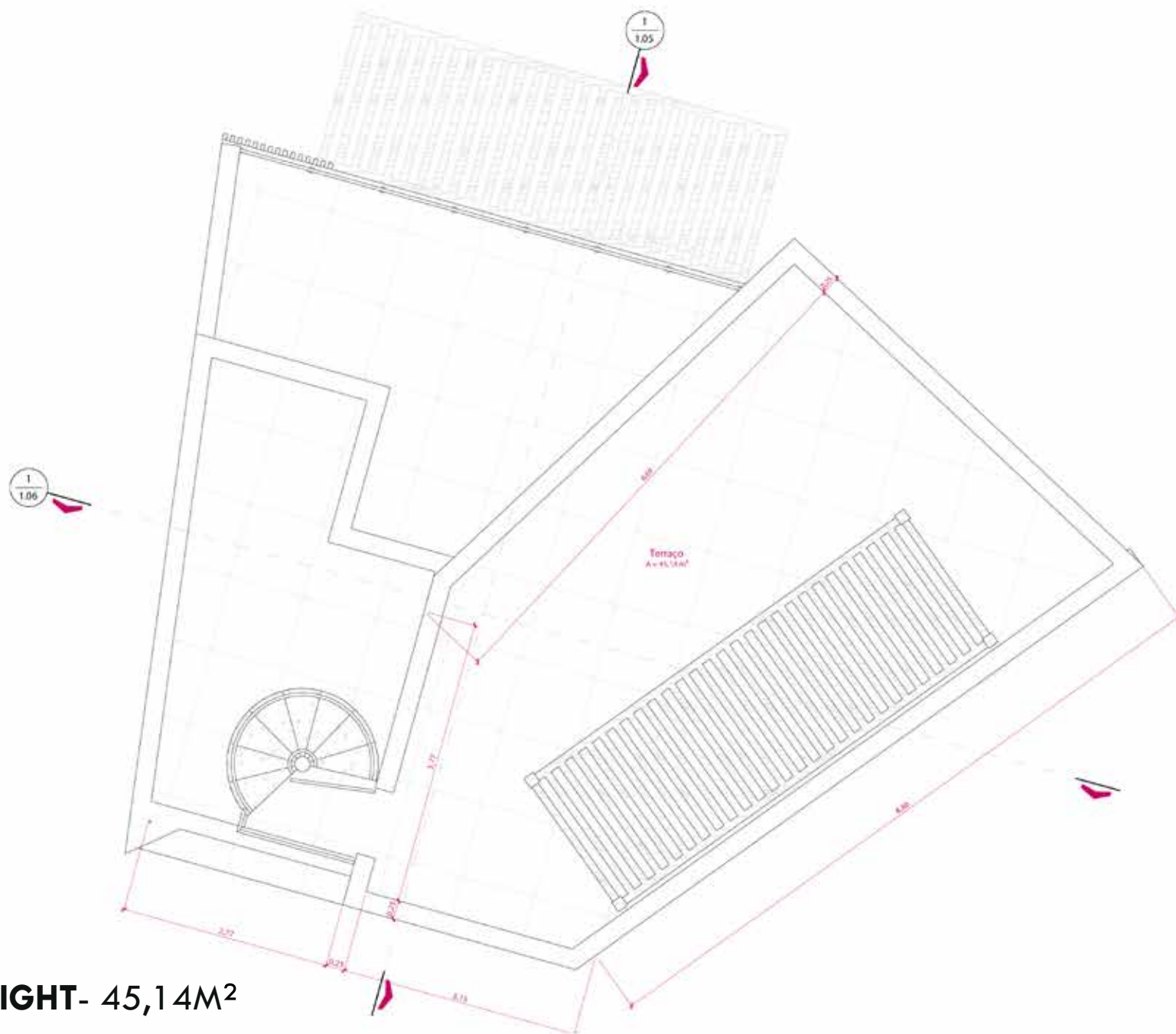


TERRACE LEFT - 45,14M²



GROUND FOOR RIGHT - 79M²





TERRACE RIGHT- 45,14M²



INVESTMENT



BOA VISTA'S TOURISM SECTOR HAS GROWN CONSISTENTLY FOR OVER A DECADE, SUPPORTED BY DIRECT FLIGHT CONNECTIONS TO MAJOR EUROPEAN HUBS AND A CURRENCY PEGGED TO THE EURO — REMOVING A LAYER OF CURRENCY RISK THAT MANY EMERGING-MARKET DESTINATIONS CARRY.

PAYMENT TERMS

30% ON SIGNING

30% ON COMPLETION OF THE FIRST FLOOR

30% DURING FINISHING WORKS

10% ON FINAL DEED



LOCATION

A MARKET, NOT JUST A DESTINATION



BOA VISTA SITS AT THE MEETING POINT OF EUROPE, AFRICA AND THE AMERICAS — ROUGHLY SIX HOURS FROM MOST MAJOR EUROPEAN CITIES, WITH GROWING DIRECT FLIGHT CAPACITY. SAL REI, THE ISLAND'S CAPITAL, IS ITS COMMERCIAL AND TOURISM CENTER, GIVING LES GEMMES DIRECT ACCESS TO THE DEMAND BASE THAT DRIVES RENTAL PERFORMANCE.





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