



## Caracola Beach & Spa Resort

### Isla Margarita, Caribbean

THE CARACOLA BEACH & SPA RESORT COMPRISES OF A 1244 APARTMENTS SPREAD OVER 15 FLOORS, OVERLOOKING THE STUNNING CARACOLA BEACH ON THE EASTERN FRINGES OF THE CARIBBEAN ISLAND OF ISLA MARGARITA. OPERATED AS A 5 STAR HOTEL BY A WORLD CLASS HOTEL OPERATOR GENEVA HOSPITALITY INVESTORS CAN ENJOY A 7% NET GUARANTEED RENTAL INCOME P.A. FOR 10 YEARS FROM THE DAY THE RESORT OPENS AND HIGHLY TAX EFFICIENT OWNERSHIP.

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# Caracola Beach & Spa Resort - Isla Margarita, Venezuela



## Key facts and information

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. 2.5 million tourists visited Isla Margarita in 2007 with this figure expected to increase year on year.

The investment package available entails a €3,000 reservation fee. You then pay 30% deposit WITH NO FURTHER FUNDS PAYABLE until completion late 2010. 70% mortgage finance is available (subject to status). Property at Caracola can be purchased using a Self Invested Personal Pension (SIPP).

- Beach front location.
- Prices from €79,000 upto €175,000.
- 1 & 2 bedroom apartments & duplexes.
- 7% net guaranteed rental paid for 10 years.
- Managed by a world class resort operator Geneva Hospitality.
- 30% deposit, balance payable on completion due 2010.
- Deposit held in Escrow.
- Highly tax efficient ownership through US based LLP.
- SIPP compliant - pension friendly development
- Shortage of 5 star accommodation on Isla Margarita.

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