



**Residenza
Parco di Mileto**

Investment brochure



Bougainville Apartment, double bedroom

Apartments Bougainville

The two apartment buildings Bougainville are within easy reach of the beaches of Torre Canne and many cultural, gastronomic facilities and two first class golf courses. In summer and winter this is a popular location with tourists wanting to see the true Italy. The Bougainville apartments form part of the stunning 'Hotel Mileto' which boasts 16 all en-suite rooms. 16 apartments, divided in two elegant buildings alongside the hotel and 3 in the main building, one of them even 95 sqm. All of them are part of the 'residential' complex. The two bedroom apartments are 65 sqm and come with terraces or large balconies. All apartments come with separate title deeds and will be fully furnished and with tv/internet connection. These apartments provide considerable rental income and are a valuable asset as they can be sold individually. The wonderful 'Hotel Mileto' provides all the services that are needed to maximise your rental income and offer a superb holiday or golfing retreat in sunny Southern Italy. The hotel is

prominently set on the front side of Residenza Parco di Mileto, a high end real estate complex with 25 luxurious villas and 47 apartments currently under construction. The hotel in typical Puglian Masseria styled architecture offers 16 exclusive all en-suite rooms, leisure areas, a bar lounge area, wellness center for Spa therapies, a conference and function room and a restaurant in lovely surroundings. The restaurant, the hotel accommodations and the facilities form the perfect location for high class functions. Outside the hotel are a large designer swimming pool with beautiful terraces, two tennis courts and a wellness center with sauna, Turkish bath, gym and heated indoor swimming pool situated in a wonderful 300 sqm natural cave. Other features are the ample parking, of which 130 parking lots in the underground garage, the easily maintained landscaped gardens. Most mains electric generated through solar panels, which also provide heating and constant hot water.

Price list

Apartments Bougainville - Left and right wing	Sqm.	Price excl. iva
Ground floor 4.2 A and D - Right Wing	65	€ 144.200,00
Ground floor 4.2 B and C	65	€ 149.350,00
First floor 4.2 E and H	65	€ 149.350,00
First floor 4.2 F and G	65	€ 154.500,00
Ground floor 4.3 A and D - Left Wing	65	€ 139.050,00
Ground floor 4.3 B and C	65	€ 144.200,00
First floor 4.3 E and H	65	€ 144.200,00
First floor 4.3 F and G	65	€ 149.350,00

Apartments Bougainville - Main building	Sqm.	Price excl. iva
Ground floor 4.2 A and B (right and left corner)	65	€ 164.800,00
First floor 4.1 I	95	€ 199.900,00



Investment facts & figures Bougainville Apartments

Location

Puglia is in the southeast of Italy, at the extreme southern edge of Europe, in the centre of the Mediterranean and bordering the Adriatic to the east and the Ionian Sea to the southwest. Puglia is the 'heel in the boot of Italy'. Parco di Mileto is located between the nearby towns of Fasano and Ostuni, on the edge of the hamlet of Pozzo Faceto, just a stone's throw from the Adriatic and the coastal resort Torre Canne.

Accessibility

Puglia has a modern infrastructure and international airports in Bari and Brindisi, from which Parco di Mileto is less than one hour away. Bari-Palese Airport has direct flights daily to London Heathrow and Stansted, Amsterdam, Brussels, Cologne-Bonn, Frankfurt and Stuttgart. Internal flights to Bologna, Firenze, Milan, Pisa, Rome. There are direct flights to London, Munich, Zurich, Brussels, and Eindhoven from Airport Brindisi.

Climate

Puglia has a typically Mediterranean coastal climate, with long warm summers (average 30°C), mild winters (average 15°C) and the least rainfall in the country. The interior has a continental climate with temperatures that vary more markedly with the seasons. The coldest month is January, the warmest August.

Puglia No. 1 tourism destination

Puglia is the leading enjoying summer tourism destination among Italians from other regions in 2010, according to the preliminary statistics from the hospitality trade group Federalberghi. Among Italian summer vacationers who were surveyed, 10,6% are visiting Puglia. Following Puglia are Sardinia at 9,7%, and Sicily at 8,8%. That Puglia is so attractive to domestic tourists is good news for the region's economy. The region has 14 blu flag beaches, among three of them within 3-5 km of Parco di Mileto.

Fact sheet Hotel Mileto *****

Facilities	Sqm.
Restaurant "La Residenza"	100
Front Terrace - Parkview Side Terrace - Secret Garden view	100
"Mileto bar" with business point	42
Front Terrace - Park view	40
Relax Lounge / Library and Shop	80

Residence Parco di Mileto *****

Outside facilities	No.	Sqm.
Underground parking	130	3.000
Wellness Center and Garden	1	160
Swimming Pool	1	400
Tenniscourts	2	
Sauna / Turkish bath / Gym	1	
Bar and Restaurant	1	
Covered and heated Swimming Pool in natural Cave	1	300

Projected rental income

The projections are based on research into apartment and villa rental rates in the area and weighted with rates of 3*star, 4*star and 5*star self catering hotel accommodation. The management company from Parco di Mileto will look after all aspects of the management and marketing of the apartment or villa.

	Active profile				Regular profile			
	Low	Mid	Peak	Total	Low	Mid	Peak	Total
Season								
Weeks in season	31	8	13	52	31	8	13	52
Occupancies in weeks	6	5	11	22	2	3	8	13
Occupancies in %	19%	63%	85%	42%	6%	38%	62%	25%
Bougainville apartments (16)								
Tariff per week	€ 900	€ 1.150	€ 1.450		€ 900	€ 1.150	€ 1.450	
Gross Revenue	€ 5.400	€ 5.750	€ 15.950	€ 27.100	€ 1.800	€ 3.450	€ 11.600	€ 16.850
Palazzo Mileto apartments (2)								
Tariff per week	€ 950	€ 1.250	€ 1.600		€ 950	€ 1.250	€ 1.600	
Gross Revenue	€ 5.700	€ 6.250	€ 17.600	€ 29.550	€ 1.900	€ 3.750	€ 12.800	€ 18.450
Palazzo Mileto Grand Suite apartment (1)								
Tariff per week	€ 1.470	€ 1.785	€ 2.260		€ 1.470	€ 1.785	€ 2.260	
Gross Revenue	€ 8.820	€ 8.925	€ 24.860	€ 42.605	€ 2.940	€ 5.355	€ 18.080	€ 26.375

Sales offer

Parco di Mileto S.r.l is offering a sales package **till june 2011** for all buyers who enter 'Residenza Parco di Mileto' before above date.

This offer stands only for the 19 Bougainville apartments and consists of the following:

- Site visit followed by signing of the reservation agreement;
- Within 10 working days of signing this agreement and executed reservation form, purchaser agrees to pay the reservation fee of € 2.500,00 (net of any charges and exchange costs) into developers Escrow bank account;
- Within 30 days of signing this agreement, purchaser will sign the preliminary purchase contract (compromesso) with seller at the Notary office. On the execution of the preliminary purchase contract, purchaser will make a further payment of 30% of the purchase price of the property as a guaranteed deposit (Caparra Confirmatoria). For this amount buyer receives a bank guarantee from Dutch Cooperative Rabobank Nederland U.A.
- **Seller will provide a special incentive of € 2.500,00(*) which will be deducted from the first installment on the execution of the preliminary purchase contract.**
- Simultaneously at signing the preliminary purchase contract, the construction agreement for the construction of the apartment is closed. The construction costs of the apartment must be paid in stages, according to the following payment scheme;
 - 20% of the purchase price at the start of the construction work;
 - 20% of the purchase price at completion of the wiring and plumbing;
 - 20% at the purchase price at completion of the flooring;
 - 10% at completion of the finishing and deliverance of the 'Agibilita'.

Seller issues to the buyer a guarantee, of an amount corresponding to the amounts and the value of every other payment collected and to be collected, issued by Bank/insurance firm.

(*) Buyer(s) can also choose for a free non residential Golf club annual membership at San Domenico Golf to be provided by the developer at deliverance of the 'Agibilita'.

Mortgages

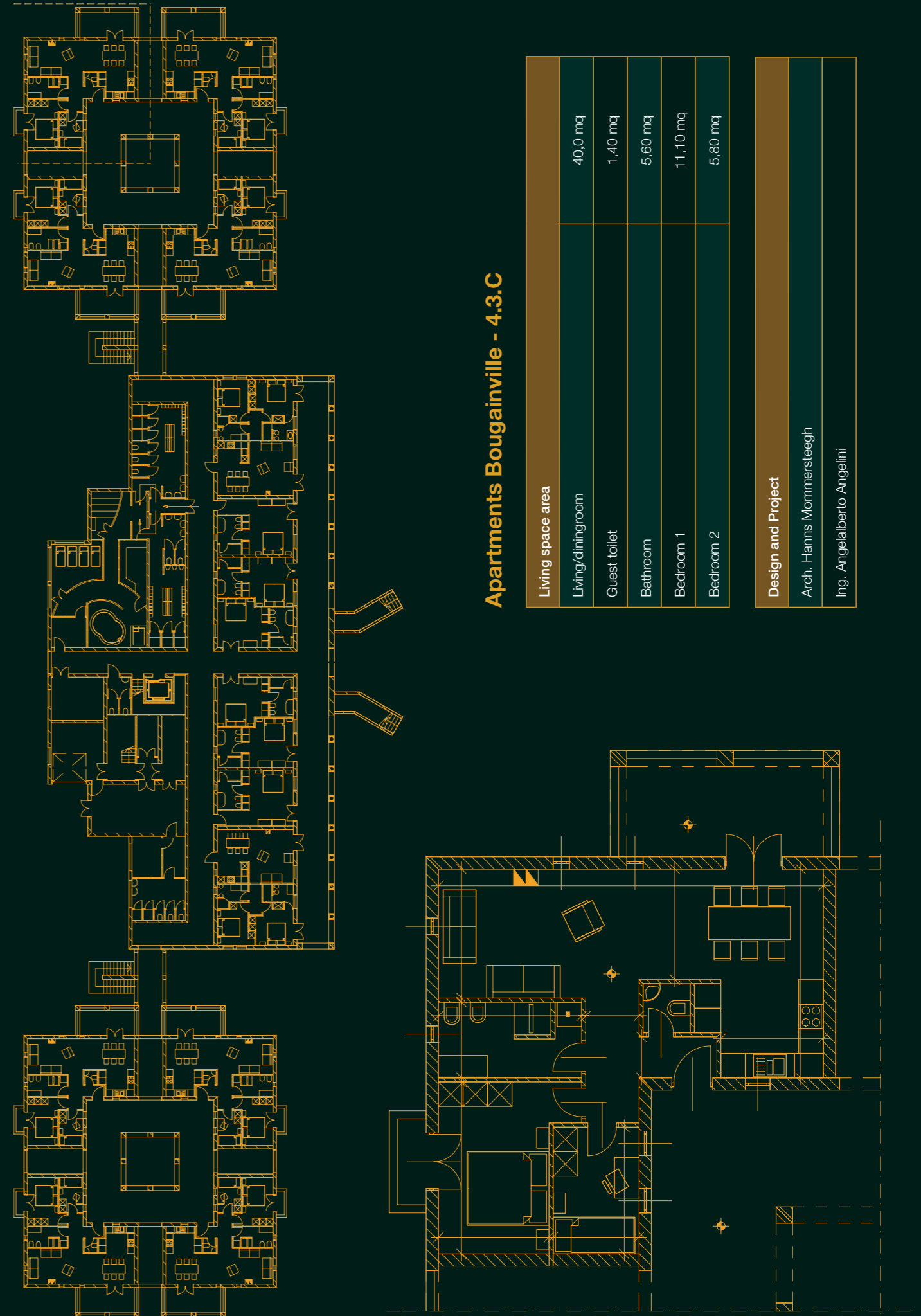
Mortgages are available at title deed up to 70% LTV (Loan to Value)

Building specs

- High quality constructing to northern european standards;
- High level of finishing;
- Kitchen by Scavolini;
- Sanitary by Hatria Marazzi;
- Airconditioned (hot and cold);
- Fully furnished.

Completion date

- End 2012



Apartments Bougainville - 4.3.C

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Specifications and measurements are indicative only and are subject to change and final design.
All floor plans, and architectural specifications are subject to contract.

Visit www.parcodimileto.com