

Welcome to the first of our quarterly newsletters which we trust will keep you fully up to date with the latest overseas property news and events both at home and abroad.

We have been very busy so far this year , and early March saw us visit the charming and picturesque town of Compiègne just North of Paris to see a beautifully restored 17th Century Chateau built on the site of a 11th century Monastery! Converted into 74 luxury suites, this stunning 4*Hotel will offer buyers a healthy guaranteed rental return plus 50 days usage per annum. More news about this unique investment in France overleaf.

Earlier this month, the lovely Isla Margarita just off Venezuela had us well and truly smitten with her Caribbean charms, where we visited a brand new off plan development site. Situated adjacent to a nature reserve with a beautiful unspoiled beach the luxurious Caracola Beach & Spa Resort is due for completion in June 2010 and offers investors an impressive guaranteed rental of 7% (net) for 10 years – bonded and the location offers very healthy economic growth due in main to tourism, currently increasing at 15% per annum. Definitely one to tempt the canny investor with entry level prices from £79000 with only 30% down, full details on page 3.

Warrenpoint Golf Club is the place to be on the weekend of 26th/27th April. Idyllic Overseas are hosting & sponsoring a golf event for members and the whole family is of course welcome. As usual, Trevor will be putting some fabulous prizes up for grabs. With a Ladies event scheduled for June 5th this looks set to be a highly competitive spring for all you golfers, best get up to par! See page 2.

Finally, but certainly not least, we should mention our own development of 14 luxury villas in the lovely St. Estevao (St Stephens) area in the ever popular Eastern Algarve region of Portugal. After many months of meticulous planning we are proud to launch St Stephens Hill. Built to a stylish contemporary design with deluxe specifications, these high quality villas offer great value for money set in tranquil surroundings yet close to all the amenities and facilities you'd expect for modern convenient living. More details about St Stephens villas on page 4.

Our new Idyllic website is currently under construction, but for details of any of these featured developments, or to discuss our extensive portfolio of lifestyle and investment properties available in France, Portugal and the Caribbean - please contact Idyllic Overseas on:

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[Great Investment Choice - The Chateau du Francport - Compiègne - France.](#)

During March Idyllic Overseas Directors Trevor Simpson and Veronica McNamee were invited to the lovely historic town of Compiègne, just North of Paris, to visit the Chateau du Francport, a stunningly restored 17th Century Chateau, and we were delighted with what we saw!

Scheduled for opening late spring 2008, The Chateau du Francport offers the opportunity of purchasing one or more of its 74 hotel rooms for owners' use combined with an annual investment return guaranteed at 10% for the first year with an option of taking a 6% guarantee or entering a 50:50 room revenue split with the hotel management company for a further 9 years, with the potential of a real, appreciating, unique asset.



Set in the beautiful historic forest of Compiègne in the region of Picardie, only 45 minutes away from Paris, this beautiful hotel offers the discerning traveller the most luxurious surroundings to indulge in within the area. The facilities within the Chateau will include: a nine hole private golf course, an indoor heated swimming pool, sauna, gymnasium, a full beauty spa offering the most up to date of all pampering and anti-aging treatments, conference facilities for up to 60 delegates, wedding ceremonies and receptions as well as specialist corporate functions. We fully intend that The Chateau du Francport will become the place to stay when visiting this beautiful historic area.

The management company is solely responsible for costs of marketing, running and maintaining the hotel from their revenue derived. The guaranteed returns which you will receive can be paid in quarterly instalments which will assist in meeting any mortgage payments you may have. An additional benefit of this opportunity is that you will not be required to pay VAT, potentially saving you 19.6%!! All this gives you, as the owner, the satisfaction of a sound property investment without the stress!

You also benefit by having 50 room nights a year at The Chateau for your personal use. So should you desire a nice sejour in France to celebrate that special occasion with loved ones or a relaxing golfing weekend, you can book as many rooms at the chateau as you wish, utilising your 50 room nights in the most flexible of ways. *With a potential minimum investment from €27,900 and 80% mortgage facilities, this investment is a good option for the cautious investor and is also SIPP compliant.*

*Idyllic Overseas can accompany clients on a tour of this magnificent property and the surrounding areas, highlighting this fabulous investment opportunity. For more details on the Chateau and how to book your visit, please contact **Ronnie on: 01234 360504** or email: veronica@idyllicoverseas.com.*

We are currently planning to visit a wide range of investment and lifestyle properties across France in the coming months, and already have an large portfolio of French properties available which we will feature on our new website, launching early next month. In the meantime please enquire about these via telephone or email, details as above.

Emerging Markets: Caracola Beach & Spa Resort – Isla Margarita - Venezuela

Earlier this month, we visited the site for the stunning new off plan development Caracola Beach & Spa Resort, on the beautiful Isla Margarita, just off the Venezuelan mainland. Set on a beachfront site & adjacent to a nature reserve, this 5* Apart Hotel will be a front runner in the luxury holiday rental market stakes to service the steadily growing tourism industry that is showing a 15% increase per annum in the area.



Caracola Beach & Spa Resort provides you with an incredible opportunity to earn on your investment through capital growth as well as rental return from your property. If you combine this with the very attractive tax benefits of Isla Margarita and tax efficient ownership, you have the optimum overseas property purchase.

This private resort provides a genuine hands-off investment opportunity through a comprehensive management and rental package delivered by the Geneva Hospitality Group. Geneva has been selected to manage this rental package due to their best in class pedigree illustrated through delivery of generous guaranteed rental yields whilst at the same time maintaining your properties to the highest of standards. You can rest assured that your property will be managed and let by one of the best companies in the business.

- *Caracola is SIPP compliant (subject to terms and conditions)*
 - *Guaranteed minimum 7% pa net rental return for 10 years, increasing to 8.25% for last 5 years, if resort occupancy reaches 75% in year 5*
 - *Rental return backed by fidelity bond*
 - *Last apart-hotel directly on the beach in an area with a shortage of top quality accommodation*
 - *Excellent scope for capital growth*
 - *The best development on the beautiful Caracola Beach*
 - *Shops, restaurants & amenities close by*
 - *World class rental & management company*
 - *Best-in-class developer, proven track record*
 - *Freehold title*
 - *Easy purchase procedure*
 - *Tax efficient ownership*
 - *All Apartments come with air conditioning and all furniture*
 - *Low cost of entry (prices from €79,000 - excluding payment discounts)*
 - *30% deposit held in ESCROW*
 - *Potential minimum investment from only €26,000**
- *Includes estimate of legal and administration fees*

For further information on this investment, please contact Veronica on: 01234 360504 or email veronica@idyllicoverseas.com

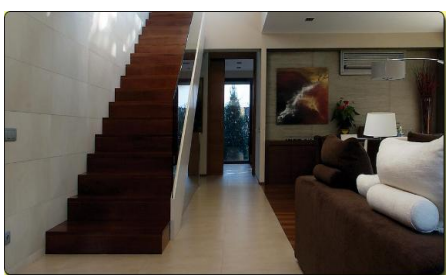
[St Stephens Hill – New Development near Tavira](#)

Idyllic Overseas are proud and excited to present St Stephens Hill, our new landmark private development of 14 modern villas each with their own pool- from our sister company Simpson & Runge!



St Stephens Village is a beautiful traditional sleepy Portuguese community dating back before 1597 when its first registered marriage took place. Despite the quaint old world feel it is only 6 kilometres from Tavira itself and the village has all the amenities you might require such as a health centre (Centro de Saude), pharmacy, lovely cafe and small supermarket. At its heart is the Our Lady of the Light Church which was quite isolated until the late 18th century and considered the "Land of the Saint" because it was surrounded by unoccupied land. This land began to be divided into plots around 1689 with its original layout still existing today.

The development of St Stephens Hill is part of the aforementioned land. It is one of only 2 plots Tavira council is permitting to be developed here, thus allowing the village to maintain its traditional feel. The plot offers a wonderfully peaceful and elevated setting with coastal and sea views, just a 2 minute walk to St Stephens village itself. The development will have 14 off plan 3 bedroom villas each with its own pool. All villas will be 180m² in an area comprising a ground floor of 100 m² and an upper floor of 80 m². Plot size range from 338 m² to 388 m² hence garden maintenance will be a breeze allowing you more time to relax by the pool!



Built to exacting standards in a contemporary style the interior of these spacious villas is as one would expect, fully fitted with luxury appliances and finished beautifully to incorporate pure clean lines and reflect an easy, stress free, modern way of life. From the exquisite Italian kitchens, fully fitted and tiled - with high specification finishings, and the fresh enticing 4 piece bathroom suites, to the landscaped gardens areas and pools, everything is designed with your comfort and leisure in mind.

[Priced at €550,000 these properties offer excellent value for money in an increasingly popular area of the Algarve.](#) *If you've dreamt of getting way from the hustle and bustle - St Stephens Hill is for you! Live your dream today and be part of this lovely Portuguese community. For more information on this development, or any others in Portugal's Algarve or Silver Coast regions,*

[Please contact Idyllic Overseas directly:](#)

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