

# Piedra Negra Villas

## Relax in style

Piedra Negra Villas property development on Margarita Island in the Caribbean.

**The Piedra Negra Community has been designed with easy and enjoyable living the Caribbean way in mind. Our focus has been on creating an environment where you can make the most of your stay on the Island of Margarita.**

Wherever you go on Piedra Negra, you will have the special feeling of being in a "paradise" with tropical gardens and fruit trees, pools, bar and a restaurant. A constant breeze blows in from the ocean and the Island boasts sunshine 320 days a year.

This new property development offers excellent property investment opportunities and there is a very real prospect of making a 100% profit within 24 months. This is also combined with zero rated capital gains liability locally.

Clients wishing to visit the island may do so at any time and we would be pleased to make the necessary arrangements on your behalf. We will ensure all clients are collected at the airport, taken to their hotel & shown any areas of interest.

The majority of our Margarita Island property developments come with a guaranteed rental in the first year. With a shortfall of 10,000 holiday lets on the island, there is ample opportunity to rent out your property for between 6 and 10 months of the year providing a fantastic return on your investment. Our clients can benefit from full rental management services, please ask us for more details

## Why Piedra Negra?

- Tennis courts & swimming pool on site.
- Excellent capital growth potential.
- High quality construction.
- Each villa has an outdoor bar, private pool and jacuzzi.
- Excellent rental potential on a popular holiday island.



# Example Villa & Specification

- Construction 250m<sup>2</sup> (approx).
- Lot size between 430m<sup>2</sup> and 570m<sup>2</sup>.
- Furniture packs available from £10,000.
- Terrace with jacuzzi.
- Air conditioning.
- Full fitted kitchen.



## Ground Floor

Fitted kitchen, dining room, living room, bedroom, bathroom with bath, indoor garden, visitor's bathroom & outdoor Churwata bar.



## First Floor

Master bedroom with en-suite, two further bedrooms, walk-in closet, bathroom with bath, jacuzzi, deck and terrace.



Although accurate at the time of going to press, property specifications including room sizes are subject to possible changes.