

Golden Dunes



Pitangui - Natal - Brazil

Pitangui – the real Brazil



Pitangui is a charming little village with about 9000 inhabitants, predominantly fishermen. The village is located 25 kilometres north of Natal city centre, at the eastern tip of Brazil, only 50 kilometres from the equator. Pitangui is well known for its beautiful beaches; where tomorrow's young Ronaldos play football, swim and enjoy themselves, shielded by a reef just off the shore. The grown-ups are either busy hauling the day's catch onto dry land, or they're enjoying a cool drink of coconut water or a

caipirinha at one of the beachside restaurants. Another popular venue is Lagoa de Pitangui, a picturesque freshwater lagoon. Here, you'll meet all your neighbours during the weekend, as well as plenty of new faces. Tourists who go on buggy-rides across Natal's famous sand dunes, all stop at the lagoon for refreshments and make it a busy location. Lagoa de Pitangui is the crown jewel among the area's many freshwater oases. Modern facilities surround the lagoon without ever depriv-

ing it of its natural beauty. Among these facilities you'll find a great restaurant, with both indoor and outdoor service, a volleyball court, toilets and shower facilities, as well as a variety of water activities.

Golden Dunes is located in-between the beach and the lagoon, on the highest plateau in the area. From the property, you can either stroll down to the beach and the mighty Atlantic Ocean, which

always holds a temperature of around 26 degrees Celsius, or you can walk over to the equally refreshing freshwater lagoon.

Pitangui is also famous for its biodiversity and you can still find plenty of the endangered "Mata Atlântica" (Atlantic forest) in the surrounding area. There are a number of trails to be explored – a chance to take in the scenery, including small waterfalls and a rich birdlife.

Pitangui – the real Brazil



In the village centre, you'll find all you need in terms of groceries, small shops and restaurants. Along the beach you'll see restaurants which offer a spectacular view of the ocean, as well as a rich variety of fresh fish and shellfish. If you don't speak any Portuguese, you'll find it comforting to know that all menus are in English. Furthermore, the restaurant owners are more than happy to show you the day's catch – fresh off the boat – before it winds up on

your plate. And that's an international language! If you follow the flowing sand dunes a couple of kilometres south of Pitangui, you'll find yourself in the small village of Genipabu. Here, you can go horse riding on the beach – or trade the horse for a more exotic creature; the dromedary. The neighbouring beach north of Pitangui, is Jacuma. Like Genipabu and Pitangui, Jacuma also offers a picturesque freshwater lagoon, as

well as fierce buggy rides along the sand dunes and relaxation at seafront restaurants.

The area surrounding these three villages is famous for its dune-buggies; small vehicles that spin surprisingly quick and easy around the sand dunes. The buggy-drivers will typically ask you whether you want to drive "with or without emotion" – if you reply "with emotion", you can

expect high speed and a lot of butterflies in your stomach. In addition to being fun, the dune-buggies are also practical means of transportation for anyone who wants to visit places that are impassable for normal vehicles, like remote beaches. To view more pictures of Pitangui, visit our web-pages www.go2brasil.no.

Golden Dunes Beach Condominium

Golden Dunes Beach Condominium is located in the charming village of Pitangui, 25 kilometres outside Natal city centre. The complex is situated on a plateau with panoramic view over the village and the Atlantic Ocean, only 100 metres from the beach. Furthermore, it is a mere five minute stroll to get to Lagoa de Pitangui, a freshwater lagoon with a restaurant, sun beds and various water activities. In the village of Pitangui we've found the perfect location for our condominium. Natal, with all a big city has to offer, is only a short drive away – while the village has everything you need in your daily life.

Golden Dunes comprises 90 high standard apartments. The common areas include park-like surroundings, a giant swimming pool with sun decks, a restaurant with outdoor service, shower facilities & toilets, parking spaces and 24-hour surveillance, as well as a fully equipped gym.



Ocean view



Golden Dunes is situated on a plateau with a spectacular view to the ocean and the surrounding landscape. The complex is constructed over several levels and the pool area lies more than 6 metres higher than the road below. As a result, the apartments have a great view – even from the ground floor.

When choosing a apartment, the options are plentiful – both in terms of size and location. The apartments facing the pool area all have a spectacular ocean view, while the apartments facing the surrounding landscape have more privacy. Among these apartments you can also choose whether you desire a view towards the Genipabu beach and ocean or the freshwater lagoon, Lagoa de Pitangui.

Facilities



Golden Dunes Beach Condominium offers facilities such as a private restaurant/snack bar, a fully equipped gym and a service house – all in a safe environment with 24-hour surveillance of the complex and its parking lot. Furthermore, the communal areas are adapted to accommodate wheelchairs.

The swimming pool is in the shape of a long, winding river with a lower level children's pool at one end. However, no-one needs to worry about swimming back and forth in this "river", as the pool is 5 metres wide and 70 metres long. Surrounding the pool you'll find a sun deck with ample space for the sun worshipers or those who want to chill under a parasol. It is a perfect oasis in which to spend those endless sunny days in Pitangui.

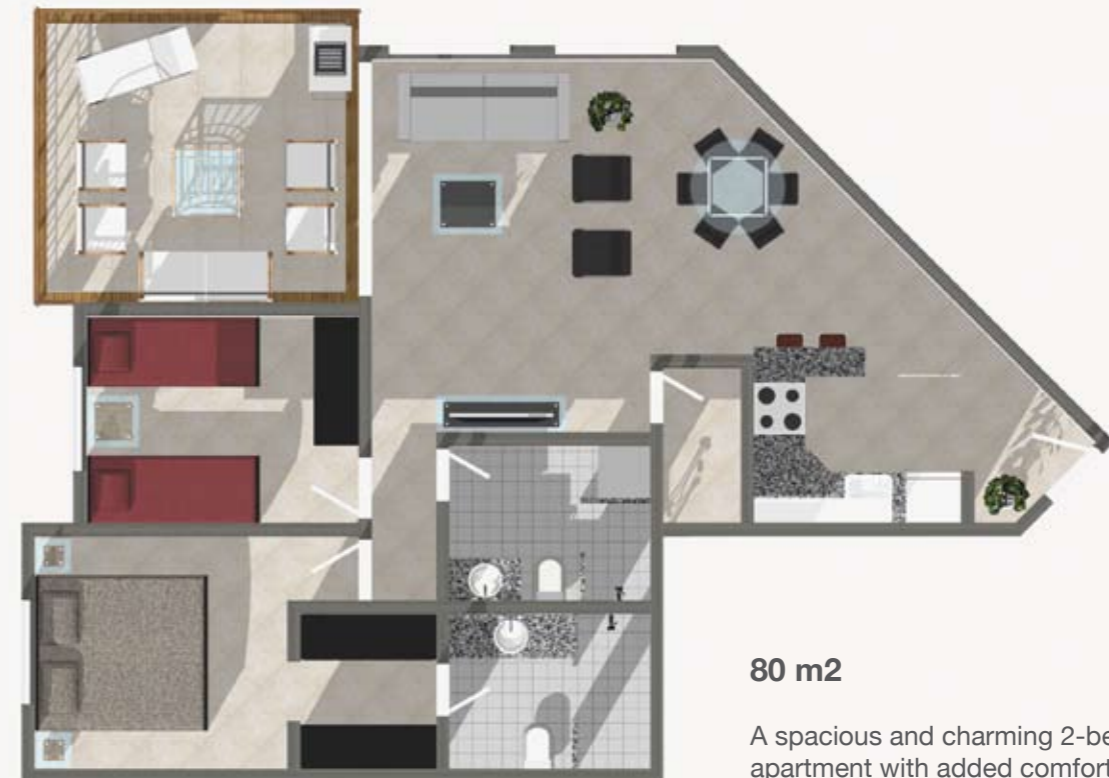
Overview



60 m²

A spacious and charming 2-bedroom apartment.

- Terrace
- 2 bedrooms, both en-suite
- 2 bathrooms
- Living room
- Open kitchen space



80 m²

A spacious and charming 2-bedroom apartment with added comfort.

- Terrace
- 2 bedrooms, one en-suite with walk-in-closet
- 2 bathrooms
- Utility room
- Living room
- Open kitchen space



108 m²

A beautiful and open apartment with many elegant, as well as practical, solutions

- **Large terrace**
- **3 bedrooms, one en-suite with walk-in-closet**
- **2 bathrooms**
- **Utility room**
- **Large living room with dining area**
- **Kitchen**

128 m²

A unique apartment for the discriminating buyer. This apartment is located over two floors, with a mezzanine. It also includes two terraces, one on either side of the building. Many practical solutions make this an elegant and comfortable apartment.

- **2 terraces**
- **3 bedrooms, one en-suite**
- **2 bathrooms**
- **1 separate guest-toilet**
- **2 living rooms, one with dining area**
- **Open kitchen space**
- **Utility room**



153 m²

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This penthouse apartment, located over two floors, is in a league of its own. From the large roof terrace you can lie in your own Jacuzzi and watch the sun set over Pitangui. The brick terrace barbecue promotes outdoor living, completely free of distractions. And when night falls, you can be sure to enjoy a good night's sleep in one of the apartments' elegant master suites.

- 23 m² roof terrace with a Jacuzzi and brick barbecue/outdoor kitchen
- 3 large bedrooms, 2 en-suite with walk-in-closet.
- 3 bathrooms
- Large living room with dining area
- Kitchen
- Utility room



210 m²

210 m²

Golden Dunes can offer a penthouse apartment that represents the best in terms of quality and comfort. Totalling 210 m², divided over two floors, this apartment is fit for a King. From the 44 m² roof terrace you can take in a panoramic view of the ocean and surrounding scenery, as well as enjoy the terrace amenities – such as a Jacuzzi and brick barbecue/outdoor kitchen.

- 44 m² roof terrace with a Jacuzzi and brick barbecue/outdoor kitchen
- 3 bedrooms, one en-suite with walk-in-closet
- 2 large bathrooms
- 1 separate guest toilet
- 2 large living rooms, one with dining area
- Kitchen
- Utility room



60 m² apartment

Penthouse-suite



The 60 m² apartments include two bedrooms and two bathrooms, as well as a living room with an open kitchen space and a terrace. The architect has utilized the floor space in an optimal way and created a functional and comfortable apartment.

The penthouse apartments have large suites with walk-in-closets and spacious bathrooms with many elegant features. These suites give an added feeling of luxury and guarantee you a great night's sleep.





”For those who wish to experience the true meaning of exuberance, Brazil is a short trip away”

Brazil

Miles of white sandy beaches, sunshine and 28°C in the sea all year round... Jungle adventures, archaeological treasures, samba and carnival. All this, and so much more, is what Brazil has to offer. Not forgetting the country's heart and soul; its inhabitants. They are widely known for their warmth and hospitality, openness and ability to enjoy life to its fullest. So for those who

wish to experience the true meaning of exuberance, Brazil is a short trip away.

Natal

Natal is known as the “sun city” or the “bride of the sun”, where the sun is set high in the sky for almost nine hours every day. The city is also renowned for its sand dunes, which spread out over 8x2 kilometres. Hence, it's no wonder that

Natal offers some amazing beaches – actually more than 20. The southernmost, and most famous, is Ponta Negra beach. Here, you'll find one of Natal's most famous landmarks, Morro do Careca, a sand dune that stands almost vertical.

Facts:

Natal is the state capital in Rio Grande do Norte on Brazil's east coast. The city has between 700

and 900 thousand inhabitants. Furthermore, Natal is regarded to be the safest state capital in Brazil, with low crime rates. The climate is semi-equatorial, with a yearly average temperature of 26°C. One can expect more than 300 sunny days each year, accompanied by a soothing ocean breeze. And this breeze is well worth inhaling, as Natal has the cleanest air in the world, according to NASA. Do you wish to learn more about Natal and Brazil? Visit our web-pages: www.go2brasil.no.

Golden Dunes Beach Condominium – sales prospectus

Architect

Atelier Arkitektur AS, Silvia Maria Medeiros Germano Jørgensen

Developer

Go2Brasil Empreendimentos Imobiliários Ltda.

Form of ownership

Freehold apartments. Owners have free disposal of their units at all times.

Contract

The sales contract between the parties will be in Portuguese and in case of disputes, Brazilian law prevails. A certified translation of the contract will be supplied upon request.

Acreage

Main property is 9200 m² and parking lot is 1800 m². The apartments range in gross size from 60 m² to 210 m².

Apartments – floor space/m²

The m² in illustrations and price lists are the total area, that is the gross m², including indoor utility rooms, indoor walls plus half of walls to neighbouring apartments, as well as all of the outer walls. In Brazil, terraces/verandas are always included in the apartment's m² size.

Prices

See attached price list. Seller is free to adjust prices of unsold apartments at any time.

Payment

Upon reservation a deposit of EUR 1.900,- is required. 20 % of the purchase price, minus reservation deposit, is to be paid upon entering into a sales contract. 30 % of the purchase price is to be paid when construction commences. 30 % of the purchase price is to be paid when the buildings have a solid roof. 20 % of the purchase price + IVA/registration fees is to be paid upon delivery. All payments are made directly to the developer, Go2Brasil Empreendimentos Imobiliários Ltda. If all, or parts of the purchase price, including registration fees are not paid within due date, interest rates for delayed payment will be added.

Costs/charges

Registration of a deed entails quite high costs for a buyer in Brazil. Final percentage rates for these costs have not been identified in this prospectus, as these rates tend to vary. The developer will seek to find the lowest percentage rates and inform buyers before construction is completed. Furthermore, every buyer will be charged an administration/handling fee of EUR 610,-, which is to be paid upon signing the sales contract.

Currency

The prices given in EURO are based on the average exchange rate of the REAL (Brazilian currency) for 2006. A strengthening of the Brazilian REAL compared to the EURO of up to 5 % will be covered by the developer. Any strengthening above 5 % is to be covered by the developer and buyer with 50 % each. This calculation will be based on the exchange rate on the date of pay-

ment of all instalments. Any settlement will find place after the last instalment.

Guarantees

The project is being constructed in accordance with Brazilian laws and regulations. When buying property in Brazil, security is not automatically given for any down-payments on the purchase price. Amounts paid in advance can only be used by the developer to cover project related costs. During the construction period, the work and progress will be overseen by Go2Brasil's clerk of works and his/her assistants.

Insurance

Until the project is complete and the units are delivered, the developer will make sure the property is fully insured. Afterwards, the responsibility of providing adequate insurance of the complex falls on the condominium. This insurance will be limited to the aggregate number of units and the communal areas. Separate insurance for each unit (apartment content insurance) is not included and will be the responsibility of each apartment owner.

The condominium

The condominium regulations will be drawn up during the construction period. The condominium will be responsible for the day-to-day management of the complex. At some point during the construction, the developer will present an offer from a condominium management company, custom-made to meet the complex's needs. It will be up to the condominium to decide whether or not to accept assistance from a management company to oversee the day-to-day management on behalf

of the condominium. The condominium is required to conduct annual assemblies where accounts and budgets are presented. The condominium committee is responsible for managing the property in accordance with directions and regulations instituted by the general assembly. Furthermore, the general assembly must decide whether or not to draw up house rules for the condominium.

Communal areas

In the communal areas there will be constructed a restaurant, a gym, premises for the security guard and an administration office, as well as a service unit. Every apartment has at least one parking space at its disposal, located opposite the main entrance to the complex. The parking lot will be fenced-in and only accessible for the complex's occupants. The communal areas also include a large swimming pool with a unique design and underwater lighting. In addition, there will be showers and toilets in the communal areas.

Communal costs

It is up to the condominium to ensure efficient management of the complex's communal areas and provide the means to do so through communal costs. These costs will include, for instance, electricity for communal areas, maintenance of the swimming pool, security, a gardener etc. The respective apartment owners themselves decide the level of services and maintenance to be provided in the complex and thereby the amount of the **communal costs**.

The communal costs for Golden Dunes are estimated to be between EUR 50 (the smallest apartments) and EUR 100 (the penthouse apartments).

Final determination of the first year's administration budget and communal costs is to be approved at the condominium's founding assembly.

Renting out apartments

In the Natal region you can rent out a apartment all year round (it is always sunny and warm). However, the main season is from October to April. The owners are free to decide whether or not to rent out their apartments. Go2Brasil will provide assistance in terms of marketing rentals.

Financing

As a foreigner, it is difficult to obtain a loan from a Brazilian bank. Nor is it desirable, as loans carry very high interest rates in Brazil. We recommend that buyers contact their own bank for financing.

Furniture

Customized furniture packages will be offered to every apartment and, if desirable, the apartment can be delivered fully furnished. Buyers will be presented with two different styles of furniture (modern and traditional), and can choose whether to buy only basic furniture or a package complete with everything for the apartment. Details on these furniture packages will be made available on our web-pages and all buyers will receive a list of options and prices during the construction period.

Deadlines and communication

All dates are estimated dates, and all buyers will be kept up to date throughout the project. On our web-pages, www.go2brasil.no, pictures of the construction site will be posted on a regular basis throughout the construction period. In addition,

useful information about the project will be posted on the web-page.

Delivery

The apartments are expected to be delivered during the second quarter of 2008. Written notification of the final date of delivery will be provided, at the latest, 3 months in advance. More precise stipulation of date of delivery is to be determined in the final sales contract between the parties. A deed will be registered for each housing unit and it can be registered to more than one owner.

Before delivery

Buyer will receive information of costs to be paid in. Buyer agrees to take possession of the unit regardless of whether or not the communal areas are completed. Go2Brasil Empreendimentos Imobiliarios Ltda will guarantee the completion of the communal areas towards the local authorities, as this is one of the terms of the building permit. The guarantee will be in place until the entire complex is complete and as such it is in the interest of the developer to complete the communal areas as quickly as possible.

Reservations

Commencing construction is dependent on a sufficient number of pre-sold units, that the project receives all necessary permits, and that a satisfactory contract with a construction company is in place.

This description/prospectus is drawn up to enlighten potential buyer about the complex's most important amenities and functions. The building

description might differ from the drafts. In such cases, it is always the building description that prevails.

Some illustrations in the draft material can depict conditions which are not in accordance with the delivery, for example furniture, choice of colours, door- and window types, building details such as location of terraces and décor, details in the communal areas, choice of materials, flowers and greenery etc. Moreover, location of windows in each unit might differ somewhat from the general drafts, due to final architectural considerations. All information in this prospectus is subject to reservation of the right to make changes which are appropriate and necessary, provided that these changes do not considerably lower the general standard. Furthermore, the seller reserves the right to change the number of units in the buildings. Buyer accepts, without price adjustments, that the developer reserves the right to make such changes.

Building description/delivery description:

This description is drawn up to give information about the buildings' main features and components. Variance between the building description and the drafts may occur. In such cases, this building description prevails.

Some illustrations in the draft material can depict conditions which are not in accordance with the delivery, for example furniture, choice of colours, door- and window types, building details such

as location of terraces and décor, details in the communal areas, choice of materials, flowers and greenery etc. Moreover, location of windows in each unit might differ somewhat from the general drafts, due to final architectural considerations.

Structure:

The buildings are based on a concrete bearing construction. Each floor is separated by concrete or concrete elements. The outer walls consist of ceramic bricks, fastened using cement, plastered and painted white, with details carried out in treated and impregnated wood. Outer roof consists of ceramic tiles, secured to a wooden roof construction. Indoor walls consist of ceramic bricks, fastened using cement, plastered and painted in neutral colours.

Standard indoor treatment:

Floors: All floors are carried out in a variation of ceramic floor tiles. White painted wooden skirting boards.

Walls: Plastered and painted walls held in neutral colours. Ceramic wall tiles and plastered, painted walls in bathrooms and toilets.

Ceilings: White painted plasterboards. Headroom of approx. 2,5 metres in rooms with horizontal ceilings. In rooms with diagonal/slanting ceilings, the height will vary and the ceilings are wood panelled.

Casings: Are not depicted in drafts, but can occur in some situations after all contracts are concluded.

Kitchen:

The delivery includes aluminium sinks, combination taps in chrome and granite worktops. Kitchen furniture (cupboards and drawers) are included in the furniture packages and are not part of the standard delivery.

Wardrobes:

All wardrobes, including shelves for the walk-in-closets, will be offered as part of the separate furniture packages and are not part of the standard delivery.

Inside doors:

Front doors and inside doors are made of white painted wood with door handles in stainless steel.

Bathrooms/toilets:

Bathrooms are fitted with white porcelain basins and toilets, combination taps and showerheads in chrome, as well as worktops in grey granite. The master bathroom in the penthouse apartments are fitted with worktops in black granite. Bathtubs/Jacuzzis are also included in the standard delivery. Additional bathroom furniture will be included in the furniture packages.

Windows/glass doors:

Windows and sliding terrace doors consist of glass and white painted aluminium.

Different equipment:

Fire extinguishers and smoke detectors are supplied in accordance with regulations.

Ventilation:

Mechanical vents will be installed in bathrooms and kitchens will have a mechanical fan.

Climate control:

The apartments will be adapted for installation of split-units (air condition) in all bedrooms and sitting rooms.

Electricity:

Electrical installations will for the most part be concealed. In sitting rooms and kitchens there will be ceiling sockets for down lights. The number of sockets is adapted to the room's size. All rooms will have a number of wall sockets and lamp sockets that meet normal requirements.

Sanitary:

Bathrooms/utility rooms have wall sockets and drains for washing machines and kitchens have sockets and drains for dish washers. There will also be hot water in both the bathrooms and kitchen, which is not common in Brazil.

Hot water:

Based on gas and solar power.

TV/Radio/Telephone:

There are TV- and telephone sockets in the sitting rooms, as well as TV-sockets in all bedrooms. All apartments will also have internet access.

Terraces/balconies:

Terraces will be fitted with floor tiles, plastered and painted walls, wooden railings, as well as ceiling sockets for down lights and wall sockets. Roof terraces will have floor tiles and a wooden plateau surrounding the outdoor Jacuzzi. Plastered and painted walls, wooden railings, wall sockets, as well as sockets for light fixtures on the walls and in the floor, in accordance with the terrace's size. The outdoor kitchen consists of a brick barbecue, aluminium sink, combination tap in chrome, and a granite worktop. The roof terraces are delivered with a fitted Jacuzzi.

Indoor communal areas:

Ceramic tiles on the floor of stairwells and corridors. Painted walls.

Outdoor communal areas:

The communal areas will be planted and sown, with walk paths in stone covered concrete and wooden bridges crossing the swimming pool. The swimming pool is constructed in concrete, fitted with ceramic tiles and underwater lighting. The complex is fenced in by a brick wall and railings with a height of between 1,5 and 2 metres. The seller reserves the right to decide upon final choice of materials, as well as final lay-out of the communal areas, including the swimming pool.

Parking:

Private parking is allocated opposite the main entrance to the complex. The parking lot is fenced in and partially covered by roof structures. The gate is operated by the security guard at the complex's main entrance. All apartments have a number of

parking spaces at their disposal, suited to the size of the apartment (a minimum of one parking space per apartment).

Doorbell/calling system

Every apartment will have a doorbell with a calling system.

Extras:

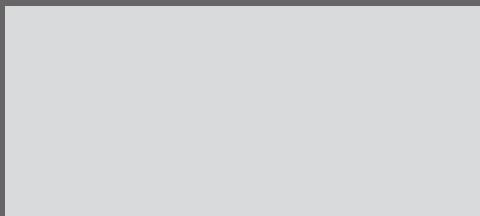
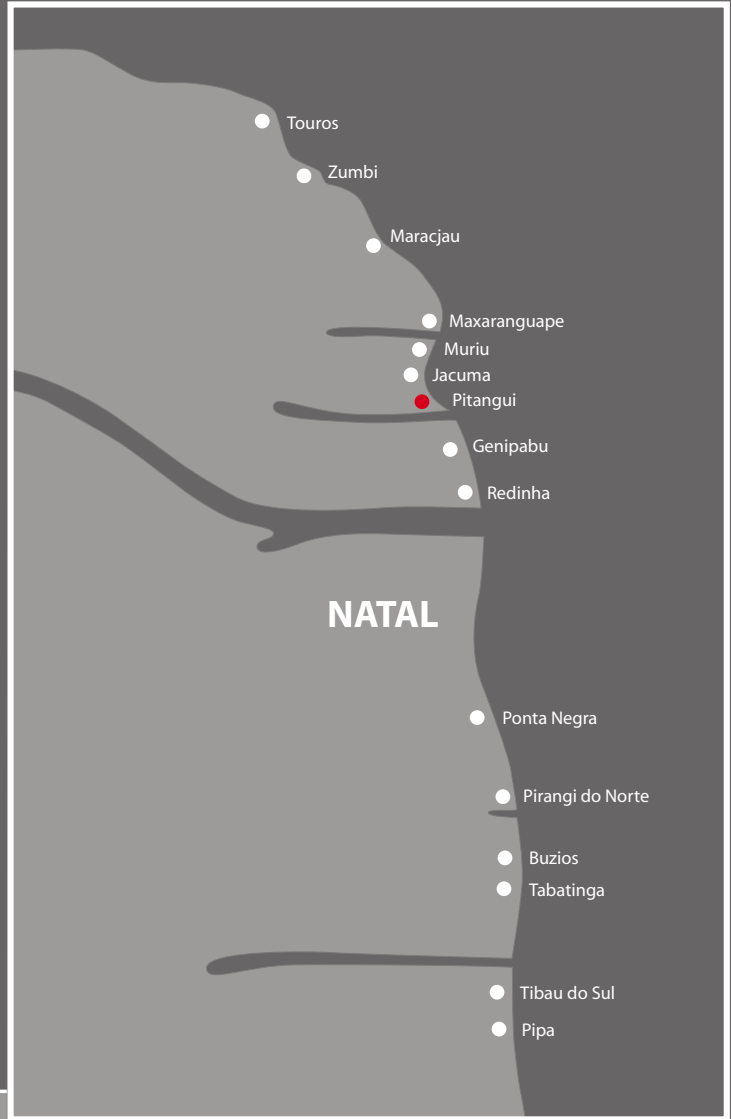
Different furniture packages, customized for each apartment, will be offered during the construction period. The seller will, in due time before delivery, draw up a list of furniture and extra equipment, complete with prices.

Reservation:

All information in this description has been provided with conditions of the right to make changes that are appropriate and necessary, or as a consequence of public instructions, without reducing the overall standard. This does not entitle the buyer to any reimbursement or price reduction.

Natal, 15. November 2006

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