

## Investment Property in Macau - the Las Vegas of Asia!

# “THE PACIFICA GARDEN” LUXURY PRE-BUILT RESIDENCE TOWERS



- Twin 28 storey towers, 290 luxury condos.
- 3 or 4 BR, 2 BA, LR and Kitchen.
- Priced at US\$ 270 - 300 per sq. ft.
- Sizes from 1190 to 1725 sq. ft.
- Move-in-ready condition (fully equipped).
- Hotel-style lobby with 6 m height ceiling.
- Escalators to 2<sup>nd</sup> floor function rooms.
- Constructed on a private freehold land.
- To be managed as Serviced- condos.
- Only minutes away from Venetian & airport.
- Dec. 2008 completion. Initial payment is 25%.
- Great appreciation potential over next 3 yrs.
- 20,000 sq. ft. clubhouse, swimming, pool Spa.
- Business center and shops on lower floors.

### International Marketing Agent:



Macau Westside Property

Rua Do Almirante Sergio 280,  
Loja A, Macau.

Tel. (853) - 6111700 or (1) 510-3425700

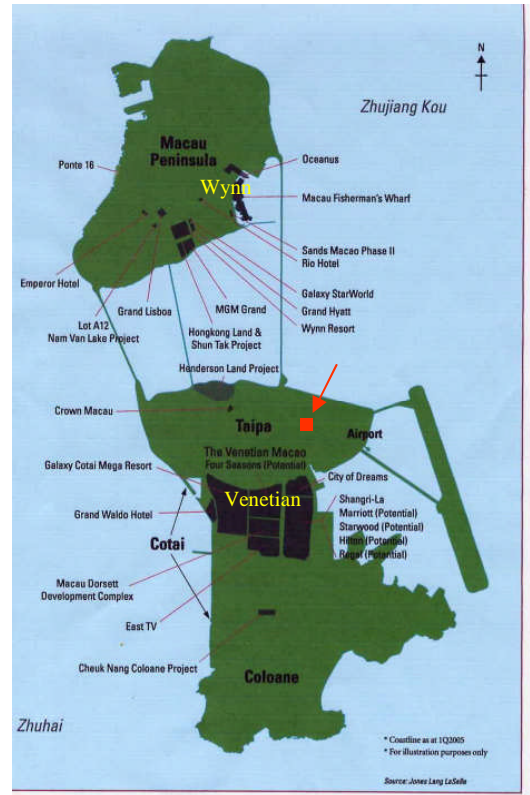
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[www.century21.com.mo](http://www.century21.com.mo)

### Investing in a Macau Pre-built Property

- Access to new properties at 1/3 of Hong Kong's.
- Worry-free ownership (no renting, tax, loan, HOA).
- Ride the fast appreciation curve while waiting.
- Assignable contract that allows re-selling.
- 0% capital gain / Sales tax. Property tax <0.2%.
- No restriction for foreign property ownership.
- Eligible for Macau's Investment Residency Visa.



### Facts about Macau

- World's #1 Gaming Capital.
- 16% GDP growth in 2006.
- Ranked 5<sup>th</sup> in Asia's Per Capita GDP .
- 30,000 new hotel rooms and suites.
- US\$ 20+ billion new constructions.
- 60,000 new job openings to 2008.