

Key Facts

One of the best value markets in the world

Apartments from only £39,500

Priced in US Dollars so great value

Front line beach location

Less than £82 per square foot

20-25% a year capital growth

Very high specifications

Ocean views from every apartment

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Bala Beach Resort, Colón, Panama

'One of the hottest real estate markets in the world'



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Another Viceroy Invest “Early Bird” opportunity in one of the hottest real estate markets in the world

Panama

Panama is a property investor’s dream – at the moment. Why only “at the moment?” Well, as word gets around, prices will rise dramatically. Already up 30% last year and estimated at 20-25% a year for the next few years, Panama is still cheap and still a great place to invest - but make sure you get in as soon as you can.



With prices from only £39,500 and an idyllic lifestyle and climate; with premier beachfront apartments with ocean views; with immense upward pressure on those prices; with word getting round that it’s a ‘can’t lose’ deal underpinned by the dollar exchange rate – can you afford not to invest there?

All at less than £82 a square foot.

The Caribbean coast - Colón

- Although Panama City, on the Pacific coast, is still cheap by international standards, it is being heavily developed. In contrast, the Caribbean coast is only half the price and far more relaxed. It’s ripe for development.
- The Balä Beach resort is actually on the Caribbean beachfront; nothing can be built in front of it; every apartment overlooks the ocean.
- The \$5.3 billion expansion of the Panama Canal will significantly increase its capacity, and therefore the revenue it can generate.
- For those wanting to spend time in Panama City yet live on the less frenetic Caribbean coast, the new toll road will allow the journey in just 40 minutes.

The southernmost of the Central American nations, Panama is south of Costa Rica and north of Colombia. The Panama Canal bisects the isthmus at its narrowest and lowest point, allowing passage from the Caribbean Sea to the Pacific Ocean. Panama is marked by a chain of mountains in the west, moderate hills in the interior, and a low range on the east coast. There are extensive forests in the fertile Caribbean area.

Panama has been populated for almost 11,000 years, though it was not until 1501 (Rodrigo de Bastidas) and 1502 (Christopher Columbus) that the Europeans discovered it. The Spanish colonisation began in 1513 and lasted more than 300 years until 1821 when Panama became an independent country.



At first glance, Central America is a massive dam which separates the Atlantic Ocean (Caribbean and Gulf of Mexico) to the North-east from the Pacific Ocean to the South-west. Except, that is, for the Panama Canal. This is the only way for shipping to pass through the Central American land mass: the strategic importance for political, economic and military reasons is therefore quite clear.

In 1855, the first transcontinental railway of the New World, the Panama Railway, was built across the isthmus from Colón to Panama City. This paved the way, at least in people's minds, for a transcontinental seaway or canal. Then (between 1880 and 1889), under the direction of Ferdinand de Lesseps, who had successfully built the Suez Canal, an attempt was made to build a sea-level canal across the Panamanian isthmus, in more or less the same location as today's Panama Canal. The project failed.

In early 1904, a treaty was signed which created the Panama Canal Zone – a strip of land 10 miles wide and 50 miles long, where a canal was to be built which was to be administered by the USA in perpetuity. On September 7, 1977, the Torrijos-Carter Treaties were signed by the Panamanian head of state and U.S. President Jimmy Carter, agreeing to the complete transfer of the Canal and the fourteen US army bases from the US to Panama by 1999.

A referendum regarding the building of a third set of locks for the Panama Canal was approved overwhelmingly on 22 October 2006. The official estimated cost of the project is US\$5.25 billion. This is expected to double the capacity of the canal when completed and the dramatically increased revenues flowing from it will inevitably lead to additional growth in property prices.

- GDP growth was estimated at 7.8% in 2007 over 2006 (source CIA).
- The official Panamanian currency is the US Dollar (USD), fixed at parity (1 balboa = 1 dollar) with the Balboa (PAB) which is used for coinage only.
- The high levels of Panamanian trade derive in large part from the Colón Free Trade Zone, the largest free trade zone in the Western Hemisphere. Last year the zone accounted for 92% of Panama's exports and 65% of its imports.
- Panama has traditionally experienced low inflation: as measured by CPI it was 2.0 percent in 2006.

All of this points to a strong, stable and growing economy: a great place to invest your money.

Panama Canal Expansion

At present, the canal can only handle ships carrying up to 4,000 containers, known as Panamax vessels. But with wider locks and deeper and wider access canals it could take ships carrying up to 10,000 containers.

The current locks are 33 metres (108 feet) wide, but the new locks will be 50 metres (150 feet). A third lane of traffic will be able to handle the wider loads. First ground was broken in September, 2007 for what is planned to be a mammoth 7-year project.



- Arguably the best value market, pound for pound, in the world
- Prices from **only £39,500** (Studio), **£56,750** (large 1-bed), **£74,500** (very large 2-bed with 2 bathrooms) and **£120,000** (massive 3-bed, 2-bath penthouse duplex)
- Less than **£82 per square foot** – where else can you find that?
- Very high specification – wood floors, granite worktops
- **Frontline Beach** development with unrivalled on-site facilities
- Every apartment overlooks the amazing Caribbean Sea
- Massive capital growth opportunity, estimated at **20-25% a year** for the next few years – one of the best we've seen
- Official currency is the US dollar, so purchasing very cheap at the moment
- Excellent potential for **additional 20% growth** in future as the dollar returns to its long-term level against Sterling
- Phased deposit payments, making purchasing one of these stunning apartments even more affordable
- **No property taxes** for 20 years and concessionary rates of income and capital gains taxes
- Where else can you hire a nanny, a cook **and** a driver for **£500 a month altogether**? And beer is as little as 50p a bottle
- Rental pool system to be managed by local prestige hotel and agency
- Excellent demand for holiday rentals in future – first such development on the Caribbean coast
- Good demand for long-term rentals while the canal is being expanded
- Cost of living in Panama is staggeringly cheap
- Major tax benefits

Simply a jaw-dropping scheme!

**Fantastic location**

As the sun sets over the crystal-clear ocean, you can hear the waves lapping on Balä beach. Set in more than 20 acres of picturesque Caribbean coast, close to the North-east end of the Panama Canal at Colón yet only 40 minutes' drive on the new toll road from Panama City and the airport, the country's premier beach-front resort is set to take shape.

Every apartment has a view of the beautiful crescent-shaped bay, just yards away. There is no room to build between the apartments and the beach, even if planning permission could be obtained. It couldn't anyway!

Not Just a Fantastic Location

If location was the only benefit, these apartments would be an idyllic purchase. But there's much more! Because of the price of materials and labour in Panama, the specification of these apartments can be outstanding, without having to charge the earth. As an example, floors will be of wood and kitchen worktops granite – all included in the starting price of just £39,500 for an apartment! Unbelievably, this amounts to less than £82 per square foot.

Fantastic Facilities

The Balä Beach Resort proudly offers the finest amenities available. Various complimentary services are offered – as follows:

Complimentary Services:

Tennis Courts
 Infinity Swimming Pools and Lap Pool
 Jacuzzis
 Fully Equipped Fitness Centre
 Day Spa and Sauna
 Alternative Health Centre with Yoga and Meditation Studio
 Beach Volleyball Courts
 Basketball Courts
 Bocce Ball
 BBQ Area Overlooking Pool
 Beach Cabanas
 Valet Parking
 24 Hour Concierge Service
 24 Hour Building and Parking Security

Additional Services available:

Babysitting Service	Canopy Tours
Maid Service	Jet Skiing
Room Service	Guided ATV Tours
Dry Cleaning Service	Medical and Ambulance Service
Massage Therapy Service	Environmental and Ecological Tours
Personal Chef Service	Panama City Shuttle
Fishing Tours	
Scuba Diving	

Within a very short drive of the resort, you can experience world-class adventures in sailing, diving and fishing.





Nestling between the Atlantic and Pacific Oceans, Panama has become the premier Central American destination. A paradise just two hours by plane from Miami, Panama is being recognised for its unrivalled combination of beautiful mountains, spectacular beaches and sophisticated capital, Panama City. Whether you are looking for the perfect beachfront condo, a mountain getaway or world-class city living, Panama has something to offer you.

- One of the hottest real estate markets in the world.
- Amazing affordable prices – but for how long?
- It's a hugely popular retirement destination.
- Panama offers dramatic landscapes, thriving metropolitan city life, island getaways, virgin tropical rainforests and historic 500-year-old sites.
- It's an offshore banking haven with sacred privacy laws where more than 80 international banks operate.
- The official currency is the US dollar, currently \$2 to the £1
- Panama is politically stable, with a government that encourages foreign investment, provides outstanding tax exemption, and values privacy.
- The citizens have the highest average income in all of Central America, which will contribute to a secondary market for when you want to sell.
- The country is considered one of the safest in Latin America.
- Panama has first-world infrastructure that makes living there just as easy as living in the USA or Europe. You'll never know you left home.
- Major tax benefits.

At the moment, property at the southern end of the canal – Panama City – is very much more expensive than the Caribbean coast. It's also very much more built-up. For a long-term investment, the Northern end of the canal – the Caribbean end where the Balä beach resort is being developed – offers outstandingly greater growth opportunities.

Foreign buyers are attracted to property investment in Panama for some or all of the following reasons:

- Current property hot spot
- US dollar-based economy
- Favourable exchange rate – **currently £1 = \$2.00** (March 2008)
- Outstanding capital growth potential, **currently 20-25% a year**
- Low inflation and zero foreign exchange risk for US citizens
- Total absence of exchange controls
- Equal treatment of foreign and local citizens
- One of the most flexible company laws in the world
- No restrictions on 100 per cent foreign-owned companies
- High percentage of labour force is bilingual
- Major tax benefits

Panama is a hot spot for retirement, due to Law No.9 or Panama's pensionado programme. The benefits of being a qualified pensionado in Panama are incredible. Pensioners will be entitled to:

- 50% off entertainment
- 50% off closing costs for home loans
- 50% off hotel stays
- 30% off bus, boat, and train fares
- 25% off airline tickets
- 25% off at restaurants
- 20% off medical consultations
- 20% off professional and technical services
- 15% off at fast-food restaurants
- 15% off hospital bills
- 15% off dental and eye exams
- 10% off prescription medicines

For Viceroy Invest clients only, there is an exclusive deal where your initial deposit is only 5% (from as little as £1,975) with the remaining deposit spread as follows:

- 10% in May 2008
- 10% in August 2008
- 10% in February 2009

The remaining balance can be covered, subject to status, by a mortgage up to 70% LTV on completion late 2009/early 2010.

Included in this is an exceptional capital growth opportunity - currently running at 20-25% a year. Combine that with a seriously under-valued US dollar and the **gains for investors are likely to be very exciting indeed.**

As an example, a Studio apartment **bought for £39,500** could, with two years' capital growth and a reversion of the exchange rate to \$1.60 = £1, be **worth £70,000** by completion.

*** Prices in the development are set to increase by 3-6% after every 50 apartments reserved ***





Current prices for apartments are as follows:

Studio (40m ²)	from \$79,000 (currently £39,500)
One-bed (60m ²)	from \$113,500 (currently £56,750)
Two-bed (80m ²)	from \$149,000 (currently £74,500)
Three-bed duplex (132m ²)	up to \$300,000 (currently £150,000)

Remember these prices are set to increase by 3-6% every 50 apartments.

The GBP equivalents are calculated at £1 = \$2.00 (March 2008).

If you buy a **Studio apartment at £39,500** your outlay will be:

Reservation	£1,975
May 2008	£3,950
August 2008	£3,950
February 2009	£3,950
December 2009	balance on completion funded by mortgage

For a large **(80m²) two-bed apartment at £74,500** your outlay will be:

Reservation	£3,725
May 2008	£7,450
August 2008	£7,450
February 2009	£7,450
December 2009	balance on completion funded by mortgage

It is intended to operate a rental pool scheme, managed by a major hotel chain. Discussions are under way with Sheridan and Hilton, though it is still early days: completion is not due until late 2009/early 2010.

At these price levels, we are of the opinion that letting will be particularly easy – and show a very healthy return.

During the period until 2014, while the canal project is under way, there is likely to be considerable scope for long-term letting to architects, civil engineers and those associated with the development. This is particularly true as a result of the very high quality of the scheme.

As well as professional tenants, however, there is likely to be strong demand from North American and European holidaymakers, so much so that a high income can be expected from a combination of Panama-based agencies and a rental pool scheme.

Mind you, at these prices you may well choose to keep it all to yourself and your friends after a few years' letting to pay off the mortgage.

Or you could simply sell it and cash in your superb capital gain.

The choice is yours!





Closing costs are around 3% of the purchase price including legal fees. 80% loan to value mortgages are available (subject to status) at rates of 6.5% - 7.5%.

Buying property in Panama is safe and easy - foreigners enjoy the same property rights as Panamanians. There are over a dozen laws in the country that have been enacted to specifically protect foreign investors. Panama's constitution also protects private property and its owners.

While it's legal for foreigners to own property in Panama using their name, it is advisable that those about to purchase property do so in the name of a Panamanian corporation for protection of assets and income tax reasons.

Possession rights (different from a title) should always be held in the name of a Panamanian corporation, and the foreign person/purchaser should be listed as the shareholder of the corporation. An attorney can assist with the process.

In any foreign country it is imperative you have a good English-speaking lawyer. We have gone one step further and arranged for an English-based firm to represent you.

Their name is Fletcher Davies and they will send you an engagement letter soon after you send in your reservation form.

As is normal in these circumstances, they appoint a legal firm in Panama to act for them (and you) locally, in this case COMPASS International Law Firm.

Total fees are £1,500 plus VAT and disbursements, of which £1,000 is payable on engagement.

Escrow Account (if required)

For when a client wants to make the payments through an Escrow Account in Panama, (this is optional) direct to the developer. However, payments going through an escrow account will attract a fee of 2% for each payment made on the client's behalf.

Buying as a Panamanian company

A Corporation can be set up for the purchase of your property if required (this will attract an additional legal fee of approximately £750 but includes all taxes and documentation.) The advantage is that when clients sell they simply sell the shares in the company thus avoiding a 10% sales tax and a 2% transfer tax.

If you have any further questions about the legal process, please contact Mark Davies on +44 (0) 1565 621355 or email to mdavies@fdlaw.co.uk



Viceroy Invest recommends using the services of a currency conversion company when purchasing overseas property. Small differences in exchange rate can make a tremendous difference in the amount you actually pay for your property deposit. We have enjoyed a long-standing relationship with Worldwide Currencies over the years. Head of Retail Trading is Tonya Lark who has professionally represented hundreds of our investors in the transferring of funds overseas.

Worldwide Currencies will guide and assist you in every aspect of your foreign currency requirements, including strategic forward planning and monitoring for favourable currency opportunities to secure the very best exchange rates for you.

Everyone receives a friendly, personal and highly efficient service regardless of the purpose of the transaction or of the amounts involved, with an emphasis on ensuring that everything is explained fully, clearly and without any jargon.



If you wish to discuss currency transfer or indeed have any questions for Tonya Lark, email on tonya@wwcurr.com or call on +44 (0)20 8464 5888





- The dollar is at a low against sterling (£1 = \$2.00 as I write), making dollar-priced assets particularly cheap for UK investors. As the dollar strengthens back to its long-term level against sterling, closer to \$1.60, there is a built-in 20% or more increase for UK investors solely because of currency movement.
- If you buy a large (60 square metre) one-bedroom flat today at \$113,500 it will cost you £56,750 in Sterling equivalent. If the dollar strengthens back to its long-term average, even without any capital growth the apartment will have increased in value to £70,937.
- **At the current rate of increase, however, the apartment is likely to be valued closer to \$160,000 by the time it completes in two years' time. At \$1.60 to the £ this equals £100,000. Remember you paid the equivalent of just £56,750!**
- In these circumstances you would have paid total deposits of £19,863 (35%) which would have grown to £53,890 – **a gross return on your investment of 170% in less than two years.** Difficult to achieve elsewhere?



Studio 45m²1 Bed 65m²



Apartment Number	Block Number	Floor Level	Apartment Type	Bathroom	Size m ²	Size ft ²	Aspect	Terrace	Price (USD \$)	Price (GBP £)
106	Block 2	1	Studio	1	45	484	Sea	Y	\$90,560	£44,904
107	Block 2	1	1 bed	1	65	700	Sea	Y	\$113,750	£56,402
108	Block 2	1	Studio	1	45	484	Sea	Y	\$78,750	£39,048
206	Block 2	2	1 bed	1	65	700	Sea	Y	\$114,750	£56,898
210	Block 2	2	Studio	1	45	484	Sea	Y	\$79,750	£39,544
403	Block 2	4	2 bed	2	85	915	Sea	Y	\$151,750	£75,244
407	Block 2	4	1 bed	1	65	700	Sea	Y	\$116,750	£57,890
505	Block 2	5	2 bed	2	85	915	Sea	Y	\$152,750	£75,740
703	Block 2	7	2 bed	2	85	915	Sea	Y	\$154,750	£76,732
704	Block 2	7	2 bed	2	85	915	Sea	Y	\$154,750	£76,732

GBP correct at time of calculation £1 = \$2.01676 (March 2008)

Do I have to be a resident to buy property in Panama?

No, non-residents are allowed to purchase and own property with the same rights as Panamanians. The only restriction for foreigners is they cannot own property located within less than ten kilometres of the national borders - the borders with Costa Rica and Colombia.

Is Panama safe?

Panama is considered to be one of the safest countries in Latin America, with low violent crime rates and stiff penalties for those that commit crimes against tourists. But for the most part, the Panamanian people are some of the nicest you will ever meet. Panamanians are very proud, friendly, generous, considerate and welcoming.

Is a visa required to enter Panama?

Yes, when entering Panama, most foreigners are required to enter under a tourist visa. Tourist visa cards can be purchased for \$5 on entering the country and are good for 30 days, extendable for up to 60 days. You do need a passport to enter Panama.

Is it safe to drink the water in Panama?

Yes, it is safe to drink the water in Panama. The only places where you should consider drinking bottled water are on the islands such as the Pearl Islands and even some of the islands in Bocas del Toro. Bottled water is widely available if necessary.

What is the local currency?

The official currency of Panama is the US dollar, but there is a Panamanian currency known as the Balboa that is used

in conjunction with the USD, but only in coin form. While the coins look different from the U.S. coins, they are equal in size, weight and value. The terms 'Balboa' and 'Dollar' are used interchangeably when referring to money in Panama.

Do I need to understand Spanish?

The official language of Panama is Spanish, though 1 in 6 Panamanians are fluent in English and many more understand our language, which is regarded as the second language of Panama. You may need a few words of Spanish on the street (taxis, waiters, service industry people), but most professionals (doctors, lawyers, bankers, real estate professionals, etc.) speak English.

Is Panama politically stable?

Yes, Panama is politically stable and has a firm commitment to democracy. It is a very pro-business country and has strong international interests to ensure the continued success of the Panama Canal.

What is the weather like in Panama?

Panama has a sub-tropical climate and therefore two seasons, the Dry Season and the Rainy Season. The Dry Season is from mid-December to mid-May and the Rainy Season is from mid-May to mid-December. In the Dry Season, most days are bright and sunny with nice, calm breezes and much less humidity than the Rainy Season. In the Rainy Season, there are usually afternoon rains and sometimes overcast skies and more humidity than in the Dry Season.

Are there severe weather concerns such as hurricanes in Panama?

No, Panama is located further south than the most northerly point of South America and out of the path of hurricanes and severe tropical storms. Panama has not had more than a heavy rainstorm in over a century.

Are foreigners eligible for mortgages?

Yes, financing is available for property purchase in Panama even if you are not a resident. In fact, it is easier to arrange a mortgage in Panama than anywhere else in Latin America due to the fact that Panama is an international offshore banking haven and home to more than 80 international banks.

Is my title protected in Panama?

All property titles in Panama are registered at the Public Registry and fee-safe.





The following article, written by Chris Wilson, appeared in The Times Online in March 2005.

“Well, I have done my research and I can tell you that in my opinion Panama is just about the best place in the world . . . pound for pound. It may be only ten times the size of Devon, but it packs a lot of natural beauty into those 78,000 sq km. It has volcanoes and rainforests, exotic flora and fauna and amazing beaches. Even if you are not a canal nut, the climate is perfect and the people are friendly, plus the country has been given the highest tourists’ safety rating from Pinkerton, the security firm. The cost of living is low, but best of all, the Government . . . is practically begging pensioners to move there.

Under the programme, pensioners need to have an income of only \$500 (£260) a month from their pension to qualify for extraordinary benefits, which include up to 50 per cent discount on hotels from Monday to Thursday and a 25 per cent discount on utility bills and restaurant prices.

. . . the economy of Panama is stable because the legal tender is the US dollar . . . gardeners charge less than a dollar an hour. But . . . what about healthcare? Thanks to its historic close ties with the United States, I expounded, the country had a first-class infrastructure and lots of US-franchised businesses, but most importantly there were “many English-speaking or US-trained doctors”. As part of the pensionado scheme, there are also reductions in the cost of healthcare.”

1. Reserving a Property

Call our office so we can provide you with a clear explanation of this fantastic opportunity and answer any questions you may have. When you are happy to proceed then select the property you require and make a provisional reservation. A property **Reservation Form** will need to be completed and promptly returned to our office along with the £1,000 Holding Fee outlined below which is non-refundable (see below). Please make your cheque payable to 'Viceroy Invest Ltd' and return it to our office along with your reservation form. Due to the extreme popularity of this opportunity, apartments can only be held for 48 hours following verbal reservation.

The Reservation Fee for this development is **5% of the property price** which counts as your initial deposit. This fee should be transferred straight away: we recommended the services of World Wide Currencies, whose details are shown on page 15. Please speak with a Viceroy Invest representative who will assist you with the deposit transfer. As soon as this deposit is received, your £1,000 Holding Fee will be returned to you.

2. Exchanging Contracts

Signing of the contracts is anticipated around 30 days after initial reservation.

Please refer to the Payment Plan on page 10 for further deposit information.

Bank Transfer Information

1. Intermediary Bank
HSBC Bank USA N.A. New York, NY
FED ABA 021001088
SWIFT ID MRMDUS33
CHIPS ABA 0108
2. Beneficiary Bank
HSBC Bank (Panama) S.A.
Panama. Rep. De Panama
Account No. 000-14118-6
CHIPS UID 415666
3. Final Payment to:
Account Name: Maria Chiquita Development Corp.
Account Number: 048-039549-001
4. By order of: Your name, your full UK address

Please ensure to include a reference to your transfer – Unit number and your surname, i.e. APARTMENT/201/SMITH

Completion

Practical completion is anticipated for December 2009 to January 2010

Purchaser's Details	Joint Purchaser's Details
Title:	Title:
First Name:	First Name:
Surname:	Surname:
Address:	Address:
Town:	Town:
County:	County:
Postcode:	Postcode:
Daytime Tel:	Daytime Tel:
Mobile Tel:	Mobile Tel:
Work Tel:	Work Tel:
Fax:	Fax:
Email:	Email:
D.O.B.:	D.O.B.:
Passport No.:	Passport No.:

Apartment Number(s): _____

Apartment Price(s) USD \$: _____

ACCEPTANCE OF TERMS AND CONDITIONS

It is understood that a holding deposit of £1,000 is payable for each property reserved. I/we enclose the holding deposit and it is understood that this is fully refundable once the 5% reservation deposit is transferred to the developer. It is also understood that the holding deposit is non-refundable in the event I/we do not proceed with the purchase.

In the interests of efficiency I/we agree to utilise the services of the Lawyer appointed by Viceroy Invest Limited.

I/we fully understand that Viceroy Invest Limited is not a mortgage broker, financial advisor or a legal or tax advisor and is in no way responsible for my financial circumstances or my mortgage eligibility.

I/we have read and agree to the terms and conditions expressly set out in the Viceroy Invest Limited website and the disclaimer attached to the downloadable e-brochure. I/we wish to proceed with the purchase(s) of a studio, one, two or three-bedroom apartment in the Bala Beach Resort, Colón, Panama.

Signature: _____ Date: _____

(Purchaser(s) _____ Date: _____

Please return this reservation form to Viceroy Invest Limited, West Midlands House, Gipsy Lane, Willenhall, West Midlands, WV13 2HA, United Kingdom.

Viceroy Invest Ltd, their representatives and any joint agents give notice that: -

Whilst Viceroy Invest Ltd does its utmost to verify the contents of any printed or electronic formatted document, they have no authority to make or give any representations or warranties in relation to any property. Any particulars provided do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. Any text, photographs and plans are for guidance only and are not necessarily comprehensive.

It should not be assumed that the property has all necessary planning, building regulation or other consents and Viceroy Invest Ltd has not tested any services, equipment or facilities.

Purchasers must satisfy themselves by inspection or otherwise. Any particulars or plans provided were prepared from preliminary plans and specifications before completion of the properties and are intended only as a guide. They may have been changed during construction or finishes could vary. Prospective purchasers should not rely on this information but get their solicitor to check the plans and specification attached to their contract.

It is encouraged that due diligence be exercised by each individual purchaser. Viceroy Invest Ltd is not providing financial advice under the regulations of the Financial Services Authority. We recommend that before making any decisions based on the information provided, that you should consult with any specialist advisors introduced to you by Viceroy Invest Ltd or take independent legal and financial advice.

Your home is a risk if you do not keep up repayments on a mortgage or other loan secured on it. Mortgages are subject to status. Mortgage offers are also dependent on your financial circumstances at the time of application.

I understand that it is solely my own liability to arrange mortgage finance through a third party and I understand that Viceroy Invest Ltd offers no guarantee that I will be offered mortgage lending at any stage in the buying process, from offer to completion. Should I choose to exchange contracts with any vendor without having obtained a formal mortgage offer, I understand that I may be required to settle in cash on completion or forfeit any deposits paid. The obtaining of a mortgage is my own responsibility.