

# Trade Winds

ON WHISPER BAY - AIRLIE BEACH



WHITSUNDAY'S  
74  
ISLANDS

An investment in 25 luxury 2 and 3 bedroom apartments

## RELEASED FOR SALE NOW!

### THE LOCATION

The project has a commanding position on one of the highest parts of the Whisper Bay development precinct. The multi-million dollar redevelopment and beautification of the Abel Point Marina, Shingley Beach and the Esplanade Boardwalk, along with the redeveloped boat ramp provides the residents with ready access to restaurants, shopping, resorts, beaches, marinas and developing marina village shopping centre. Trade Winds, is designed to capture the multiple tourist groups visiting the district and the 2 and 3 bedroom luxury apartments are complemented by arguably the most modern designed building being offered in the Whitsunday's.



Tradewinds on Whisper Bay

Trade Winds will become part of the Small Luxury Hotels of the World group, as it has been designed to comply and it will be promoted throughout Australia and the world by "Sunlover Holidays" and all domestic and international group event travel agents. Occupancy for resort projects in the Whitsunday's and Mainland hotels, motels

and services apartments have averaged 74% for the year ending June 2006. Source: Tourism Monitor Queensland.

### THE DEVELOPMENT

Trade Winds has 16 x 2 bedroom and 9 x 3 bedroom apartments and can supply accommodation for groups in excess of 100 people at one time. The roof garden accessed by lift, as are all the units in Trade Winds, provides a unique and breathtaking view of the Whitsunday azure blue waters, complemented by a 25m horizon pool, along with 24 hour

management and reception, the corporate traveller will be able to utilise the facilities along the lines of a Business Club.

### THE LIFESTYLE

You've dreamt about a sea change and most people have read about the Whitsunday's for years.

Here is an opportunity to turn Airlie Beach and the Whitsunday Islands into your own personal playground. The cosmopolitan resort town of Airlie Beach has become the El Dorado for Australian Real Estate developers. The town is undergoing a major transformation with approximately 1,000,000 visitors per year; all types of world travellers are now basing themselves in this part of the Whitsunday Coast. During the day, life revolves around the Marina, the shopping and the lagoon pool and at night the bars, restaurants and nightclubs come to life. These resort villas are available to the owners for their use for up to one month per year and leased out for the other eleven months to short and long term domestic and international tourism holiday and business markets.

### THE INVESTMENT

Trade Winds on Whisper Bay offers to the corporate investor an opportunity to purchase their piece of paradise, which will provide a reliable income stream from both capital growth and short and long term rental in this unique and world renowned Whitsunday district of Queensland, Australia. The developer will secure Foreign Investment Review Board approval for up to 50% of investors. It is anticipated that

**CASH POSITIVE INVESTMENT AT 65% OCCUPANCY**  
SUBJECT TO YOUR PERSONAL INCOME TAX SCALE - FREE REPORT TO BUYERS

**Proposed Holiday Rental Rates will start at:**

- 2 bedroom 1-4 persons \$470 per night, 7 nights \$2,820
- 3 bedroom 1-6 persons \$550 per night, 7 nights \$3,300

**Occupancy for projects in the district historically run at 65%-85%**

*Special Note: Full on-site experienced management will be provided for your investment unit and all owners have the right at the time of purchase to make a decision whether to lease their villas out or live in them permanently.*



**FROM ONLY \$8,000 DEPOSIT BOND**

For approved clients of Pegasus Finance & Land Pty Ltd.

**Did you know you can buy a luxury 2 or 3 bedroom apartment in the Trade Winds project from just \$8,000 deposit real cost to you? That's right, to approved purchasers, pay from \$8,000 now and no more until settlement. This Special Offer comprises the purchaser's contribution towards the cost of a Deposit Bond for the 10% Deposit. This way, the purchaser does not have to personally pay a full 10% deposit. Equity conditions applies.**

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Before making any decision we suggest you consider the assistance of both an independent legal advisor and an appropriately licensed independent investment advisor. The assistance given to you by an independent legal representative and an appropriately licensed investment advisor will enable you to make informed financial decisions best suited to your current financial position and your financial objectives in the future.

