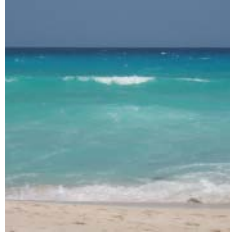


LAPA Ltd.
South Hills Development

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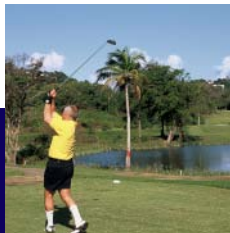
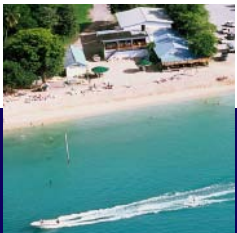
Located in the exclusive Cap Estate with stunning ocean & golf views, LAPA is building a development comprised of four spacious homes. The homes at South Hills offer all the comforts of luxury Caribbean Living, as well as being a great real estate investment with strong rental options.

On adjoining lots, 115 meters above sea level, the properties are accessed by a shared concrete roadway which will be owned jointly by the four house owners. This offers the possibility of creating a small community with controlled gated access.

Each property is owned by a locally registered company with a 15 year income tax holiday and a 50% waiver of property tax which will transfer to the new owners, along with a 100% waiver of Import Duty and Consumption tax for household furnishings and fittings until May 2007.

The development sits on a hillside, with each home facing east for unobstructed views of the golf course, the nearby bay of the Atlantic Ocean - hemmed in by hillsides. These placements give spectacular views of the Caribbean sunrise.

The properties are 2 minutes from Cotton Bay beach, The Body Holiday (Le Sport) Resort & Spa, and the Cap Estate Golf Club. They are 10 minutes away from Rodney Bay, which has every modern facility, including supermarkets, shopping mall, medical facilities, internet café, hotels, restaurants, bars, night life, and a



small cinema as well as beach access. Rodney Bay is the focal point of St Lucia's tourist activity.

They sit on lots ranging in size from 8,000 sq ft to 9,000 sq ft and have been positioned to make the most of the prevailing winds which help keep the homes cool. Type I homes have 5,300 sq ft of living space, while Type II homes have 4,500 sq ft, but all four homes have the following features:

Each house is built on three levels in response to the slope of the land and is entered at the middle level.

- The top level comprises three air conditioned bedrooms each with generous closet space and fully tiled en-suite bathroom. The Master bathroom has separate shower and whirlpool tub. There is also a comfortable sitting space/den which can accommodate a workstation, family entertainment or quiet reading area.
- The homes are entered at the middle (ground) level through an entrance porch, and there is also a single car garage with automatic door. At this level, the combined living / dining space opens onto an extensive verandah which overlooks the Atlantic Ocean. This floor also accommodates a fitted, modern kitchen equipped with granite worktops, waste disposal, stainless steel sink, oven, warming drawer, microwave, 5 burner gas Hob, extractor fan, refrigerator/freezer, wine cooler and dishwasher; and they each have generous utility rooms with Washer and dryer and storage space. This floor also offers a guest bathroom with sink and WC. The floors throughout are all tiled.
- The lower ground floor is accessed either by a staircase from the ground floor balcony or by external stair at the side of the house. At this level there is the lower balcony, swimming pool, (Type I pool 12' x 20', Type II pool 12' x 16') pool deck and pergola, all with views of the Atlantic. Under the pool deck there is a fully outfitted pool pump and supply room, designed for ease of access.

- All four homes have hidden maintenance access ducts and access to all pipes, cut off valves and A/C ducts, which have been designed to provide an aesthetic exterior to the home, while allowing for ease of access in the event that maintenance is required.

Although all bedrooms are air-conditioned, the entire house has been designed to capture and control the natural breeze which, together with the roof design and wall thickness will reduce the need for artificial cooling.

Hot water is provided by eco-friendly roof top solar panels with electrical back up in the event of pro-longed cloudy skies. Water shut off valves are strategically located to allow local area isolation in the event of faults, or to undertake repairs.

Each home has its own 6000 gallon reserve water tank and back up reservoir which can provide over a week of water in the event of a mains supply interruption. Even with a power outage, the provision of a header tank will ensure that water is available for up to one day using gravity flow.

Each property has a fully outfitted machine room which houses the A/C condenser units, hot water circulation pump, water pump, electrical panels, and a dedicated space made for easy installation of a stand-by generator. Each home has dual voltage (110-120 and 220-240V) throughout the house. Extensive breaker protection (RCCD/GFI) affords safety as well a limited area outage in the event of a fault or accidental systems overload.

The “future-ready” communications infrastructure caters for computers, CATV, telephone, FM Radio and central sound distribution. It foresees the computer's role in virtually every facet of the home, from the kitchen to the living room, as well as the Master Bedroom and sitting areas.

An expandable conduits and cable infrastructure are in place to allow for future installation of a wired system, however, a wireless communications option has also been catered for.

The houses have been designed to meet and exceed the norms for hurricane and earthquake resistance on the island. The roof construction meets the most stringent requirements for hurricane resistance in the English speaking Caribbean. The 8” (200mm) concrete block walls exceed the requirements of the Development Control Authority and substantially improve the thermal performance of the houses. Windows and doors have been designed to withstand hurricane winds (up to 150 mph) as well as being secure. A Security System has also been installed throughout.

The houses have been designed by a professional architect and all structural aspects including external areas have been designed and certified by a professional engineer.

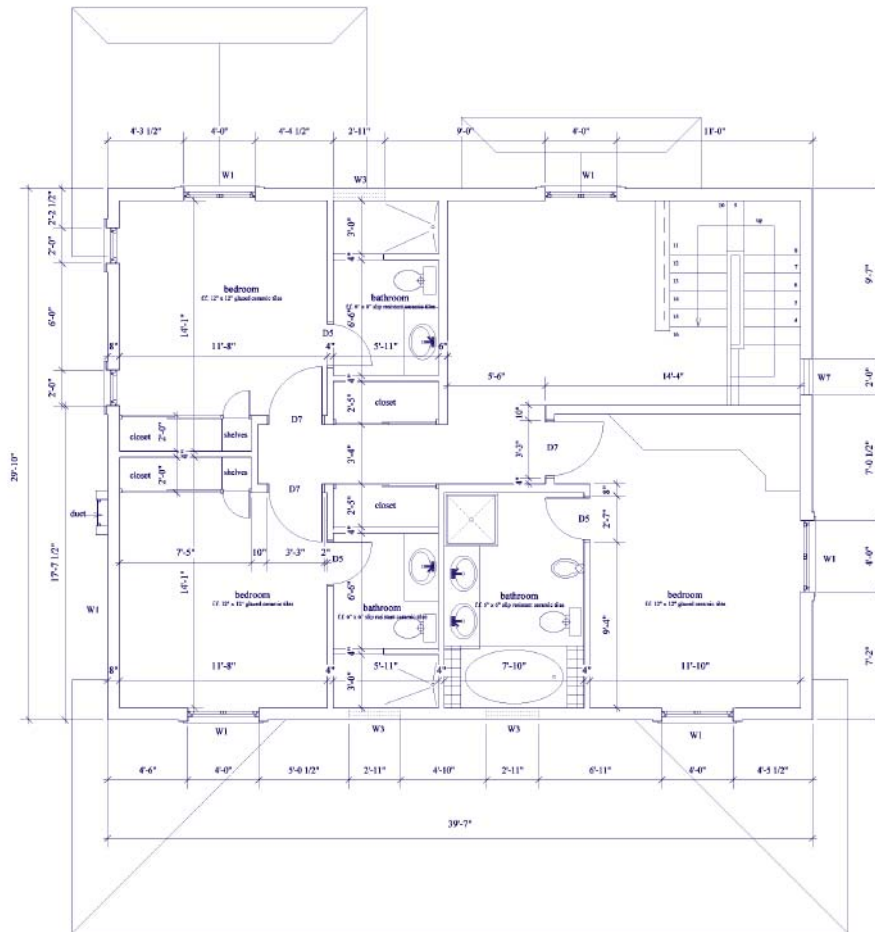




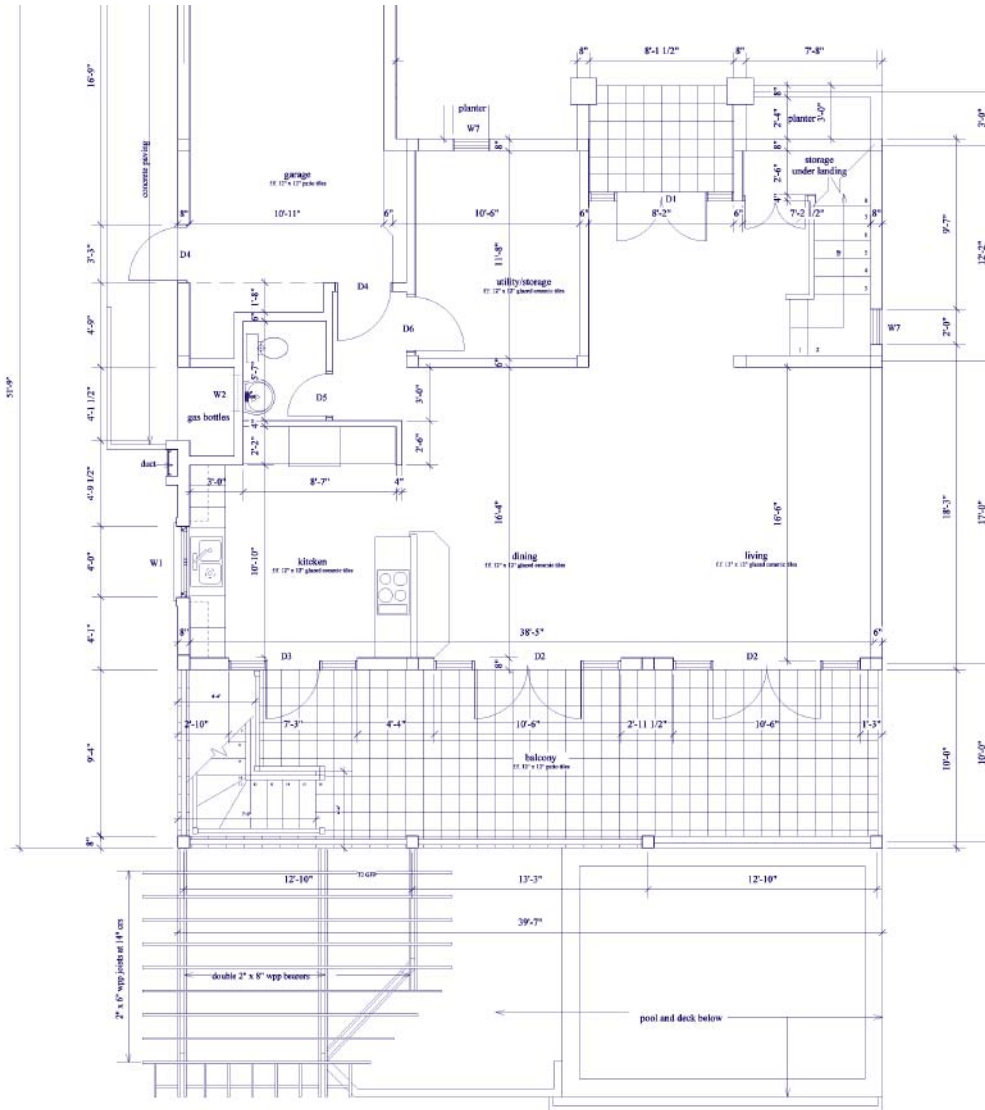
East Elevation
Far Horizons & Windy Hill
(Lot 36) (Lot 37)



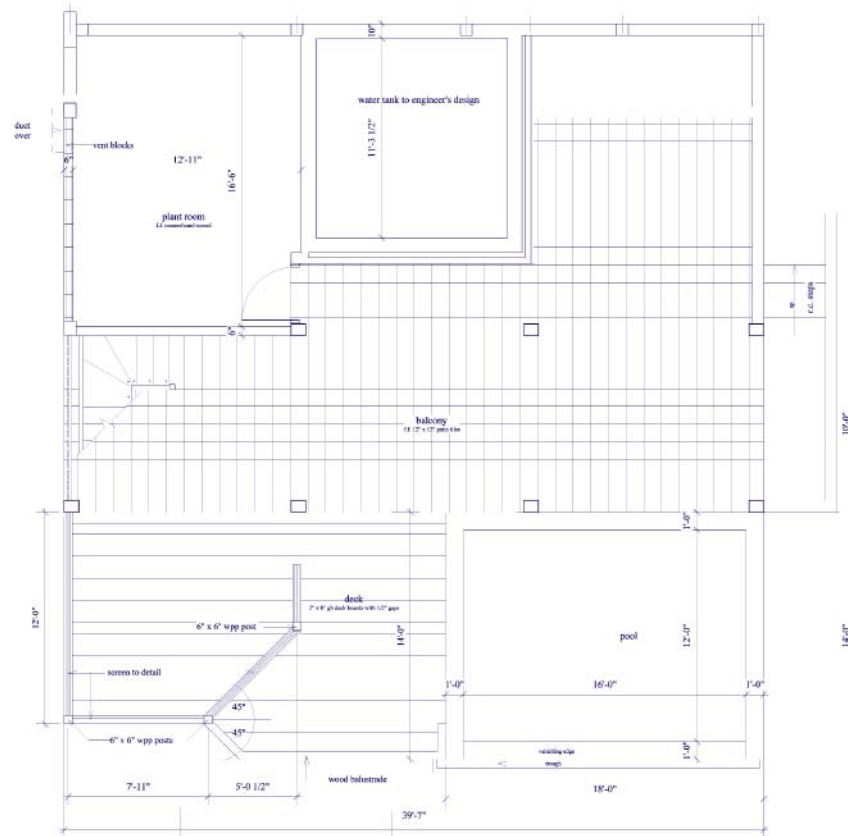
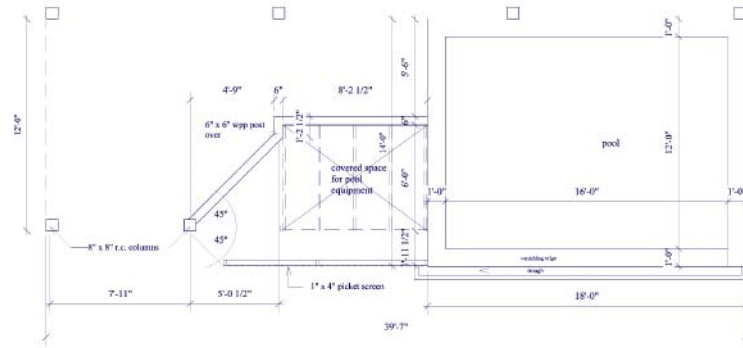
West Elevation
Far Horizons & Windy Hill
(Lot 36) (Lot 37)



First Floor Plan
 Far Horizons & Windy Hill
 (Lot 36) (Lot 37)



Ground Floor Plan
 Far Horizons & Windy Hill
 (Lot 36) (Lot 37)



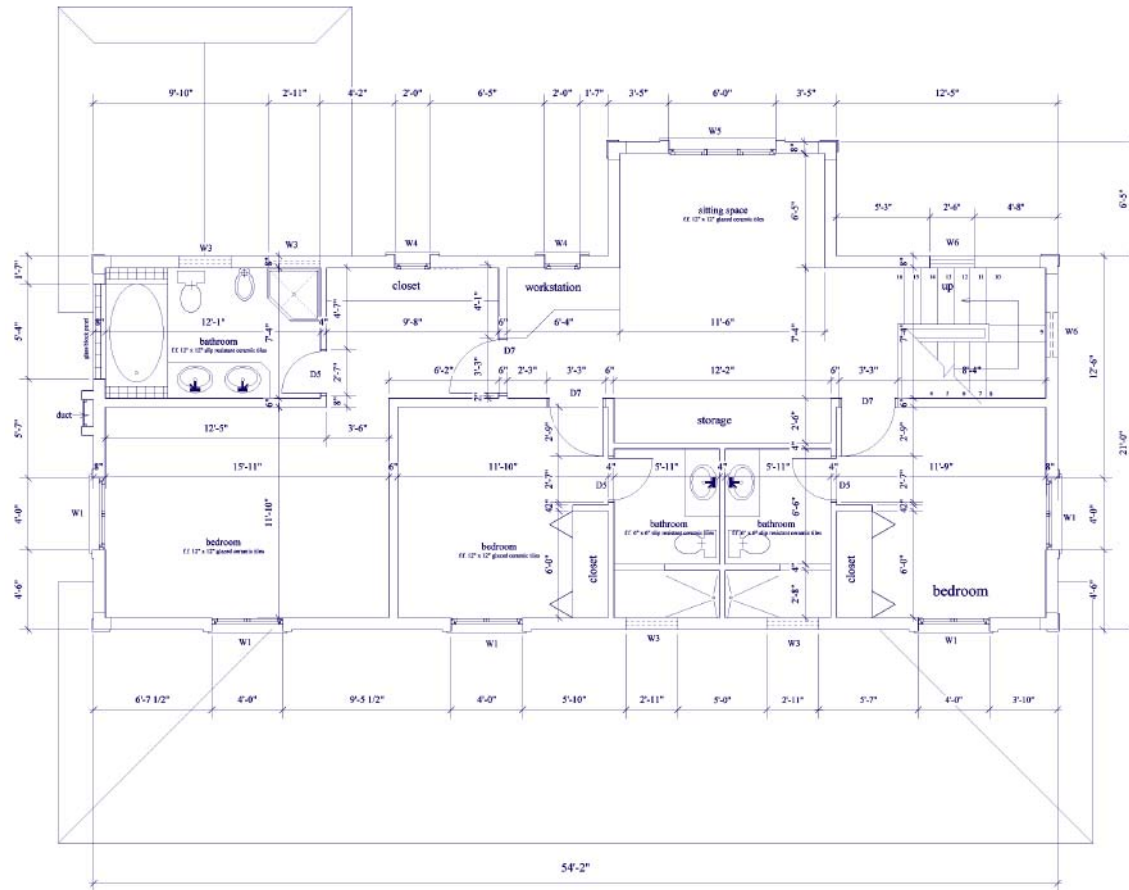
Lower & Below Deck Floor Plan
 Far Horizons & Windy Hill
 (Lot 36) (Lot 37)



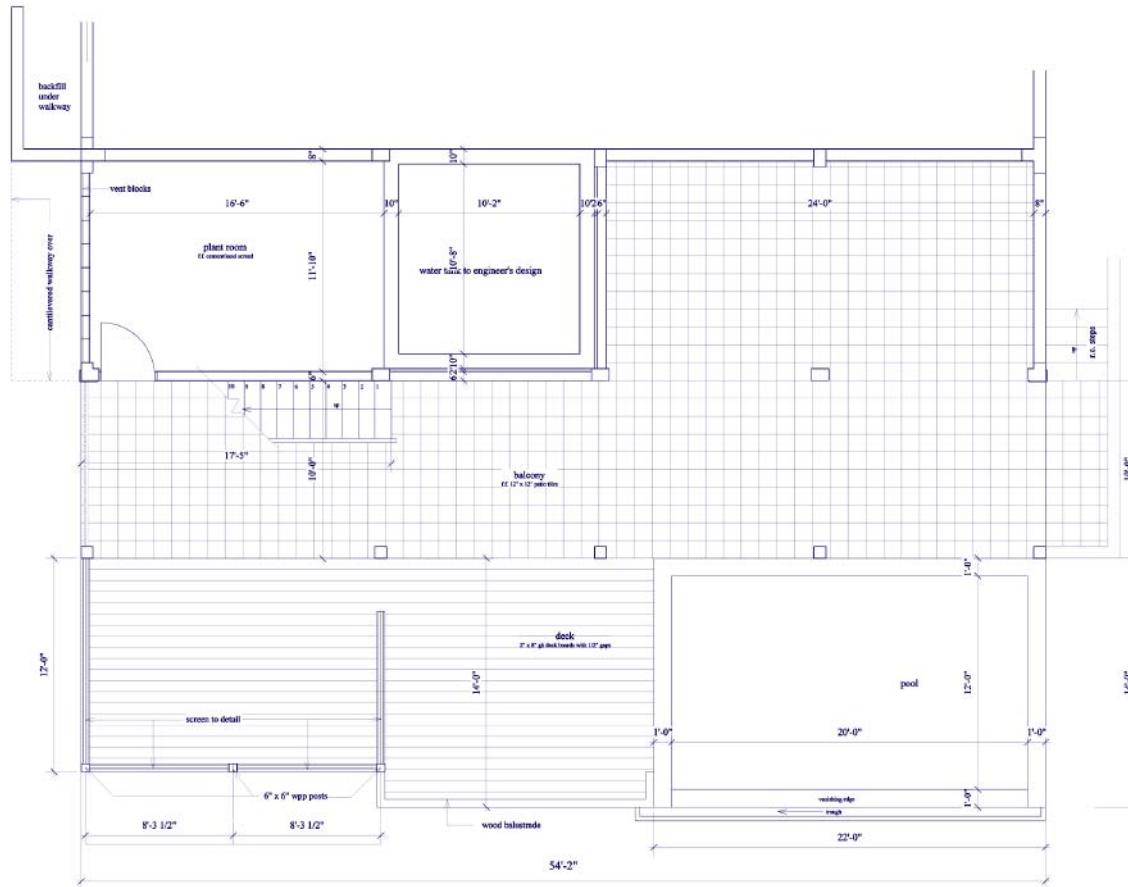
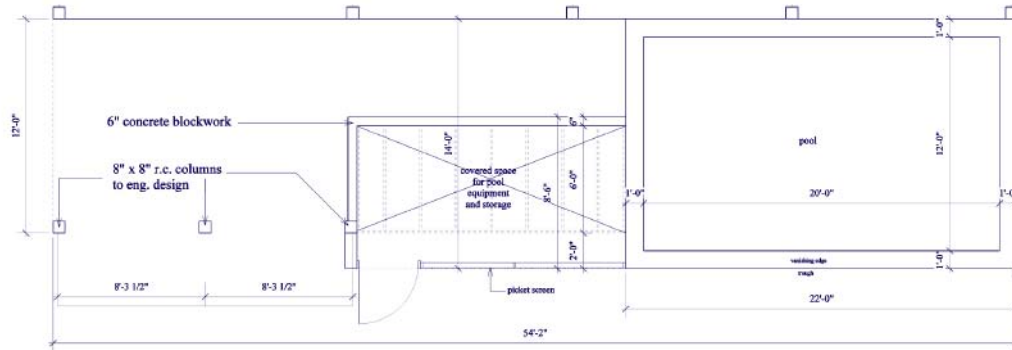
East Elevation
Sunny Hill & Breezy Hill
(Lot 39) (Lot 41)



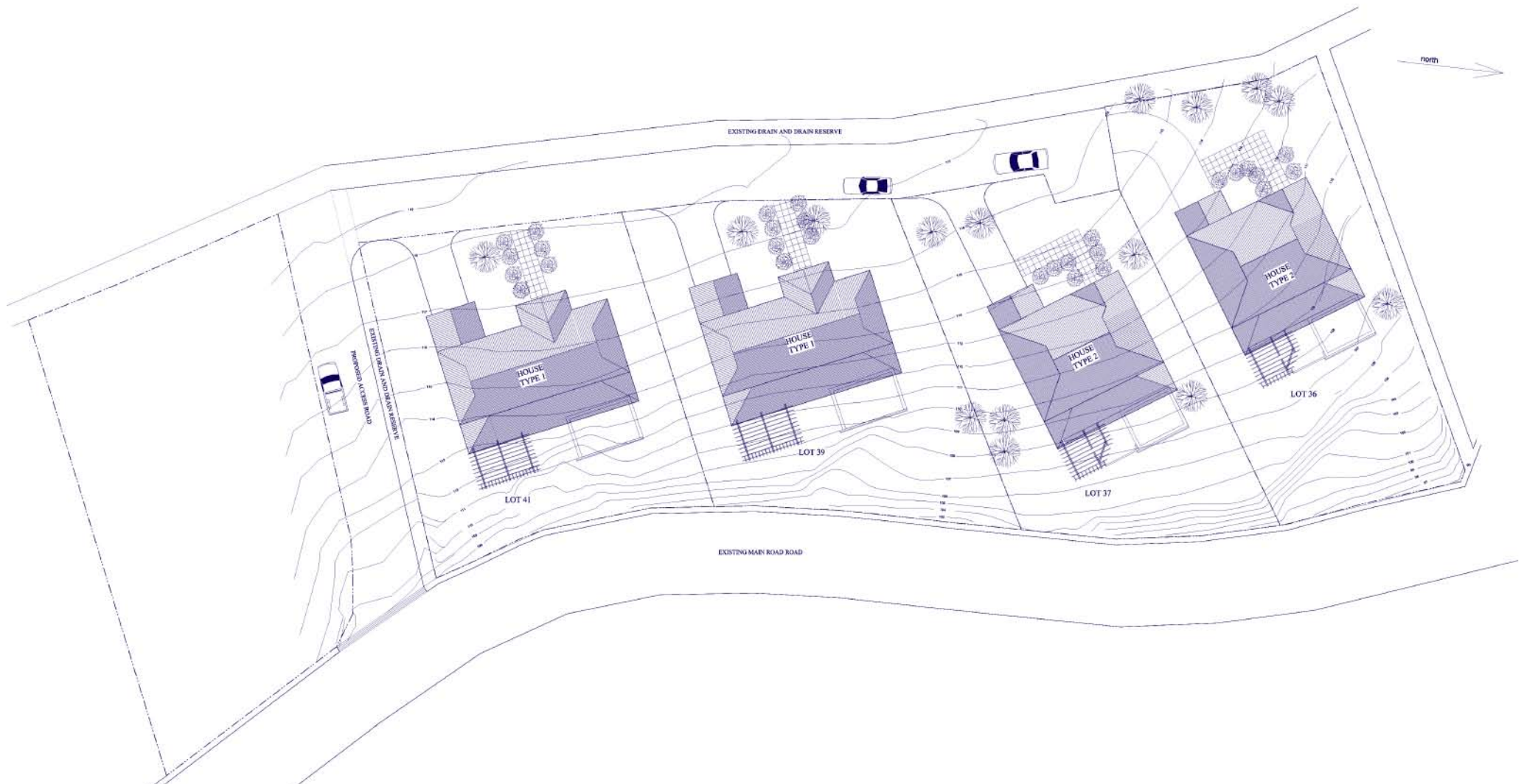
West Elevation
Sunny Hill & Breezy Hill
(Lot 39) (Lot 41)



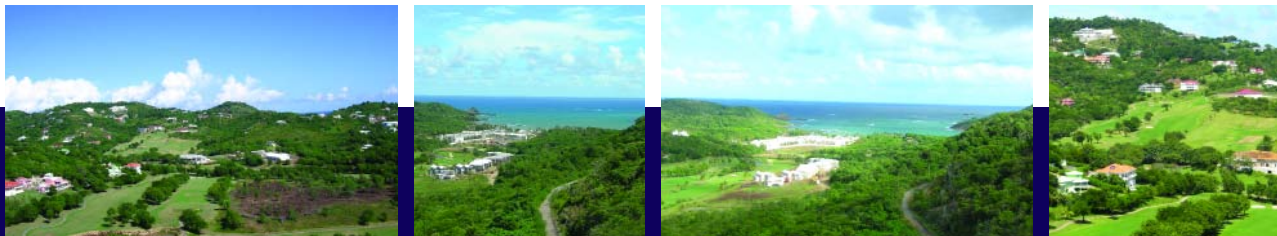
First Floor
 Sunny Hill & Breezy Hill
 (Lot 39) (Lot 41)



Lower & Below Deck Floor Plan
Sunny Hill & Breezy Hill
(Lot 39) (Lot 41)



Views from the site



Site Plan
 Sunny Hill, Breezy Hill, Far Horizons & Windy Hill
 (Lot 39) (Lot 41) (Lot 36) (Lot 37)



LAPA Ltd.

South Hills Development
Cap Estate
St Lucia

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