

HOUSE FOR SALE **WHAT YOU CAN GET FOR UNDER ... £250,000**  homefinder@belfasttelegraph.co.uk



Sunny disposition: body time in Cape Verde

Exotic options on the international scene

An impressive array of investment opportunities here, from our own bonny Belfast to Cape Verde, 'the European Caribbean'. **Helen Carson** reports

HOME Belfast

A well-presented four-bedroom house in Belfast makes great family accommodation.

The detached property at number 23 Nelson Court has two reception rooms, modern fitted kitchen with built-in oven and hob, a tiled bathroom with white suite and enclosed garden.

Nice features inside include Chinese slate flooring to the hall and the kitchen, feature fireplace in the lounge as well as polished woodstrip floor, corniced ceiling and ceiling rose.

The dining room, meanwhile, has laminate flooring and PVC French doors to the garden. The kitchen also comes well-appointed with fitted units, a built-in under oven, ceramic hob, extractor fan and is plumbed for appliances, while the bathroom has a bath and electric shower.

Three of the bedrooms have laminate wood flooring, while the fourth has a polished pine woodstrip floor.

Outside is a rear garden with lawn and brick paved patio. The price is £192,500.

Shanks & Co, tel 028 9071 3888 or visit www.shanksandcompany.co.uk

ABROAD

Montenegro

A hill top apartment overlooking a fishing village in Montenegro costs just under £104,000.

The Acacia Hills apartments project has four buildings, offering investors and second-home owners 36 modern two, three and four-bedroom properties.

Located in the cultural and tranquil fishing village of Djenovic on the Adriatic Coast of Montenegro, residents will benefit from easy access to the Bay of Kotor and clear views of the unspoilt Lustica peninsula and soaring peak of Mount Lovcen opposite.

The fab flats have environmentally-friendly features, including the recycling of rainwater, solar powered lights and use of wood from sustainable sources, as well as air conditioning, fitted bathrooms and spacious bedrooms with locally crafted bamboo wood parquet.

Parking spaces are also available.

Pluto Developments, tel 00382 88 350 300 or visit www.pluto-developments.com

Turkey

An apartment in the exciting city of Istanbul can offer rental yields of eight

per cent or more, experts have claimed. According to the Global Property Guide, apartments in the Turkish capital, especially bigger properties tend to have a smaller yield, but the average here is seven per cent.

Would-be investors may consider Life Studio, a stunning new development to the heart of the city. It has been designed in order to create a high class residence with affordable living, generating impressive returns.

The first phase of Life Studio is made up of two tower blocks of 10 floors, each block with a mix of one and two-bedroom apartments. Each one has free parking - a must for city investors.

Expect facilities to include a swimming pool, gym, tennis courts, restaurant, bar and concierge.

The Right Move Abroad, 003531 8666 168 or visit www.theright-moveabroad.ie

Albania

A key property investment location is Albania - with its location in the heart of the Mediterranean, nestled between Greece, Macedonia and Montenegro and bordered by the Adriatic and Ionian Seas.

One of the newest developments here is The Terranova Residence in the capital city of Tirana. The housing mix of one, two and three-bedroom apartments are part of the UNAZA new quarter.

With yields of up to eight per cent predicted and companies such as Oxy from the USA and Shell Oil setting up bases here and creating jobs, this could be investor heaven?

The Right Move Abroad, tel 003531 8666 168 or visit www.therightmoveabroad.ie

Cape Verde

The sunshine paradise of Cape Verde is fast being dubbed the 'European Caribbean'.

With a thriving tourist industry and the island gearing up for a boom period, what better time to launch Cape Verde's first six-star resort on the island of Boa Vista.

The Palm View Resort, which is set on the stunning white-sand Praia de Chaves beach, has been awarded six star by the Cape Verde government, re-



Mountain view: Acacia Hills in Montenegro

flecting its unrivalled high quality finish and design. And leading property investment company Assetz is the exclusive promoter for the resort.

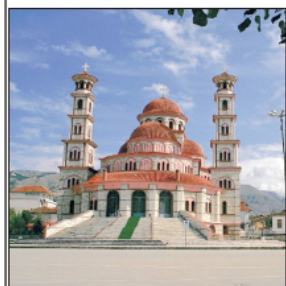
Those looking for a unique, high-end and lucrative investment now have the opportunity to purchase a luxurious six-star, fully-furnished beachfront holiday apartment in the Palm View Resort, situated on the west coast of Boa Vista island.

And with predictions of up to 10% rental yields, this could prove tempting.

The Palm View Resort includes exclusive use of nine swimming pools and spa facilities along with boutiques, tennis courts and a 24-hour concierge service.

The resort is due for completion by June 2010 and offers a range of studios, two-bedroom apartments and five-bedroom villas, starting from £55,448-£483,940.

Assetz International, tel 0845 400 6000 or visit www.assetz.co.uk/international



Key investment: Albania's location is ideal



Talking Turkey: stylish bothole in Istanbul



City slickers: des res in Belfast