



## OVERVIEW

Set back from white sand beaches, twenty minutes west of glamorous Punta del Este, Sugar Loaf Ocean Club & Spa is Uruguay's premier gated community and resort offering luxury two, three, and four bedroom villas with 360 degrees of incredible ocean and mountain vistas.

Uruguay is the kind of place which keeps sensibly quiet about its assets. The beguiling 650 kilometer coastline, squeezed between Brazil and Argentina, lures a regular trail of glittering celebrities like supermodels Gisele and Naomi. Dubbed 'South America's Hamptons' or 'St Tropez', this coastline is a must-have haunt for the emerging elite of Rio and Buenos Aires.

Like many European and US expats, they know Uruguay is a low risk investment. Financially and politically speaking, it feels like Switzerland. Except for the cost of living, which is 40 – 60 per cent lower than in Europe.

Sugar Loaf has the privacy of the country with the convenience of being in the heart of the country's key attractions. It is five minutes from the beach, Piriapolis with its lovely bay, quaint cafes, and a first class marina. The international airports of Maldonado and Montevideo are fifteen and forty-five minutes from the property respectively.

Nearby Punta Del Este offers world-class cuisine, designer boutiques, and spectacular night life. The Old-World city of Montevideo is an hour from the property with its European ambience, incredible architecture, and grand tradition in the arts, theater, and opera. Buenos Aires is a great weekend escape with daily flights and ferries.

Sugar Loaf was designed to cater to every desire of mind, body, and spirit. Upon completion amenities will include a club-house, spa and wellness center, restaurant, pools that melts into the sea, a Jacuzzi, a gym, tennis courts, stables, a business center, a conference room, a heliport and wireless Internet. Now, when you buy in Sugar Loaf, you automatically become a member of one of the top three golf clubs in South America, Club del Lago Golf, 15 minutes from the property.

Sugar Loaf will be managed like a resort receiving guests in a central reception area. Earning rental income will be easy and profitable through our rental management services.



## Why Sugar Loaf and Uruguay:

hundreds of kilometers of beautiful beaches, sophisticated cities, and culture. Fantastic food, perfect infrastructure, a moderate climate with summer during the opposite months of North America and Europe (December-February), the highest standard of living and life expectancy in Latin America with the lowest crime rate and level of corruption, political and economic stability, favorable laws for foreign investment, confidentiality and offshore banking.

Sugar Loaf is the perfect combination of Latin beach chic and First-World comfort.



## REAL ESTATE

### ***VILLA YVY (House of Earth)***

Villa Yvy is a fusion of Latin American and contemporary architecture with 2 bedrooms, 2 bathrooms, 2 walk-in closets, a living room, dining room, kitchen, pantry, a safe, an owner's storage, as well as, a fireplace, ample terrace space, and a Uruguayan style parrilla (grill) facing the sea on a quarter-acre lot.

Interior area: 1,453 sq.ft. (135m<sup>2</sup>)

Exterior area: 614 sq.ft. (57m<sup>2</sup>)

### ***VILLA KUARAHY (House of Sun)***

Villa Kuarahy is a blend of Latin American and contemporary architecture with 3 bedrooms, 3 ½ bathrooms, 3 walk-in closets, a generous living room, dining room, kitchen, pantry, a safe, an owner's storage, as well as, a fireplace, ample terrace space, and a Uruguayan style parrilla (grill) facing the sea on a quarter-acre lot.

Interior area: 2,303 sq.ft. (214m<sup>2</sup>)

Exterior area: 667 sq.ft. (62m<sup>2</sup>)

### ***VILLA TÚÃ (House of Summit)***

Villa Túã is our largest and most luxurious villa with the best views on the property. Villa Túã is the only home offering a larger half-acre lot. It is a combination of Latin American and contemporary architecture featuring 4 bedrooms, 4 ½ bathrooms, a Jacuzzi, 3 walk-in closets, a living room, family room, dining room, kitchen, pantry, a safe, an owner's storage, as well as, a fireplace, ample terrace space, a Uruguayan style parrilla (grill), and an infinity swimming pool that melts into the sea.

Interior area: 3,595 sq.ft. (334m<sup>2</sup>)

Exterior area: 893 sq.ft. (83m<sup>2</sup>)



## ***TRADITIONAL OWNERSHIP***

Traditional ownership is the standard way of owning a home in Sugar Loaf and throughout the world. An individual owner(s) holds title in their name(s) or in the name of a legal entity. A major advantage of owning in Uruguay is property is free hold, and buyers have the same legal rights of ownership as Uruguayan citizens.

## ***FRACTIONAL OWNERSHIP***

### **Luxury Villas from US\$59,900**

As an attractive alternative to traditional ownership, the most affordable way to own your villa by the sea in Uruguay is through Sugar Loaf's Fractional Ownership Program. For a limited time, Fractional Villas come with a Money Back Guarantee. See Money Back Guarantee section.

Fractional Ownership is the shared ownership of a villa with "partner" owners in the same unit. Villas in the program are divided into fractions of one-sixth. Each fraction is equivalent to ownership of one-sixth of the villa and each is entitled to 8 weeks of usage per year. You get the same beautiful villa, the same amenities, the same privileges, and the same great lifestyle as a whole villa for a fraction of the price.

Fractional Ownership is the perfect real estate investment for vacationers, snow birds, travelers, and other seasonal residents. The flexibility of the system allows you to purchase as much of a home as you like for personal use or an investment. It is not a Timeshare. The buyer owns part of the title (as opposed to units of "time"). Therefore, if the property appreciates in value, so do the shares. As with whole ownership, fractional ownership is fee simple. Owners can sell whenever they deem necessary or prudent, releasing the capital growth from their "bricks & mortar" investment.

To keep the property running smoothly, Fractional Villas will be professionally managed and maintained by the Sugar Loaf management company for a fee. As with whole ownership, rules and bylaws govern the property.

Owners are given the usage schedule for the villa before the beginning of every year. The owner is free to keep their assigned spot or exchange dates with other owners at their convenience. Usage assignments automatically rotate every year.



## Benefits of Fractional Ownership:

- **Cost Effective:** Fractional Ownership offers a sensible, problem-free way to balance your vacation time usage to your investment in a second home. Rather than paying full price for a full interest in a second home, you purchase one-sixth of a home at a fraction of the price.
- **Fee Simple Real Estate:** You enjoy all the rights and privileges of owning fee simple real estate. That is, you can sell your property at any time at any price, will your share to your heirs, rent it, allow friends to use it, invite guests to share it and not least, escape to it with you loved ones.
- **Great Investment:** As with whole ownership, if the property appreciates in value, then so do the shares. Fractional owners can sell whenever they deem necessary or prudent, releasing the capital growth from their "bricks & mortar" investment.
- **Rental Income:** Upon request, Sugar Loaf, will rent your Fractional Villa when you are not using it. Income generated can be used to help pay your homeowner's fees and taxes.
- **Fewer Taxes:** *To simplify the process, avoid modifying the title, and paying taxes every time an individual owner sells his or her interests in the property, a holding company is created for each villa in the Fractional Ownership Program. The holding company has title to the property, which is its only asset. Fractional owners are issued shares in the company. Each fraction owns one-sixth of the shares and one-sixth of the company's asset, the villa. Those shares can be purchased and owned by an individual(s), company, or other entity. This structure allows the sale and transfer of interests in the property without paying transfer or capital gains taxes. It also avoids the need to modify the title, because the holding company continues to own the property, regardless of who owns the shares.*



## **RESERVE YOUR VILLA**

Reserving and purchasing a villa at Sugar Loaf is easy!

Just follow the simple step-by-step process below, and you will be on your way to paradise in no time.

1. To reserve a villa or for further information about Sugar Loaf Ocean Club & Spa, please complete the following form:

<http://www.sunnycomfort.com/category/countries/uruguay/sugar-loaf/request>

or call +1-888-661-8031.

International dialing codes vary from country to country.

2. The best way to assure you get the lot you want is to put down a holding deposit of US\$5,000. You will have 30 days from the time you put a hold on the lot to visit the property. If you visit the property within 30 days, and decide not to purchase, the holding deposit is 100% refundable. If you do not visit the property within the allotted time, the holding deposit becomes non-refundable. If you buy a villa, the deposit will be applied to the first payment.

3. Visit Sugar Loaf and see what we are talking about. We will be happy to help you with the travel arrangements upon request.

4. Once you have picked out your villa, we will email you a sales contract to be reviewed, signed, and returned along with a first payment in the amount of 20% of the purchase price. Upon receipt of your signed sales contract and first payment, the reservation process is complete.

5. To minimize the inconvenience of construction, homes will be built in groups of 10 units at a time. The estimated waiting period to begin construction is 3 months. Once construction begins the homes will be complete in approximately 12 months. The home owner will pay a second payment of 30% upon beginning construction of the villa. The home owner will pay a third payment of 30% upon completing the villa's roof, walls, and foundations. The home owner will pay a fourth and final payment of 20% upon completing construction.



6. After the third payment has been made, the process of transferring the deed will begin. To close on the property, the home owner will be instructed to send the fourth payment. Additionally, the buyer will pay 4.5% of the purchase price for closing costs on the legally required dates. Upon closing, the buyer will be required to pay a water connection fee of US\$750. The homeowner may take possession of the home as soon as construction is complete, and the closing payment has been made. Upon taking possession of the property, the buyer shall receive all the documents required to record the deed (escritura in Spanish).

### **Home Owner's Association**

When you purchase property at Sugar Loaf Ocean & Spa, you automatically become a member of our Home Owner's Association, which requires paying annual dues for such items as common area improvements, administration, road and common area maintenance, security and insurance, among others. For the year 2008, the common area annual fee is estimated to be US\$250 per villa.

The Association is a non-profit Uruguayan entity. The main function of the Association is to assure the community is properly maintained and managed.

The dues will be paid on the dates the Association specifies.

### **First American Title Insurance**

Sugar Loaf has a master policy with First American Title Insurance on the entire property, and individual policies are available on all properties sold within the project. Title insurance guarantees the property you purchase is free and clear of liens and encumbrances.

Individual title policies will be purchased directly from First American Title Insurance in Miami, USA.

### **Property Taxes**

The yearly property taxes on the property are estimated at 0.5% of the purchase price.



## BEST OF *TOP BENEFITS*

- **Luxury Two, Three, and Four Bedroom Villas:** Offering incredible ocean vistas to the front and stunning mountain views to the rear.
- **Country Living with Key Attractions and Cosmopolitan Cities Near By:** Sugar Loaf has the privacy of the country surrounded by green pastures, pine forests, rolling hills, and haciendas, the proximity of Uruguay's most picturesque town Piriápolis, and the convenience of being in the heart of the country's key attractions. The sophisticated resort city of Punta Del Este offering world-class cuisine, designer boutiques, and spectacular night life with international entertainment is twenty minutes by car. The Old-World city of Montevideo is a hop, skip, and jump (an hour) with its European ambience, incredible architecture, and grand tradition in the arts, theater, and opera.
- **Easy Access:** Sugar Loaf is five minutes from white beaches, Piriápolis with its lovely bay, boardwalk, quaint cafes, a casino, and a first class marina. The international airports of Maldonado and Montevideo are fifteen and forty-five minutes from the property respectively. Buenos Aires is a great weekend escape with daily flights and ferries.
- **Fantastic Climate:** Uruguay boasts warm summers and mild winters. The summer months of Uruguay are the opposite of North America and Europe (December through February). Both Spring and Fall have warm days and cool nights. Winter is from June to August. It is cool, but it never snows, and there are lots of sunny days.
- **Five star amenities:** Amenities include a club-house with lush gardens, an infinity swimming pool that melts into the sea, a Jacuzzi, a gym, tennis courts, stables, a business center, a conference room, and wireless Internet. Infrastructure is practically invisible with underground utilities.
- **Restaurant & Bar:** Offers a changing menu of fresh fish, locally grown Angus beef, and a superb selection of Uruguayan & Argentine wines, as well as, a special menu for Spa guests and health minded residents.
- **Spa & Wellness Center:** Piriápolis is known for its mystical powers. The rocks in the area have a special energy found in a selected few special places in the world. Until now the property of Sugar Loaf was a closely guarded secret of local mystics for its



concentration of positive energy and electromagnetic fields. Believers and non-believers alike can enjoy a soothing massage, aroma therapy, meditation, or yoga in our Spa & Wellness Center.

· **Free Golf Membership:** When you buy a villa in Sugar Loaf, you automatically become a member of the Club del Lago Golf, one of the top golf clubs in South America.

· **Profitable Rental Property:** Sugar Loaf will be managed like a resort receiving guests in a central reception area. Earning rental income will be easy and profitable through our rental management services.

· **Rated in Top 5 Best Countries to Retire by International Living:** Uruguay has hundreds of kilometers of beautiful beaches, sophisticated cities, and culture. Fantastic food, perfect infrastructure, the highest standard of living and life expectancy in Latin America with the lowest crime rate and level of corruption, political and economic stability, favorable laws for foreign investment, confidentiality and offshore banking.

## ***AMENITIES***

Our amenities are designed to cater to every need of mind, body and spirit. The community will be managed like a resort with a central reception area to receive guests. Upon completion, the club house will have an infinity swimming pool that melts into the sea, a Jacuzzi, a gym, tennis courts, stables, a business center, a conference room, a heliport, and wireless Internet.

### **Seasonal Amenities**

During the summer months Sugar Loaf will offer special seasonal services. El Alquimista Restaurant & Bar will feature a changing menu of fresh fish, locally grown Angus beef, and a superb selection of Uruguayan & Argentine wines, as well as, a special menu for spa guests and health minded residents.

Piriápolis is known for its mystical powers. The rocks in the area have a special energy found in a selected few special places in the world. Until now the property of Sugar Loaf was a closely guarded secret of local mystics for its concentration of positive energy points. Believers and non-believers alike can enjoy a soothing massage, aroma therapy, meditation, or yoga, in our Spa & Wellness Center.



## Infrastructure

Sugar Loaf will be equipped with first class infrastructure. Utilities will be underground and practically invisible. The water will come from a deep well that taps into one of the largest aquifers in South America, and will be crystal clear straight out of the faucet. The streets will be natural gravel. Individual septic units that were specially designed for the property to be environmentally friendly will be installed in every home.

## ***SPA & WELLNESS CENTER***

A single moment of bliss colors all the moments to follow. While our therapists and aestheticians bestow their expert touch upon your physical body, its effect resonates through to the core of your being.

The name Enchanted Rock comes from the ancient magical stones found on the property. For centuries the indigenous people of the area recognized this place for its healing powers. More recently, Francisco Piria, founded the city of Piriápolis in the area because of the earth's special energies and magnetic fields. Until now, the property of Sugar Loaf itself was a closely guarded secret of local mystics for its concentration of positive energy points.

Believers and non-believers alike will feel radiant and revitalized after one of our spa treatments. Our emphasis is on rejuvenation and beauty and a uniquely indulgent and exotic experience with an East-West flavor.

In every case, the spa utilizes ingredients and treatments specifically selected to elevate the experience from the merely special to the truly magnificent; an occasion that remains locked in the memory, to be pondered over and shared with others long after.



## Treatments

- El Nirvana: a combination of Shiatsu and relaxation massage performed by two therapists at the same time.
- Relaxation Massage
- Deep Tissue Massage
- Japanese Shiatsu
- Thai Massage
- Mother-To-Be Massage & Body Treatment
- Facials
- Body Treatments
- Aromatherapy

## Other Experiences

- Yoga
- Meditation
- Tai-Chi
- Mystical Tours

## ***RESTAURANT & BAR***

El Alquimista is a magical fusion of traditional Uruguayan recipes and international fare. Named for the famous eccentric founder of Piriápolis, Francisco Piria, who was practicing alchemist, El Alquimista will be open during the summer months and offer a changing menu of the fresh fish, locally grown Angus beef, and a superb selection of Uruguayan & Argentine wines, as well as, a special menu for Spa guests and health minded residents.

## ***MARINA***

Yachties will appreciate the excellent marina in Piriápolis (Puerto de Piriápolis). The Marina offers year round docking and dry dock facilities at affordable rates.

The area offers sensational sailing opportunities. It is a three hour sail to Punta del Este. With an additional day, one can sail to Buenos Aires.



## ***FREE GOLF MEMBERSHIP***

Now when you buy at Sugar Loaf you automatically become a member of the Club Del Lago Golf, the only three circuit twenty-hole course in Punta del Este and the first ISO-14001 certified course in South America. This is a new program, so if you already bought in Sugar Loaf, make sure to ask for your membership card.

Lago Golf is located on the beautiful shores of the Laguna del Sauce just fifteen minutes from Sugar Loaf. Built in 1983, it is characterized by long fairways and fast greens surrounded by deep bunkers. The eighteen-hole run is 6,823 yards and boasts five artificial lakes to maneuver. Not only is the course challenging, but it also offers the other important benefit of the game, the serenity of being in nature. The course is set amongst pine forests and the only sound to be heard is the abundant bird life in the trees above. The course has an American style design, and many golfers have compared it to Augusta. Lago Golf is a full service club complete with driving range, golf cart rental, and golf pros available for lessons.

As members of Sugar Loaf - Lago Golf, you have two options: one is for frequent golfers, the other for occasional golfers. Frequent golfers pay annual membership dues of approximately US\$1,400 per couple, which covers all green fees. Occasional golfers pay no annual fees, and receive a 20% discount on green fees when they visit Lago Golf.

For more information about Club Del Lago Golf go to [www.lagogolf.com](http://www.lagogolf.com)

## ***OTHER GOLFING OPPORTUNITIES***

Uruguay offers eight excellent golf courses to play. All accept visitors, and some are considered world class. There are three courses within a half hour of Sugar Loaf and three others within an hour.

### **Punta Del Este (20 min. from Sugar Loaf)**

- La Barra Golf Club: 18-hole course with greens built to USGA regulation, few trees and numerous water hazards.
- Cantegril Country Club: 18-hole course Located 5 km from downtown Punta del Este and one mile from the seashore.



## Montevideo (1 hr. from Sugar Loaf)

- Club de Golf del Uruguay: 18-hole course situated in the middle of a beautiful residential area, in a panoramic spot along the "Rio de la Plata" and just five minutes from the town center.
- Club del Golf del Cerro: 18-hole course with beautiful views of the bay, the sea and Cerro de Montevideo and excellent drainage.
- La Tahona Golf Course: 18-hole course 9 Km from the airport in Carrasco.

## Carmelo

- Four Seasons Golf Course: Beautiful 18-hole course in a natural setting with challenging white sand bunkers and expansive lakes.

## Colonia

- Sheraton Golf and Spa Resort: Spectacular 9-hole course with 4 different tees, lakes and multi-tiered putting greens. (The second nine is under construction -scheduled to open in early 2008).



## LIFESTYLE

### ***THE TOWN (Piriápolis)***

Piriápolis seems like the Costa del Sol in Spain 75 years ago: a quaint village on rocky slopes mingling with white sands, the waves lapping at your feet as you walk on the beach. The boardwalk (Rambla in Uruguay) lined with sidewalk cafes and grand old hotels from the early 1900s. A mint condition Model-A Ford with a rumble seat putters down the avenue. It is truly picturesque.

Piriápolis was founded in 1890 by an eccentric visionary and alchemist named Francisco Piria. Piria chose the site because of the earth's special energies and magnetic poles.

Today Piriápolis and the surrounding area including Sugar Loaf are famous for their positive energy points, drawing people from around the world to engage in new age activities: meditation, yoga, and mystical tours. Even non-believers can appreciate a little positive energy cannot hurt.

Sugar Loaf and Piriápolis are located in the heart of the country's key attractions, and have spectacular access to the country's two cosmopolitan cities Montevideo and Punta del Este, as well as, both international airports. Piriápolis is 5 minutes from Sugar Loaf.

Piriápolis offers a wide array of fantastic beaches, activities, historical sites, and museums:

### **Local Attractions**

- Beaches (See Beach Section below)
- Argentino Hotel, inaugurated in 1930, for many years was the largest hotel in South America, and is a great place to have an espresso, dinner, or overnight stay.
- Pavilion of the Roses: Next to the Argentino Hotel with its beautiful rose garden is worth a look.
- Railroad Museum (Museo Ferroviario)
- Hotel Colón: Built by Francisco Piria in 1910.



- Marine Life Rescue Hospital S.O.S. (Rescate De Fauna Marina S.O.S.) is where wounded seals, marine turtles, and penguins are cared for until they can be released into the wild again.
- Cerro del Toro: Offers fantastic views of the city and ocean, and a beautiful sculpture of a bronze bull brought from Paris that weighs 7,000 pounds.
- Fountain of Venus (Fuente de Venus): is an exact replica of a temple in Villa Paravicini in Milan Italy.
- Chair Lift: up the Cerro San Antonio where the entire coast between Piriápolis and Punta del Este can be seen.
- Cerro Pan de Azúcar (Sugar Loaf Mountain): Sugar Loaf is the name of our development, the most recognizable land mark in the country, and the mountain and national park that borders the development on the north side. Pan de Azúcar is one of the highest points in Uruguay, and has a 115 foot cross on the summit. The park also has a zoo with local fauna.
- Waterfall Park (Parque de la Casada)
- Piria's Castle (Castillo de Piria): Built in 1897, was the home of the founder of the city Francisco Piria. Today it is a museum.
- Archaeological Site: Between Sugar Loaf and the Cerro de los Burros on the road to Las Flores, there is a 12,000 year old archaeological site.
- Caiman Farm (Criadero de Yacaré) : From Las Flores towards Cerro Azul on route 9 is the caiman farm.
- Indigenous Museum: Near the caiman farm.
- Castillo Pitamiglio located near Las Flores.

## Uruguay Festival Calendar

- "Lemanja" Festival of the Goddess of the Sea  
February 2



- "Las Llamadas" Mardi Gras Carnival and Parade  
First Week of February
- "La Fiesta Patria Gaucha" Festival of the Gaucho Culture  
2nd Week of March
- "Tango Festival" Celebration of Tango Culture  
Week of June 24th

## ***BEACHES***

The nearest beach, Playa de Piriápolis, is 5 minutes from Sugar Loaf with its white sands, calm waters, long boardwalk, and seaside restaurants. There are 23 kilometers of beach within the immediate vicinity, and hundreds of kilometers to enjoy within a half hour and beyond all the way to the Brazilian border. The coastal roads in Uruguay are perfect, so getting from one sunny spot to the next is easy.

Each beach offers different characteristics to accommodate every type of water worshiper. Some have calm waters for leisurely swimming, while others offer superb surfing waves. There are places with wall to wall beautiful people in bikinis, and others with not a soul in sight. The possibilities are unlimited.

### **Beaches of Piriápolis**

- Playa de Piriápolis
- Playa Grande
- Playa San Francisco
- Punta Colorada
- Punta Negra
- Playa Hermosa
- Playa Verde
- Las Flores
- Bella Vista
- Solís

### **Punta del Este**

The beach at Punta del Este is the place to see and be seen. It is where the who's who of the Uruguayan and Argentine rich and famous hang out during the summer.



### ***PUNTA DEL ESTE (20 min.)***

The sophisticated resort town of Punta Del Este offering world-class cuisine, designer boutiques, and spectacular night life with international entertainment is twenty minutes by car from Sugar Loaf. Punta del Este is the place to see and be seen for the upper class of Uruguay and especially Argentina.

On the outskirts of Punta del Este is one of the most spectacular views in Uruguay, Punta Ballena. From here looking east can be seen Punta del Este; looking west the beach of Punta Ballena lined with million-dollar homes, and Sugar Loaf in the background. The scenic overlook and the park at the end of Punta Ballena are not to be missed.

Arriving in Punta del Este on the right side are some of the beautiful beaches the town is famous for. On the left, the most exclusive hotel in South America, the Conrad, with its grand casino and nightly shows. The Conrad is the place for international entertainment. This year during the off season Liza Minnelli and Frank Sinatra Jr. were performing. During the season the world's current headliners can be seen, like Ricky Martin and Shakira.

Punta del Este is South America's Miami, in fact parts of the movie Miami Vice were shot here, because of the similarities between the two towns.

### ***MONTEVIDEO (1 hr.)***

It is a hop, skip, and a jump (an hour) to the Old-World city of Montevideo with its European ambience, incredible architecture, botanical gardens, parks, and grand tradition in the arts, theater, and opera.

According to legend, the name of the capital came from a ship-hand onboard the Magellan voyage that discovered the area. That ship-hand said "Monte Vide eu! (I can see a hill!)", referring to what is known today as the Cerro of Montevideo on the far side of the bay across from Ciudad Vieja.

From those humble beginning Montevideo has evolved into a world-class city of great cultural and historical significance. Ciudad Vieja is the heart of the old Colonial City where numerous historical sites and architectural styles from the colonial period to early twentieth century Art Deco can be seen.



The recently restored 150-year-old Teatro Solís offers both local and international theater, symphony, and opera performances year round. In addition to the Teatro Solís, there are dozens of other theater venues distributed throughout the city from the traditional to the avant-garde.

Like Buenos Aires, Tango is the traditional passion of the city, and there are several places to see top professional bailarines, and others where the local aficionados like to dance. Try Fun Fun or El Farolito.

Montevideo is a beach town. Although officially on the Rio de Plata, the locals refer to it as the sea. There are several beautiful beaches, and a boardwalk that stretches from one end of the city to the other. On most days one will find the Montevideanos outdoors enjoying the sun, sea, and sports like sailing, kite surfing, rugby and of course football (soccer).

Each part of the city offers its own charm and ambience. Ciudad Vieja and El Centro offer the historical and traditional, while Pocitos and Carrasco offer fine cuisine, chic nightclubs, and shopping.

There is something for everyone in Montevideo.

## **TANGO**

Tango is the traditional passion of Uruguay. There is an ongoing dispute between Uruguay, Argentina and France about where the king of Tango, Carlos Gardel, was born. All three places claim to be the birth place of the famous Tanguero.

As it turns out, Uruguay has the definitive honor of being the cradle of Tango. Gardel was born in Tacuarembó, Uruguay on December 11th, 1887 as proven by official historical documents from Uruguay, Argentina and Venezuela.

For the latest information about Tango lessons and venues go to:  
[www.montevideo-tango.com](http://www.montevideo-tango.com).

Some of the best places to hear and see Tango are the following:

- Bar "El Farolito", address: Juncal 1413, Phone: 916-5411.
- Lo de Margot, address: Constituyente 1812, Phone: 410-6230.
- Fun Fun, address: Ciudadela 1229, Phone: 915-8005.



## ***FANTASTIC CLIMATE***

Uruguay is a beautiful place to visit year round with four mild seasons. The summer is during the opposite months of North America and Europe (December-February). The winter is cool, but it never snows, and there are lots of sunny days.

There are no climatic variations between regions in Uruguay. Average daytime temperatures are in the 80s in the summer (December-February) and in the upper 50s in winter (June-August).

## ***WHY URUGUAY?***

**Something For Everyone:** Hundreds of kilometers of beautiful beaches, sophisticated cities, and culture.

**Quality of Life:** Uruguay offers European ambience, Latino warmth, and third-world prices.

**Delicious Food:** Uruguay is a far cry from beans and rice. When dining out superior quality steak, seafood, and handmade sorrentinos, raviolis, and gnocchis are the fare. When dining in, the supermarkets and specialty food stores are almost as good as one would find in New York or Paris. Like its neighbors Argentina and Chile, Uruguay is a superior producer of fine wines that are not to be missed.

**Perfect Infrastructure:** The highways on the coast and cities are First-World. There are no power outages. Everything works and is on time.

**Fantastic Climate:** The summer is during the opposite months of North America and Europe (December-February). The winter is cool, but there are lots of sunny days and it never snows.

**Highest Standard of Living** and life expectancy in Latin America.

**Lowest Crime Rate** and level of corruption in Latin America, and one of the lowest in the world.

**Political and Economic Stability:** Uruguay has been granted the qualification of "investment grade" as dispersed by recognized companies, such as the American Duff & Phelps and British IBCA. This demarcation indicates that Uruguay is considered a country free of risk for investment. It ranks as one of the top three countries in Latin



America for its ability to pay its external debt. Since the 70s, the successive governments in Uruguay have applied open politics along with liberalization of the financial systems.

**Favorable Laws for Foreign Investment & Superb Business Environment:** Equal treatment for foreign and local investors. No special requirements for new companies. No restrictions on the amount of foreign capital that can participate in an investment. Free entrance and repatriation of capital and dividends. Favorable tax treatment on imports of capital equipment. Freedom of prices and no exchange restrictions. Freedom of choice regarding nationality when hiring labor. Possibility of total anonymity for investors. An open trade policy, and an expanding market through the consolidation of the Mercosur trade agreement. A solid and independent judicial system. Legal protection for private property and copyright. The existence of instruments to channel off-shore investments virtually tax-free. Availability of political-risk insurance. Promotional investment regimes in tourism, forestry, industrial promotion, and free trade zones.

**Offshore Banking and Confidentiality:** There are 22 private banks and 13 financial institutions. Of the 22 private banks, 20 are branches of foreign entities. The free entry and exit of money and bank secrecy have developed Uruguay into the financial center of the Mercosur.



## ***IMPRESSIONS OF URUGUAY***

By David James, Developer Sugar Loaf Ocean Club & Spa

The first thing that registered in my mind about Uruguay was everything works. How could this be Latin America? Where was the poverty in the streets? The highways were perfect? The traffic was orderly? There were laws, and people actually followed them? The police could not be bribed?

I realized it was not Latin America as I knew it. There were theaters everywhere, art, bookstores on every corner, sidewalk cafes, culture. The way the Spanish was pronounced and the last names, Lorenzo, Musso, and Galione sounded Italian. It seemed so European.

That is until I met the neighbor for the first time who welcomed me with a huge smile and a sloppy kiss on the cheek. I was taken back by his friendliness (in most Latin countries men only kiss woman), but then I began to feel the familiar warmth of the Latino heart and remembered I was in Latin America.

I sat in a café watching the world go by, I realized things were different than in other places in the Southern Latitudes, but not so different. Life still moved at a slower pace. I noticed every fifth person walking by was drinking from an elaborate gourd covered in leather with a pewter straw and a thermos under their arm. Where else but Latin America would anyone take the trouble to carry so much gear just to enjoy their favorite drink (Mate, the hot herbal stimulant Uruguayans are addicted to).

I thought to myself this is Uruguay, a contrast between modern and tradition, sophisticated and earthy.

On the plane going down I noticed the passengers smiling, walking up and down the aisles, talking to each other as if they were good friends, but they were not. It occurred to me Uruguayans were one big affectionate family bound by a common history and culture. With only 3 million inhabitants, their sense of tribe is much stronger than in most countries.

Uruguay was still gaucho country. The sophisticated urbanite was equally at home galloping a horse on the pradera, and certainly no where else on earth had I seen a beautiful woman dressed in exercise clothes scarf down a 2 pound steak with the skill of a Texas butcher. Walking through the park on a Saturday, I watched the old people dance the tango with the passion of enamored youth.



The airport security was lax. There was no tension in the air. People were not thinking about terrorists. This was quite possibly the world's last true refuge where human beings live in harmony and an abundance of brotherly love. I thought to myself, other people will love this too, why not start a development called Sugar Loaf?



## GETTING HERE

### ***VISIT THE PROPERTY***

#### Arriving Uruguay

When you are ready to visit Sugar Loaf Ocean Club & Spa, we will be happy to help you with your local travel arrangements, and pick you up at the airport.

#### Lodging

Upon request, Sugar Loaf will book your hotel arrangements in Piriápolis and Montevideo.

The best place to stay in Piriápolis is the Argentino Hotel. Staying in the Argentino is like traveling back in time. Built in 1930, the Argentino Hotel was the largest hotel in South America for many years. The rooms are spacious and the food is superb. There is a casino, indoor swimming pool, café, and restaurant. The prices are extremely affordable and all inclusive packages are available.

While staying in Montevideo the best place to stay is the centrally located Radisson Hotel in the Plaza de la Independencia. The Radisson is a five-star hotel near all the major attractions in the colonial city, like the Teatro Solís and pedestrian walkway Sarandí.

#### Driving Instructions

The capital of Uruguay, Montevideo is a forty-five minute drive from the International Airport to the property. From the International Airport Piriápolis/Punta del Este the drive is fifteen minutes to the property. The highways and streets in Uruguay are perfect and easy to maneuver. Unlike most of Latin America, we recommend renting a car as an excellent option in getting to know Sugar Loaf and the rest of the country.

#### **To Sugar Loaf From International Airport Carrasco Montevideo (45 min. drive)**

From the airport go left, east, or follow the signs saying Este or Punta del Este to the Interbalnearia. You will travel on the Interbalnearia most of the way. You pass 2 toll booths.



Exit right on Highway 37 to Piriápolis. You will see Pan de Azúcar on the right side (Sugar Loaf Mountain).

Just past the mountain, look for the sign to Las Flores (Highway 73). Turn right towards Las Flores. The road is an exceptional dirt road from here. Drive approximately 1 kilometer. The Sugar Loaf Ocean Club & Spa entrance is on the right side.

### **To Sugar Loaf From International Airport Piriápolis/Punta del Este (15 min. drive)**

Coming out of the airport turn right on Highway 93. Highway 93 turns into the Interbalnearia. You will travel on Highways 93 then the Interbalnearia for approximately 10 minutes.

Exit left on Highway 37 to Piriápolis. Once on Highway 37, you will see Pan de Azúcar on the right side (Sugar Loaf Mountain).

Just past the mountain, look for the sign to Las Flores (Highway 73). Turn right towards Las Flores. The road is an exceptional dirt road from here. Drive approximately 1 kilometer. The Sugar Loaf Ocean Club & Spa entrance is on the right side.



## ***FLIGHTS***

### Flights to Montevideo from the U.S.A.

· American Airlines - [www.aa.com](http://www.aa.com)

Miami > Montevideo (only Sat., Sun., and Mon.)

Miami > Buenos Aires > Montevideo  
Dallas

· Copa Airlines - [www.copaair.com](http://www.copaair.com)

Los Angeles > Panama City > Montevideo  
Miami  
Orlando  
New York  
Washington DC

· United Airlines - [www.united.com](http://www.united.com)

Washington > Buenos Aires > Montevideo

· Aerolíneas Argentinas - [www.aerolineas.com](http://www.aerolineas.com)

Miami > Buenos Aires > Piriápolis  
Montevideo

· Lan Chile - [www.lan.com](http://www.lan.com)

Los Angeles > Santiago > Montevideo  
Miami

· Varig - [www.varig.com](http://www.varig.com)

New York > São Paulo > Montevideo  
Miami



· **Pluna** - [www.pluna.aero](http://www.pluna.aero)

Buenos Aires > Piriápolis  
Montevideo

· **Ferries - Buquebus** - [www.buquebus.com](http://www.buquebus.com)

Buenos Aires > Montevideo  
Colonia > Montevideo

### To Montevideo from Buenos Aires (Aeroparque Jorge Newberry)

There are approximately 10 flights a day from Buenos Aires to Montevideo. The two companies that fly to Montevideo are Pluna (Uruguayan Airline) and Aerolíneas Argentinas.

### To Piriápolis from Buenos Aires

During high season (Dec. 15 – Mar. 4) there are 6 to 12 flights per day from Buenos Aires to Piriápolis/Punta del Este. During the rest of the year there is 1 flight during the week and approximately 6 flights on the weekends. The two companies that fly to Piriápolis are Pluna (Uruguayan Airline) and Aerolíneas Argentinas.

**[www.SunnyComfort.com](http://www.SunnyComfort.com)**

REIDEPOT CORP.

38 Wagon Wheel Cres.

Richmond Hill, ON, L4E 5E8, Canada

Office: +1-888-661-8031

Cell: +1-416-919-7064