

DE ROSEN

DESIGN & BUILD

INFO SHEET



CONTACT DETAILS:

Info Sheet available to download at: www.derosen.com

For more information please email: info@derosen.com

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DREAM HOMES DESIGNED AND BUILT IN LUXURY LOCATIONS

THE DE ROSEN EXPERIENCE

At De Rosen we are perfectionists in all we do. We exist solely for the purposes of fulfilling our clients' exact desires in every small detail.

Wherever you desire to construct your dream home we will support you along every step of the journey from the conception to delivery of your finished project.

Our founder is Tim de Rosen, an international property designer and real estate professional who has worked successfully in Paris, London, St Barts and Mallorca.

De Rosen now concentrates on designing and building luxury villas in outstanding prestigious holiday locations around the world.

Our guiding philosophy can be summed up in the words of the famous Sir Henry Royce (co-founder of the Rolls Royce Motor Company) who said:

"Strive for perfection in everything you do .Take the best and make it better. When it does not exist, design it"

DESIGN & BUILD

We have assembled a hand picked team of designers, architects, artisans, technical experts and building professionals to design and create your dream home. Combining our skills in contracting and design we are able to offer you a comprehensive design and build service. We will work with you through each stage from the initial brief to interior design to completing the project to ensure that your expectations are not only met but exceeded.

(For more information please see page 3)

THE PROPERTIES

We also have a few properties available in fabulous sea front and sea facing locations in St Barts, French West Indies and Mallorca, Spain.

(For more information please see page 4)

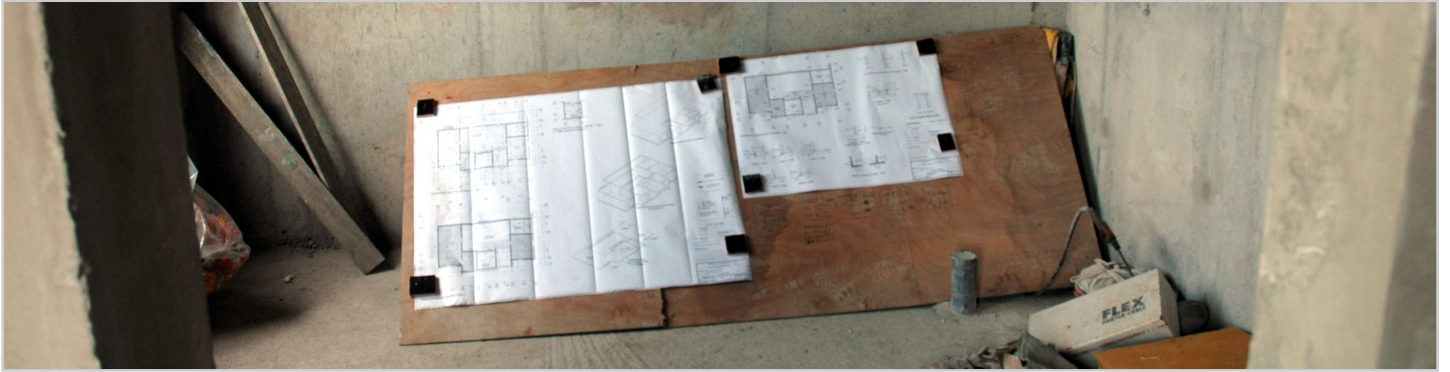
INVESTORS

From time to time opportunities exist for investors to participate in new De Rosen real estate projects. Normally, these investments take the form of syndicated real estate participations. This form of investment is suitable primarily for accredited and/or professional investors.

If you would like to know more about investment opportunities please email investors@derosen.com

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The de Rosen experience ensures that whatever your budget and timeframe you will receive a comprehensive solution for your project. Our philosophy is based upon strict adherence to our proven methodology of working on your project and includes the following deliverables:

- In depth briefing session with each new client
- Comprehensive location-based search for suitable sites
- Preparation and acceptance of proposals
- Acceptance and award of project
- Commercial advice regarding legal & financial structures
- Selection of local legal advisor (and local US qualified local Lawyer if required)
- Selection of subcontractors and cost analyses
- Comprehensive management of build process
- Interior and landscape design
- Lighting and home automation design (as required)
- Accounting and reporting to client
- Adherence to agreed deliverables
- Delivery of finished home “key in hand”

By providing clear and regular reports and consulting closely with you throughout the project we ensure that each project reflects your exact desires.

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THE PROPERTIES

POINTE MILOU, ST. BARTHELEMY, FRENCH WEST INDIES

Two luxurious contemporary villas constructed from carefully selected Balinese hardwood built on a secure concrete garden level base.

The first villa (ready by December 2004) features three oversized bedroom suites, a large open living area, custom designed Italian kitchen, infinity edge swimming pool and a Jacuzzi adjacent to the Master suite. The villa is equipped with a cutting edge media facility including a concealed electric projector and screen in the main living space. Other entertainment facilities are available in each of the bedrooms which have LCD screens, DVD and Bose sound systems.

The villa is available furnished in a minimalist style with pieces by illustrious designers including Minotti, B & B Italia, Tronconi, Redaelli and Saarinen.

The second villa (ready by February 2005) with two bedroom suites is in a similar spirit and is available unfurnished or can be interior designed to your exact specification.

SOL DE MALLORCA, SOUTH WEST MALLORCA, SPAIN

A minimalist dream home, consisting of 300 square metres constructed space on a level sea front plot in an area of outstanding natural beauty.

The villa is constructed using the most up to date techniques and is both cutting edge and environmentally sensitive.

With a huge master bedroom suite, walk in dressing room and two other well sized guest suites the house has large open spaces, is flooded with light and benefits from exceptional volumes.

The technical specification is very ambitious and includes Lutron lighting, Crestron control systems, remotely monitorable CCTV, Cat 5/6 wiring, WiFi and a host of media facilities including LCD screens, a home movie projector system and media server capable of storing and distributing 1000's of CD's and DVD's.

The interior design specification will echo the elegant design and will include modernist furnishings from the very best Italian and international design schools.

Out of doors there will be a large infinity edge swimming pool, Jacuzzi and landscaped gardens reaching down to the sea.