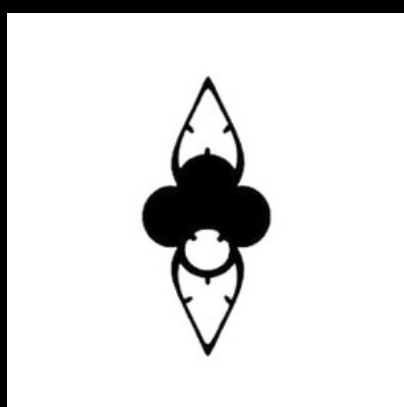
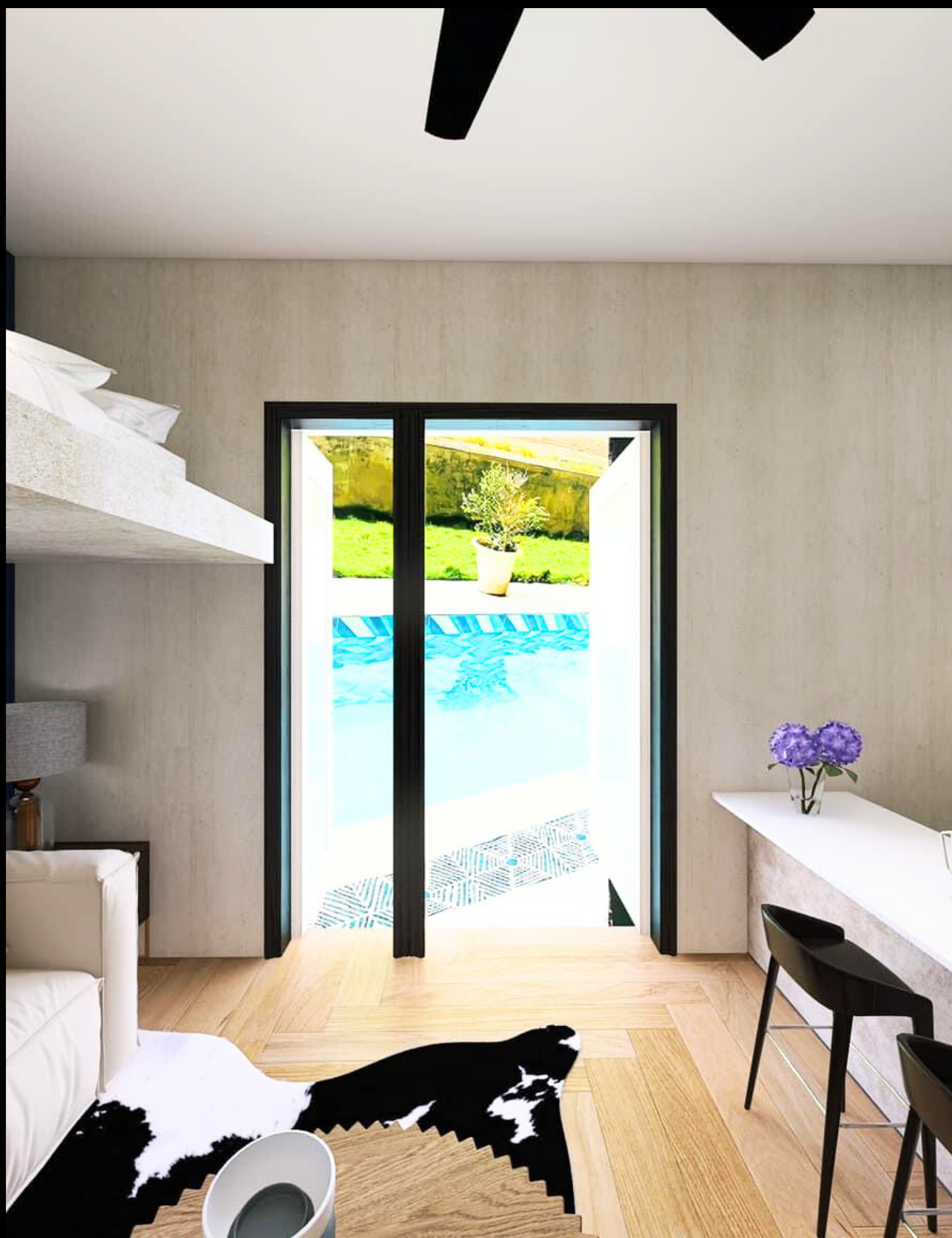


# LA ROSE DES VENTS

LUXURY RETREAT AND LIVING



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HOME BUYING IS A GREAT INVESTMENT ITSELF,  
BUT A HOME THAT COMFORTS AND ALSO PAYS  
YOU WELL, IS THE BEST HOME TO ACQUIRE.

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# ABOUT LA ROSE DES VENTS

Welcome to La Rose Des Vents! Our American Senegalese luxury homes are priced from \$41,000 to \$414,000. As a private resort investment firm located in Akon City/Point Serene, the premier American-style district of Senegal, we offer a unique living experience.

Our homes are built using solid concrete and steel, ensuring durability and safety without relying on paper materials. They are entirely solar-powered, promoting sustainable living. Additionally, our community provides convenient access to shopping centers, restaurants, and comprehensive medical coverage.

At La Rose Des Vents, we don't base residency on credit scores. Instead, we encourage those interested to apply and discover if our community is the perfect fit for both seller and buyer. Become our neighbor and experience modern, eco-friendly living in a vibrant and welcoming environment.

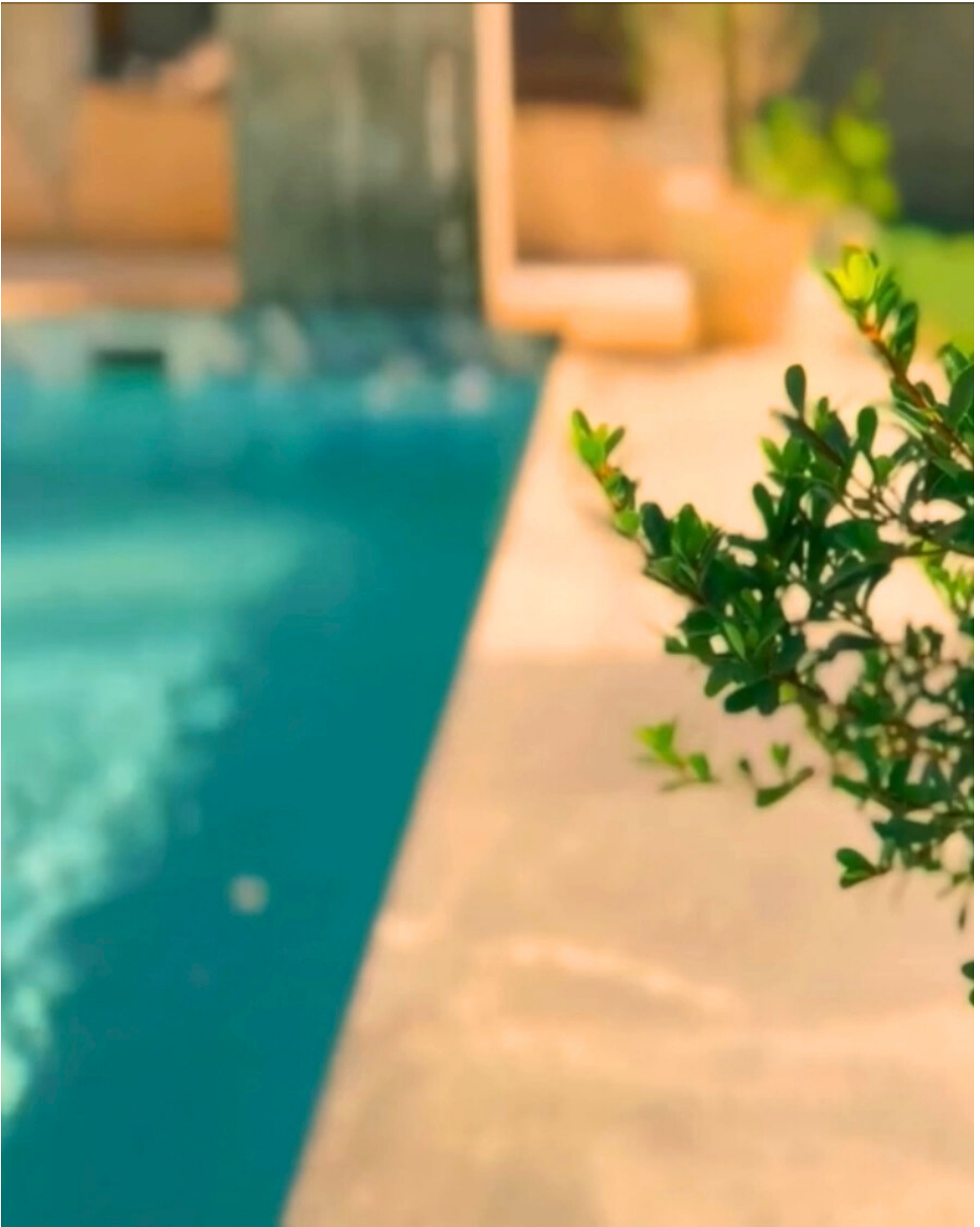




# VISSION

The Americans are finally in Senegal, changing this whole industry. Experience the dawn of a new era as American influence transforms the real estate landscape in Senegal. We are proud to responsibly and finally offer such luxury, without disruption of the culture of this beautiful nation.

This is Savannah living combined with several bustling neighboring villages, to always stay connected to our roots, as well as our offering of modern urban conveniences, for a daily lifestyle above your furthest dreams.



# SERVICES

Indulge in the ultimate luxury vacation condo experience with exclusive services tailored for your comfort and convenience:

- Private entrance and pool access for your relaxation
- Opportunity for Airbnb income with professional hosting and maintenance services
- Regular maid and laundry services to keep your home pristine
- Membership to a luxurious beach club for seaside enjoyment
- Personalized family crest on your front door for a touch of elegance
- Spacious accommodations for six or more guests with comfortable bedding
- Well-appointed kitchen, living, and bathing facilities
- Modern amenities including air conditioning and chic Afro-inspired decor
- Access to a variety of on-site restaurants, shops, and entertainment options
- Multilingual homeschool co-op for educational support
- Comprehensive medical insurance coverage for peace of mind
- Residency assistance including a residency card for seamless integration into the community



# BENEFITS

Discover the unparalleled benefits of investing in our luxury vacation condo homes:

**High Investment Profits:** Earn between \$14,000 and \$186,000 yearly profit based on your offered nightly rate, with our full-service luxury vacations. Our clients happily pay top dollar to experience the comfort and opulence of your home, even when you're miles away in America.

**Low Initial Investment:** Start with just \$41,000 initial investment and enjoy living in or renting out your property for as low as \$16,500. This opportunity promises impressive returns, leveraging lower pricing in Senegal to earn euros and dollars in the future.

**Catering to Tourist Demand:** Tap into the vast pool of tourists in Senegal who typically have limited luxurious lodging options. Your property stands out as a premium choice for discerning travelers.



# BENEFITS

**Flexible Installment Options:** Complete your installments conveniently through bank transfers, TransferWise, Stripe, or Sendwave.

**Maximize Profits Faster:** Gather future guests to cover the full investment more swiftly. Create group trips or family getaways to generate consistent monthly income.

**Travel Credit Benefits:** Utilize travel credit towards your home by vacationing here, deducting any airfare costs. Enjoy discounted travel packages starting at \$2,990 per person for a 7-day trip, including round-trip flights from New York.

**Premium Hosting Services:** Upon owning your American Senegalese home, enjoy exclusive hosting services for your family or guests at only \$28 per day, included in the price. Alternatively, choose to host yourself at no additional cost. You retain the majority of any income generated, typically up to \$500 per day. Basic services include a maid and a laundry attendant. Additionally, you can opt for extra amenities such as well-trained butlers, chefs, nannies, drivers, and more, available at nominal additional fees.





# SALIMATA CONDO

## Starting at \$41,000

Experience luxurious living in this exquisite 597 square foot condominium. Secure your spot by applying for acceptance and enjoy the convenience of a monthly contract at \$347. This cozy space comfortably accommodates up to 6, making it perfect for families or groups. With the option to rent or move in after sending only \$16,500, your dream home awaits.

**\$347 down payment\* and \$347 monthly**



\*Down payment increases to \$1000 on 10 May 2024



# KHADI CONDO

## Starting at \$71,000

Discover the epitome of luxury living in our spacious 625 square foot condominium. Secure your residency by applying and gaining acceptance. Enjoy the convenience of a monthly contract at \$394. With the option to rent or move in after sending only \$24,000. This generous space comfortably accommodates up to 8, making it ideal for larger families or groups. Apply now and step into a world of comfort and luxury.

**\$394 down payment\* and \$394 monthly**



\*Down payment increases to \$1000 on 10 May 2024

# GALLERY





# GALLERY





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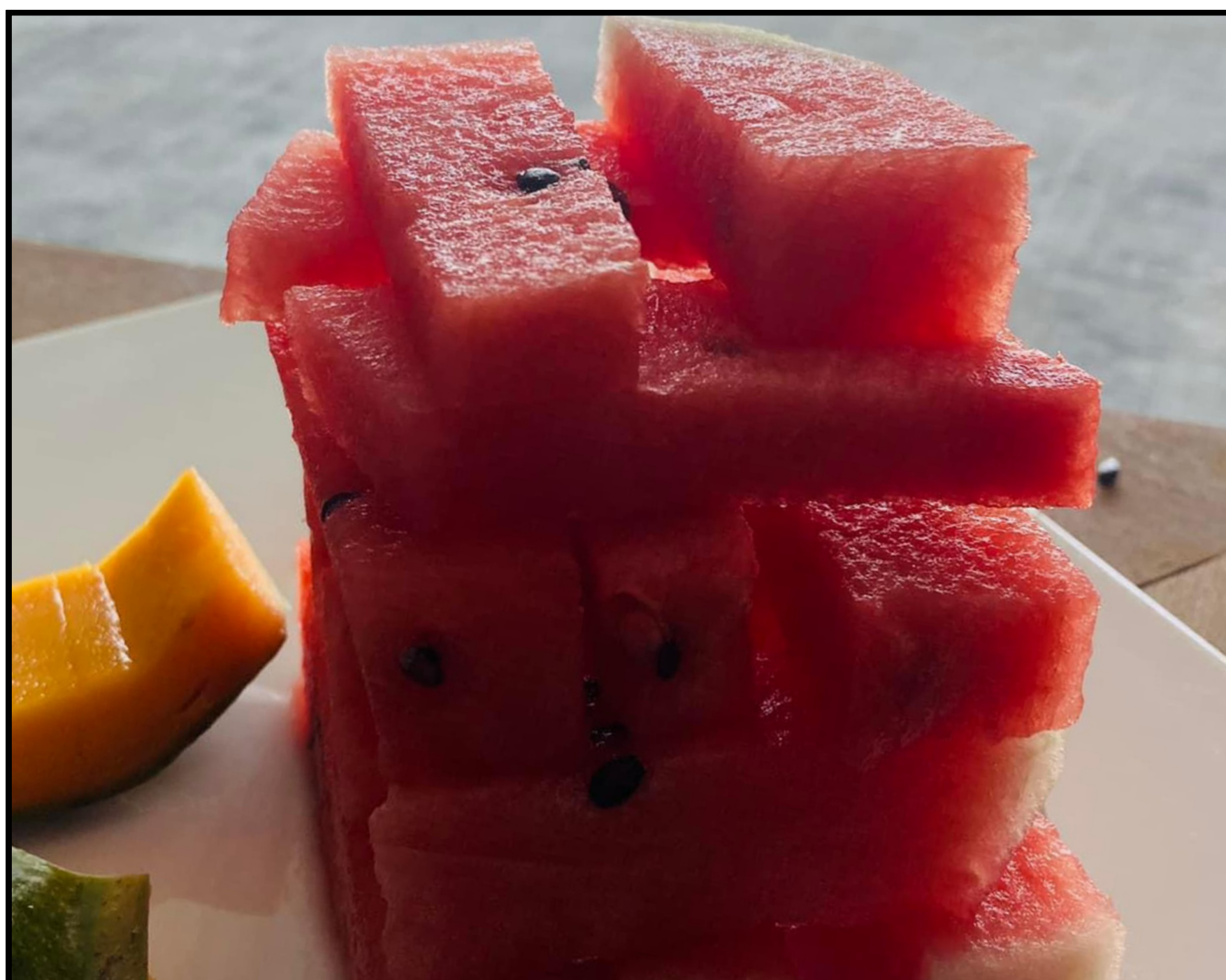


# GALLERY





# GALLERY





# GALLERY





# FAQS

Q1. What neighborhood are these homes built in?

A1. Senegal has villages and homes surrounded by walls, no neighborhoods. Only our American homes have a neighborhood, plus shopping, restaurants, multilingual homeschool co- op, and various conveniences.

Q2. How long does it take to build a home?

A2. It takes 3-10 months for your new home to be built or to be ready. You may move after completing \$16,500 for homes under \$48,000. Move in after completing 24,000 for homes between \$49,000 and \$71,000. Move in after completing \$228,000 for the \$414,000 home.

Q3. Are these homes connected?

A3. Yes, these homes are built similar to French quarter homes, to be affordable, and to make lots of income. You can buy a full mansion for \$414,000, if this option suits your needs. Included for all homes are courtyards, pools, and beautiful halls, built similarly to French quarter homes in New Orleans; chic, sleek, orderly & quiet.

# FAQS

Q4. Do all homes have pools?

A4. Yes, they all have pools which are only 4 feet deep for safety & to enjoy the outdoors.

Q5. What about my credit score?

A5. If we accept your application, you're in. We don't check credit.

Q6. Is there a web site or brochure?

A6. Our site is mostly for our tourism, which you need to notice, as this is how you'll gain income from your new home. There is also a home buying page, and application at [RoseDV.com](http://RoseDV.com). The brochure is there for downloading, also.

Q7. Why are these homes so affordable?

A7. Because Africa is for Africans.



# CONTACT



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