



-PRESS RELEASE-

OFFICIAL LAUNCH OF CARIB CLUB CONDOMINIUM AT FLAMINGO CROSSING

For Immediate Release:

(Providenciales, Turks & Caicos Islands: 1st August 2007) Flamingo Crossing Ltd. is pleased to announce two milestones reached by Long Bay's premier neighborhood - Flamingo Crossing: [1] Home-owners moving into their new homes and [2] The Official Launch of Flamingo Crossing Phase II - Carib Club Condominium Ground-Breaking & Launch Reception.

This gated residential community of single family homes and now condos is located on the east side of the island in Long Bay just off the Leeward Highway, only minutes from Grace Bay. "You don't have to spend a million to have a million dollar view" - the Carib Club boasts serene, beautiful views overlooking Provo Golf Course and beyond. Flamingo Crossing launched Phase I - single family homes the beginning of 2nd quarter 2006 and the first home-owners are now poised to move in to their beautiful newly built homes. The dream of owning a piece of paradise is now a reality for them!

The Carib Club Condominiums will be two, three and a half storey buildings with elevators, assigned parking, a refreshing pool, relaxing jacuzzi, convenience store, clubhouse with mini-gym overlooking the lake and golf course. There are a total of 48 units and 4 floor plans (Studio, 1-Bedroom and 1 & 2 Bedroom Split-level Penthouses). All units will be outfitted with beautiful porcelain tile flooring, stylish granite kitchen and bathroom counter tops, Kohler fixtures, finely crafted maple wood cabinetry, stainless steel appliances, ceiling fans and split air-conditioning units. Finishings will be similar to the Flamingo Crossing homes. Furniture packages will be available. On-site management and rental program will be in place as well. Pre-construction prices range from \$169,999 for a studio unit to \$359,999 for a 2-bedroom split-level penthouse.

Special thanks must be extended to the TCI Government for providing a duty concession for construction materials that assist with making monthly mortgages close to the price of renting a similar accommodation in Provo.

**CARIB CLUB CONDOMINIUM
AT FLAMINGO CROSSING**

Long Bay - Providenciales
Turks & Caicos Islands

Phone: 649 941-4237 Fax: 649 941-4235

Email: Info@flamingocrossingtci.com

Website: www.CaribClubCondos.com



Every possible consideration has been taken to make the Carib Club a true value for its buyers. This project addresses a niche market currently not being serviced in Provo – sensibly priced residences for our fast developing island and its residents. Flamingo Crossing home owners who bought at pre-construction prices a little over a year and a half ago have already experienced a very respectable increase in the value of their homes, for example, The Arawak, the 2-bedroom model listed at \$199,999 pre-construction ... is now listed at \$354,999! A \$155,000 increase in 18 months time!

The Official Ground-Breaking Ceremony to launch construction of the Carib Club Condominium and a Key Presentation Ceremony for Flamingo Crossing Home-owners will be held on-site Thursday, August 23rd followed by the Launch Party Celebration. Government officials including Deputy Premiere Floyd Hall are scheduled to be in attendance for the event as well as Developer, Mr. Beryn Duncanson, Architect/ Project Manager, Mr. Paul Matthews, contractors, Hernandez Construction and Fidelity Builders as well as the banking and real estate community, movers & shakers in the community and Flamingo Crossing Home-owners.

Of the 22 single family Flamingo Crossing homes slated to be built, 14 have been sold, 13 are currently under various stages of construction and almost ready to move in to. The Flamingo Crossing community will have a barbeque/ picnic area located right by the lake for lazy days of fun and an open green space with a natural pond and vita course where residents can exercise or relax and enjoy the Turks & Caicos lifestyle.

Carib Club Condominium at Flamingo Crossing . . . It's Where YOU Want to Be!

For more details on the Carib Club Condos and/or Flamingo Crossing Homes

Go to: www.caribclubcondos.com and www.flamingocrossing.com

For a tour of the site, please call (649) 245-1314 or 342-6925

For more information please contact:

Debbie Alpi / Marketing Manager

Flamingo Crossing Ltd.

Providenciales, Turks & Caicos Islands

Tel: (649) 941-4237

Fax: (649) 941-4235

Email: caribclub@flamingocrossingtci.com

info@flamingocrossingtci.com

CARIB CLUB CONDOMINIUM
AT FLAMINGO CROSSING

Long Bay – Providenciales
Turks & Caicos Islands

Phone: 649 941-4237 Fax: 649 941-4235

Email: Info@flamingocrossingtci.com

Website: www.CaribClubCondos.com