



## Sale of a luxury villa, 232 sqm, on a plot of 480 sqm, Africa - Cape Verde



🏠 232 m<sup>2</sup> 📖 Santa Maria, The Cape Verde Islands 💰 7 801 150 CZK per property



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N6380</b>	Price	<b>7 801 150 CZK per property</b>
Address	<b>Santa Maria, The Cape Verde Islands</b>	Type	<b>Houses</b>
Category	<b>Family House</b>	Usable area	<b>232 m<sup>2</sup></b>
Number of rooms	<b>4 rooms</b>	Land area	<b>480 m<sup>2</sup></b>
Garden area	<b>47 m<sup>2</sup></b>	Low energy	<b>No</b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Device	<b>Yes</b>
Parking	<b>Yes</b>	Terrace	<b>69 m<sup>2</sup></b>
Swimming pool	<b>Yes</b>	Lift	<b>No</b>

## About real estate

We offer for sale a fully equipped summer villa in the luxury resort Melia Tortuga Beach. The resort itself is an oasis of tranquility on the sunny Cape Verdean island of Sal, providing an unforgettable holiday experience all year round, and above all it is an ideal investment project.

The two-storey villa with parking space, a private pool measuring 2x4 metres and a garden for barbecues, building has an ideal layout.

The spacious living area connected to the kitchen and bedroom on the ground floor, has direct access through large glass doors to the garden with pool. On the first floor are situated two bedrooms, each with a bathroom, and also the own terrace.

Residents have access to two large adult pools at the resort, which are surrounded by beautiful gardens, two children's pools with kids club and YHI SPA. The resort includes six different restaurants, four bars, a hair salon, a beauty salon and a large number of shops.

The Cape Verde Islands boast some of the best beaches in the world, famous for their fine white sand and crystal clear water. With a year-round sunny climate and a thriving tourism industry, Cape Verde provides the ideal economic and environmental conditions for successful property investment.

Purchasing a property in this five-star resort opens up a wealth of ownership benefits. The apartments are sold on the principle of absolute ownership. The owner decides how to manage his property, whether he chooses to keep it for his own use, rent the property independently, through agents, or take advantage of the owner's hotel program offered. The program offers investors the opportunity for consistent and ongoing rental income. Everything is taken care of and you will receive a share of the rental income, plus you are entitled to vacation in your property for up to 5 weeks per year.

It's safe to say that you'll get the best possible mix of use and value for your investment at the same time. The developer of the project guarantees a rental income of five percent per annum in five years, with the current rate being considerably higher.