



REAL ESTATE DEVELOPMENT
PEROLA DA CRUZ
SAL REI - BOA VISTA
CAPE VERDE





Perola da Cruz is a real estate development by

bespace
CAPE VERDE



LOCATION

Cape Verde.

Located in the **Atlantic Ocean**, off the west coast of Africa and just over an hour's journey south of the Canary Islands, **Cape Verde** is a **fascinating tropical archipelago** consisting of 10 main islands and 5 islets. This exotic destination boasts **outstanding natural beauty**.

Cape Verde is a real gem. Its **mild and sunny climate** makes you feel like you're going **on holiday forever**. Sweet sea breezes cool the atmosphere, and temperatures hover between 25°C and 30°C throughout the year. It is a true paradise for those looking for **breathtaking beaches**, **unspoilt nature** and an atmosphere of absolute **tranquillity**.

Cape Verde's beaches are recognised as some of the most beautiful in the world, famous for their enchanting **white sand** and **crystal clear waters**. Relaxing on these idyllic shores is an unforgettable experience.

The Republic of Cape Verde boasts a unique natural wealth, including **national parks** and **marine reserves**, which offer nature lovers a wealth of opportunities for exploration.

Beyond its natural beauty, Cape Verde has proven to be an **ideal place to invest in real estate**. With a growing tourism sector, this destination offers **excellent long-term growth opportunities** and **considerable returns**.

The archipelago is attracting an increasing number of **investors** who recognise its potential and **development prospects**.

If you are looking for a paradisiacal destination, **Cape Verde is the perfect place for you**. In addition to the breathtaking beaches, you can immerse yourself in the local culture, taste the delicious Creole cuisine and discover the warm and welcoming hospitality of its people.





LOCATION

Boa Vista island.

The **African wind**, the **tropical sun** and the **volcanic soil** have given the island of **Boa Vista** a shape that even the most demanding can appreciate: **exciting excursions** in complete safety, **relaxing days** on the beach and evenings full of fun await you.

Rich in **dunes** that create a **desert landscape**, the island has 55 km of beaches with **white sand** and **emerald-green waters**, characteristics that have turned Boa Vista into a tourist destination par excellence.

Still **unspoilt** and **easily accessible**, **Boa Vista** is one of the last remaining paradises. The services in the area and its location make it unique for those seeking relaxation, as well as for those who want to get up close and personal with nature without fear.





LOCATION

List of direct flights to Boa Vista.

- Milan
- Bergamo
- Verona
- Rome
- Zürich
- London
- Bristol
- Manchester
- Prague
- Brussels
- Amsterdam
- Lisbon
- Paris
- Sal
- Praia

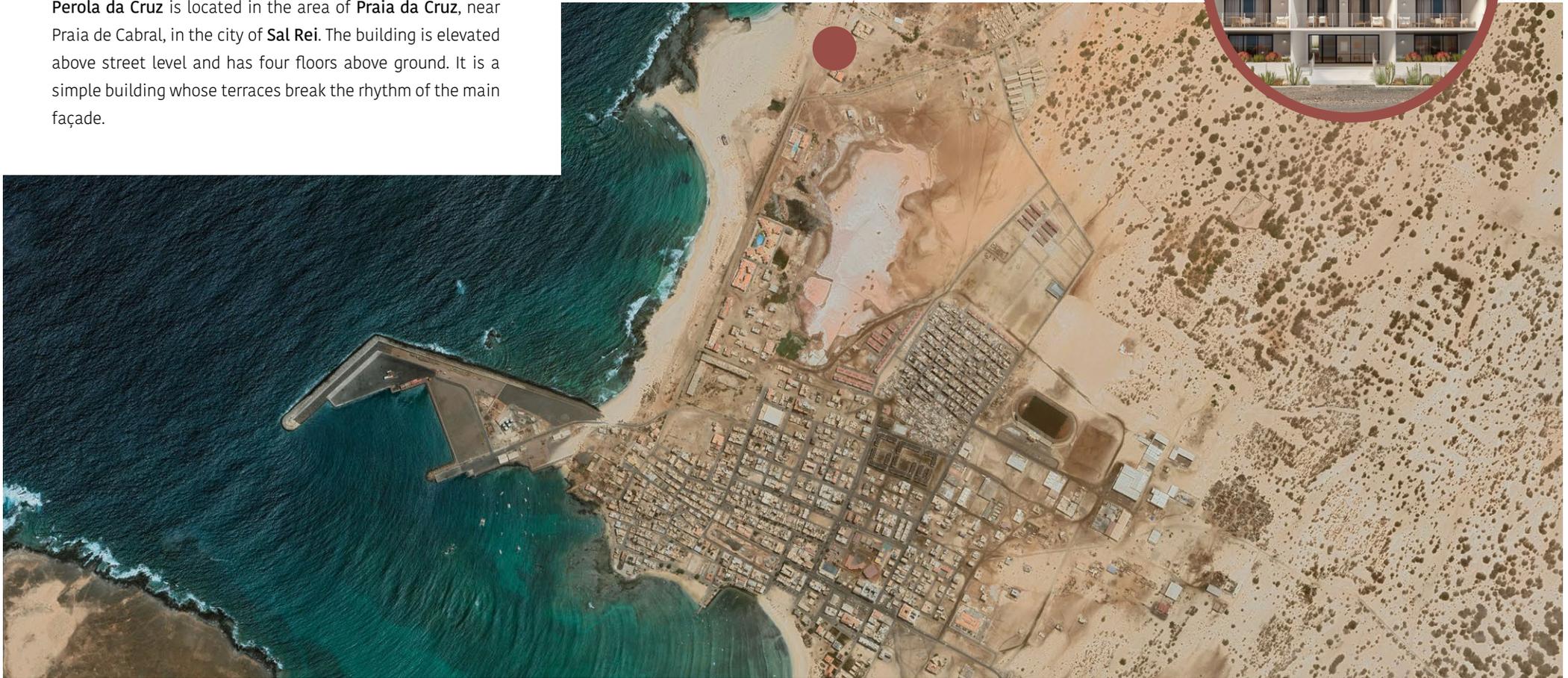




SAL REI BOA VISTA

Perola da Cruz

Perola da Cruz is located in the area of **Praia da Cruz**, near Praia de Cabral, in the city of **Sal Rei**. The building is elevated above street level and has four floors above ground. It is a simple building whose terraces break the rhythm of the main façade.





Prestigious apartments for tourist use:

A unique opportunity for elegance and convenience.

Construction of this exclusive **tourist apartment complex** is scheduled to begin in September 2024, with delivery of the properties scheduled for December 2025. This is a **rare opportunity to invest** in a **luxury property** on the island of **Boa Vista**, ideal both as a personal holiday retreat and as a source of **rental income**.

Bespoke design and high-end finishes.

Each apartment will be delivered on a **turnkey basis, fully furnished** with top-quality finishes, bearing the signatures of the **most prestigious names in Italian design**.

From designer kitchens to elegant interiors, from doors to luxury outdoor furniture, all combined with an **eco-chic furnishing style in natural colours**, simple yet elegant. Every detail has been thought of to provide an **unparalleled experience**. We also offer the possibility to further customise your apartment with exclusive “upgrade” packages for furnishings and finishes, allowing you to reflect **your personal style** in **comfort** and **elegance**.

An accessible and customisable investment.

These units represent an **exceptional investment opportunity**. You can also reserve your apartment with an advance payment of 20 percent of the list price and set up a **customised payment plan** on the balance, making this purchase even more affordable.

Don't miss the opportunity to own one of these exclusive holiday homes. They are perfect for **enriching your holidays** or for generating an **attractive economic income**. **Contact us now** to find out how to make your dream of a perfect holiday getaway or **smart investment** come true.





Discover Perola da Cruz, an innovative residential complex offering the best holiday apartments. Here, you have the unique opportunity to buy your holiday home outright, with a notarial deed making you the sole owner, combining the freedom of having a holiday home to enjoy for as long as you like with the potential benefits of a profitable property investment.

Guaranteed financial return and flexibility of use.

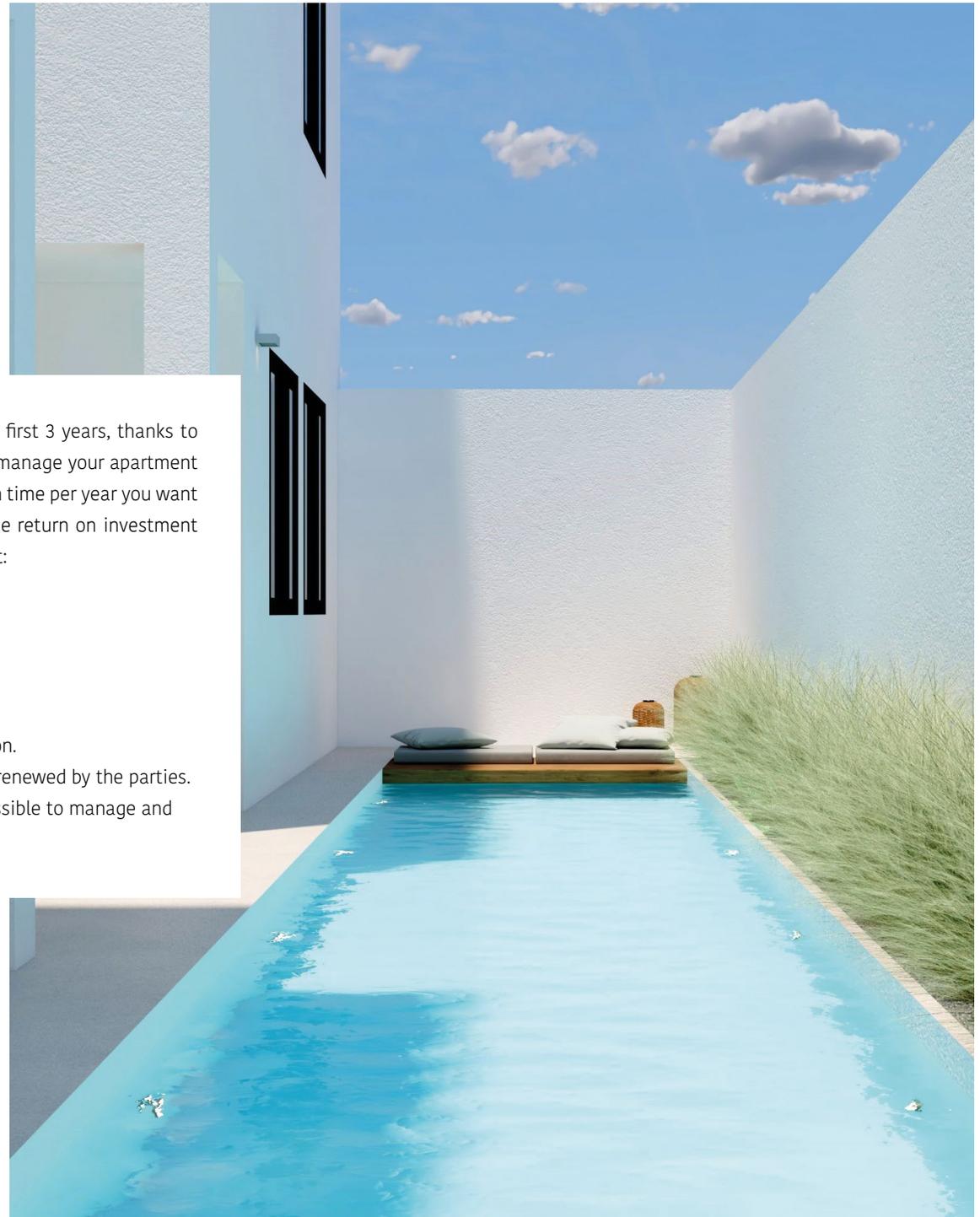
Investing in Perola da Cruz also means securing a guaranteed financial return for the first 3 years, thanks to an agreement with one of our rental management companies, which will rent out and manage your apartment during your absence. In fact, you have the opportunity and flexibility to decide how much time per year you want to spend in your apartment. If you do not use it, you have the option of leasing it. The return on investment made for the purchase will vary according to the period of private use of the apartment:

- 6% annual return if you use the apartment for 1 month a year;
- 5% annual return if private use is 2 months a year;
- 4% annual return if you choose to spend 3 months a year in your apartment.

- * It will be possible to decide the period of use, from year to year, without any limitation.
- ** The short-term rental management contract has a duration of 3 years, which may be renewed by the parties.
- *** The rental management contract is optional, and therefore not binding. It will be possible to manage and rent the property independently, respecting the condominium regulations.

Your holiday home with exclusive benefits.

Perola da Cruz is the ideal solution for those looking for a place to get away from it all without sacrificing a wise investment. You will not only have a holiday home in a desirable destination but also the security of guaranteed passive income.





PEROLA DA CRUZ

Eco-chic design.

The new residential projects in Cape Verde represent a perfect combination of sustainability and design, offering eco-chic apartments that integrate harmoniously with the surrounding natural environment.

The buildings are constructed according to the principles of eco-sustainability, using local materials such as stone and wood that reflect the natural beauty of the island.

Every detail is designed to respect and enhance the environment: wooden furniture made by local artisans, woven jute and rope floor coverings, and native plants such as palm trees and oleanders. Minimal design in a pure and authentic environment.

Sustainability is at the heart of these projects: photovoltaic systems ensure a renewable energy supply, while greywater purification systems allow a responsible use of water resources.

Railings in aluminium or marine steel are chosen for their resistance to the effects of saltiness, guaranteeing safety and durability.

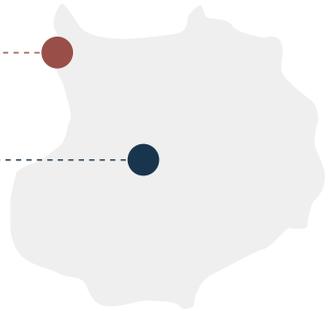
Choosing these apartments means embracing a new way of living, respecting and celebrating nature without sacrificing comfort and elegance, perfectly in harmony with the unspoilt beauty of Cape Verde.





Sal Rei

Boa Vista

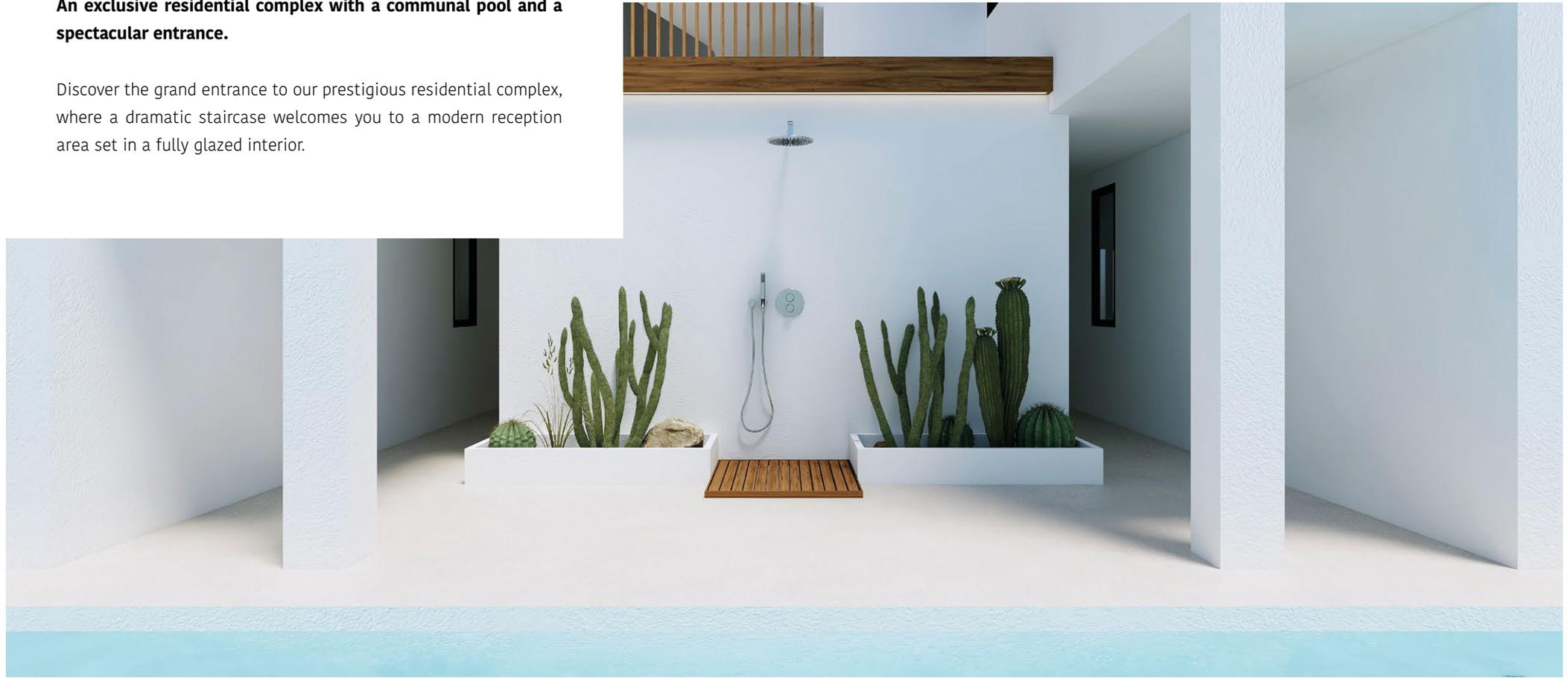


PEROLA DA CRUZ

The building.

An exclusive residential complex with a communal pool and a spectacular entrance.

Discover the grand entrance to our prestigious residential complex, where a dramatic staircase welcomes you to a modern reception area set in a fully glazed interior.





An oasis of relaxation and privacy.

At the heart of the complex is a magnificent swimming pool, strategically placed at the rear and embraced by the façade of the building.

This outdoor space is designed to enjoy the sunlight of Cape Verde while providing refreshing shade for the pool and relaxation area, also equipped with comfortable outdoor showers.

Apartments designed for maximum comfort.

On the ground floor, you will discover two exclusive apartments, each designed with a cosy living area with a kitchenette, two bathrooms, and two bedrooms. They are also fitted with bespoke wardrobes to maximise space.

Each apartment also has a locker (private storage room) with external access, ideal for storing personal items during the period you intend to rent out the apartment or beach equipment, and a large private terrace.

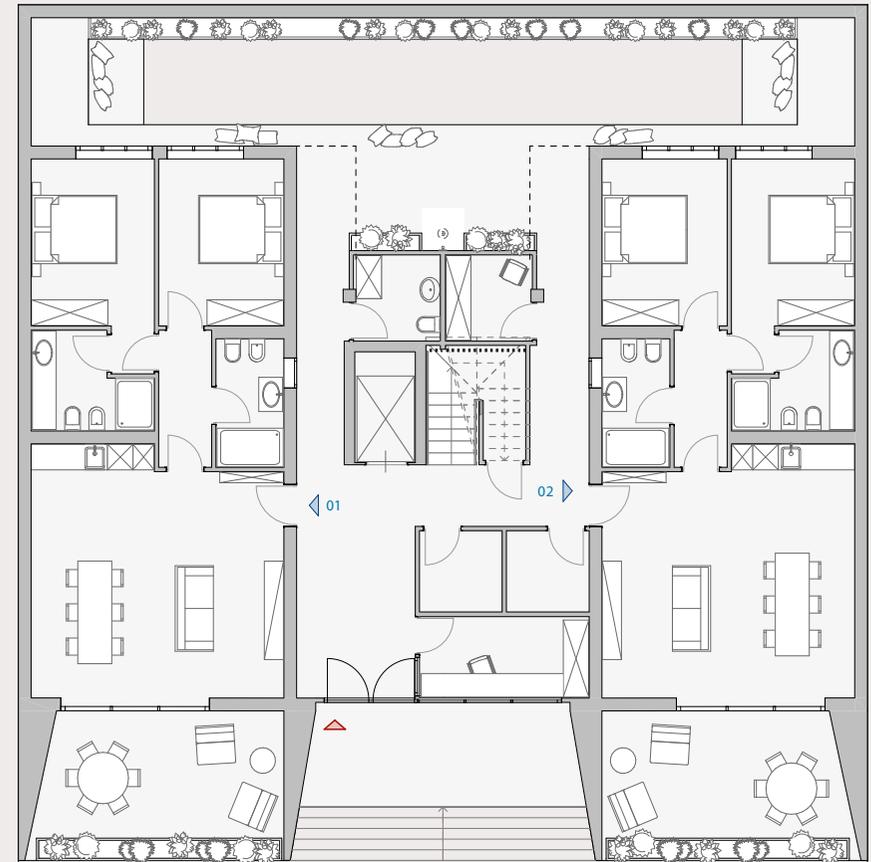
The terrace overlooks the sea and is furnished with elegant planters that act as parapets, providing additional privacy and a corner of tranquillity away from the street's prying eyes.

Your exclusive retreat awaits.

Ideal for those looking for the perfect combination of discreet luxury and home comforts, this residential complex offers a quiet and reserved environment for your holiday.

Don't miss the opportunity to be part of this unique living experience, where every detail has been designed to guarantee maximum satisfaction and relaxation.

Ground floor





THE BUILDING

Discover the charm of our apartments with sea views on higher floors.

Our elegant residential complex rises majestically thanks to a modern staircase with a lift, providing easy access to the upper floors.

On the first and second floors, the apartments are symmetrical and functional, with living spaces optimised for maximum comfort and enjoyment.





An optimised design and unparalleled views.

Each floor houses two mirrored 3-room apartments, located on either side of the central space.

These apartments feature a large living room with an open kitchen, two bedrooms, two bathrooms and a practical locker with external access, ideal for storing personal belongings during the rental period.

The distinctive element of these apartments is the large terrace, which offers a breathtaking panoramic view, allowing you to immerse yourself in the beauty of the horizon and the sea.

Elegance and functionality are at the heart of the structure.

The central 2-room apartment is smaller in size, but does not forego charm and practicality.

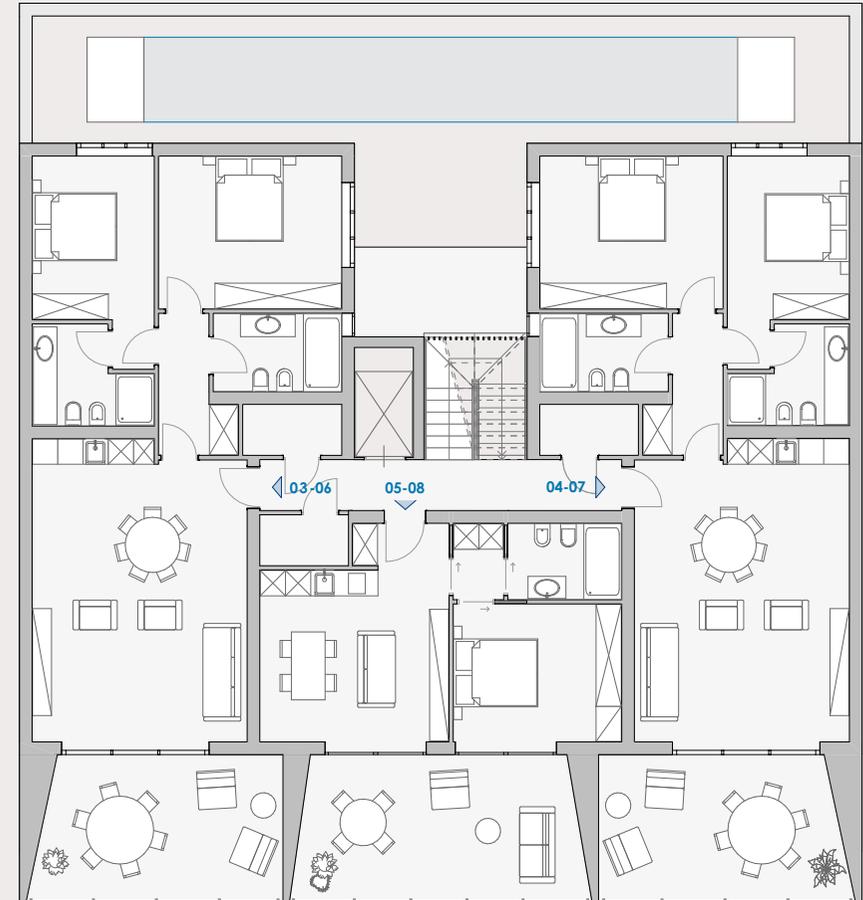
It consists of a living area with an open kitchen, a bedroom, a bathroom with a laundry column and an external locker.

The terrace also plays a key role in this space, creating a visual and functional bridge between the living and sleeping areas, visually expanding the spaces towards the infinite blue of the sea.

Enchanting architectural details.

The architecture of the upper floors is distinguished by the iron parapets, which add a touch of decisive character to the building, without compromising the view and air circulation in the warmer months. This design choice allows for an open field of vision towards the sea, inviting light and landscape to enter and become an integral part of the inhabitants' daily lives.

Standard Plan





THE BUILDING

Prestigious penthouses with terrace and private pool: the pinnacle of elegance and comfort.

In the heart of our exclusive residential complex, the penthouse floor stands as a symbol of prestige and luxury, hosting the condominium's most coveted apartments. These two extraordinary penthouses represent the ultimate in design, comfort and privacy, offering generous spaces and top-notch finishes.





Luxury living spaces and panoramic views.

Each penthouse is generously proportioned with a living room with an open-plan kitchen, two bright bedrooms and two elegant bathrooms. The interior design blends contemporary style and functionality, creating welcoming environments that invite relaxation and daily well-being.

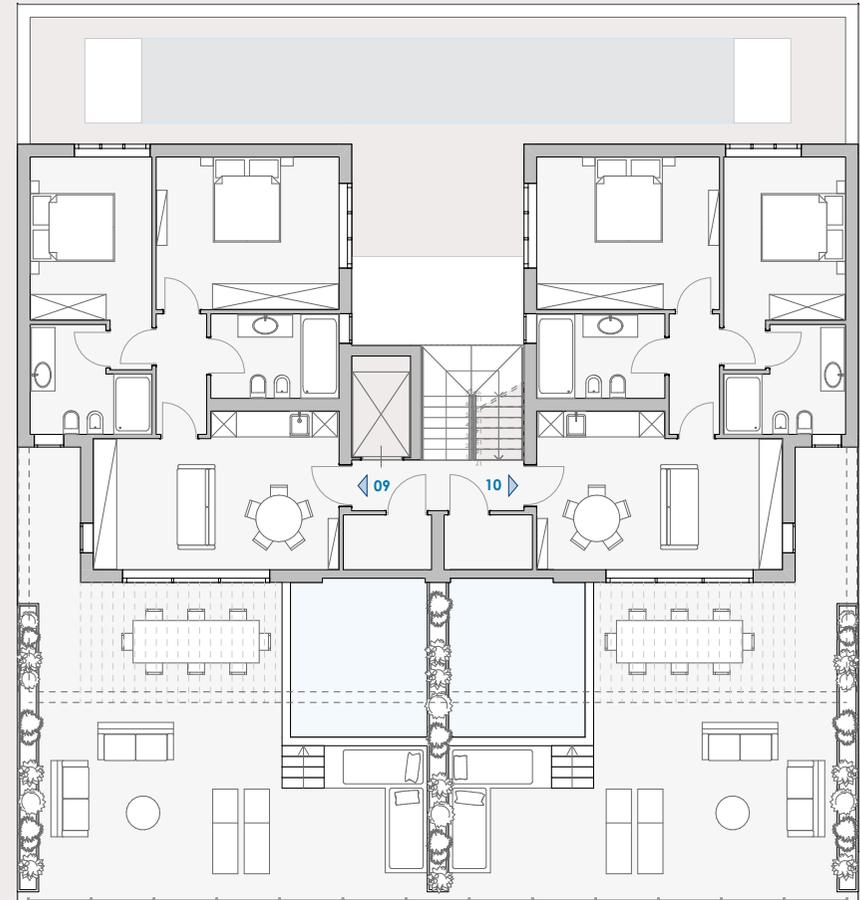
Exclusivity in the open air.

The distinctive element of these penthouses is undoubtedly the large terrace that surrounds the apartment. This exclusive outdoor space offers a shaded dining area, perfect for al fresco dinners or simple moments of conviviality, and a relaxation area where you can unwind under the open sky. The private mini-pool is designed to offer moments of pure pleasure and relaxation: it allows you to enjoy the panoramic view in total privacy, making every day an unparalleled holiday experience.

Living it up: unparalleled comfort and prestige.

These penthouses are designed for those who are not satisfied and are looking for a home that reflects their desire for exclusivity and beauty. Living here means being able to enjoy spaces designed with attention to the smallest details, luxury finishes and, above all, a private outdoor area that few can boast, complete with every comfort for the most exclusive outdoor experience. Do not miss the opportunity to own one of the most prestigious apartments in our condominium, where luxury and comfort combine to create an unprecedented living environment.

Penthouse





THE APARTMENTS

Type A – T2



2 bedrooms

Exclusive Type A apartments with sea views and a furnished terrace.

Discover our Type A apartments, design jewels where elegance and comfort merge in an embrace of style and functionality. Each apartment, furnished with refined taste and special attention to detail, is designed to offer a unique living experience, embellished with a spectacular sea view.





Terrace overlooking the sea: your corner of paradise.

The most distinctive feature of these apartments is the large living terrace of about 20 m², furnished to ensure maximum outdoor comfort. It is the ideal place to start the day with a breakfast overlooking the sea or to end the evening under the stars with the sea breeze in your hair.

Careful and functional interiors.

The living area opens into a bright lounge with an Italian designer kitchen, perfectly equipped and overlooking the sea, creating an open and welcoming environment. A large bathroom is located in the hallway.

The bedrooms are an oasis of tranquility: two spacious bedrooms, one with an en-suite bathroom, equipped with comfortable double beds and fitted wardrobes. The possibility of integrating a desk transforms the room into a versatile private space, ideal for a small study or a reading corner.

Comfort and technology for an unforgettable stay.

Each apartment is equipped with independent air conditioning to ensure the ideal climate in every season, HD LED TV for quality entertainment and Wi-Fi to stay connected at all times. In the bathrooms, elegance meets functionality: generously sized showers, large and well-lit mirrors to prepare for every moment of the day. Living in a Type A apartment means choosing quality living, with all the modern comforts and breathtaking views that will remind you every day of the beauty of experiencing life beside the sea. Don't miss the opportunity to turn this dream into reality.

Type A - T2





THE APARTMENTS

Type B - T2



2 bedrooms

Elegant Type B apartments with sea views and a private terrace.

We present the Type B apartments, designed to offer an impeccable fusion of contemporary comfort and distinctive design touches.

These residences are ideal for those looking for a higher quality living experience, with a beautiful sea view that enriches every moment of the day.





A spacious terrace with enchanting views.

Each apartment has a furnished terrace of approximately 20 m², designed to maximise the enjoyment of outdoor living.

Imagine waking up with the view of the sea stretching out to the horizon, or relaxing at sunset in a serene, private setting, right outside your door.

Careful and functional interiors.

The living area features a large, bright living room with an open Italian-designed kitchen, creating an open and cosy ambience, perfect for entertaining guests or spending time with family.

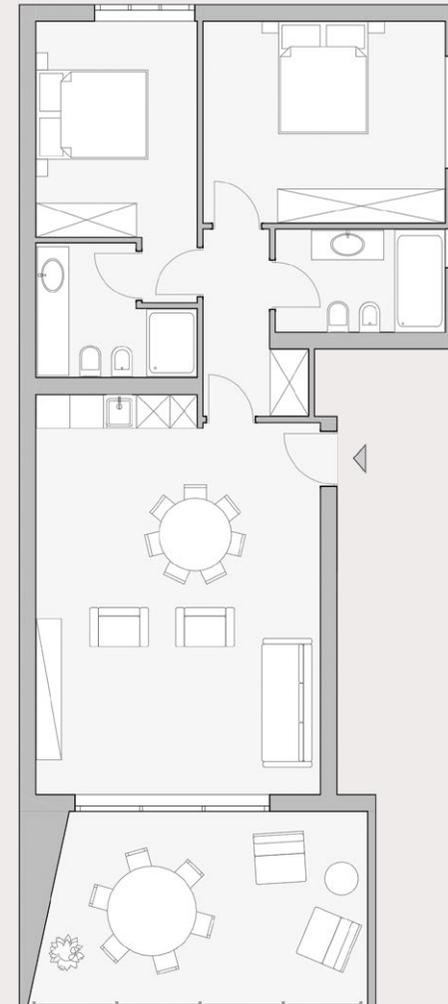
The 2-bedroom layout is designed to offer privacy and comfort, including two bedrooms, one with an en-suite bathroom, equipped with comfortable double beds and built-in wardrobes, as well as a second spacious bathroom.

Modern facilities for a stay of pure comfort.

The apartment is equipped with independent air conditioning to ensure well-being in every season, a HD LED TV for high-quality entertainment, and Wi-Fi to stay connected at all times. The bathrooms, elegant and functional, are equipped with generously sized showers, large and well-lit mirrors, perfect for starting the day in the best possible way.

Living in a Type B apartment means embracing a lifestyle where the beauty of the coast becomes an integral part of everyday life, with all modern amenities at your fingertips.

Type B – T2





THE APARTMENTS

Type C - T1



1 bedroom

Exclusive type C apartments in Perola da Cruz: comfort and intimacy with a sea view.

Discover the Type C apartments, the most intimate and welcoming gems of the Perola da Cruz residence, where luxury meets privacy in an embrace of style and comfort.

With only two units available, this type represents a rarity combining elegance and functionality, designed for those seeking an exclusive retreat with a unique atmosphere.





Private terrace: an oasis of relaxation.

Each apartment is equipped with a habitable and furnished terrace, perfect for enjoying the tranquillity and the view without sacrificing comfort. The possibility of opening up the rooms to the terrace makes it possible to extend the living space, offering a private corner where you can relax, read or simply admire the surrounding landscape.

Interior design: elegance and functionality.

The interior of each apartment reveals a carefully curated design, with a living area that includes a bright living room with an open kitchen and a direct view of the terrace, creating a visual continuity that amplifies the feeling of space.

The sleeping area features a cosy double bedroom, accompanied by a large private bathroom, designed to offer maximum relaxation and privacy.

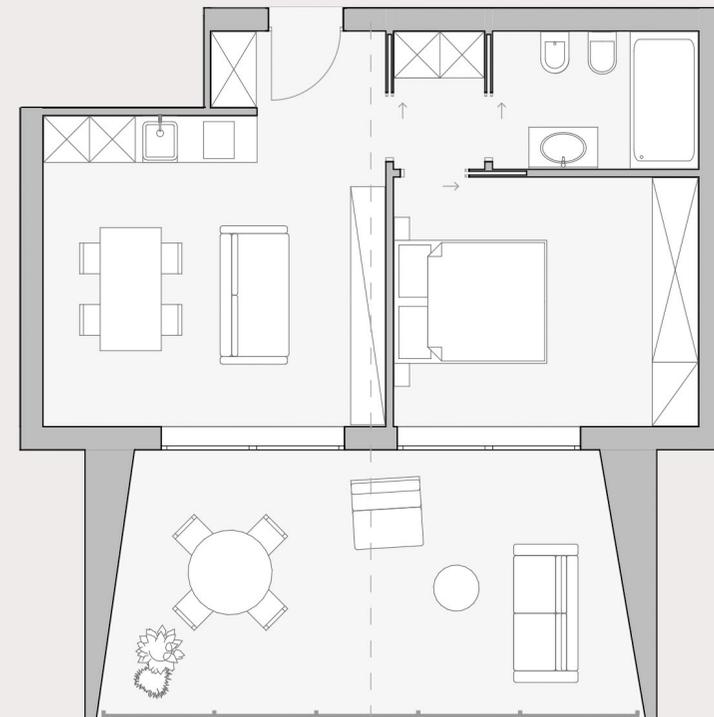
Modern amenities for an unparalleled stay.

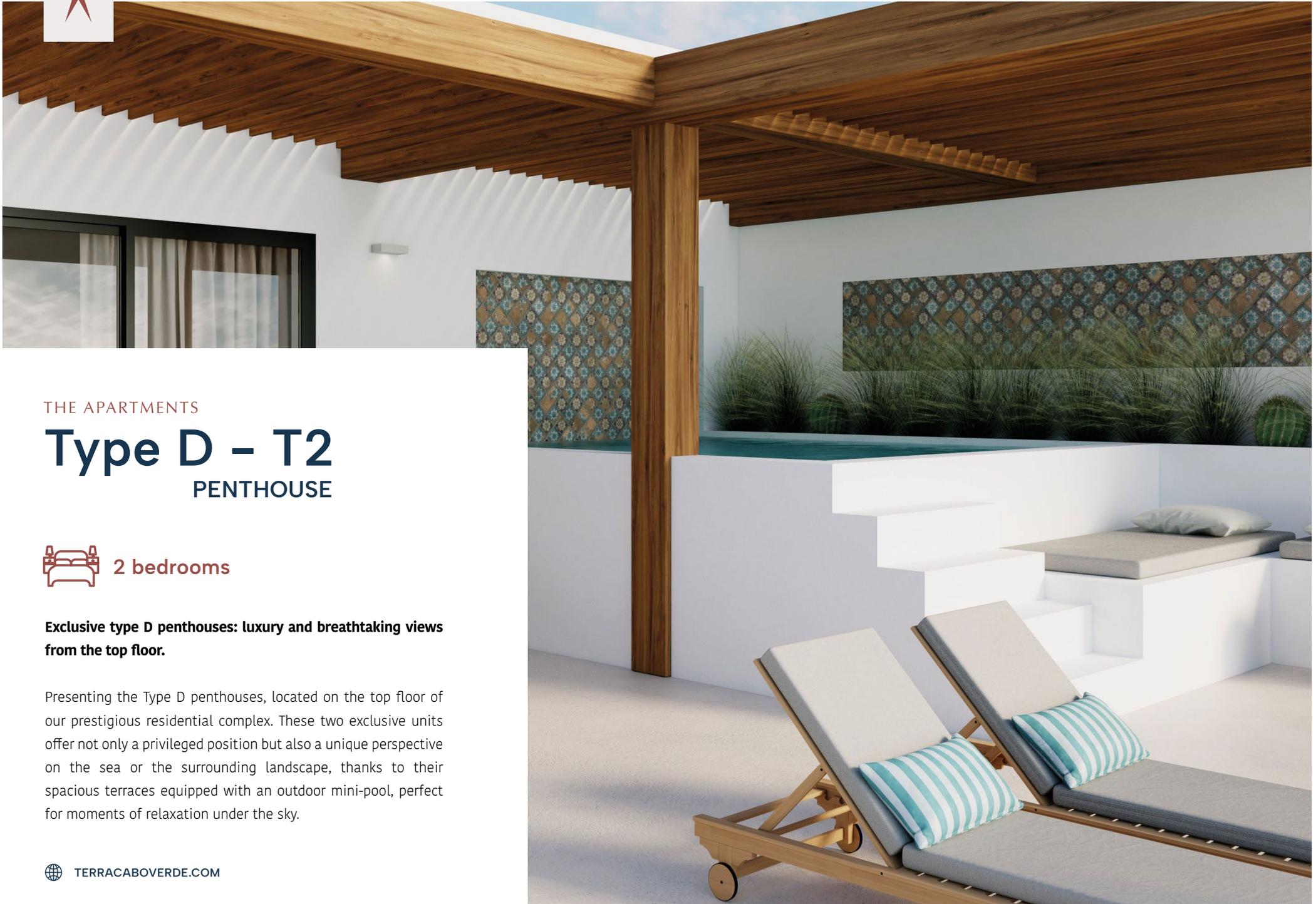
Equipped with independent air conditioning for personalised room temperature comfort, a HD LED TV for high-quality entertainment, Wi-Fi for unlimited connection, a telephone and a practical office table, these apartments are designed to meet every need, combining elegant furnishings with state-of-the-art living technology.

A limited opportunity for an exclusive offer.

The Type C apartments offer an unparalleled holiday experience, ideal for those seeking an exclusive getaway where they can experience unforgettable moments. The bespoke design makes them a privileged choice for those who want to combine the pleasure of a holiday with the comfort of a home. Don't miss the opportunity to take possession of one of the most sought-after apartments in Perola da Cruz. Every detail has been carefully considered to ensure a stay of pure pleasure and relaxation.

Type C - T1





THE APARTMENTS

Type D – T2

PENTHOUSE



2 bedrooms

Exclusive type D penthouses: luxury and breathtaking views from the top floor.

Presenting the Type D penthouses, located on the top floor of our prestigious residential complex. These two exclusive units offer not only a privileged position but also a unique perspective on the sea or the surrounding landscape, thanks to their spacious terraces equipped with an outdoor mini-pool, perfect for moments of relaxation under the sky.



Spectacular terraces for an unparalleled experience.

The terraces of these penthouses are true outdoor sanctuaries, designed to maximise the pleasure of living in outdoor spaces. The outdoor mini-pool adds a touch of unparalleled luxury, allowing you to enjoy relaxing baths with panoramic views, making every moment spent in this space an unforgettable experience.

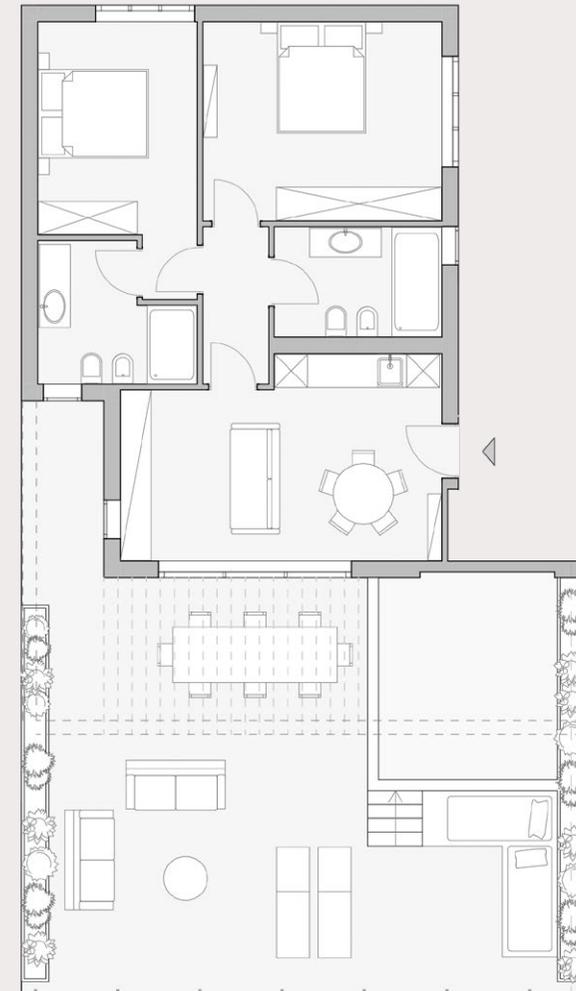
Refined interiors with Italian design details.

Inside, elegance reigns supreme, with a living area that includes a bright lounge with an open kitchen of Italian design, perfect for those who enjoy indulging in the culinary arts in a sophisticated setting. The sleeping area consists of two double bedrooms with spacious built-in wardrobes and two elegant bathrooms with generously sized showers and large, well-lit mirrors, designed to offer maximum comfort and practicality.

Living on top of the world with every comfort.

These penthouses represent the pinnacle of residential elegance, designed for those who want to live at the top, both literally and figuratively. Attention to detail, quality materials, modern amenities and unrivalled views make these units an unrivalled lifestyle choice.

Type D - T2





A limited opportunity for a luxury stay.

Available in only two units, these penthouses offer an exclusive opportunity to inhabit a space that combines privacy, luxury and dreamy views. It is an invitation to live in a dwelling that promises not just a luxury holiday home but a personal retreat where every detail is taken care of to ensure a superior living experience.

Technology and comfort to meet every need.

Equipped with independent air conditioning for personalised room temperature comfort, a HD LED TV for high-quality entertainment, Wi-Fi for unlimited connection, a telephone and a practical office table, these apartments are designed to meet every need, combining elegant furnishings with state-of-the-art living technology.

Type D - T2





THE APARTMENTS

The summary.

Floor	Type	Commercial SQM	SUL	SUN	Terrace	Locker	Common spaces	
1	Ground floor	3-room apt - T2	104,95	86,50	71,50	20	4,3	16,61
2	Ground floor	3-room apt - T2	104,95	86,50	71,50	20	4,3	16,61
3	First floor	3-room apt - T2	111,75	94,00	80,50	20	3,6	16,61
4	First floor	3-room apt - T2	111,75	94,00	80,50	20	3,6	16,61
5	First floor	2-room apt - T1	66,50	47,50	41,50	23,3	3,2	16,61
6	Second floor	3-room apt - T2	111,75	94,00	80,50	20	3,6	16,61
7	Second floor	3-room apt - T2	111,75	94,00	80,50	20	3,6	16,61
8	Second floor	2-room apt - T1	66,50	47,50	41,50	23,3	3,2	16,61
9	Top floor	Penthouse - 3-room apt - T2	124,55	77,00	63,50	80	3,4	16,61
10	Top floor	Penthouse - 3-room apt - T2	124,55	77,00	63,50	80	3,4	16,61

SUL = Gross usable area
SUN = Net usable area

Commercial SQM = SUL + Terrace (50%) + Locker + Common spaces (25%)



ECO-SUSTAINABILITY

Our vision for the future of housing in Cape Verde.



Quality of life and well-being at the heart of our projects.

At every stage of the design, construction and management of our properties, we pay special attention to the factors that directly affect our customers' quality of life. We carefully consider crucial aspects such as demographic trends, the structure of household economies, the comfort of living spaces, strategic location and overall well-being. We ensure healthy environments by eliminating polluting materials, constructing barrier free spaces and integrating advanced technology solutions.

A concrete commitment to the environment and the protection of the territory.

We are deeply committed to protecting the environment and sustainable resource management. Our climate goals aim to significantly reduce greenhouse gas emissions. We have embarked on an ambitious path towards net-zero CO2 emissions. Where possible, we equip our buildings with photovoltaic systems, contributing to a greener and more sustainable future.

Economic soundness and responsibility.

We take a responsible and market-oriented approach to managing our property portfolio. Our investments not only guarantee competitive returns, but also contribute to the financing of essential projects. We invest with a long-term view, taking into account both the immediate return requirements and the potential for future appreciation.



Perola da Cruz is a real estate development by





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