



REAL ESTATE DEVELOPMENT
TROPICAL RETREAT
SAL REI - BOA VISTA
CAPE VERDE





Tropical Retreat 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 | ● Prague |
| ● Bergamo | ● Brussels |
| ● Verona | ● Amsterdam |
| ● Rome | ● Lisbon |
| ● Zürich | ● Paris |
| ● London | ● Sal |
| ● Bristol | ● Praia |
| ● Manchester | |





SAL REI BOA VISTA

Tropical Retreat

Tropical Retreat can be found in the **Estoril** beach area, close to the chiringuitos Agua, Bahia and Morabeza, in the town of **Sal Rei**. The complex is located 200 metres from the beaches and is conveniently accessible from the town centre. The villas are spread over two floors and provide large terraces that characterise their elegant design.





Luxurious villas for tourist use.

A unique opportunity for elegance and convenience.

Construction of this **exclusive holiday villa complex** is expected to begin in December 2024, with delivery of the buildings by December 2025. This is a **rare opportunity to invest** in a luxury property on the island of **Boa Vista**, perfect both as a personal holiday retreat and as a source of rental income.

Bespoke design and high-end finishing.

Each villa will be delivered on a **turnkey basis, fully furnished** with top-quality finishing, in an eco-chic style made from natural materials and environmentally **sustainable products**. From designer kitchens to elegant interiors, from doors to luxury outdoor furniture, all combined with a simple yet refined furnishing style. Every detail has been taken care of to ensure an **unparalleled living experience**. We also offer exclusive “upgrade” packages for furniture and finishes to give you the **opportunity to further customise your villa** and create a unique touch, reflecting **your personal style** and taste.

An affordable and customisable investment.

These villas represent an **exceptional investment opportunity**. There is also the option and flexibility of reserving your villa with an advance payment of 20% of the list price and setting up a **customised payment plan** on the balance, making this purchase even more affordable. Don't miss out on the opportunity to own one of these **exclusive holiday villas**, perfect for enhancing your holiday or for **creating an attractive income**. Contact us now to find out how to make your dream of a perfect holiday getaway or **smart investment** a reality.





Discover Tropical Retreat, an innovative residential complex offering the best in holiday villas.

Here you will have a unique opportunity to acquire full ownership of your holiday villa, with a notarial deed making you the sole owner, combining the freedom of having a holiday home to enjoy for as long as you wish, but with the possible advantages of a profitable property investment.

Guaranteed efficiency and flexibility of use.

Investing in Tropical Retreat also provides you with a guaranteed financial return for the first 3 years, thanks to an agreement with one of our rental management companies, which provides for the rental and management of your villa during your absence. In fact, you will have the opportunity and flexibility to decide how much time you wish to spend in your villa each year. In the event that you don't use it, you have the option of leasing the property. The return on the investment made for the purchase will vary depending on the period of private use of the villa:

6% annual return if you use the villa for 1 month per year;

5% annual return if private use is 2 months of the year;

4% annual return if you choose to spend 3 months a year in your villa.

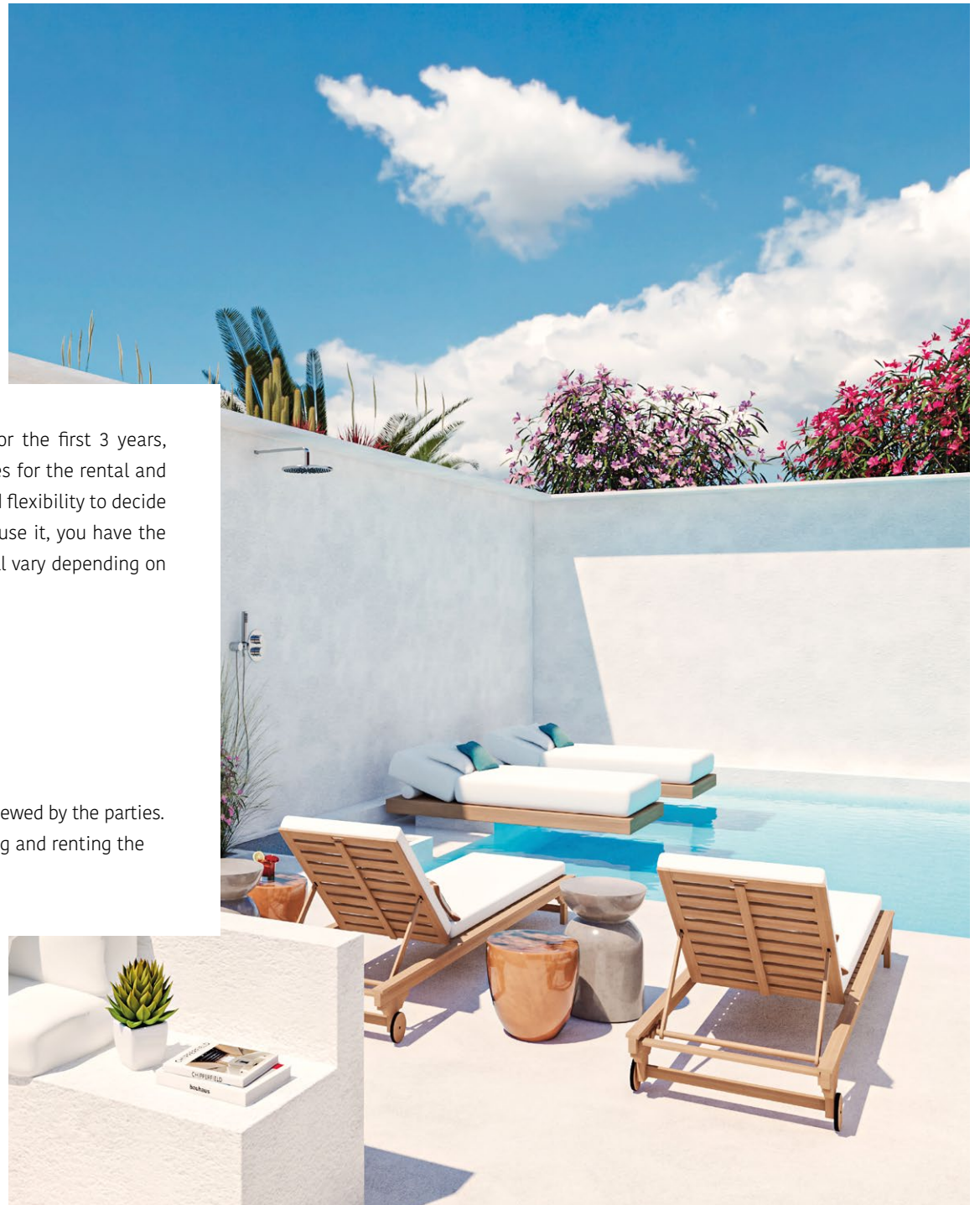
* The period of use can be decided from year to year without any restrictions.

** The short-term asset management contract has a duration of 3 years, which may be renewed by the parties.

*** The rental management contract is optional, and consequently not binding. Managing and renting the property independently will also be possible, while respecting the rules of the complex.

Your holiday home with exclusive benefits.

Tropical Retreat is the ideal solution for those searching for a place to escape to without sacrificing a smart investment. Not only will you have a holiday home in a highly desirable destination, but also the security of a guaranteed passive income.





TROPICAL RETREAT

Eco chic design.

The new residential projects in Boa Vista are a perfect combination of sustainability and design, offering eco chic villas that integrate harmoniously with their natural surroundings. The constructions are built according to environmentally sustainable principles, using local materials such as stone and wood, reflecting the natural beauty of the island.

Every detail is carefully designed to respect and enhance the environment: wooden furniture, created also by local craftsmen, woven jute and rope carpets, autochthonous plants such as palm trees and oleanders. A minimalist design with a pure and authentic ambience.

The outdoor patio and private pool are distinctive elements of each villa, offering exclusive spaces for relaxation and outdoor enjoyment. The pool is designed to deliver an experience of luxury and tranquillity, while the patio, furnished with natural elements, beckons you to enjoy the beautiful outdoors.

The villas are equipped for the installation of photovoltaic systems, offering the opportunity to implement renewable energy solutions in the future. Waste water purification systems, meanwhile, are already included, allowing responsible use of water resources.

Choosing these villas entails adopting a new way of living, respecting and celebrating nature without sacrificing comfort and elegance, perfectly in harmony with the pristine beauty of Boa Vista.





TROPICAL RETREAT

The complex.

Exclusive residential complex with a private pool and scenic access.

At the entrance of our prestigious residential complex, you will find a caretaker's office, responsible for supervising the complex throughout the day. Two side pedestrian pathways will lead you to the individual villas, each equipped with an outdoor parking space, ensuring convenience and privacy.





An oasis of relaxation and privacy.

Each villa has its own private pool, strategically positioned for maximum privacy and comfort. This outdoor space is designed to enjoy the Cape Verde sunshine, while providing refreshing shade for the pool and relaxation area, which is also provided with comfortable outdoor showers.

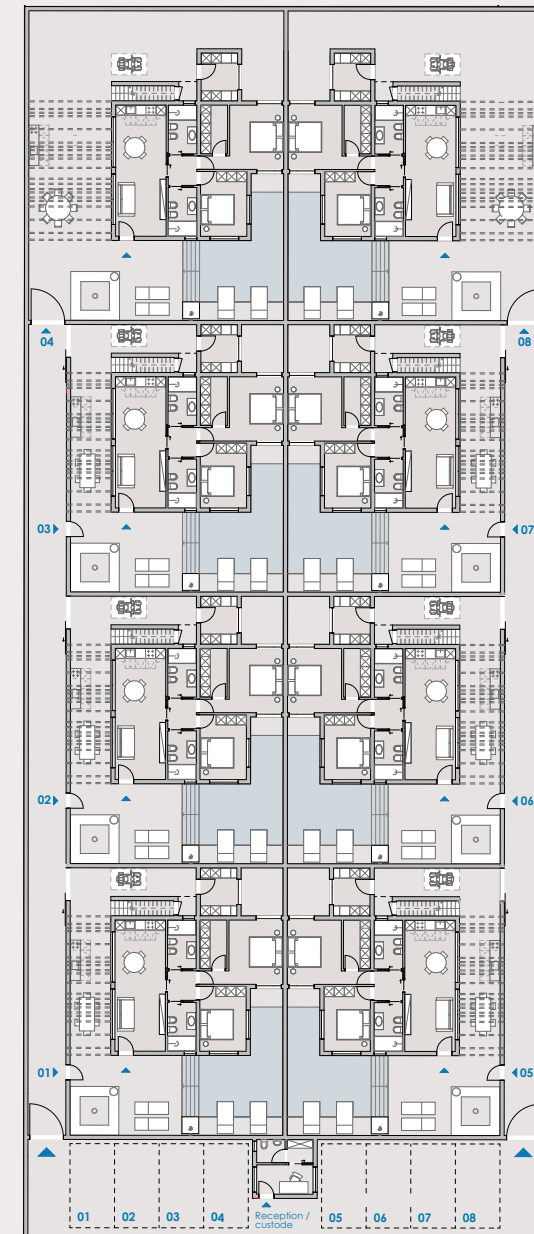
Villas designed for maximum comfort.

Identical in its characteristics, each villa has a living area and a patio on the groundfloor. The living area is welcoming, with a kitchenette, two bathrooms and two bedrooms, complemented by fitted wardrobes to make the most of the space. Each villa also includes a private storage room with external access, ideal for storing personal belongings while the villa is being rented out or beach equipment. On the first floor, accessible via an external staircase, there is a beautiful terrace partially covered by a wooden pergola, along with an independent guest room equipped with a private bathroom. This terrace provides additional space for relaxation, offering panoramic views of the surrounding landscape and enhanced privacy.

Your own exclusive retreat awaits you.

This residential complex is ideal for those looking for the perfect combination of understated luxury and home comforts, providing a serene and private setting for your holiday. Don't miss out on the opportunity to be part of this unique living experience, where every detail has been considered to ensure maximum satisfaction and relaxation.

Master plan







Exclusive villa.

Discover the luxury and privacy of your own villa in the prestigious Tropical Retreat. Each elegant and functional villa features a cosy living space on the ground floor with a kitchenette, two bathrooms and two bedrooms, all furnished with made-to-measure wardrobes.

Outside, the private patio is complemented by an exclusive pool, perfect for moments of relaxation. On the upper floor, a covered terrace with a wooden pergola provides additional space to enjoy the view and the climate, while an elegant master guest room, complete with a private bathroom, ensures comfort and privacy.

Each villa also includes a private storage room with external access, perfect for personal items or beach equipment. With carefully thought-out details for maximum comfort, each villa in Tropical Retreat is a true oasis of serenity and luxury.

In addition, the complex offers excellent condominium services, including a caretaker's office and a communal space available for residents, along with convenient outdoor parking for each villa.

Villa 01 • 02 • 03 • 05 • 06 • 07

Type	Commercial SQM	SUL	SUN	Terrace	Garden
4 room-apt	177,2	121,0	93	56,5	112,0

Villa 04 • 08

Tipologia	Commercial SQM	SUL	SUN	Terrace	Garden
4 room-apt	196,5	121,0	93,0	56,5	189,2

SUL = Gross floor area SUN = Net floor area
Commercial square metres = SUL + Terrace (50%) + Garden (25%)



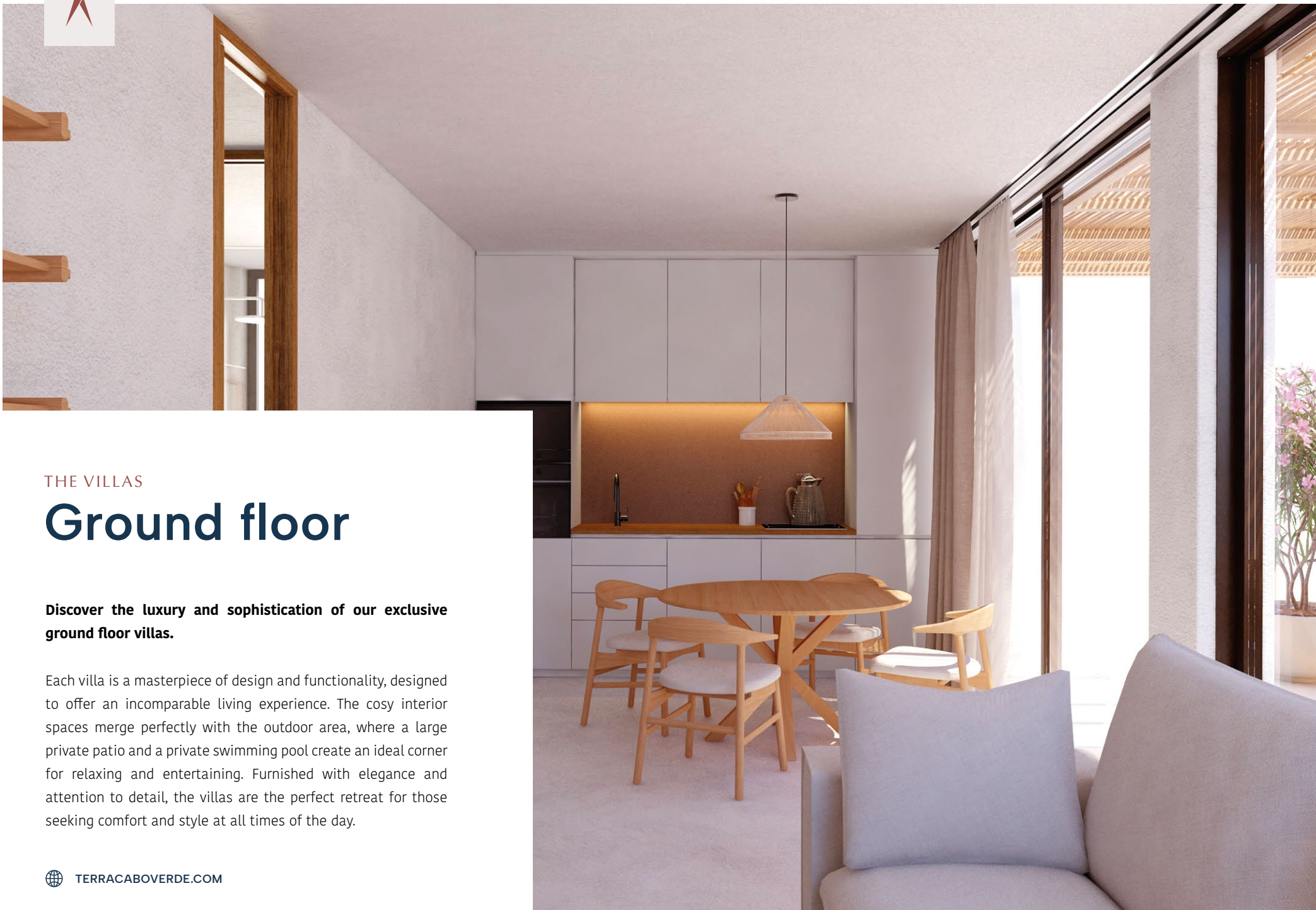


THE VILLAS

Ground floor

Discover the luxury and sophistication of our exclusive ground floor villas.

Each villa is a masterpiece of design and functionality, designed to offer an incomparable living experience. The cosy interior spaces merge perfectly with the outdoor area, where a large private patio and a private swimming pool create an ideal corner for relaxing and entertaining. Furnished with elegance and attention to detail, the villas are the perfect retreat for those seeking comfort and style at all times of the day.





Private terrace: Your own corner to relax.

The most distinctive feature of these villas is the spacious living terrace of approximately 70 square metres, designed to offer maximum outdoor comfort. This large space has an elegant wooden pergola with sofas and loungers, creating an ideal corner for relaxation and privacy. Perfect for enjoyable evenings under the starry sky or simply to enjoy the tranquillity of the outdoors.

A well-kept and functional interior.

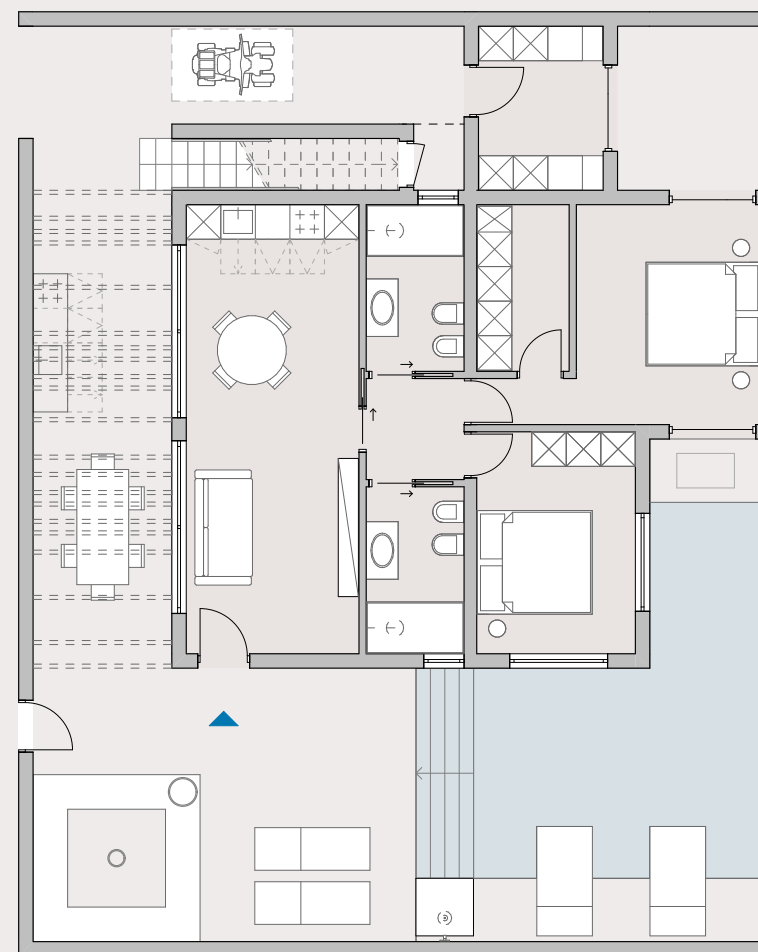
On the ground floor, the living area opens onto a bright living room with a designer kitchen, fully equipped and opening onto the outdoor patio. Opposite the kitchen and living room, you will find an outdoor brick kitchen, perfect for outdoor dining and entertaining.

The bedrooms are a haven of tranquillity with two spacious rooms, one of which has an en-suite bathroom. Both rooms are furnished with comfortable double beds and fitted wardrobes. A desk can also be added to transform one of the rooms into a versatile space, ideal for a study or reading corner. Both bathrooms, the service bathroom and the en-suite bathroom, have windows, ensuring brightness and natural ventilation.

Comfort and technology for an unforgettable stay.

Each villa is equipped with independent air conditioning, HD LED TV and Wi-Fi to ensure maximum comfort and entertainment. The bathrooms are equipped with large showers, large mirrors and plenty of lighting, ensuring comfort and convenience at all times of the day. Living in a **Tropical Retreat** villa is choosing a superior quality of life, with all the modern comforts and a private terrace to complement your living experience. Don't miss the opportunity to turn this dream into reality.

Ground floor





THE VILLAS

The terrace

Relaxation and comfort with a breathtaking view.

The private terrace measuring around 70 square metres is a luxurious outdoor corner, furnished with elegant sofas and sun loungers under a wooden pergola. Here you can enjoy relaxing moments in privacy and comfort, sipping a drink or simply admiring the night sky.





Private terrace for the ultimate in relaxation.

Tropical Retreat's private terrace is an exclusive corner of luxury and tranquillity, uniquely designed to offer you an experience of unparalleled relaxation. This spacious outdoor area is furnished with elegant sofas and loungers, beautifully arranged under a wooden pergola to create an intimate and cosy atmosphere. Just imagine starting your day sipping a coffee as the sun rises, or spending your evenings in total tranquillity, enveloped by the gentle sea breeze and the soft lights of the terrace.

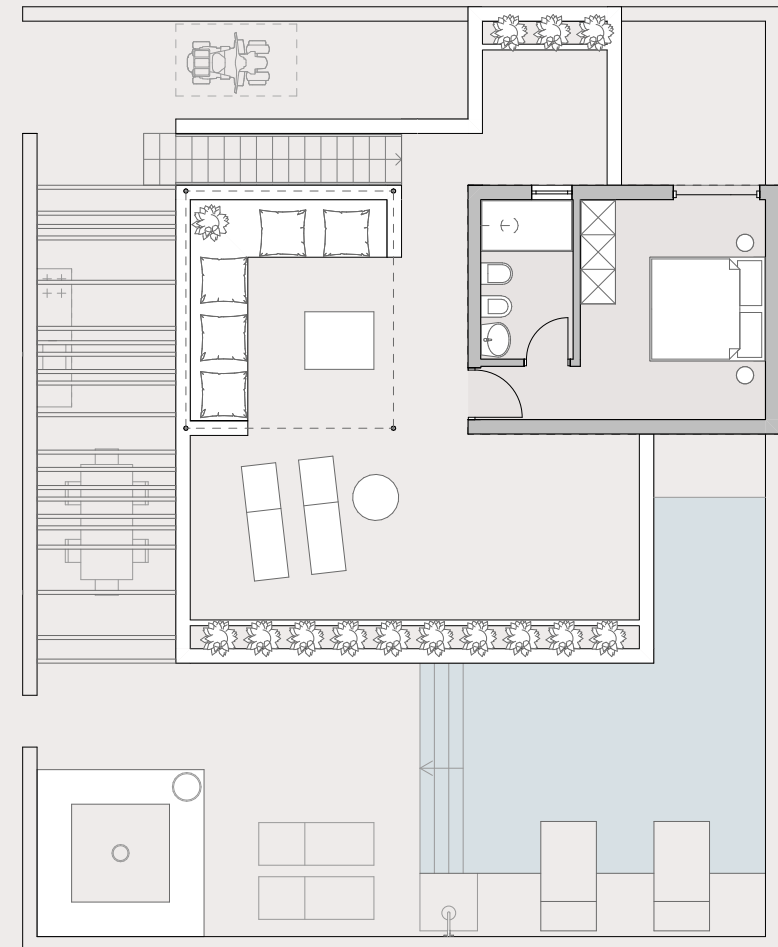
Your time, your privacy, your corner of peace.

The terrace is perfect for enjoying precious time with friends and family, due to its layout that encourages conviviality and privacy. The comfortable sun loungers are perfect for sunbathing or simply relaxing with a good book, while the sofas, sheltered by the pergola, offer a cosy space for quiet conversations and relaxing moments under the starry sky.

The space reserved for those special moments.

Every corner of the terrace is designed to provide a luxurious and serene atmosphere: the versatile layout of the outdoor space makes it the ideal place to enjoy special moments, such as pleasant apéritifs and dinners at sunset. Furthermore, the terrace includes a guest bedroom with a private bathroom, perfect for offering visitors comfort, privacy, and immediate access to this charming outdoor space. This unique combination of living comfort and natural beauty makes the terrace not only a place to relax but also an elegant and welcoming retreat for those staying in the villa. The terrace therefore becomes the beating heart of the villa, a natural extension of the interior spaces, where every moment invites the celebration of beauty and tranquillity.

Terrace





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.





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