

**** Corner Plot ****
**** Main Street Location ****
**** Prime Spot in Santa Maria ****



7



3



328.23

€ Condo
Fees
low

VAST COMMERCIAL SPACE FOR SALE

Central Santa Maria

270,000 Euros

This is a once in a blue moon opportunity to own one of the most recognised commercial buildings on Sal, Cabo Verde.

It is no exaggeration to say that this is unique: here we have almost 330 square metres of prime space along the main road into Santa Maria: on the corner opposite the Enacol garage, next to the Ministry of Finance and in the same building as the Pirata nightclub. Situated on a major junction and the roundabout in the centre of Santa Maria, this vast commercial space is ripe for development. Almost every visitor to Santa Maria will have passed this building; every visitor to the Hilton, RIU Palace and every tourist heading into Sal's tourist capital will see it. With strong footfall and passing traffic from both residents and tourists, this corner plot is ideal for those wanting visibility to consumers.

With initial permission for a restaurant and bar, this corner plot was until recently the home of the largest print and design company on Sal. With clean title, this versatile space is suitable for all manner of commercial operations that would benefit from such a prominent position. Whatever your business idea, from a car showroom to an Irish pub, an estate agency to a spa or furniture store, it can be accommodated here!

The unit features a versatile layout comprising seven generously sized areas in addition to existing bathroom facilities. Subject to the necessary permissions, this configuration offers significant potential for reconfiguration or subdivision to suit a variety of commercial uses. The space is well-suited for subletting or multi-use commercial occupancy, with the potential to accommodate back offices, kitchens, expanded restroom facilities, or wellness amenities such as saunas and treatment rooms. Current amenities include three designated bathrooms, a storage area, a kitchen (currently unfitted), and a pantry. The property is fitted with industrial-style lighting and ample power points—originally designed to support high-demand operations such as printing presses and IT equipment.





A large front-facing window, a further security shuttered glass door entrance way, plus several windows on the side provide fantastic storefront exposure and advertising space. While some of the outside area is currently surrounded by backfilled walls, it could – with any required permissions granted – be converted into outside seating or entertaining space. There are several parking places directly outside and ample free parking within steps of the site. With a back yard accessed by two doors, there are ample possibilities for indoor-outdoor covers or smoking areas.

Sal is experiencing a property boom. With prices of smaller commercial units in less prominent locations outstripping the asking price for this landmark building, early viewing is highly recommended.





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