



16 apartment hotel



**5 storey building including
rooftop pool and terrace**



300m² land plot



Ongoing business concern



Aparthotel in Santa Maria Sal

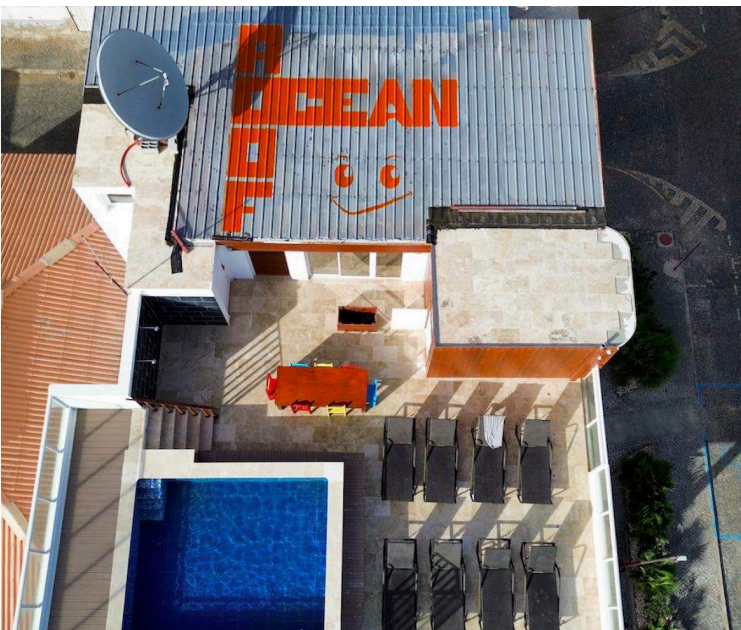
Key-Ready Investment

Guide 1.1m Euros

Overlooking Praia Antonio Sousa beach, this is a superbly located, ready to run aparthotel with 15 double rooms, plus a three-bedroom 80 square metre penthouse that overlooks a 170m² fully decked terrace and rooftop pool. The views of Santa Maria and the azure waters, beaches and headland, are simply breathtaking.

The swimming pool is, we believe, the highest in Cabo Verde, and here, you are also only 100 yards from Santa Maria's fabulous beaches.

Constructed in 2020 to the highest European standards, this is a luxury aparthotel taking mostly weekly or fortnightly bookings. It is therefore easy to run, by a manager or couple who have accommodation provided. With weekly check in/out, weekly cleans and laundry, it does not demand a 24-hour team of staff and a long list of daily duties. Systems, processes and security are all in place, making for a smooth-running business that can easily be transferred. It benefits from guests who return again and again and has earned a very good reputation. It is rated Exceptional 9.7 on Booking.com, 5/5 on Google Reviews, and 5.0 on TripAdvisor. These are the highest marks possible, and the new owner will benefit from this reputation.



With a full Turistica licence, the aparthotel benefits from government incentives and tax breaks for its first ten years of operation.





Arranged over five floors, the 16 rooms are each at least 35m². It offers family rooms with private bathrooms, balconies or terraces. Every room includes a kitchen, dining area, and amenities including free WiFi, air-conditioning and soundproofing.

Ground Floor:

- ✓ Hotel Reception
- ✓ T2, bathroom, fitted kitchen, living room, terrace (manager's or accessible accommodation)
- ✓ Water/Electricity/Laundry technical room
- ✓ 35m² fully accessible apartment: living room, kitchen, bathroom + wc, bedroom, outside terrace (with disabled parking space)
- ✓ 35m² apartment: fitted kitchen, living room, bedroom with shower and sink, wc, terrace

Floors 1-3 each feature:

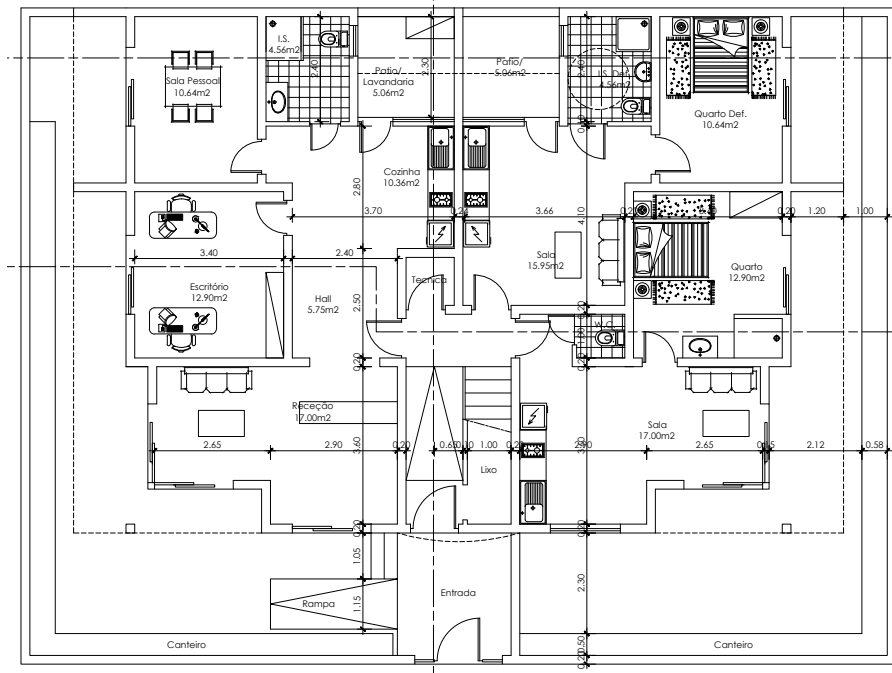
- ✓ Two 35m² apartments comprising fitted kitchen, living room, double bedroom with shower and sink, wc, balcony (2 pers)
- ✓ Two 37m² apartments comprising living room with sofa bed, fitted kitchen, WC, bathroom, king size bedroom, balcony (3 pers)

4th Floor / Rooftop:

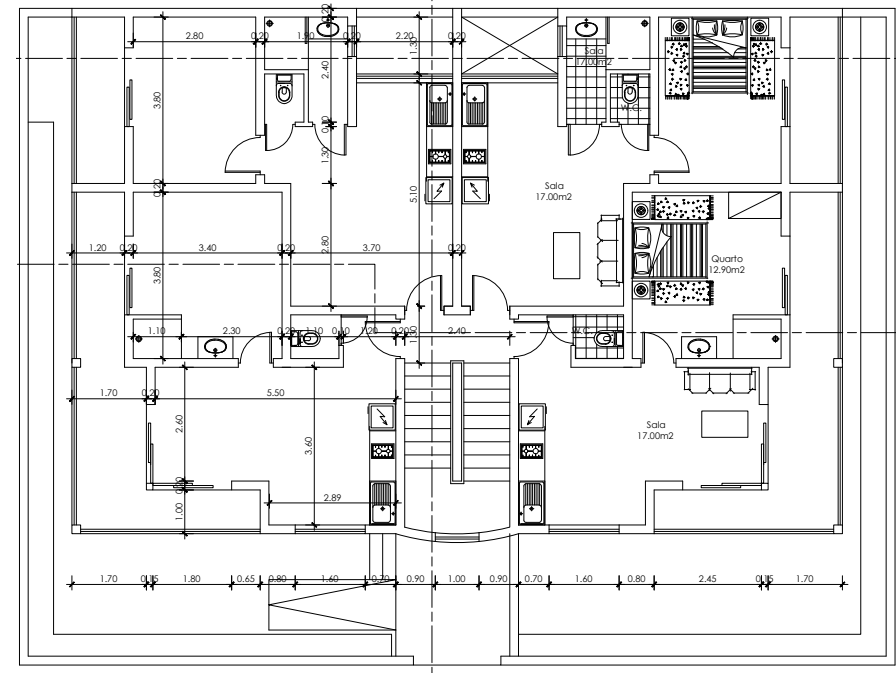
- ✓ 170m² Terrace
- ✓ 80m² Penthouse comprising 3 bedrooms, living room, kitchen, bathroom, restroom
- ✓ Swimming Pool (4m x 5m)
- ✓ Breakfast area
- ✓ Sunbeds
- ✓ Wooden decking
- ✓ Outdoor showers

In prime condition, Ocean Roof is now ready for a new owner to take over the business and build upon the excellent first three years the aparthotel has been operating, to put their own stamp and take it to even greater heights.

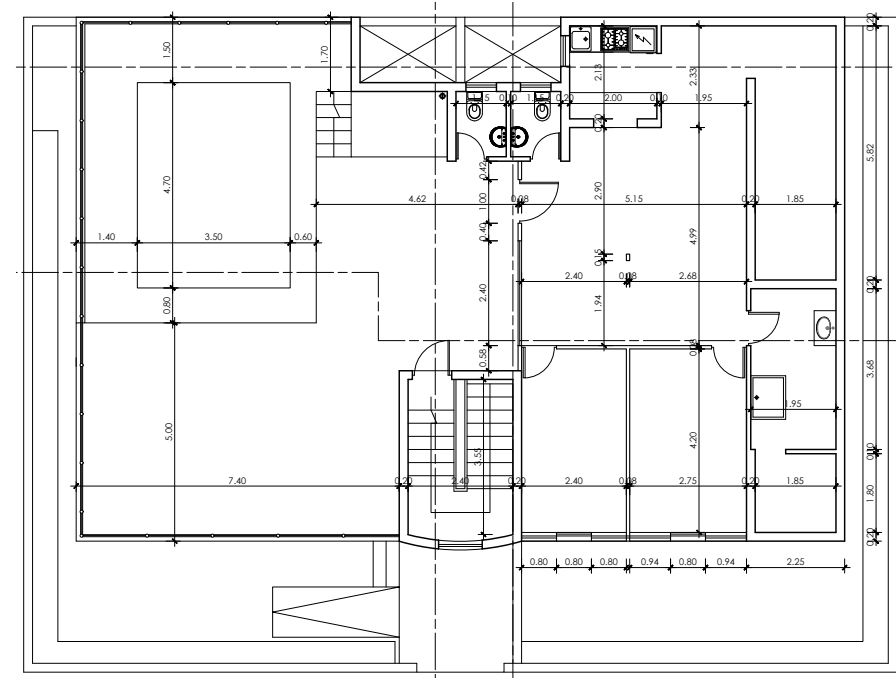




Ground Floor



Upper Floors



Top Floor Roof



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Floor Plans