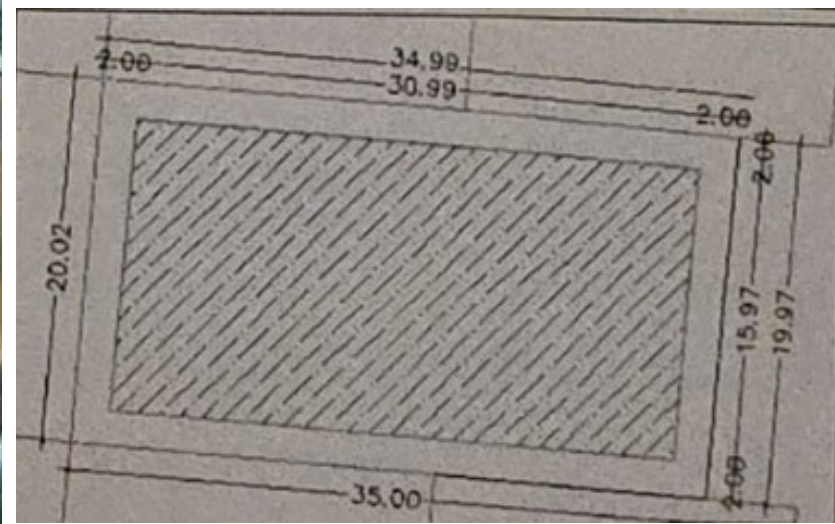




DEVELOPMENT

699sqm Prime Land

OPPORTUNITY

220,000 Euros

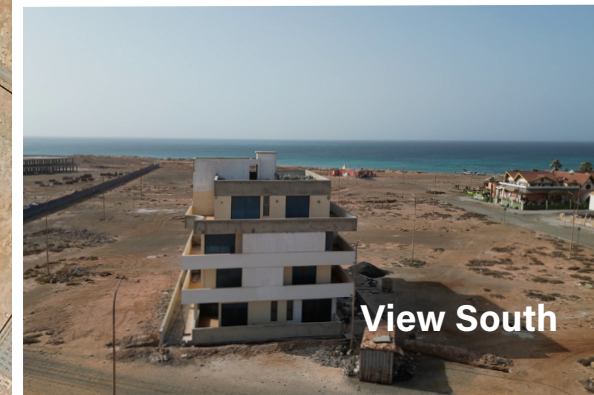
This large, level plot is situated near the southern tip of Sal, very close to the Serena Bay development, which promises to add a third more hotel beds to the island by 2030, shopping mall and marina for up to 150 yachts.

This neighbouring land is therefore ripe for development and has permission to build a ground floor plus two storeys for residential use. It sits just around the corner of the planned new major road artery through Santa Maria, where in future – it is planned – tour company buses and taxis will pass with every tourist, sailor or shopper bound for the new resort and parking outside, as Serena Bay is intended to be car free. There are very few such plots available on the open market, and this is sold with clean, single title. Neighbouring plots have been snapped up by those keen to construct Aparthotels and guest houses.

Importantly, this land marks the boundary of the town development plans, due to its proximity to the turtle nesting grounds and unique dune biosphere. Beyond this point, the town is NOT planned to be developed further, meaning there should be no obstacle to the views of the ocean facing south and west. The scope for a truly spectacular residence or block of apartments is boundless. A rooftop pool, a largely glass façade ... both could make for glorious views of the ocean, from sunrise to sunset.

The infrastructure is fast developing in this neighbourhood, with street lighting, cycle paths, rubbish bins, commercial centre and parking spaces in place, and a new town centre crescent just steps away already under construction.

With panoramic views of both the east and west coast beaches, this plot is under 250 metres from Praia Antonio Sousa and Shell Cemetery beach, and approximately the same from the natural pool and three bays which can never be developed, around Praia de Ingrejinha. With Kite Beach just 100 metres further, this site would be a haven for all surfers and kitesurfers, plus nature lovers, as Kite Beach is a protected turtle nesting beach. Please contact us for further details and a viewing, whether virtual or in person.



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