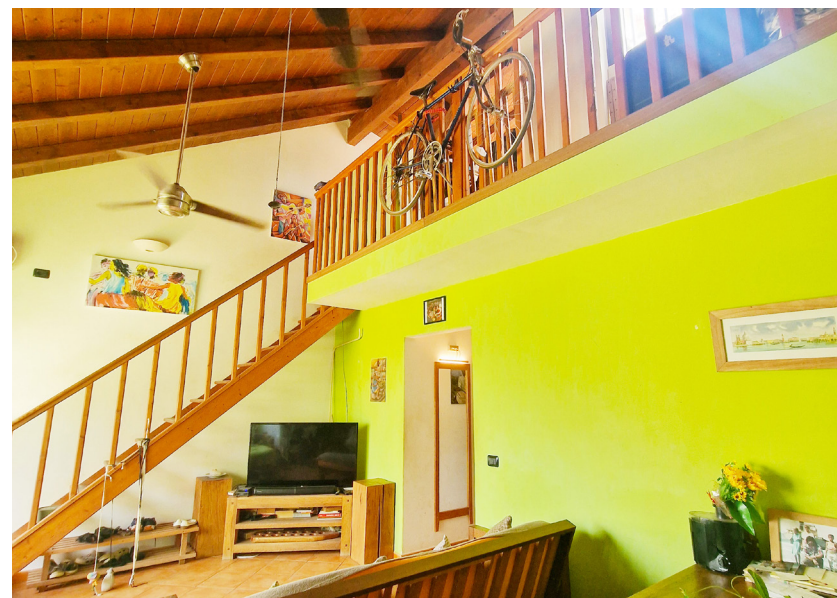




Heart of Santa Maria
2 Bed Penthouse & Mezzanine for Sale
175,000 Euros

Looking for a spacious apartment in the thriving heart of Santa Maria, but not willing to invest ¼ million Euros, or more? This fantastic penthouse in Patio Antigo is brand new to market, exclusive to Casa Verde Homes, and offers one of the most stunning positions in all Santa Maria.

This penthouse apartment has been used as a family home for many years, and can easily sleep six people. The mezzanine acts as a wonderful double bedroom, leading straight out to a private terrace with outdoor seating and a barbecue area, from which it is just a few steps to the rooftop pool. No other apartment has such direct access to the pool, which has an amazing view of Santa Maria beach, the town, the pier and the sunsets.

In terms of location, this wow-factor apartment is on the cobbled street immediately parallel to Santa Maria's main pedestrianised tourist thoroughfare. It is within a secure courtyard development, close to the most renowned bakery, the pharmacy, a wide choice of shops and several excellent restaurants. This is an ideal location, within steps of the main pedestrian street and less than five minutes' walk to the end of the pier and Santa Maria beach. You could not be closer to all the entertainment, shopping and eateries on offer in Sal's tourist capital, and yet the apartment is surprisingly peaceful and quiet. On both the east-facing balcony and the west-facing roof terrace, you are unoverlooked and can bask in the year-round sunshine in privacy. With good double glazing, you are guaranteed a good night's sleep. Up above the bustling streets, this is a haven and ideal home, whether for holidays, permanent living or lets.

With many west coast resorts now attempting to stop individuals from renting out their properties privately, penthouses such as this in Santa Maria are rocketing in popularity, as are their prices. Here, with the appropriate licence and tax payments, you are welcome to let out your apartment through platforms such as Airbnb and Booking.com or simply use it as your home away from home.

As this has been a family home, the prospective buyer needs to try and declutter a little and see the huge space and potential here. Hidden away on the top floor, it enjoys high, vaulted wooden ceilings, quiet and security, plus outside spaces with views over the whole town. A wonderful bonus is the newly reopened communal rooftop pool, where you can swim and sunbathe while overlooking the beaches.

Patio Antigo owners paid a premium in 2024 to revive this wonderful space, and a new owner would reap the rewards.

The penthouse comes with good quality furniture, fixtures and fittings and the space and storage has been maximised.



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The accommodation includes:

- Open plan corner kitchen with potential to knock through into a storage area that is currently outside on the east-facing patio ...
- Walled patio for morning sun with privacy, sunbeds plus under eaves storage
- High-standard solid wood furniture including large dining table and chairs
- Large open plan living and dining area, with overhead fans and vaulted ceilings
- Fully-tiled family bathroom with walk-in shower, Miele washing machine, bidet etc
- quiet double bedroom with a small outside courtyard balcony
- twin bedroom with quiet wooden overhead fans leading to the courtyard balcony
- open wood staircase to mezzanine with ample space, currently used as a further double bedroom doors with security grilles out to
- huge sunny patio with spectacular views, outside wooden furniture, barbecue/ outside kitchen, large canvas shade, privacy trellis and gate, leading to the rooftop pool.

High, vaulted ceilings, exposed wooden beams and tiled floors throughout give Patio Antigo real charm. The sunny, private roof terrace is a true bonus – not to mention being next to the rooftop pool!

MUST BE SEEN TO BE FULLY APPRECIATED.

