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c.51

€ Condo Fees  
60/mth

NEW 1 Bed-Apartment  
with Wrap-Around Balcony – Santa Maria

**100,000 Euros**

Finished in 2022, the Ocean Roof building is amongst the best construction of all new builds in Santa Maria, and Casa Verde are proud to release the first phase of apartments available Freehold, fully furnished and key ready.

Built, fitted and furnished to the best European standards, these stylish apartments are perfect for holiday lets, long-term rentals or winter living on Sal. They are sold fully furnished. Less than a minutes' walk to the beach at Angulos and 5 minutes to the heart of Santa Maria, the location is ideal: next to condominiums that have much higher sales prices. This is one of the most desirable and central locations in Santa Maria, with safe swimming in azure waters, and pure sands, just steps away.

The great advantage here is that, unlike off-plan buildings, Ocean Roof is completed and proven. There is no waiting to see how it will turn out, no anxiety over staged payments and missed building deadlines: this is a finished build and ready to move into.

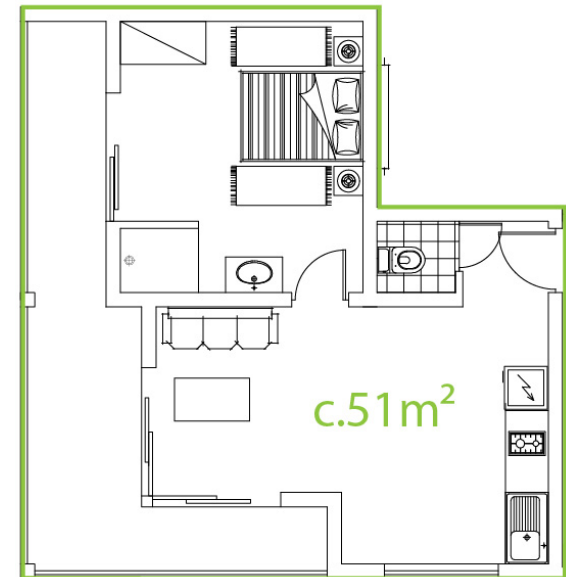
With rentals now outlawed by the developers in many of the west coast resorts, apartments in Santa Maria offer a safe haven for investors. Rentals are definitely permitted here, indeed this apartment has a proven history of holiday rentals, with average nightly rate of 100 Euros. The new owner will need to apply for their own Alojamento Complimentar (AC) licence, which Casa Verde can assist with.

This light, airy apartment, named Sao Vicente after one of the developer's favourite islands, consists of:

- Cloakroom on entry, with toilet and storage room
- Fitted kitchen with fridge, induction 2 ring hob, sink, eye and floor level cupboards
- Solid wooden dining table and two chairs, hand crafted on Sal
- Spacious, airy lounge with sofa, TV, lamps, WiFi and voile curtains to
- Wrap-around L-shaped balcony facing east & south, accessible from lounge & bedroom, perfect for people watching and enjoying the sunshine
- Large double bedroom including double bed, wardrobes, ensuite enclosed shower, vanity unit and sink, access out to south-facing balcony.

Everything down to lamps, towels and teaspoons is included in the price.

This apartment is available to purchase singly, or as part of a suite. There are four in total to be sold on the 1st floor of this fabulous building: price for the floor on application.



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