



Beach location: Modernised Ground Floor Apartment



2



1



125.99



Condo Fees

70-300 Euros pa (depending on works required that year)

177,500 Euros

Fully accessible, this completely renovated, beautifully decorated apartment is a feast for the senses. As soon as you enter the walled garden, with its rock sculptures and large seating area, you realise that you are in a desert island oasis. You can sit and watch, and hear the waves, watch the people walking by and bask in the year-round sunshine.

From this superb, secure and private apartment, you can step out onto the sand, watch the ocean, the boats and surfers, and as you're facing west, enjoy Santa Maria's sunsets.

From the gate, you enter a walled garden and large, tiled patio area with pergola, table and chairs, sunloungers, picnic table etc. You have the choice of sunshine and shade. There is a separate drive, and the total outside space totals over 50 square metres. It is just perfect for indoor-outdoor living.

The very well decorated and maintained inside space comprises:

- Shutters and grills to windows for security
- Excellent lighting with high ceilings, creating an airy, spacious feel
- Large lounge with sofa bed, wonderful seaside theme decoration, shelving, wall-mounted TV etc
- Folding dining table with 4 chairs
- Fabulous fitted kitchen including American style fridge freezer, Air Fryer, etc
- Archway through to large fully tiled bathroom with walk-in rainfall shower, completely renovated to a superb modern design
- Spacious double bedroom with mirrored wardrobes, underbed storage drawers, chair etc
- Spare bedroom – single bed, "put me up" bed, wardrobe and storage (NB this is not officially classed as a bedroom)

Importantly, this property is classed as a T1, meaning that the second bedroom is not counted as such. This makes for much lower council tax (IUP) and has no bearing on what is actually inside the apartment. With the sofabed and put me up bed, you could easily sleep six here.

The apartment has been designed as a high-end holiday rental, with a successful history of holiday lets. There are NO restrictions on renting out here, giving the correct licence. It is truly key ready to take over, and benefit from the ever-increasing tourist trade on Sal. It would, however, also make a superb winter or year-round home; indeed several occupants of this and neighbouring buildings live here very happily.

This gorgeous apartment is in an excellent spot, close to Buddha Beach Hotel (though that is not visible due to palm trees) and right by Praia Antonio Sousa



beach, yet just a few minutes' walk to a safe swimming beach, an outdoor gym, also facing a surfing spot and the renowned shell cemetery beach. In 10 minutes, along the sand and a level cobbled street, you will be in the heart of the town, with all the restaurants, bars and shops.

Praia Antonio Sousa is a highly sought-after developing location, towards the southern tip of Sal, and with Serena Bay being built less than 500 metres away. There are new restaurants, surf schools and convenience stores popping up all the time. While the surroundings change, this apartment on what is known as Millionaire's Row will always enjoy its location so close to the beautiful azure sea and the beach.

Must be seen to be fully appreciated.



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