Entire Building For Sale – South Santa Maria

Bougainvillea-festooned 3-4 Storey Landmark

CASA VERDE

3 floors & roof terrace

859 m²

€ Condo Fees ZERO

1.5 Million Euros (Guide Price)

This is a once in a lifetime investment opportunity – the chance to own an entire, well-constructed building in Santa Maria with awe-inspiring ocean views. On a 544m^2 corner plot with new road access to two sides, this gorgeous and entirely unique building is draped in bougainvillea and is an iconic landmark on Sal.

Arranged over 3 floors plus a vast roof terrace, there is 859m^2 of built accommodation that is extremely versatile. With the correct permissions in place, this could easily be a boutique hotel, a guesthouse or separated out into individual apartments to rent out or sell.

At present, it is perfectly arranged to act as a guesthouse and is sold fully furnished. Owned by the same family for the last 22 years, it has been lovingly designed, built and maintained to the highest standards and offers a new owner the chance to own an entire, proven building.

GROUND FLOOR

Total built area = 257.71 m^2

m^2

257.71

With commercial permission already in place, the walled and gated ground floor has a wrap-around terrace that includes a wonderful outside seating area with banquette sunken seating. Completely private with trellis, pergolas, hanging lamps and bougainvillea, this area sets the tone for the rest of the building.

Internally on the ground floor there is office/reception space, a vast communal area currently housing a pool table, bench tables and steam punk memorabilia with industrial style lighting. There is a also a kitchen, a glass fronted area and vast storerooms/laundry/workshops.

FIRST FLOOR

Total built area = 224.77 m^2

4 4 224

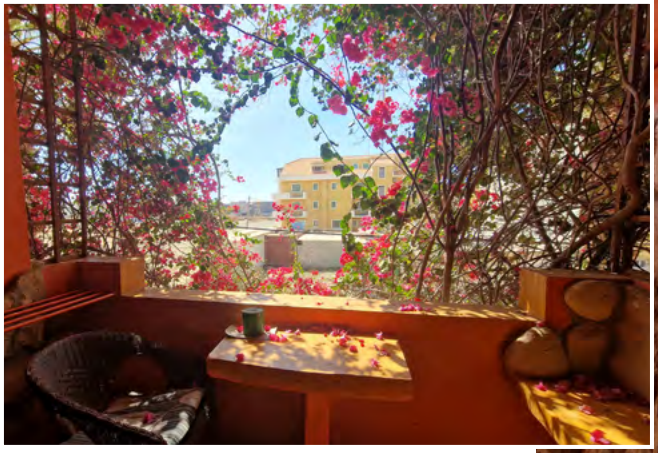
A poured concrete curving staircase leads up to the first floor, which is currently designated for residential purposes. Here, you open out onto a huge open plan living/entertaining area (over 60m^2), including a large fitted communal kitchen to the left. Down the hallway are four large ensuite double/triple rooms, each with a walk in wardrobe covered (left side) or open balconies (right side) and ample fitted bathrooms. The balconies on the right-hand side are festooned with bougainvillea and have sea views.

SECOND FLOOR

Total built area = 224.77 m^2

4 4 224

This second floor has the same layout as the first, and being one storey higher has even better balcony views. The emphasis is on practicality and superb design throughout: everything is created with durable materials, all floors and many tables and seating areas are made from poured concrete and hardwood, and the artwork and fixtures are beautifully hand crafted.
Those looking to maximise space could of course sacrifice the large communal area for extra bedrooms.



THIRD FLOOR (PENTHOUSE)

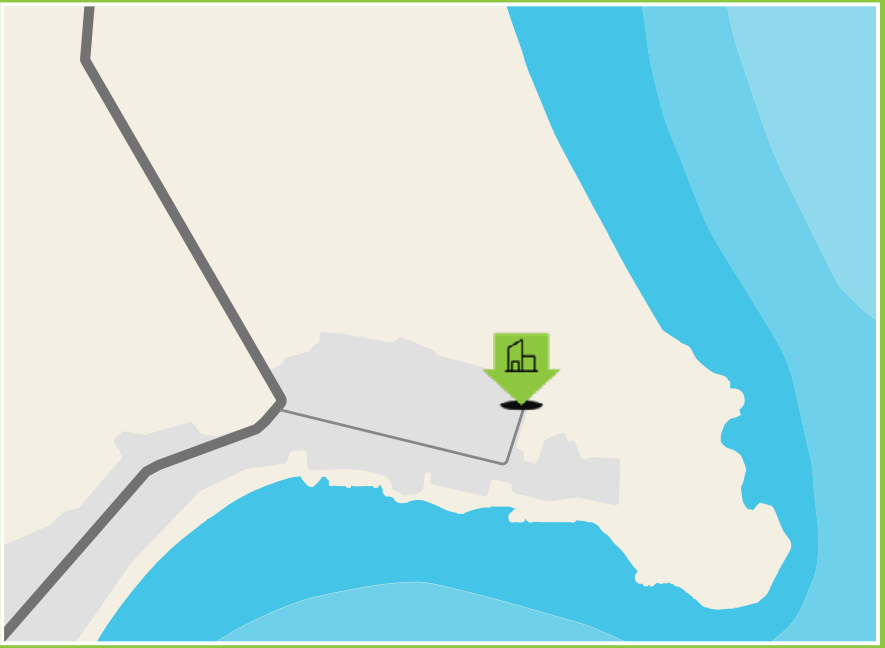
Total built area = 224.77 m^2

The final set of concrete stairs lead to what is currently an amazing open plan 3-bed penthouse, though there is permission in place for this to be a large studio and one bedroom apartment. It may well be that an owner decides to keep this for themselves, as the views are spectacular and the living space is out of this world. With two open and one covered balcony, an outside kitchen, indoor large fitted kitchen with breakfast bar, bathroom that is bigger than many apartments ... this is pure class.

ROOF TERRACE

With water and electricity run up to the roof, there is potential to add on another floor of accommodation, subject to local planning consents. At present however this is a glorious – and vast – communal space with views of three coastlines of the island. Currently accessed by a metal spiral staircase, the rooftop area has an outdoor kitchen, concrete planters with cacti, built in double bali bed, barbecue area, big enough for exercise classes, bench seats. There is 186sqm of outside space to play with.

Only a view will enable investors to evaluate the true potential of this wonderful building.



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