







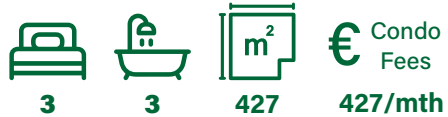
## Villas in a Tropical Paradise - Melia Tortuga

 3  3  239  Condo Fees 427/mth

**Price Guide 250,000 Euros**



# Villas in a Tropical Paradise: Melia Tortuga



- 3 bed 3 bath, 2 large balconies
- Private gardens with plunge pools
- Private road within beachfront resort
- Built Area: 238,96m<sup>2</sup>
- Balconies & Terraces: 68.58sqm

Casa Verde Homes is delighted to present an exclusive, hand-picked selection of detached, 3 bed, 3 bath villas for private sale in the 5\* beachfront resort of Melia Tortuga. Spacious, deluxe, fully furnished and within two minutes' walk of the crystal clear waters of Bikini Beach, these are dream holiday homes or year-round or winter living.

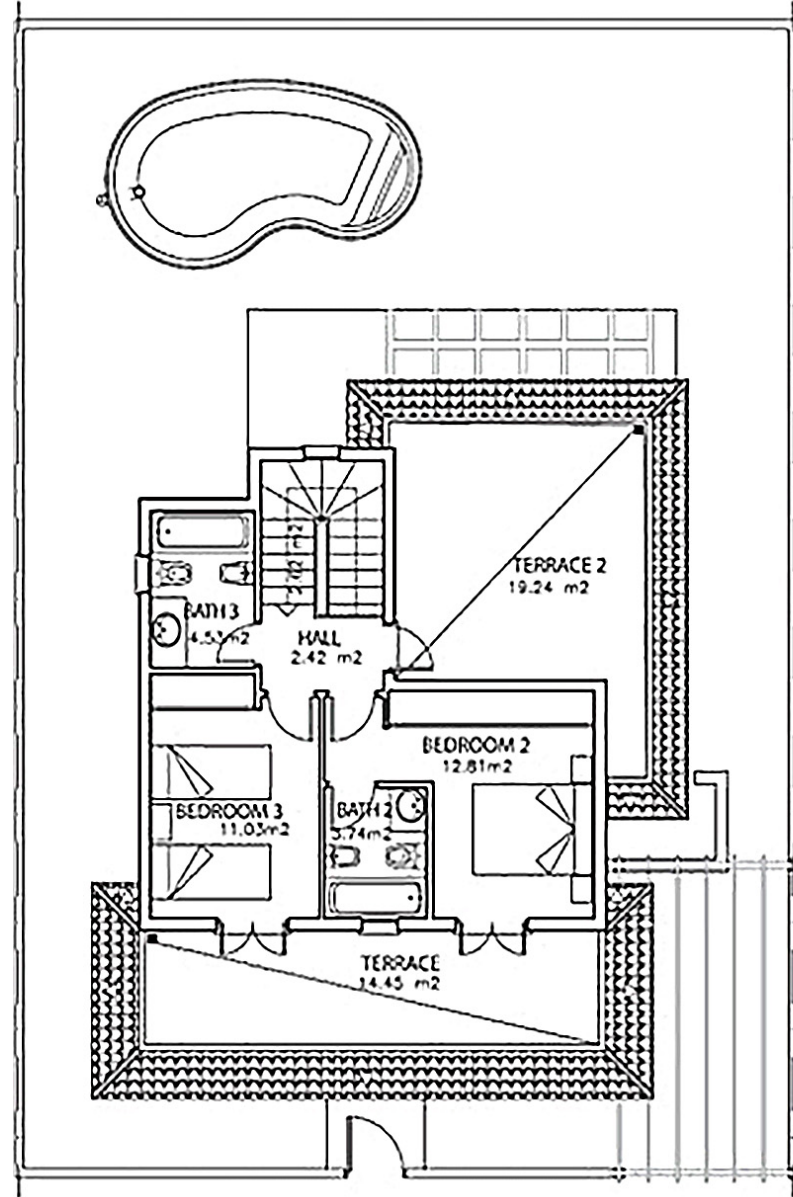
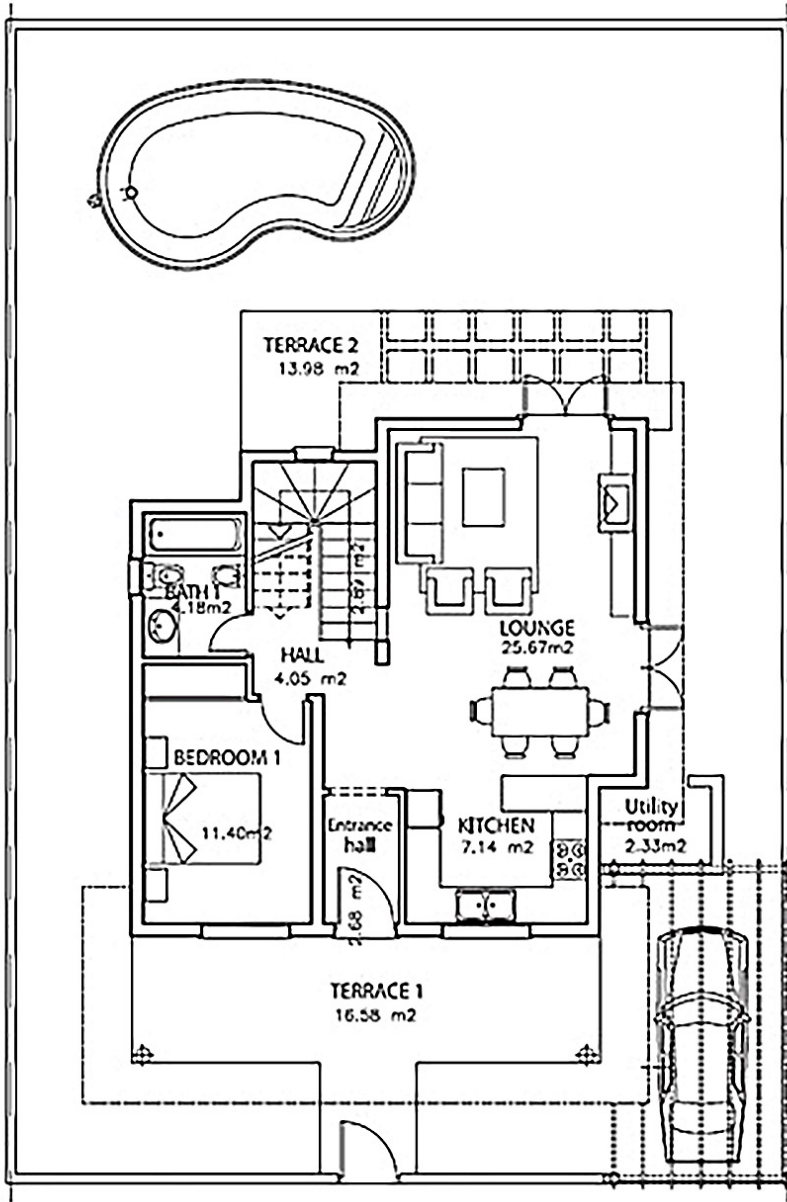


Casa Verde Homes is honoured to present two such villas, which rarely come to market, each for a price below a million Euros.

There are few places left in the world where you can own, Freehold and furnished, a detached villa so close to the beach (150 metres) for under ½ million Euros. These well constructed villas are available at under 300,000 Euros. With all the comforts and privacy of home but all the facilities of a resort, Melia Tortuga villas are ideally situated "homes away from home".

On Sal's west coast, they enjoy the sea breezes and a balmy year-round temperature of 26 degrees in the day, 18 at night, and 360 days of sunshine a year. All this, just 6 hours away from most cities in western Europe with more than 40 direct flights a week from 28 European cities.





# Floor Plans



The 238m<sup>2</sup> of accommodation comprises:

### **GROUND FLOOR**

From the front garden with raised beds, driveway and columned façade, front door to

Entry hall

Downstairs, fully accessible, twin or double bedroom

Downstairs bathroom with shower

Understairs storage room

Breakfast bar/island separation to the fully fitted kitchen, including dishwasher, washing machine, 4 ring hob, oven, extractor, fridge/freezer, sink and ample floor and eye level storage

Open plan living and dining room with dual aspect patio doors, leading to

Wrap-around garden, complete with plunge pool and outdoor furniture



### **FIRST FLOOR**

Family bathroom

Twin bedroom with patio doors to balcony

Master bedroom: double with ensuite, and patio doors to balcony

Full-length balcony, facing west, some with ocean views

Rear balcony, facing east to catch the morning sun with views over the garden and pool.

Suitable for a large family or group of friends, these villas easily sleep 6 and, with the addition of a cot or sofa bed, could comfortably accommodate 8 people. The focus is on light, airy indoor-outdoor living and plentiful space and options for your group. With two balconies, you have the choice of sunshine or shade, ocean breeze or shelter, all day long.

All mod-cons are included: air-conditioning, baths and showers, dishwasher, Smart TV and WiFi. Some of our villas have been completely refurbished to a very high standard and lie at the higher end of the price bracket quoted.

Melia Tortuga is a laid back, low rise hotel, spa and resort which is largely step free. These villas are also accessible, with a downstairs twin bedroom and bathroom with walk in shower, so suitable for the whole family. Within the resort and a short, easy stroll amongst tropical gardens, you can find the spa, gym, two pool complexes, five restaurants, sunloungers and bali beds on the white sands of Bikini Beach.

Every villa is sold Freehold and is NOT in any sort of rental scheme, though each would doubtless be accepted into the Melia Tortuga rental scheme or let out long term, if the new owner so desired. It would just as readily make a wonderful family home, whether for the winters or year round.

Melia Tortuga is a beachfront resort with miles of white sands right on your doorstep, plus 2 pool complexes, 5 bars, 4 restaurants, spa, shop and gym onsite. With Ponta Preta just 10 minutes south on foot, This is of course also a haven for surfers, whether board, kite or wind. Bikini Beach – directly outside Melia Tortuga - offers safe swimming almost year round, great snorkelling and water sports in crystal clear, azure waters.



WhatsApp +44 7779 591283  
sales@homescasaverde.com  
www.homescasaverde.com

