





CASA VERDE

NEW BUILD Frontline 4 Bed Villa

with Pool, Murdeira

4	6	356	€ Condo Fees
			ZERO

450,000 Euros

Directly facing a swimming cove (Beirona) on Murdeira Bay, Sal, this frontline, newly built villa offers over 350 square metres of architect-designed, beautifully constructed new living accommodation at a great price.

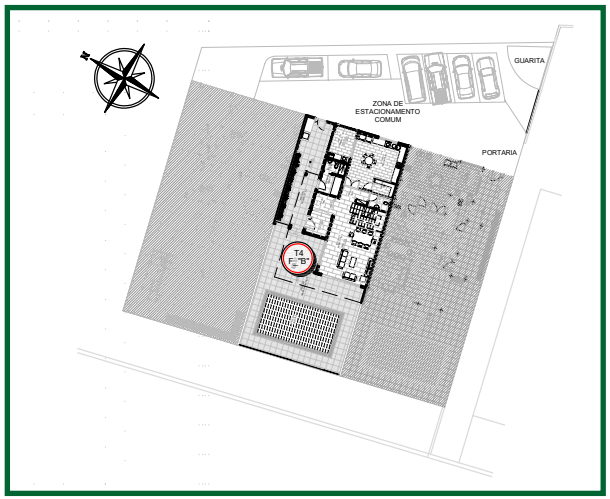
With jaw-dropping views of the ocean, coast and Monte Leao (Lion Mountain), this exclusive villa is tucked away in the northern end of the sleepy, unspoilt fishing and tourist village of Murdeira, directly on the sandy beach. It is the second-to-last building currently in existence, to the northern tip of Murdeira, with no through traffic. With walled surrounds for privacy and security, it is at the end of a cul-de-sac with its own parking spaces. It is therefore guaranteed to be utterly private, serene and quiet.

Nearing completion, with only the internal fit to complete, the quality on display is unquestionable. Every thought and care has been spent on this high-end residence, creating an exclusive, practical, light, cool and airy living environment. With marble, teak, glass and sleek white interiors and a gorgeous fitted kitchen with all new appliances, it is one of the classiest villas on Sal.

Easily sleeping 8-10, this villa features:

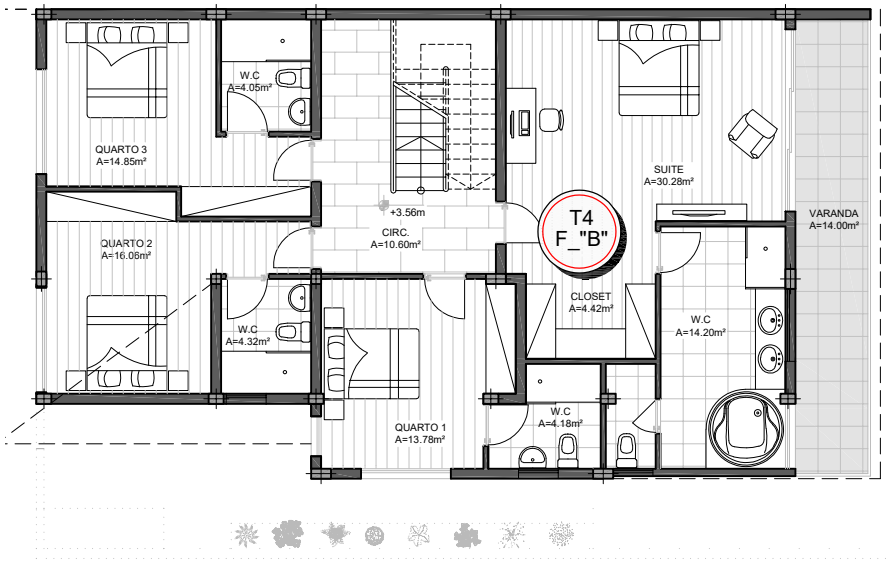
- 4 double bedrooms, including a 30m² master suite with balcony, walk in wardrobe
- Forever uninterrupted panoramic views of the ocean and unspoilt coastline
- 30m² living area, facing the ocean
- Cool kitchen and dining room, with laundry room, larder, additional toilet
- 25m²+ swimming pool
- 115m² gardens and patio
- 50m² roof terrace, unoverlooked

Easily sleeping 8-10, this premium villa offers vast space whether for two families holidaying together, overwintering, as a permanent residence or as a highly lucrative holiday let. Importantly, there are no restrictions on renting this villa out privately, and no condo fees.




* simulation





PLANTA MOBILADA DO 1º ANDAR (FRACÇÃO - B)

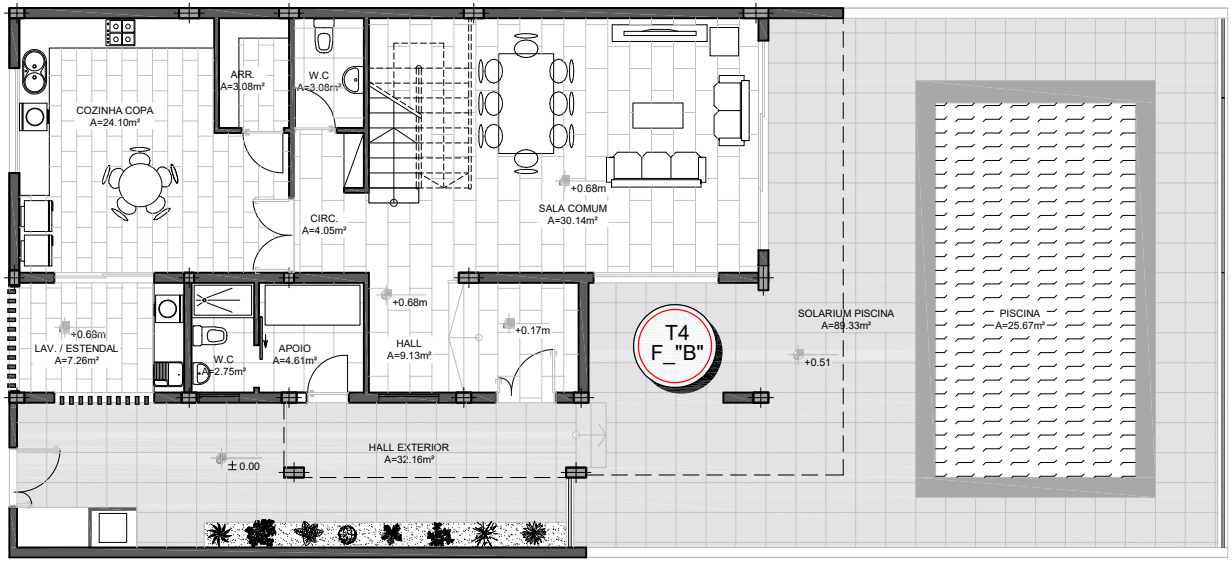
ESCALA: 1/100

Unfurnished but including all appliances, electrics, fitted bathrooms and kitchens, flooring and light fittings, this stunning residence is ready for its first owners to put their own stamp on it.

This is an ideal opportunity to acquire a superb residence on Sal, free of rental schemes and hotel rules, before the prices truly run wild in Cabo Verde's property boom.

The dimensions of the living space are staggering:

GROUND FLOOR:		FIRST FLOOR:	
Hall	9.13m² / 98 sqft	Master Suite	30.28m² / 326 sqft
Open plan living area	30.14m² / 324 sqft	Closet	4.42m² / 48 sqft
Family bathroom	3.08m² / 33 sqft	Ensuite bathroom	14.20m² / 153 sqft
Storage/Larder	3.08m²/ 33 sqft	Balcony	14.00m² / 151 sqft
Kitchen / Dining room	24.10m² / 259 sqft	Bedroom 2	
Utility Room	7.26m² / 78 sqft	+ ensuite	13.78m² + 4.18m² = 17.96m² / 193 sqft
Extra WC	2.75m² / 30 sqft	Bedroom 3	
External hall, entry way	32.16m² / 346 sqft	+ ensuite	16.06m² + 4.32m² = 20.38m² / 219 sqft
Garden / Patio / Pool	115m² / 1238 sqft	Bedroom 4	
Swimming Pool itself	25.67m² / 276 sqft	+ ensuite	14.85m² + 4.05m² = 18.9m² / 203 sqft
ROOF TERRACE:	50m² / 276 sqft	*NB room sizes are according to architect's plan and may vary slightly*	

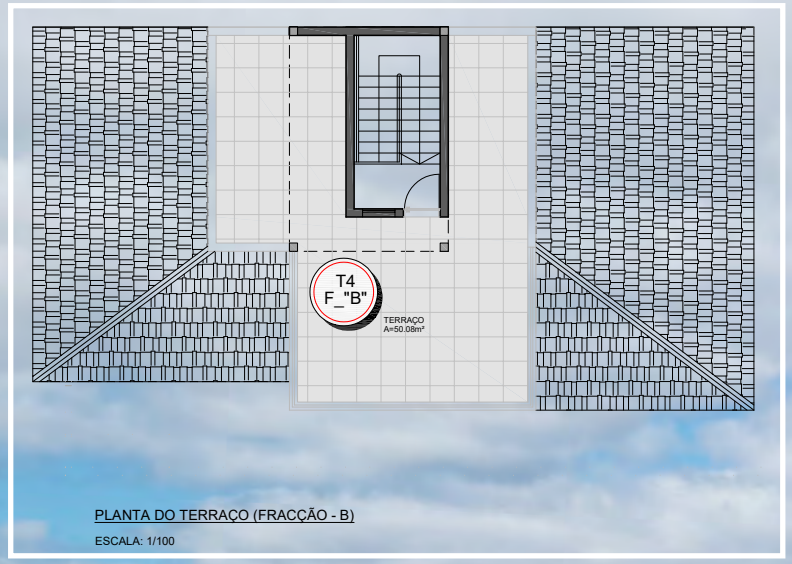


PLANTA MOBILADA DO RÉS-DO-CHÃO (FRACÇÃO - B)

ESCALA: 1/100

Murdeira is a peaceful residential village lying just 6 kilometres south of Sal's international airport and 11 kilometres north of the pier at Santa Maria. Offering a quieter alternative to the bustle and tourist-dominated streets of Santa Maria, it has a couple of shops and restaurants, but has managed to hold on to its "no shoes, no news" lifestyle. Very popular with fisherfolk, snorkellers, divers and those who just enjoy the quiet life, Murdeira has several new developments and hotels coming soon, including the announcement of a Hyatt.

Murdeira Bay, situated on Sal's south west coast, is a protected nature reserve with almost six kilometres of shoreline. Protected from the waves by Monte Leao, it is a wonderful, safe place to swim, snorkel, sail and enjoy watersports. The waters are quite shallow. With a coral reef and rich marine life, including humpback whales, in season. It has some of the best snorkelling on the island, with water temperatures averaging 24° year-round.



PLANTA DO TERRAÇO (FRACÇÃO - B)

ESCALA: 1/100

CASA VERDE

www.homescasaverde.com

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

The information contained in this brochure is provided for general marketing purposes only and is believed to be accurate at the time of publication. However, Casa Verde Homes Mediação Imobiliária, LDA does not warrant or guarantee the accuracy, completeness or currency of any information contained herein. Please see www.homescasaverde.com/marketing-materials for full terms regarding information contained in this brochure.

MUT4JL450K