





CASA VERDE

AFFORDABLE Sao Vicente Land for Sale

Ocean View, Calhau

501m²

35,000 Euros

For a very affordable price, this is your chance to build your dream home, or development of villas, right by the beach with glorious views of the ocean and Santa Luzia.

Casa Verde is pleased to offer this bargain plot, priced at under 70 Euros per square metres. The paperwork and ownership are all in order and straightforward, with a single private owner.

The island has an abundant supply of high-quality contractors and materials, and benefits from low labour costs.

Positioned just south of the fishing village of Calhau, this plot is on the eastern tip and fabulous coast of Sao Vicente, with the best views of the uninhabited island of Santa Luzia available anywhere. With dramatic mountain backdrops and protection from the winds, this is a very special location indeed.

With level, firm ground and electricity connection on the edge of this plot, it is a sound place to build a residential property. That is the only stipulation: this is not for Commercial, Industrial or Hotel use; it is for a residence - or two, as you have half a square kilometre for construction.It is almost opposite Chez Loutcha, a restaurant/ bar with outdoor seating, and some of the neighbouring properties show exactly what could be done here. Typically, the residences nearby are 2.5 storeys high, and you could build a dream private garden, complete with pool.

Calhau remains unspoilt by tourism and is ripe for development. It does have some derelict and storm damaged properties, but it also has some exquisite homes, a thriving bar/restaurant and shops. It is largely a fishing village, with a football pitch and a very welcoming community.

Right opposite this property is a small, sandy beach, while a few hundred yards away is a natural swimming pool created by lava flows, that cut off the Atlantic waves, leaving warm pools in which to play and watch the fish. You'll be in the company of local children and fisherman, with few other visitors. This stretch of glorious coast is ideal for fisherfolk, surfers and hikers.

Just a 20-minute drive from Mindelo, the thriving capital of the island with its colonial architecture, marina, international airport, fabulous culture, dining and shopping, Calhau has sandy and volcanic beaches, a protected cove, turtle nesting sites but also restaurants, shops and bars of its own. It is under 2.5 kilometres – an easy walk - from the long, sandy beach at Praia Grande, with its spectacular dunes and the charming Baia das Gatas.









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