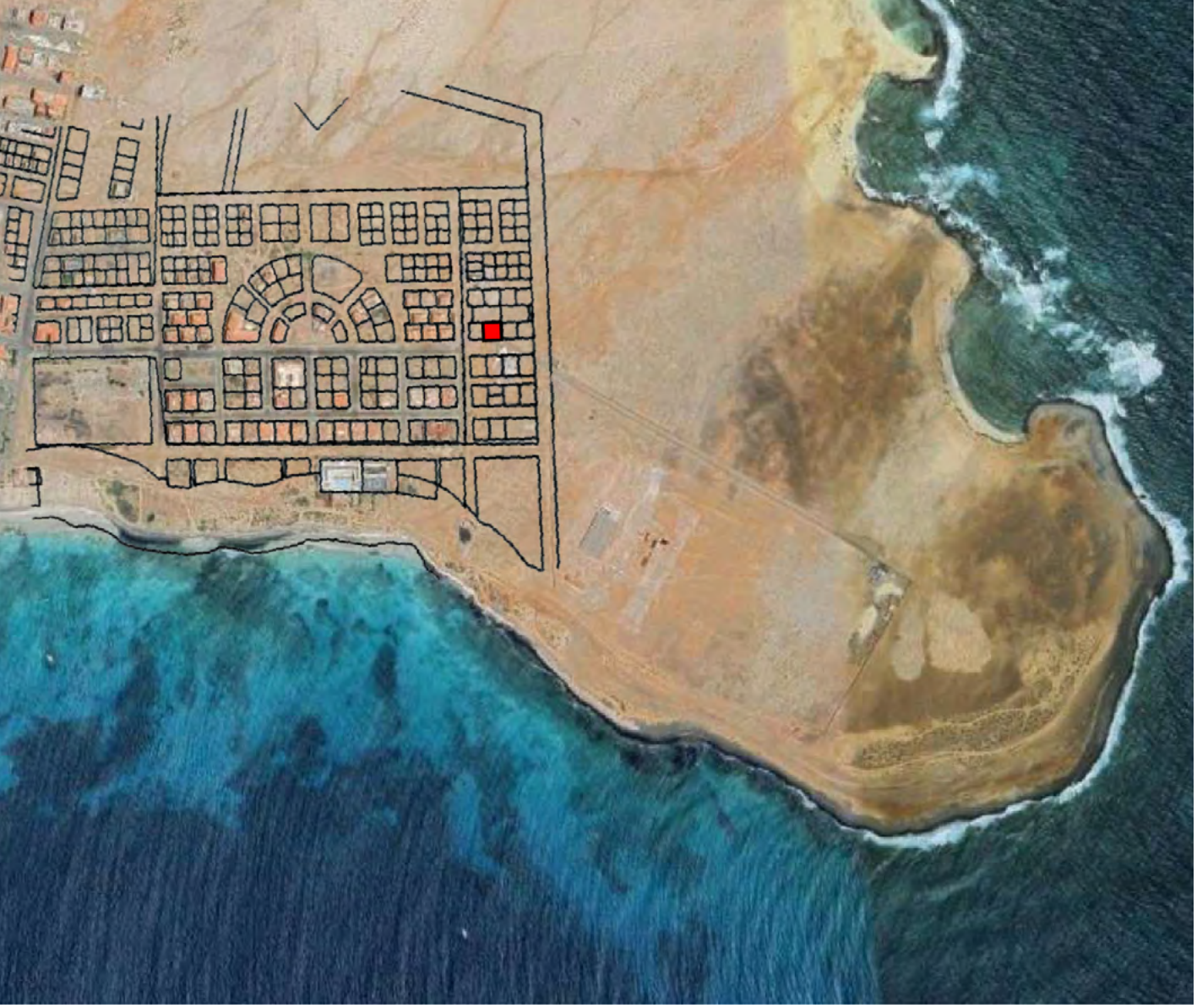
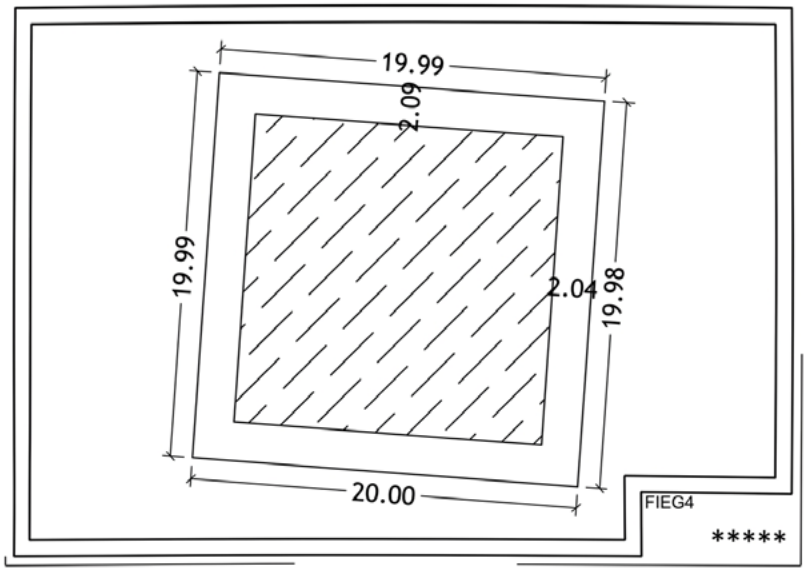






CASA VERDE

399m²

Prime Land Plot for Sale

Praia Antonio Sousa

300,000 Euros

Plots for sale near the beaches of Santa Maria have largely been snapped up, but there remains this one lot of prime development land which offers stunning sea views of three sides of the main tourist island of Cabo Verde. Casa Verde is pleased to bring to market this land, just 322m from Shell Cemetery Beach, 400m from Praia Ingrejinha and 1.5km from Santa Maria's iconic pier.

Situated in the popular Praia Antonio Sousa in the southern part of Santa Maria, on offer here is:

- c.400m^2 of prime development land
- flat terrain
- services adjacent
- road access
- ready for a 3-4 storey* building of apartments, with the possibility of converting to commercial on the ground floor*
- clean Freehold title

Keen-eyed investors will recognise the potential return-on-investment from this plot. With the sales price of new one-bed apartments (T1) now rising above 115,000 Euros and T2s ranging from 150,000 to ½ a million Euros depending on the finish and view, investing 300,000 in a plot, perhaps 200,000 in the build, could yield a substantial profit. Top floor apartments can provide great views of the coastline.

Importantly, this land is very close to the boundary of the town development plans, due to its proximity to the turtle nesting grounds and unique dune biosphere at Kite Beach, which the upper storeys will overlook. This plot is on the final row. Beyond that row, the town is NOT planned to be developed further, meaning the views and access to the wild coast should not be infringed in future.

This plot sits just around the corner from a planned new major road artery through Santa Maria, connecting the southern tip to the roundabout at the entrance to the main tourist town in Cabo Verde. The local government has invested significantly in this area. Good road infrastructure and all utilities are in place, immediately adjacent to this land. There is street lighting, with cycle paths, rubbish bins, commercial centre and parking spaces already in place, and a new town centre crescent just steps away already under construction.

The scope for a truly spectacular residence or block of apartments is boundless. A rooftop pool, a largely glass façade ... both could make for glorious views of the ocean, from sunrise to sunset. Let your dreams for development on Sal run wild with the possibilities offered by this great plot of land.

** based on permission granted to neighbouring properties*









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