



€ Condo Fees
c.117/mth

Superb 3-Bed Townhouse for Sale

Yucca, Vila Verde

Offers above 165,000 Euros

These are probably the most popular houses for sale on Sal, Cape Verde, with good reason:

- Huge living space, almost 190 square metres
- Beautifully designed and constructed, situated in leafy cobbled avenues that are no-through roads
- Low condominium fees and excellent value for money per square metre
- No ban on private rentals in place
- Walking distance to the beach
- Excellent facilities and 24/7 security.

Vila Verde T3 townhouses now come onto the market VERY rarely, so Casa Verde is proud to present this 3-bedroom, semi-detached house in the Yucca community, very close to Melia Laguna and Bikini Beach, with its safe year-round swimming and snorkeling, miles of coral sands and plenty of bars and restaurants. Closer to home, Vila Verde has excellent facilities including a well-stocked supermarket, several restaurants, a coffee shop and bars, 24-hour security, private parking as well as a free, regular shuttle bus to and from Santa Maria, Ponta Preta beach and Espargos.

Anyone seeking a home - or home away from home in Cabo Verde (rather than just a small apartment for the odd holiday) should certainly consider a townhouse. Easily sleeping 8 or even more, Vila Verde townhouses are very well constructed, spacious, with split levels and plenty of outside space; ideal for families or couples seeking that bit more space. They also have very low condo fees when compared to apartments that can be much smaller. This spacious Yucca townhouse has condo fees of c. 1,400 Euros a year, whereas - in hotel resorts just across a cobbled street - you could pay more for a 50m² apartment.

Sold fully furnished and equipped, with air conditioning and flyscreens, this townhouse features:

- Entry hall with downstairs bathroom/cloakroom on entry
- Dining room with table and 6 dining chairs
- Fully fitted kitchen, with floor and eye level units, washing machine, American-style fridge-freezer, built in oven and induction hob, extractor, sink etc



Open short set of stairs down to

- huge lounge with three double sofas (one being a sofabed), coffee table
- voile curtains, double glazed patio doors, shutters with fly screens
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leading out to

- sunny terrace with outdoor glass-topped dining table and 6 chairs, with palm-frond covered pergola
- small rear garden leading straight out, on level pedestrian-only paths through the aloe and palm tropical gardens, and large pool complex complete with gym and massage facilities

There are some superficial décor matters to take care of on the ground floor, especially in the dining room and outside porch, but nothing structural to the best of our knowledge. A historic water leak has been repaired, but the cosmetic damage to the walls, some plaster cracks and holes, need attention.

Short flights of stairs with aluminium balustrades separate the next three floors, each of which houses the sleeping quarters. This clever split-level design ensures maximum privacy and quiet for each of the room.

1st Floor

a double ensuite bedroom, with floor to ceiling wardrobes, air conditioning, a balcony (south facing), dressing tables, mirrors and ensuite with bath and shower over, large mirror, toilet and bidet, large sink and marble tops





2nd Floor

A twin bedroom, with floor to ceiling wardrobes, double patio doors, small balcony enjoying morning sunshine, air conditioning, converted ensuite shower room, bidet etc

NB there is a hole in the plaster to the ceiling just outside the bathroom.

3rd Floor

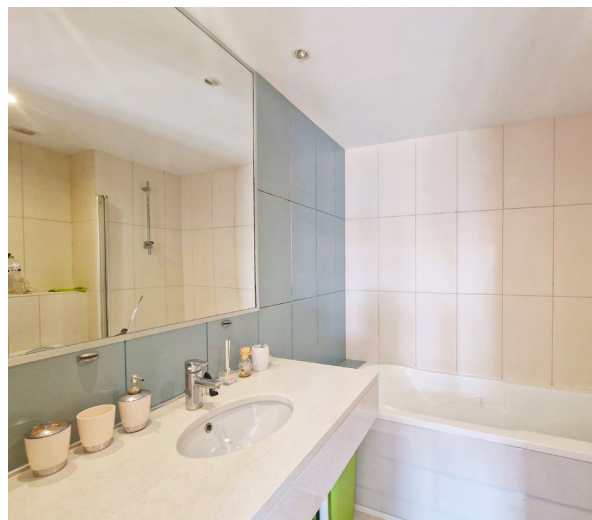
A twin bedroom, with floor to ceiling wardrobes, double patio doors, Juliette balcony overlooking the beautiful gardens and clubhouse pool, air conditioning, ensuite bathroom with bath and shower over, bidet, sink unit etc



4th Floor - Roof Terrace

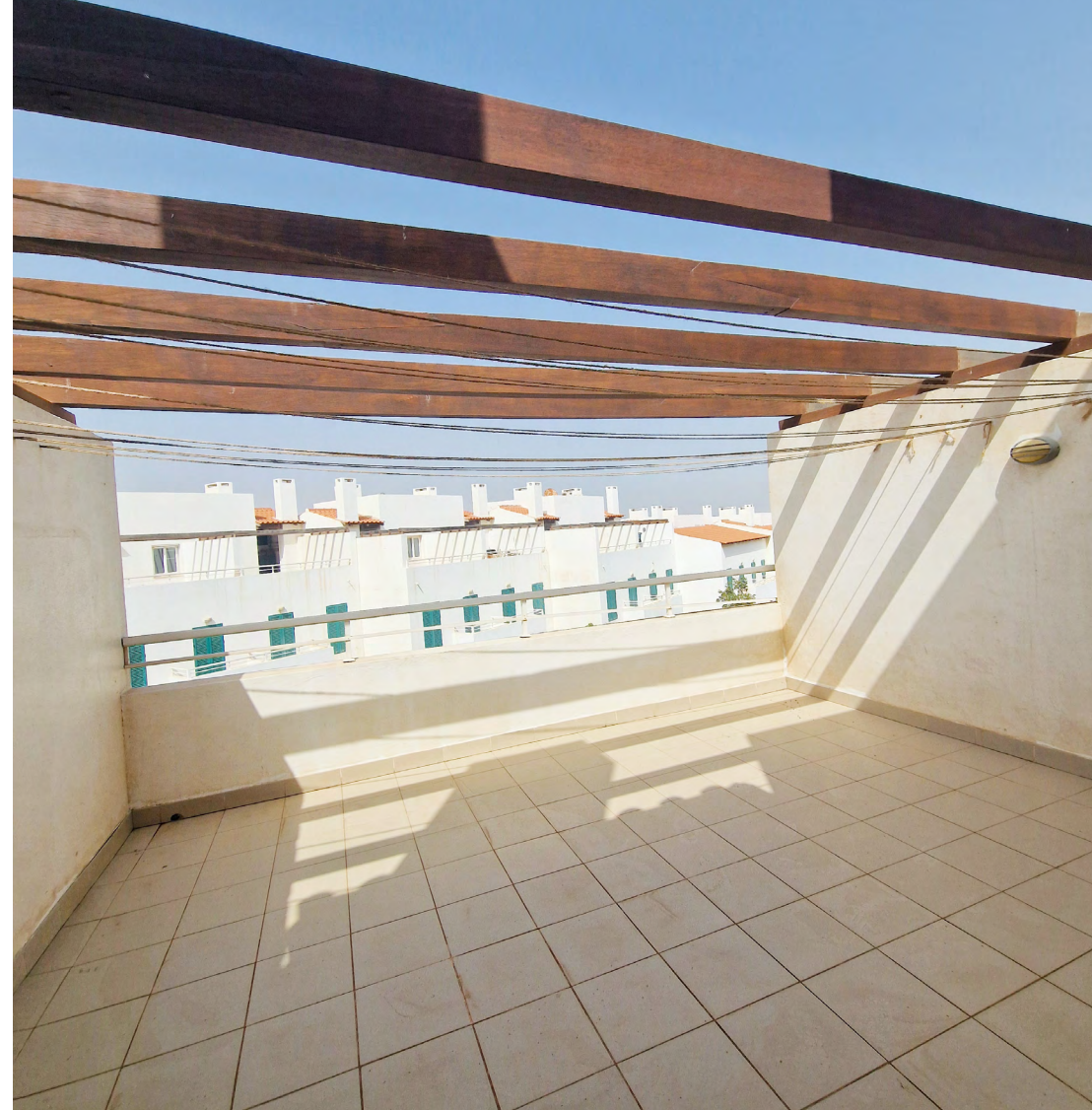
Door leading to huge water tank, plumbing, hot water tank, dry attic space

Second door leading to huge tiled roof terrace, with choice of sunshine and shade, timber pergola over: a very versatile space.



Vila Verde offers a luxury, peaceful alternative to town or beachfront hotel resorts, and has a good mix of residential and tourist accommodation, making it feel more like a small town. Widely acknowledged to have the best construction of any residence on Sal, it is ideal for those seeking peace and quiet, European standards of accommodation, 24-hour security, elevators in all blocks, regular shuttle buses, one of the best supermarkets and a short walk or free shuttle to the beach. With wide boulevards and beautiful gardens, Vila Verde is finished, unique and very appealing for winter living, holidays, or as a permanent home.





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