







## 3-Bed Fully Furnished Townhouse for Sale

Vila Verde

 3  4  189  Condo Fees c. 120/mth

**175,000 Euros**

**This a superbly presented and maintained townhouse in Vila Verde for sale. 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 immaculate 3-bedroom, semi-detached house in the Yucca community, within easy walking distance of Bikini Beach, with its safe year-round swimming and snorkeling, miles of coral sands and plenty of bars and restaurants. Within view of Melia Laguna, this townhouse is only a 5-minute walk down a quiet cobbled street to the beach.

In Vila Verde itself, there are 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 50m<sup>2</sup> apartment.





Returning to the inside, from the ground floor dining area, 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 or twin ensuite bedroom with a clever bed system allowing you to switch between bed configurations. There are floor to ceiling wardrobes, air conditioning, a balcony, dressing table, comfy occasional chair, mirrors and ensuite with bath and shower over, large mirror, toilet and bidet, large sink and marble tops, shelving.

### 2nd Floor

Double bedroom, again with floor to ceiling wardrobes, dressing table, bedside tables and patio doors leading to a south-facing small balcony enjoying all day sunshine and a partial sea view. There is air conditioning, an ensuite bathroom room, complete with all the amenities listed above for the first floor.

Sold fully furnished and equipped in excellent condition, with air conditioning and flyscreens throughout, this townhouse features:

- Entry hall with downstairs bathroom/cloakroom on entry
- To the right, dining area with extendable table and 6 dining chairs
- Smart fully fitted and renovated kitchen, with floor and eye level units, washing machine, American-style fridge-freezer, built in oven and induction hob, microwave, extractor hood, sink, shelving

Open short set of stairs down to

- huge lounge with two double sofas, coffee table, two occasional chairs, TV, sideboard, nest of tables, ornaments and artwork
- curtains, double glazed patio doors, shutters with fly screens leading out to
- sunny terrace with outdoor glass-topped dining table and 6 chairs, with pergola above
- small rear garden leading out to pedestrian-only, no through paths, with a view of Melia Laguna and Melia Dunas



### 3rd Floor

Another twin or double bedroom (interchangeable bed system), with floor to ceiling wardrobes, double patio doors, Juliette balcony overlooking the rear garden, with views of the rear gardens and the 5\* resort of Melia Dunas. There is, as per the other bedrooms, air conditioning, bedside tables, wardrobes, and the 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, then out onto your vast, tiled south-facing roof terrace, with choice of sunshine and shade, timber pergola over: a very versatile space. There are views of the ocean at Bikini Beach.

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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