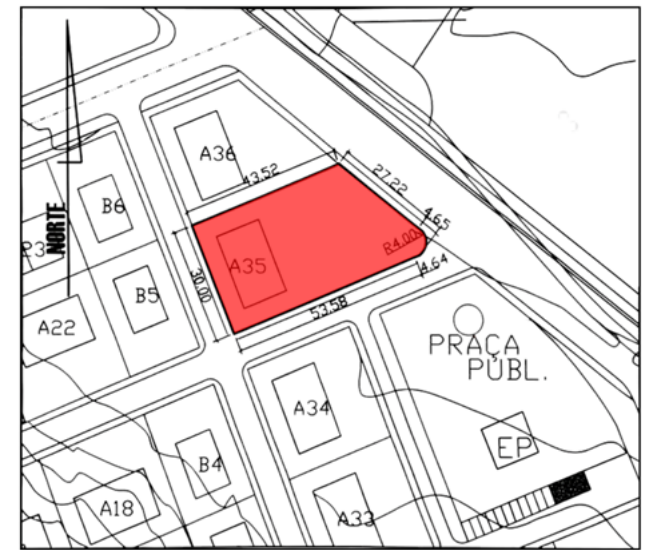




 1,556m²

Sao Vicente Land Plot for Sale

Wide Ocean Views, Calhau

99,000 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.

It's very rare that a large plot - over 1.5 square kilometres with an unobstructed beach and ocean view - comes onto the market. Casa Verde Homes is delighted to exclusively present just such a plot, at under 64 Euros per square metre.

Situated 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.

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.

This large land plot is level, has electricity supply, a track leading to it and a number of other villas, apartments for rent, small hotels and private single homes nearby. It is, however, an area that is not over developed, and this plot provides the space, the peace, the quiet and ocean views that so many crave, with plenty of room for privacy.





Location

- Directly opposite a beach, with mostly uninterrupted frontline access
- Easternmost tip of Sao Vicente
- 20km from the capital, cruise and ferry port, marina in Mindelo, with 4 ferries a day to Santo Antão
- 26km from the international airport, with direct flights from Lisbon, Porto, Paris, Nantes, Amsterdam, Luxembourg and Marrakech plus regular inter-island flights
- 2.5km from Praia Grande and the Dunas nature reserve
- Unobstructed beach and ocean views, with a spectacular vista of Santa Luzia
- 12km from the popular holiday town of Baia das Gatas, with its renowned beaches and summer music festival

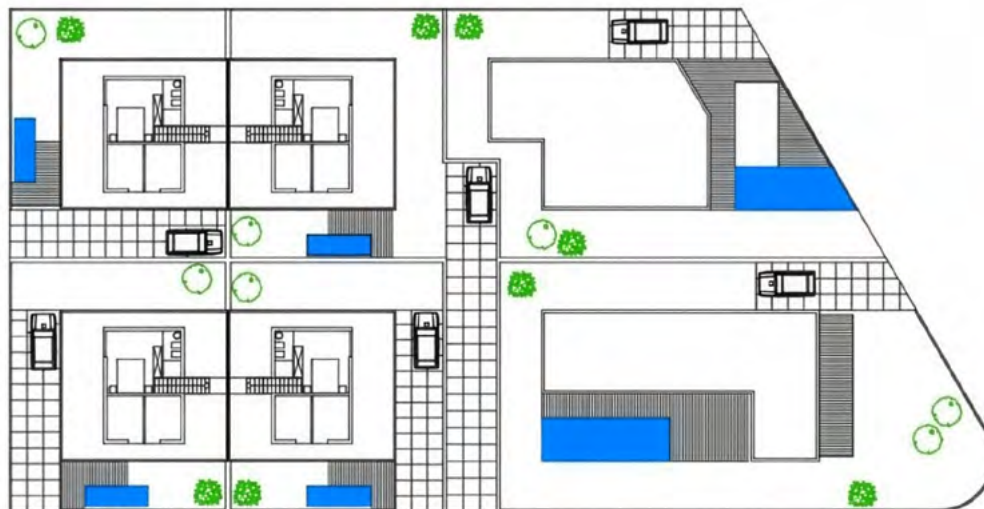
Sao Vicente is largely regarded as the cultural capital of Cabo Verde. With a mix of beaches and mountains, rivers and extinct volcanic peaks, it is one of the smaller islands in the archipelago. Around 75,000 of its 80,000 residents live in Mindelo, the vibrant home of Carnivale, music and the arts. Outside of Mindelo, the scenery varies widely, from the dramatic cliffs and peaks, to the Monte Grande national park. The temperature is a pleasant average 24-25 degrees Celsius year round, rarely falling below 20°C even at night, and rarely getting hotter than 29°. With direct international flights from Europe and Morocco plus its cruise port, Sao Vicente is a highly desirable island in which to invest and build.



Architect's plans with prior approval



piano terra



primo piano

Calhau remains unspoilt by tourism and is ripe for development. For this land, there are architect's plans with prior approval - though planning permissions may have lapsed - for up to six villas on the 1,556.58m² plot. You do, of course, have your choice of building fewer villas or a single residence, up to 2 or 2.5 storeys. Please note: the land is designated for residential use. The paperwork and ownership are all in order and straightforward, with a single private owner.

Neighbouring properties show what can be done here, and the island has an abundant supply of high-quality contractors and materials, along with low labour costs.



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