

# CAPE VERDE

TEN ISLANDS - SO MANY REASONS TO VISIT



**PONTA PRETA**  
RESIDENCIAL

ISLAND OF SAL

A PERFECT 10 FOR INVESTMENT

# TEN ISLANDS

SO MANY REASONS TO VISIT



Close your eyes and imagine tropical coasts, landscapes and cultures. Shave four flying hours off the Caribbean alternative, for an Atlantic setting, where rain seldom falls and investment prices are set to soar. Count to ten, and that's how many islands of individual charms Cape Verde has to offer.



The BBC Holiday programme, in November 2005, identified Cape Verde as “the next potential holiday hotspot” and industry insiders have been quick to agree. At a time when people are jetting further and further away to find a unique new destination, it’s no wonder that the 965 kms of bleached white beaches, just over five hours away, have put Cape Verde at the top of every ones must visit list. New infrastructure and a government committed to tourism are just two reasons why analysts are predicting a 70 per cent rise in property values over the next 24 months.

### “THE CAPE VERDE ISLANDS ARE THE NEXT POTENTIAL HOLIDAY HOTSPOT” BBC HOLIDAY (NOV 2005)



The sea’s harvest has long provided a bounty for the sparse population of around 482,000 and now as they embrace tourism, they are eager to share their delights with visitors. The sea also provides a ready made playground for settlers and holiday makers with wind surfing, diving and swimming at their best. Inland there are more treasures to discover from sand dunes to mountain ranges.



Although independence was only achieved in 1970, this is one of Africa’s most stable regions and the currency has a fixed exchange rate against the euro. The weather is very Caribbean with a steady all year round 22-27 degrees, however the similarities end there as hurricanes and monsoons are unheard of here. Rain is a rarity with the odd visit between August and October. Modern intervention now produces water stocks from sea water conversion plants.



With ten islands boasting their own characters and attractions, there’s something to tempt everyone. Journey times and prices to Cape Verde are shrinking fast with a newly opened airport in the capital, Praia, on Santiago, the biggest island. The original international airport of Amilcar Cabral gives a

strong back up on the island of Sal. The government has deliberately chosen an open skies policy, welcoming all airlines and this is already paying dividends with direct flights from Birmingham due to begin in November 2006. It’s up to you how active you want to be. The pace of life is relaxed and the miles of unpopulated beaches and turquoise seas could be all you need. Walking and hiking will allow you to take in the spectacular landscapes. Fishing can range from dipping lines from rocks and piers to boat trips for goldfish and garoupa or night fishing for morays. The more adventurous can head out to deeper waters for sharks, merlin and spearfish. Divers are also well blessed with an abundance of nature’s wonders or even wrecks.

Whether bartering in the daily markets, sampling the locally caught fish or drinking the local sugar cane based rum, Grogue, the sun is your constant companion. If you’re an investor, it’s good to know that your quality time spent enjoying the islands is also growth time in the price of your property.



PONTA PRETA  
RESIDENCIAL

1 Bedroom units from

95,000€

Front line to the beach!



## RESIDENCIAL PONTA PRETA

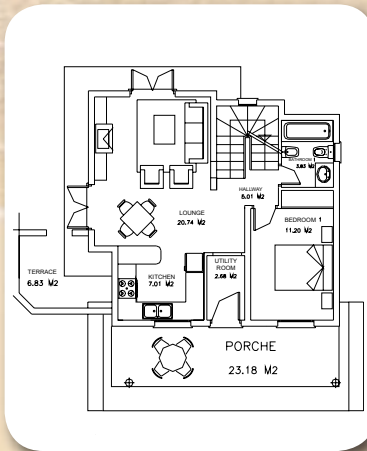
IS A NEW DEVELOPMENT WHICH IS SET TO BECOME WIDELY  
ACCEPTED AS THE FINEST DEVELOPMENT YET TO BE CONSTRUCTED  
ON THE ISLAND OF SAL



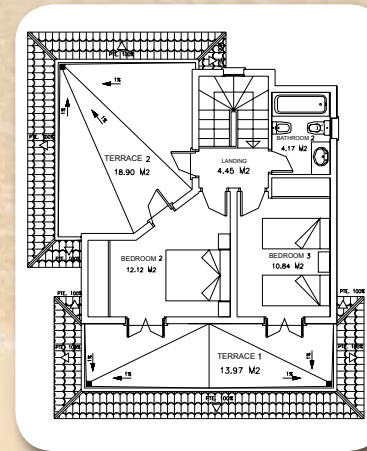
Based on the island of Sal, which boasts the most advanced infra-structure of any of the 10 islands that make up the Cape Verde chain, both developments enjoy a privileged position directly adjacent to the magnificent Punta Preta beach, in Santa Maria.

Santa Maria is only a 10 minute taxi ride from Sal's International Airport and its 8km of unspoilt white, sandy beaches are recognised as the best on the island.

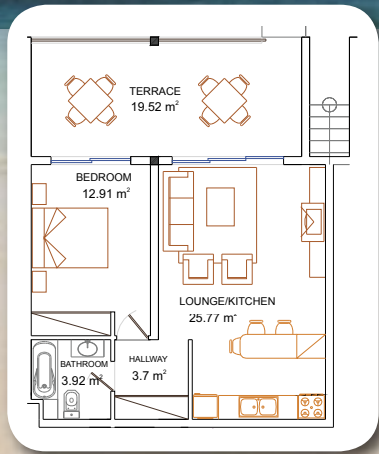
These two incredible developments, which comprise 1 and 2 bedroom apartments as well as stunning detached villas, front-line to the beach, are nestled within an exclusive headland in the south of the island alongside the fabulous new RIU 5\* Hotel that has not had any empty bed since opening last October!



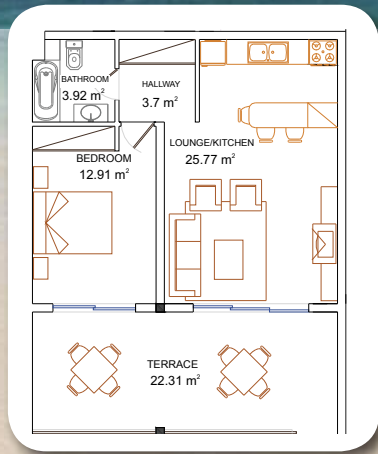
Ground Floor



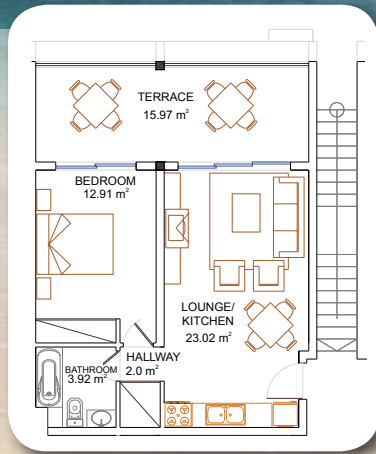
1st Floor



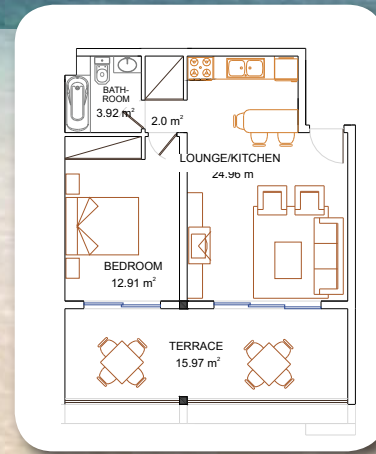
1 bed apartment T1A  
Built area: 51,10 m2 plus terrace



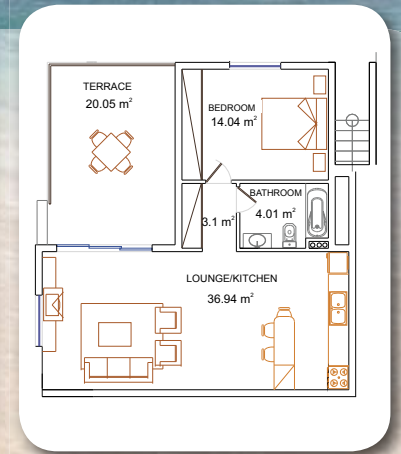
1 bed apartment T1B  
Built area: 51,10 m2 plus terrace



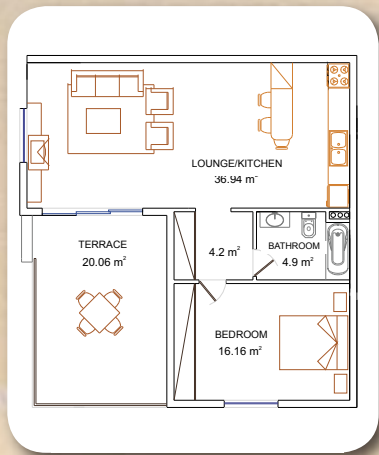
1 bed apartment T1C  
Built area: 47,06 m2 plus terrace



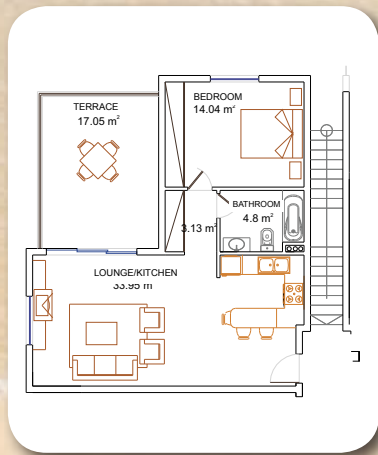
1 bed apartment T1D  
Built area: 48,82 m2 plus terrace



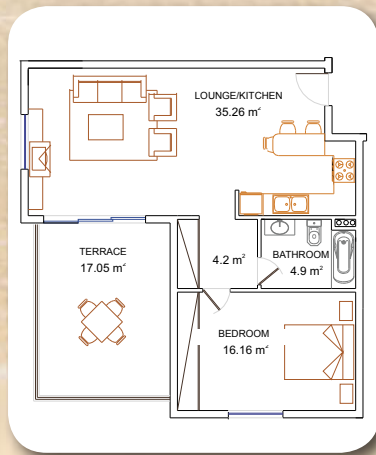
1 bed apartment T1E  
Built area: 65,82 m2 plus terrace



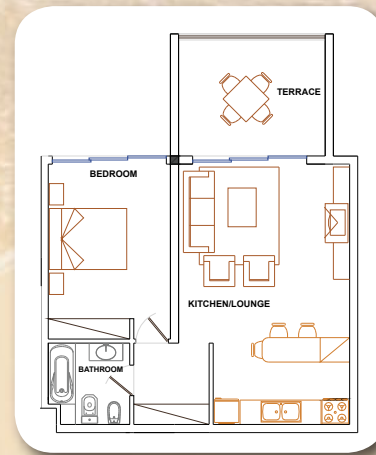
1 bed apartment T1F  
Built area: 69,36 m2 plus terrace



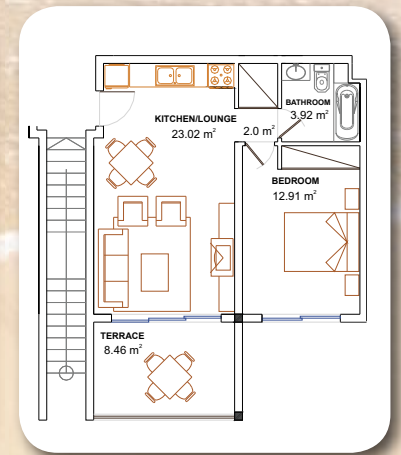
1 bed apartment T1G  
Built area: 63,07 m2 plus terrace



1 bed apartment T1H  
Built area: 67,64 m2 plus terrace



1 bed apartment T1I  
Built area: 51,10 m2 plus terrace



1 bed apartment T1J  
Built area: 47,06 m2 plus terrace



Prices from €95,000

Bedrooms : 1

Bathrooms : 1

Interior : 62 m<sup>2</sup>

Exterior : 15 m<sup>2</sup>

Features : New Release

Front Line to the Beach

Lagoon Style Pools

Highest Quality

Exceptional

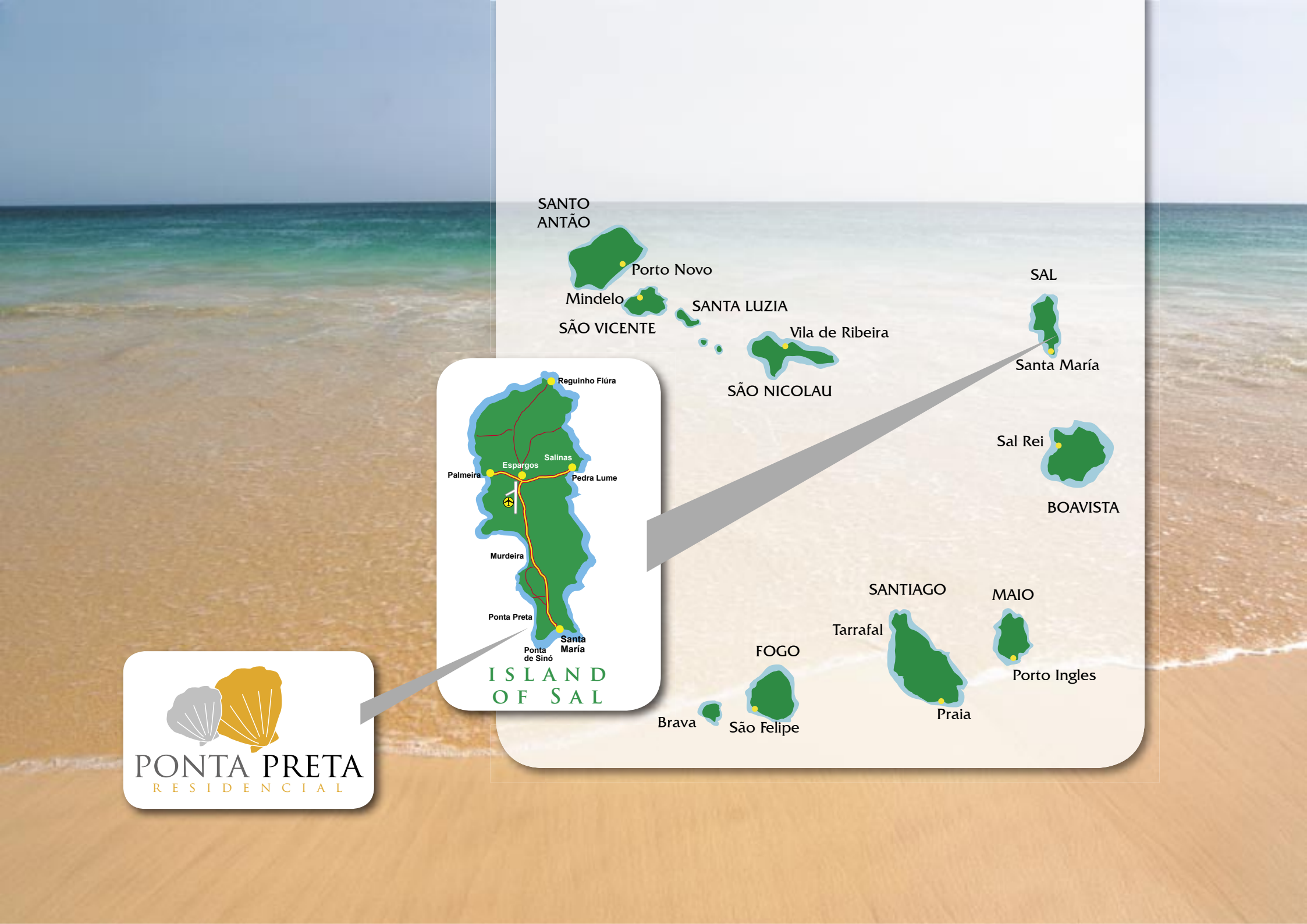
Payment Terms



## APARTMENTS

Stunning one bedroom apartments, front line to the beach, are nested within an exclusive headland in the south of the island alongside the fabulous new RIU Five Star Hotel that has not had an empty bed since opening last October.

The apartments are of the highest quality within a total of 300 low-rise apartments spread over three phases and surrounding large lagoon-style pools. All only a few metres from the beach. These apartments look set to become the fastest selling development we have ever handled.



SANTO ANTÃO



Porto Novo  
Mindelo  
SÃO VICENTE

SANTA LUZIA



Vila de Ribeira  
SÃO NICOLAU

SAL



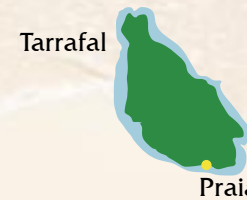
Santa Maria

Sal Rei



BOAVISTA

SANTIAGO



Tarrafal  
Praia

MAIO



Porto Inglês

FOGO



São Felipe

Brava



ISLAND OF SAL



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