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## For Sale - Murdeira Bay

€92,680

Vila Verde Resort Porto Sal

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## **Vila Verde Resort Porto Sal**

Price: €92,680

Vila Verde Porto Sal, will enjoy a front line location on 2km of coastline at Murdeira Bay marine reserve, with the majority of property having sea views.

Vila Verde Porto Sal offers high quality and high specification property by the experienced and established Cape Verdean developer Tecnecil.

Vila Verde Porto Sal continues the excellence of the Vila Verde brand. This latest exclusive development follows the award winning Vila Verde Santa Maria development, which has proved to be an outstanding success. Both developments have been sympathetically designed by eminent architect Nuno Leonidas in keeping with Cape Verde's Portuguese history. These spacious developments have been carefully planned to have a village feel and atmosphere.

## **First Release**

**Gardenia & Petunia Communities**

## **CapeVerdePortal - Authorised Agent**

Cape Verde



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Studios from 72,910 euros

One Bed from 92,680 euros

Two Bed from 145,100 euros

## GENERAL INFORMATION AND SPECIFICATIONS

### LOCATION AND DESIGN CONCEPT

2 km water front with beaches, located one of the most beautiful bays of Cape Verde.

5 minute drive from the airport.

Direct access to airport and urban centres

Unobstructed view to the Atlantic Ocean and the whole Murdeira Bay marine reserve

Direct access to the beaches.

Aesthetically balanced and environmentally sound design;

Colonial style architecture;

Low construction index;

Green areas throughout the resort;

Wastewater recycling for irrigation;

Open air walkways and jogging tracks;

Tennis courts, pitch and put and other sport facilities;

Private swimming pools for the villas and communal swimming pools for apartment communities

### MASTER PLAN

Balanced mix of apartment, townhouse and villa communities;

Commercial spaces throughout the resort;

Hotels;

Community pathways within a short walking distance of the beaches;

Central avenue;

Pedestrian pathways encompassed by shopping and recreation areas;

Public parking throughout the resort;

Barrier-free access to all properties and facilities;

### BUILDING SYSTEMS

Reinforced concrete structure;

Insulated foundations;

Acoustic insulation between apartments;

European standard building specifications;

Power, telecommunications, water, sewage and other utilities directly available to units;

TV and telephone sockets in all living quarters;

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Pre-installation for air-conditioning;  
Piping for hot and cold water;  
Elevators in all apartment blocks;  
Hot and cold water supply;  
Fire detector in every unit;

## **BUILDING FINISHES**

Villas and Townhouses:

High quality semi-polished porcelain tiles, neutral colours and uniform patterns on ground floor;  
Floating laminated floor, with acoustic insulation and high surface resistance on top floors;  
Marble based compound stones on bathroom floors and walls;  
High quality porcelanic tiles on floors, bathroom and kitchen;

Apartments:

High quality ceramic tiles on floors, bathroom and kitchen walls;

Common to all units:

Plastered walls and ceilings, finished with quality emulsion paint;  
Lacquered aluminium external windows, doors and louvered shutters;  
Wooden skirting boards;  
Marble sills for doors and windows;  
Ceramic floor tiles on balconies and terraces;  
Wood-finished security front door, interior doors and kitchen cabinetry;  
Sliding door wardrobe in melamine, with chrome fittings; Granite kitchen worktop fitted with stainless steel sinks and taps;  
Mirrored bathroom cabinet with countertop in polished stone;  
Glazed china sanitary ware;  
Acrylic bathtubs and shower basins;  
Kitchen fitted with extractor fan, electric cooking range, inbuilt oven, refrigerator, washing machine and pre-installation for dishwasher in apartments and townhouses;

## **SERVICES & FEATURES**

CCTV security for each entrance and for public spaces;  
Resort security personnel;  
Building and pool maintenance;  
Garbage collection and disposal;  
Gardening;  
Cleaning;  
Internet and cable TV;  
Country club membership;  
Public transportation;  
Taxi service;

## **ADDITIONAL RESORT FACILITIES**

Restaurants and snack-bars;

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Pubs and bars;  
Shops;  
Supermarket;  
Petrol station and car washing;  
Fitness and beauty parlours;  
Kindergarten;

## **OPTIONAL PACKAGES**

Furniture;  
House ware and linens;  
Air conditioning units;  
Solar water heating systems;  
Home security systems.

## **GUARANTEES**

Five year warranty on concrete structures;  
One year warranty on all proven defects on material or workmanship;  
Suppliers warranty on equipment;

## **PAYMENT TERMS**

The standard payment terms are as follows:

3000€ reservation  
30% of the unit price with the signature of the Promissory Contract;  
20% of the unit price with the start of construction;  
50% upon completion and deed

## **DISCOUNTS**

Discounts on Vila Verde listed prices are based on payment terms. Bulk buyers or investors (over 10 units) will benefit of discounts.

## **PROCEDURES**

Clients are given the following options to make a purchase:  
To make a reservation of a property unit the client should pay €3,000 fee;  
The Promissory Contract of Purchase and Sale (Promissory Contract) has to be signed within 28 days from the date of Reservation;  
The client has to pay the first instalment (minimum of 30%) with the signature of the Promissory Contract;

## **ADVANCE PAYMENT BANK OR INSURANCE GUARANTEE**

Bank or insurance guarantee will be issued on the following terms:  
The guarantee will cover 50% of the payments made by the client until the start of construction (included);  
A general Comfort Letter will be provided by the guarantor confirming the commitment to issue the guarantee immediately after the advance payment has been made and received;  
The specific date of expiry will be stated in the guarantee;  
The beneficiary of the guarantee will be the client;

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## **RESORT MANAGEMENT**

Vila Verde Resort and property units will be managed by a property management company, which will take care of all components of the resort and, within the terms agreed with each owner, will manage the rental plan;

## **LEASE BACK**

Clients will be given an annual rental return of 5% for 5 years under the following terms:

The property unit has to be available to the Management Company 365 days per year;

The payment of the rental return will be semesterly;

The property unit should be furnished according to the management company directives;

## **SUBROGATION OF RIGHTS** (off-plan re-sale or assignment contract)

There will be no restrictions to assign the contract to a third party. The assignment contract shall be approved by TECNICIL.

## **OWNERSHIP**

All Vila Verde property units are freehold.

## **CONSTRUCTION AND DELIVERY**

Construction of Phase 1 will start in November 2007;

A typical construction period will be 24 months for each phase;

Construction phases are defined by the Developer.

## **FURNITURE**

Clients will be given at least 2 options to choose furniture packs;

The price of the pack should be paid 50% with the order confirmation and 50% with the delivery;

## **Location**

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**Masterplan**



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## Documents

[Petunia Complex Layout](#)

[Gardenia Complex Layout](#)

[Information And Specifications](#)

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Bedrooms 1  
Total Bathrooms

**Outdoor Features:** Pool;

