

Vista Oceano-Residence

A window to paradise



Click on flag to enter Vista Oceano-Residence.

Welcome to "Vista Oceano-Residence"

Located on the northern side of Santo Antao Island - Republic of Cape Verde, "Vista Oceano-Residence" offers the perfect property choice:

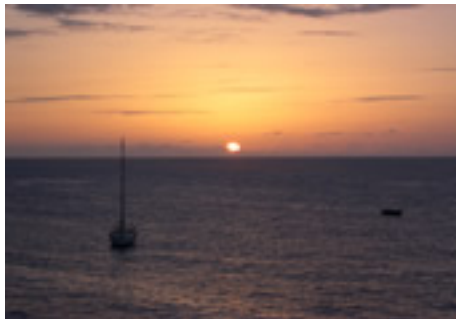


Vista Oceano Residence front view

Exclusive Luxury 1 or 2 bedroomed Apartments, Studios and Commercials (off plan sales) with high level of construction (5 years warranty), including fully equipped European kitchen, balcony with panoramic sea views. Swimming pool, shops and restaurant at very affordable prices starting from 52,000 EUR.

"Vista Oceano-Residence" combines a premium first line location with modern facilities, and comfortable holiday accommodation. Located in Ponta do Sol, with numerous pensions, shops and restaurants in a very central location without being a mass tourist destination. Also only 5 minutes from the Capital of Santo Antao - "Riberia Grande".

It is the perfect place to escape from the stress of city life combined with a nature orientated holiday.



Sunset and harbour views



view over the town

Situated directly in front of the traditional and tranquil fishing harbour of Ponta do Sol, the Apartments offer a very unique setting with impressive Sea-Mountain and Sunset views.

All this together with a pleasant year round climate: Temperatures from 20°C to 30°C and about 340 sunny days throughout the year...

Santo Antao - The Island

Located in the north-west of the archipelago, Santo Antao is one of the greenest and most spectacular of all Cape Verde Islands. As the second largest island, it has population density of only about 50.000 habitants, is very low. Divided by high mountains reaching up to 2.000 meters over sea-level, there are two main parts of the island: The dry, windy and flat desert south side and the green, calm and tropical-vegetated north side.



On the north part of Santo Antao (where "Vista Oceano - Residence" is located) you will find lots of green valleys, cultivated with sugar cane, bananas, papayas, apple, coffee, mango and coconut trees that start from the coast line up into the high mountains where water is running all the year long.

The climate of Santo Antao is very smooth with temperatures between 20° C and 30° C and humidity around 50 % to 75 % throughout the year.

If you ask Capeverdeans or the islands visitors, all will confirm you that Santo Antao has the friendliest and laid back population of all the islands. Where security is concerned, you can be totally relaxed. Indeed most habitants leave their doors unlocked by night. This is another reason why Santo Antao Island is so unique.

The 3 main cities are:

* Porto Novo, at the south side, here the ferry arrives, duration: 30 minutes (fast ferry) from Mindelo, Sao Vicente Island.

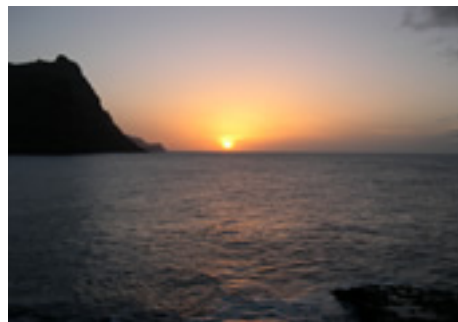
* Ribeira Grande: Capital of Santo Antao (5 minutes from "Vista Oceano Residence") - here you find most shops and most facilities, also several restaurants and Hotels/Pensions.

* Ponta do Sol: Main tourist place, with lots of Hotels/Pensions and restaurants.

Activities on Santo Antao: Mainly hiking and trekking, but also pure nature lovers will have lots to do and see: Explore the island by car (rent a car or "aluguer") with its impressive landscapes and lovely people. Also recently opened is an adventure Agency offering Diving, Climbing, Trekking, Canyon Walking, excursions by boat and Sport Fishing in Ponta do Sol...

Ponta do Sol - The Location

Vista Oceano-Residence is situated at the north-east coast of Santo Antao Island, at Ponta do Sol, a traditional and tranquil town.



Vista Oceano, stunning views over the harbour

Vista Oceano-Residence is located frontline to the harbour in what is without doubt the best location in Ponta do Sol. Boasting panoramic views over the ocean and also the mountains that dramatically surround the coastline. Visitors are never ceased to be amazed by the most incredible sunset views.

Ponta do Sol has pretty fisherman's cottages, painted in candy colours and quaint cobble streets. Visitors can enjoy the relaxed feel of the town centre with its palm fringed square and old Colonial buildings.

Mornings in Ponta do Sol can be spent leisurely watching the locals land their catches to supply the fresh 'Catch of the Day' suppers. Visitors are captivated with the gentle pace of life.

Ponta do Sol has a variety of shops selling basic provisions. Also several bars, restaurants, and pensions.

Vista Oceano-Residence offers a relaxing environment, ideal for those that love to be close to nature, with walking trails, stunning views, and the calming lapping of the breaking waves. Yet with a close proximity to the capital.

At the islands capital "Ribeira Grande" (only 5 minutes away) you will find Restaurants, Bars, Supermarkets, Banks, Pharmacy, Central Hospital, Police station, Post Office, Telecom facilities and Internet Cafés.

Heading east along the coast you will find "Vila das Pombas", Paúl (15 minutes away) that is inviting for trekking and nature lovers with it's tropical green valley and small waterfalls.

Cultivated with ranges of sugar cane, banana, papaya, apple trees, coffee and majestic palm trees that sway in this sub-tropical climate.

Fountainhas is a unique village cut into the mountains, with breathtaking views. A place that time forgot!! The journey takes 15 minutes from Ponta do Sol by Aluger and is a must for every visitor to the Island. Those with an adventurous nature take pleasure in hiking to this hidden gem...

"Vista Oceano-Residence" - The Building

Vista Oceano front view - click to enlarge

Vista Oceano Residence is built to exacting standards, boasting superb quality fixture and fittings of the highest European Standards.

Vista Oceano-Residence consists of: 6 commercial units, 2 studios, 34 one bedroom apartments and 9 two bedroom apartments/luxury penthouses.



front East side



West side with sunset

Location and Orientation

Specification:

- European Building Standard with 5 year guarantee
- Elevator
- European fitted kitchen with fridge, built in oven and cooking range, extractor fan
- Phone Line / Internet ADSL preinstalled
- Satelite TV
- High quality glazed ceramic tiles on floors and walls of bathrooms and kitchen. -Mirrored bathroom cabinet with countertop in polished stone
- Ceramic floors tiles on balconies
- Plastered wall and ceilings, finished with quality emulsion paint
- Lacquered aluminium external windows
- Granite kitchen worktop fitted with stainless steel sinks and taps
- Wooden sills
- Built in wardrobe (s)
- Wooden finished front doors with good quality stainless steel fittings
- Pre-installation air-con
- Fire detector

Additional Building Facilities:

- Restaurant / Snack-bar
- Swimming Pool -approx. 40m2
- Backup Generator
- Property Management Services

Type / Number	Total square meter area	Price	Availability
Ground floor			
Commercial II	55,47	86.000 €	AVAILABLE
Commercial III	55,83	86.000 €	AVAILABLE
Commercial IV	56,22	88.000 €	AVAILABLE
Commercial V	61,29	99.000 €	AVAILABLE
Commercial VI	53,09	95.000 €	RESERVED
Commercial VII	55,25	96.000 €	AVAILABLE
1st Floor			
Aprt. T1 - 01	57,81	73.000 €	AVAILABLE
Aprt. T1 - 02	61,68	77.500 €	AVAILABLE
Aprt. T1 - 03	61,96	78.000 €	AVAILABLE
Aprt. T1 - 04	62,29	79.500 €	AVAILABLE
Aprt. T1 - 05	70,24	98.500 €	AVAILABLE
Aprt. T1 - 06	67,59	93.000 €	RESERVED
Aprt. T1 - 07	60,07	80.500 €	SOLD
Aprt. T1 - 08	54,33	75.000 €	AVAILABLE
Aprt. T1 - 09	54,51	75.500 €	AVAILABLE
Aprt. T1 - 10	56,76	78.000 €	AVAILABLE
2nd Floor			
Aprt. T1 - 11	58,33	73.000 €	AVAILABLE
Aprt. T1 - 12A	58,93	77.500 €	AVAILABLE
Aprt. T1 - 12B	59,55	79.500 €	AVAILABLE
Aprt. T1 - 14	59,69	82.500 €	AVAILABLE
Aprt. T1 - 15	70,27	98.500 €	AVAILABLE
Aprt. T1 - 16	61,38	85.500 €	AVAILABLE
Aprt. T0 - 17	49,39	66.000 €	SOLD
Aprt. T1 - 18	53,82	75.000 €	AVAILABLE
Aprt. T1 - 19	54,79	76.000 €	AVAILABLE
Aprt. T1 - 20	56,19	78.000 €	AVAILABLE
3rd Floor			
Aprt. T1 - 21	57,99	73.000 €	AVAILABLE
Aprt. T1 - 22	58,93	77.000 €	AVAILABLE
Aprt. T1 - 23	57,55	79.500 €	AVAILABLE
Aprt. T1 - 24	59,61	82.500 €	AVAILABLE
Aprt. T1 - 25	69,91	98.500 €	AVAILABLE
Aprt. T0 - 26	35,12	52.000 €	AVAILABLE
Aprt. T2 - 27	86,81	117.000 €	SOLD
Aprt. T2 - 28	79,88	105.000 €	AVAILABLE
Aprt. T2 - 29	78,63	103.500 €	AVAILABLE
4th Floor			
Aprt. T1 - 30	58,33	73.000 €	AVAILABLE
Aprt. T1 - 31	59,22	77.000 €	AVAILABLE
Aprt. T1 - 32	59,70	79.500 €	AVAILABLE
Aprt. T1 - 33	59,92	82.500 €	AVAILABLE

Aprt. T1 - 34	69,95	98.500 €	SOLD
Aprt. T2 - 35	115,18	145.000 €	RESERVED
Aprt. T2 - 36	79,88	110.000 €	AVAILABLE
Aprt. T2 - 37	78,63	110.000 €	AVAILABLE
5th Floor			
Aprt. T1 - 38	58,30	73.000 €	AVAILABLE
Aprt. T1 - 39	59,22	77.000 €	AVAILABLE
Aprt. T1 - 40	59,70	79.500 €	AVAILABLE
Aprt. T1 - 41	59,92	82.500 €	AVAILABLE
Aprt. T1 - 42	69,95	98.500 €	SOLD
Aprt. T2 - 43	115,18	147.000 €	SOLD
Aprt. T2 - 44	79,88	112.000 €	AVAILABLE
Aprt. T2 - 45	78,63	112.000 €	AVAILABLE

Vista Oceano Residence - Apartments prices, areas and availability:

Each apartment is numbered as follows:

T0 = Studio

T1 = One Bedroomed

T2 = Two Bedroomed

Construction and payment terms:

Construction will begin in March/April 2008.

Build time approximately 2 years.

5.000 Euro Reservation fee.

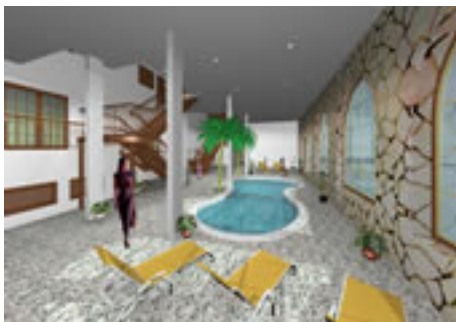
-30% on signing of contract (minus 5.000 Euro)

-20% on foundation completion

-20% on structure completion

-20% on windows completion

-10% on signing at notary



Vista Oceano-Residence View of the swimming Pool

"Vista Oceano-Residence" - The Apartments

Vista Oceano-Residence consists of:

- 2 **Studios** situated on the front of the Residence. From 35.12m² to 49.39m². Large Plan kitchen/living area. Bathroom with bath. Excellent value for money - prices starting from 52.000 Eur.



3d floor plan - Studio - example 1



3d floor plan - Studio - example 2

- 34 **One bed roomed Apartments**. All with spacious living area. Double bedroom. Fitted bathroom. Several different layouts such as open plan kitchen or separate kitchen. Each with balcony to enjoy the Very Special views of Ponta do Sol. Sizes range from 53.82m² to 70.27m² with prices from 69,000 Eur.



3d floor plan - 1 bedroom Apartment - example 1



3d floor plan - 1 bedroom Apartment - example 2

- 9 **Two bedroomed Apartments**. Each with very spacious living areas, 2 double bedrooms, 2 fitted bathrooms. All 2 bedroomed apartments are on the higher floors to enjoy the spectacular views and panoramic sunsets. 2 very special apartments are located on the 4th and 5th floor which have over 47m² of wrap around terrace. Sizes from 78.63m² to 115.18m² with prices from 103,500 Eur.



3d floor plan - 2 bedroom Apartment - example 1



3d floor plan - 2 bedroom Apartment Penthouse - example 2

-7 **Commercials** Unprecedented position in Ponta do Sol, with outstanding views over the harbour. Each unit will be complete with storeroom and fitted washroom constructed to the highest of standards. Sizes from 52.85m² to 61.29m². Prices from 85,000 Eur.



View to the sea with sunset from inside (front side and East side units)



View to the sea with sunset from inside (front side units)



View to the mountains from inside Vista Oceano Apartment (West side units)

Frequently Asked Questions

1. Furniture Packages. Can these be offered and for how much ?

- There will be furniture options available from the developer.

2. Property Management. Who will look after my property for me ? How much would this cost ?

- There will also be a specialist company in place, servicing the needs of the villas on behalf of owners who are absent from the Island. This will include general and garden maintenance, room-cleaning, payment of utility bills, receiving of renting-guests. The services will be tailored to your requirements.

3. What is the Rental Potential on Santo Antao Island ?

- Santo Antao is very new in the emerging Cape Verde rental market. However, experts predict a huge surge in demand for quality rental accommodation on the island, both long and short term. We can personally verify this, having seen the demand from European visitors, and we are confident that our clients will not be disappointed.

4. Sewerage System/Water/Electricity.

- There is a common septic tank. Vista Oceano will have a large water storage facility. An onsite generator will be on hand in the event of back up being required.

5. How will I know how my property build is progressing during construction ?

- When the stages of build are complete you will be informed directly from the developers office on Santo Antao. In addition there will be a LIVE WEBCAM on site which will allow you to view the build progress. Lombo Branco Village (now SOLD out) also has a LIVE WEBCAM which can be viewed

6. What track record does the developer have ?

- Lombo Branco Village has already been constructed by the developer. They are of Caboverdian Nationality, living for many years on Santo Antao Island.

Vista Oceano is being constructed to European Standards using high quality materials. 5 year guarantee of build.

Vista Oceano Residence has been designed by a well recognised Architect on the Islands. The design of Vista Oceano retains many of the Portuguese features and offers residents Panoramic Sea views to enjoy the very best of the wonderful scenery on Santo Antao.

7. What has the developer built in the past ?

- 1994-1995 Construction of the Central Hospital of Ribeira Grande, Santo Antao
- 1995-1996 Construction of School recreation centre, Ribeira Grande, Santo Antao
- 1996-1997 Construction of social buildings (IFH) Ribeira Grande, Santo Antao
- 1997-1998 Construction of roads in Sao Nicolau and Santiago Islands.
- 1995-2005 Construction of roads from Ribeira Grande to Boca das ambas Ribeiras and from Ribeira Grande to Porto Novo (still under construction)

- 2006-2007 Lombo Branco Village Phase 1
- 2007-2008 Lombo Branco Village Phase 2

8. How do I travel around the Island of Santo Antao ?

- The cheapest form of travel is by local 'Aluger' which is similar to a bus service. Alugers can be used either collective or private hire. The Developer also operates a Car Hire company running new 4x4 Suzuki Jeeps. These will be available for rent by owners/guests of Vista Oceano and Lombo Branco Village. Aluger travel from Porto Novo (ferry terminal) to Ponta do Sol costs approx. 5 eur. From Ponta do Sol to Ribeira Grande (the capital) approx 1 eur. Mountain bikes are also available for rent.

9. Has Vista Oceano full planning permission ?

- Yes full Planning Permission has been granted. Camara License No/Documents can be supplied on request. The properties are sold with clean title, full planning approval.

10. Local shops - can I buy all my provisions here ?

- In Ponta do Sol you will find small local shops selling provisions. There are approximately 12 such shops. In addition several bars, restaurants. Internet cafe. There are also several Hotels/Guest houses in the town. A new big commercial centre is beeing constructed in the main square in Ponta do Sol. We believe this will have Bank(s) and further retail outlets.

- At Ribeira Grande, 10 minutes from Lombo Branco - Village you will find Restaurants, Bars, Supermarkets, Banks, Pharmacy, Central Hospital, Police station, Post Office, Telecom facilities and Internet Cafés.



Ponta do Sol - Restaurants



Street along West side of Vista Oceano-Residence



Fishermen - in Ponta do Sol traditional harbour



Fishing in front of Vista Oceano-Residence - Wahoo fish !



Black Lava Beach - Sinagoga (10 minutes from Vista Oceano)



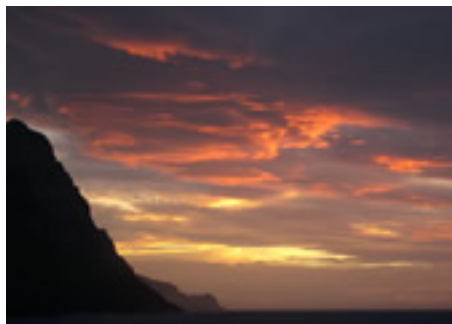
Vila das Pombas - Paúl (15 minutes from Vista Oceano)



Sugar cane in flower - Paúl (15 minutes from Vista Oceano)

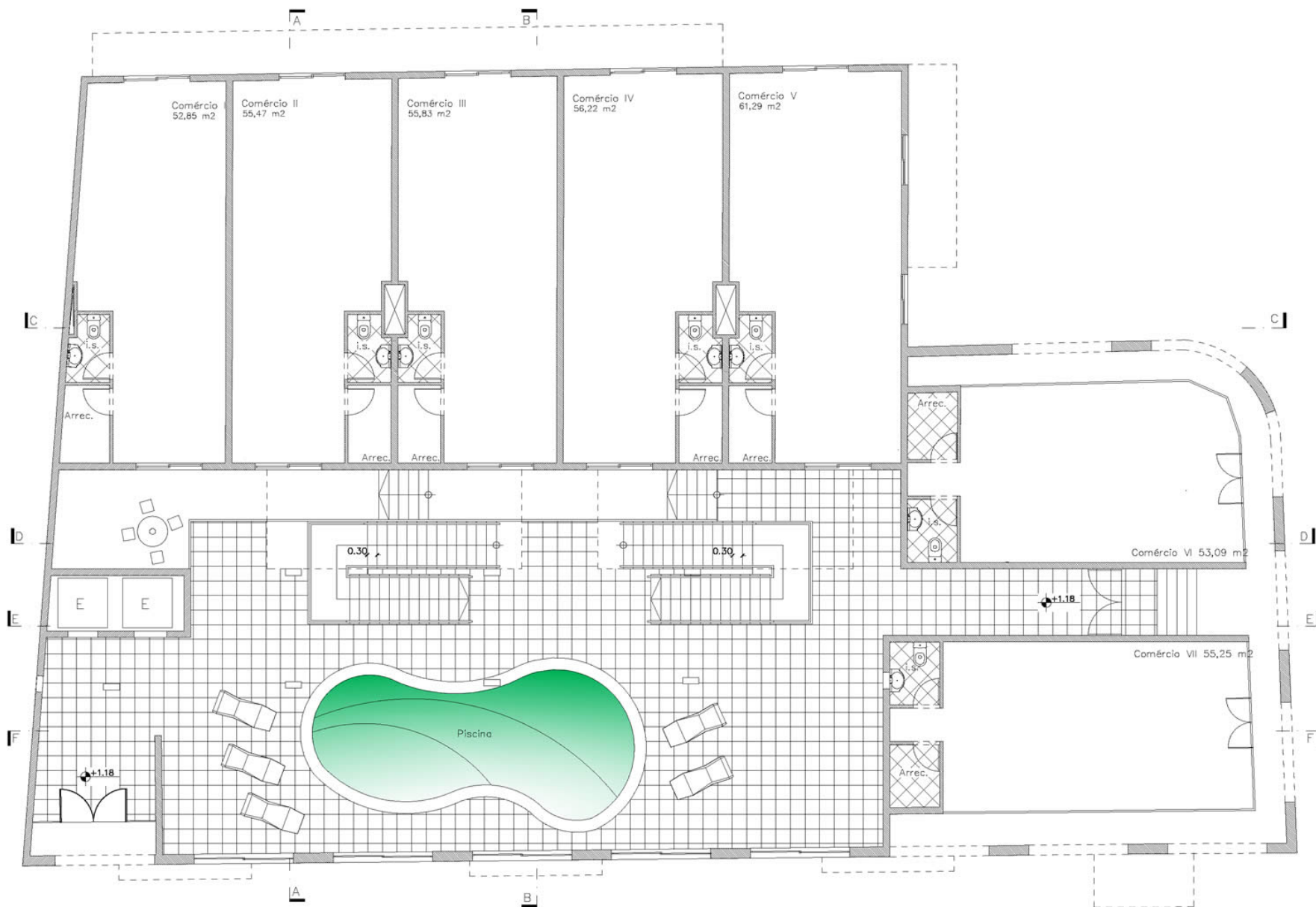


Fresh fish in front of Vista Ocaeno-Residence

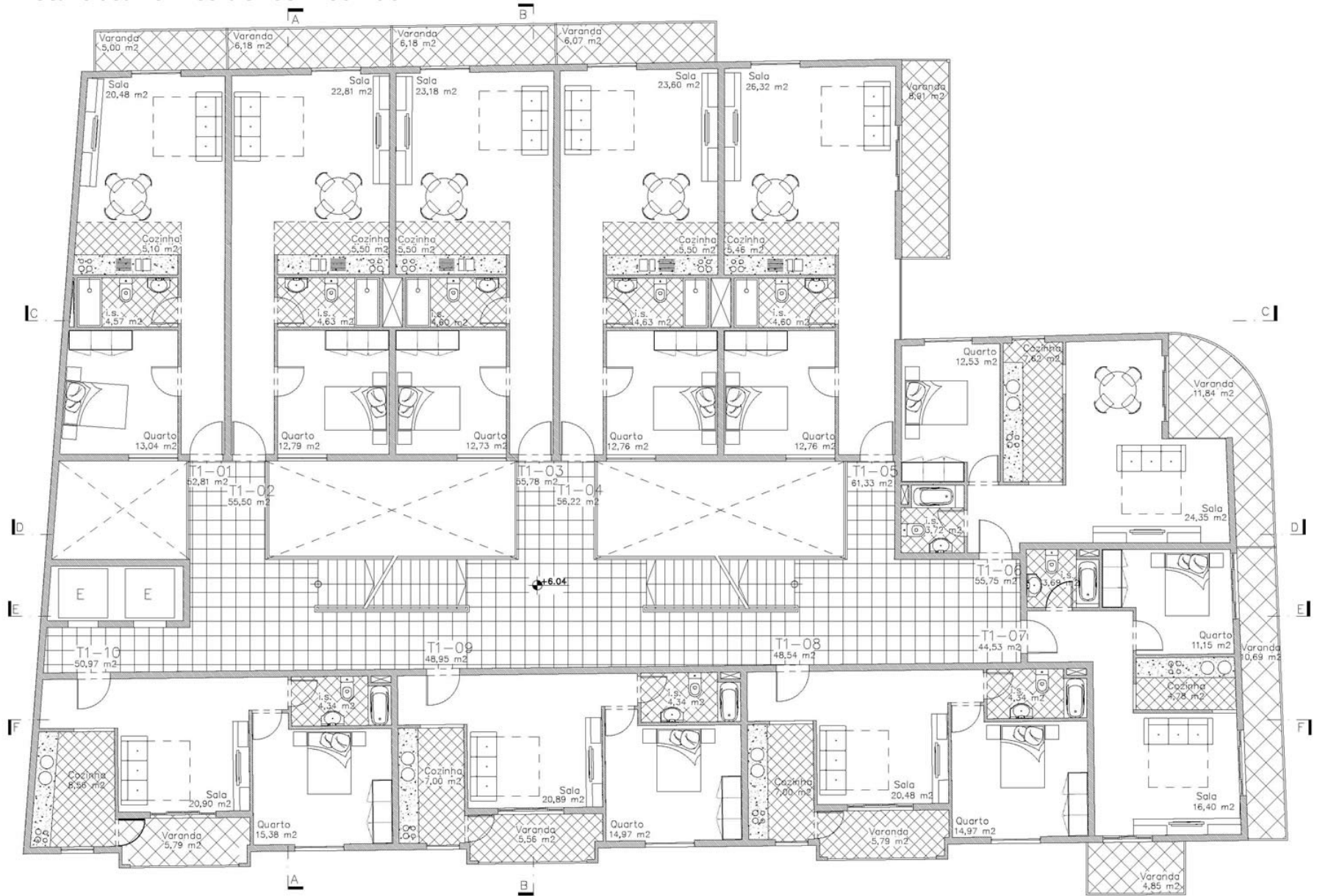


Sunset view from Vista Oceano

Vista Oceano-Residence: Ground floor

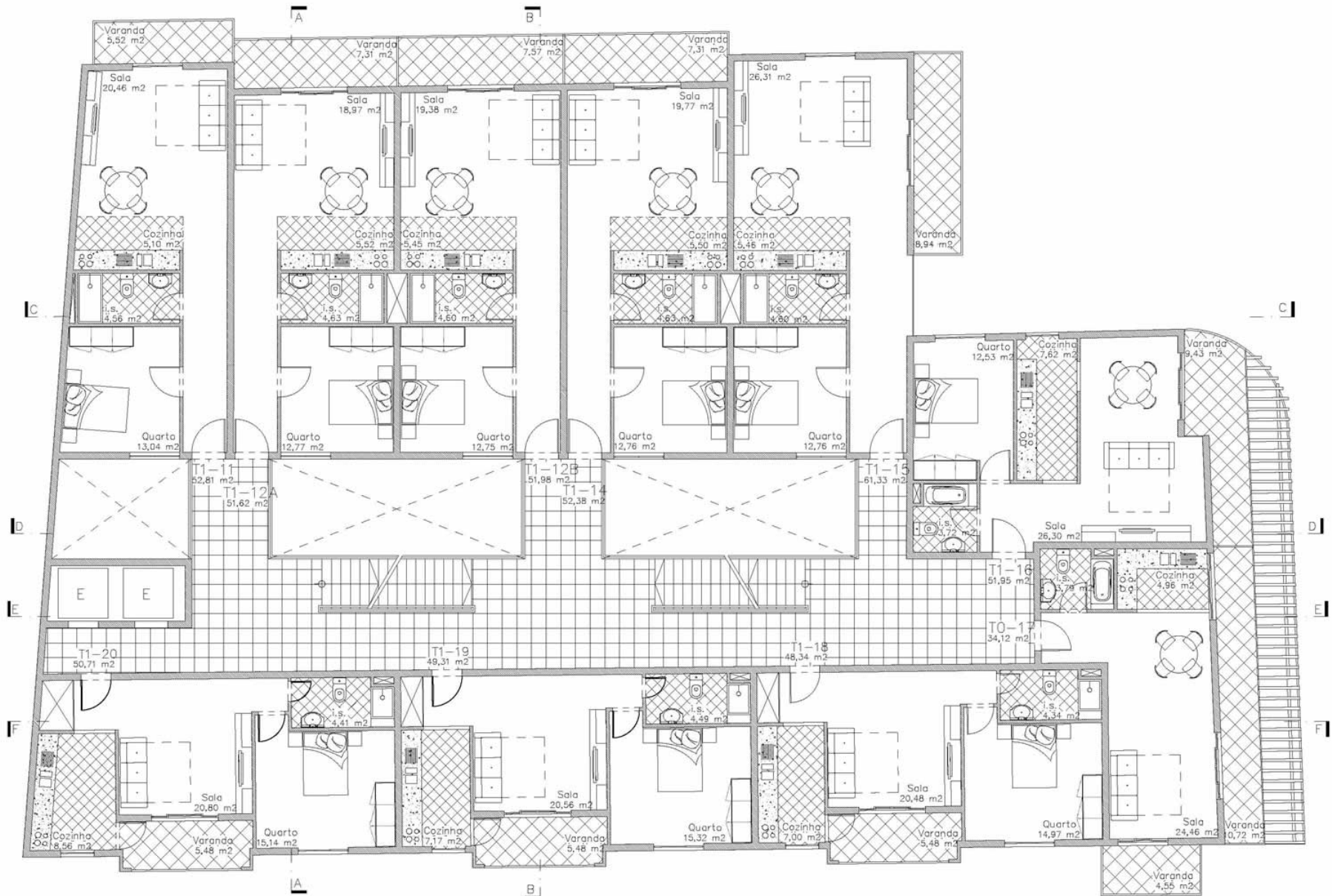


Vista Oceano-Residence: 1st floor



Planta Baixa do 1º Andar Esc. 1:100

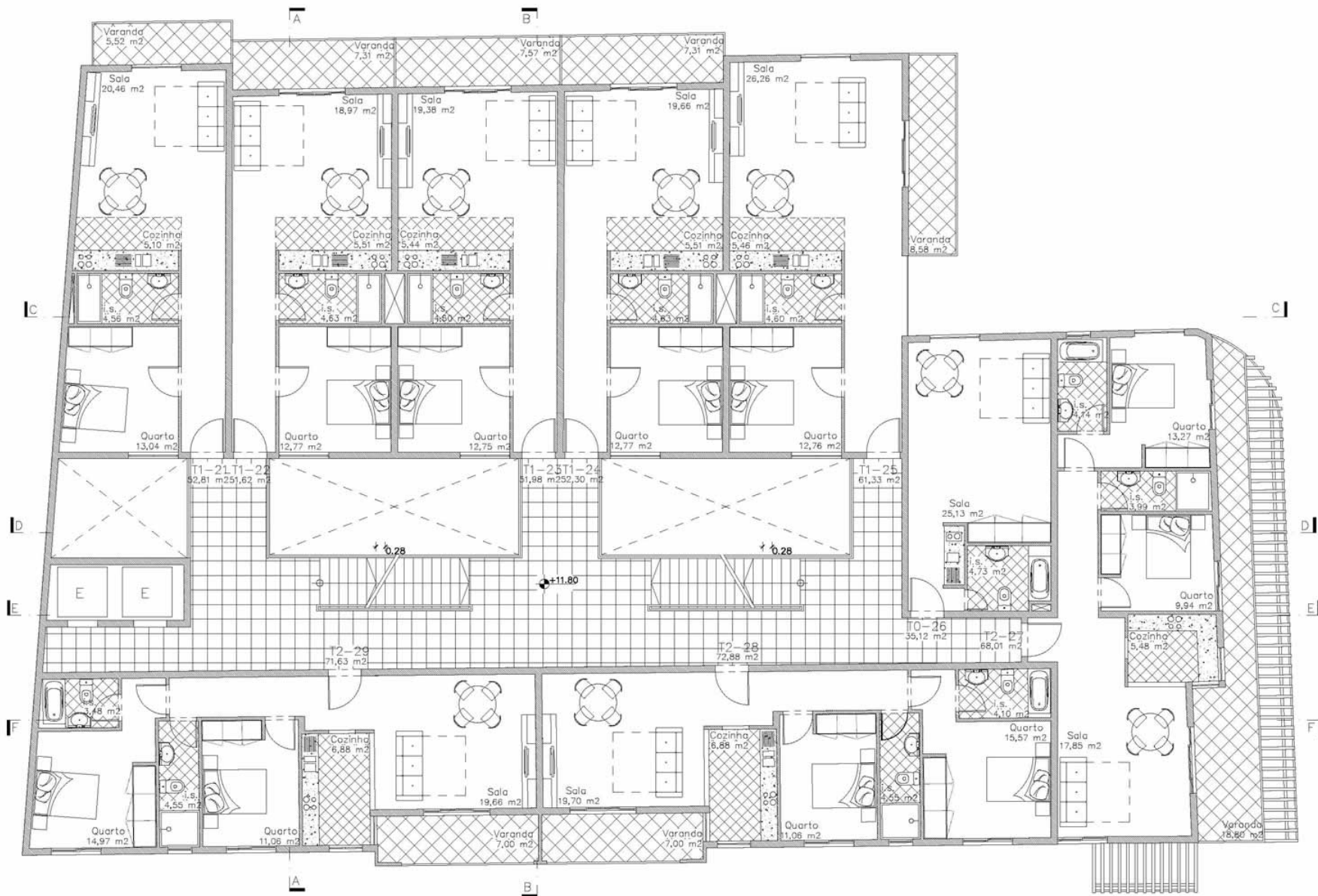
Vista Oceano-Residence: 2nd floor



Planta Baixa do 2º Andar

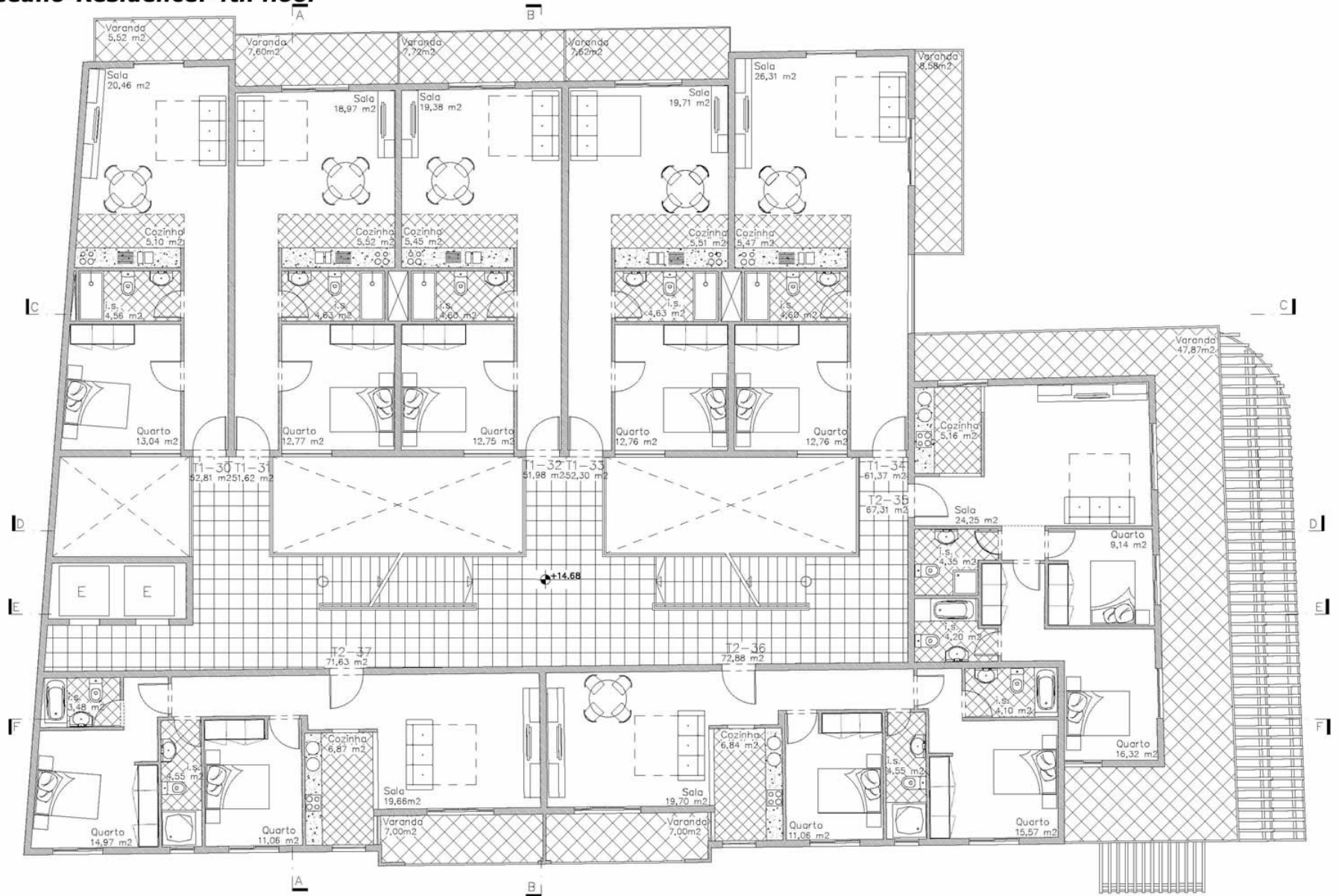
Esc. 1:100

Vista Oceano-Residence: 3rd floor



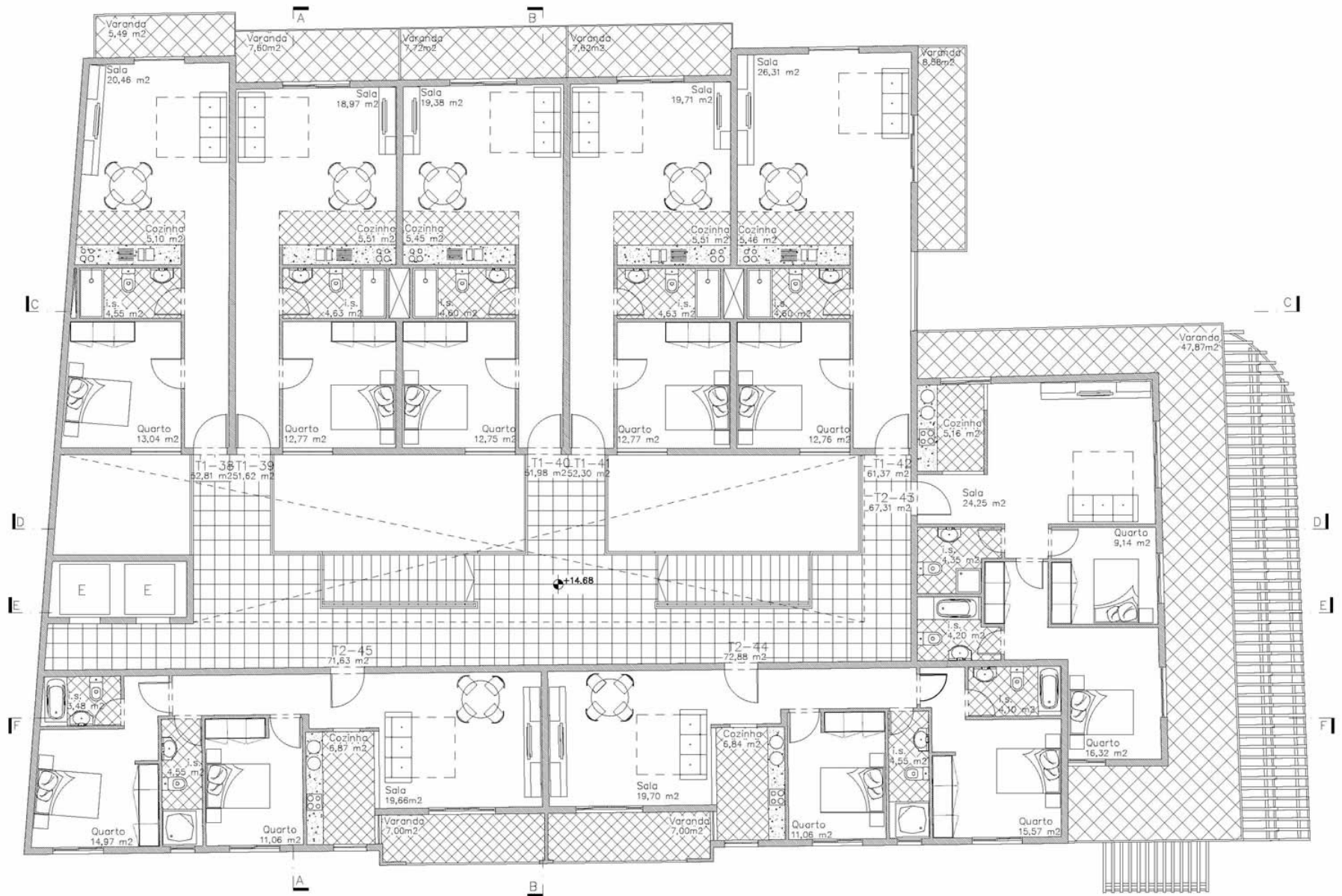
Planta Baixa do 3º Andar Esc. 1:100

Vista Oceano-Residence: 4th floor



Planta Baixa do 4º Andar Esc. 1:100

Vista Oceano-Residence: 5th floor



Planta Baixa do 5º Andar Esc. 1:100

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