



DUNAS BEACH RESORT
SAL ISLAND - CAPE VERDE



Dunas Hotel Suites

Dunas Beach Resort **the perfect investment location**

Set in beautiful landscaped grounds, but less than twenty minutes from Sal's international airport, Dunas Beach Resort is a premium development of high-specification new Villas and Apartments.

With a breathtaking beachfront location on the beautiful white sands of Ponta Preta beach, and close to the little town of Santa Maria, Dunas is perfectly positioned to capitalise on Cape Verde's fast-rising popularity and prominence.

Dunas Beach Resort is being built with the closest attention to detail, from the design of the individual properties to their elegant surroundings. Its 147,000 m² plot, with a low occupancy density of only 20%, is made up of around 695 luxury properties. These include thirteen luxury front-line single-storey five bedroom detached Villas – each with its own private swimming pool – and 54 luxury two-storey three bedroom detached Villas. There are also 628 deluxe Apartments with a choice of one, two and three bedrooms, and communal pools and relaxation areas.

All the properties within Dunas are set among beautifully landscaped spaces, pool areas and secluded walkways. Select amenities include a luxury Five Star Hotel with facilities for all Villas and Apartments, high-quality restaurant facilities in the Hotel designed to cater for the whole Resort, two additional poolside restaurants, one serving the Hotel and one serving the Apartments, an elegant wine bar, relaxing piano bar, two poolside bars, courtesy and lounge areas, luxury spa and gymnasium, tennis courts and a variety of shops. A neighbouring golfing facility will complete this part of Sal's superb range of tourist resources.

Set to become one of the fastest-selling Sal Island developments to date, Dunas is an outstanding investment opportunity for rental or resale buyers, as well as those looking to buy a holiday home.







Cape Verde new global property and holiday hotspot

Cape Verde is the new global property and holiday hotspot, and a star investment opportunity for growth, rental or resale. A stunning mid-Atlantic tropical paradise just five and a half hours from the UK, it's fast becoming the Caribbean for Europe – minus the jet lag.

So with fast and convenient access, and all the attractions of a unique tropical paradise, Cape Verde offers unparalleled potential as an investment opportunity for growth, rental or resale.

Sal Island the jewel in the Cape Verde crown

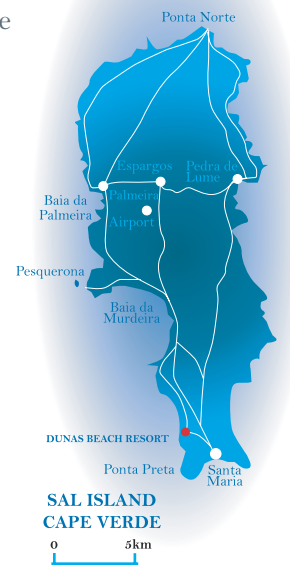
The island of Sal - the most popular and developed in the Cape Verde archipelago - is well on its way to becoming one of the world's top tourist destinations.

Regular flights from the UK to Sal's established international airport whisk holidaymakers in only a few hours to crystal clear seas, endless white beaches, adventurous water sports and great night life.

Just 30km long and 12km wide, Sal is a jewel of a tropical island. The charming town of Santa Maria at its southernmost tip is the main tourist resort, with beachside restaurants, fascinating shops, a lovely town square, and local musicians playing Cape Verdean classics. Other attractions include the town of Espargos with its variety of shops, bars and restaurants, the salt flats of Pedra de Lume and the port town of Palmeria.

Sal is at the very heart of the investment excitement, which surrounds Cape Verde. The government is investing significantly in creating a modern, world class tourist destination. And with its rapidly developing local infrastructure, growing number of scheduled flights, increasingly sophisticated tourist facilities, five star hotel, two new golf courses designed by Ernie Els, and plans for an upmarket marina, major tour operators are already looking for more and more rental stock.

Its unique combination of natural and developmental benefits makes Sal the definitive choice over all its island neighbours – and there's never been a better time or opportunity to invest.





- *Stunning beach-front location
- *Low density (only 20%)
- *13 luxury front-line single storey 5 bed detached Villas
- *54 luxury two storey 3 bed detached Villas with private pools
- *628 beautiful Apartments (mixture of one, two and three bed)
- *Communal pools and relaxation areas
- *Landscaped gardens
- *Luxury 5-Star 62 room hotel (56 Junior suites, 4 master suites and 2 presidential suites)
- *Fine dining restaurants in the hotel
- *High quality poolside restaurants and wet bars throughout the resort
- *Late bar / night club
- *Shops / Internet Café
- *Elegant Wine Bar
- *Relaxing Piano Bar
- *Luxury Spa and state of the art Gymnasium
- *Tennis courts

Dunas Hotel - Junior Suites

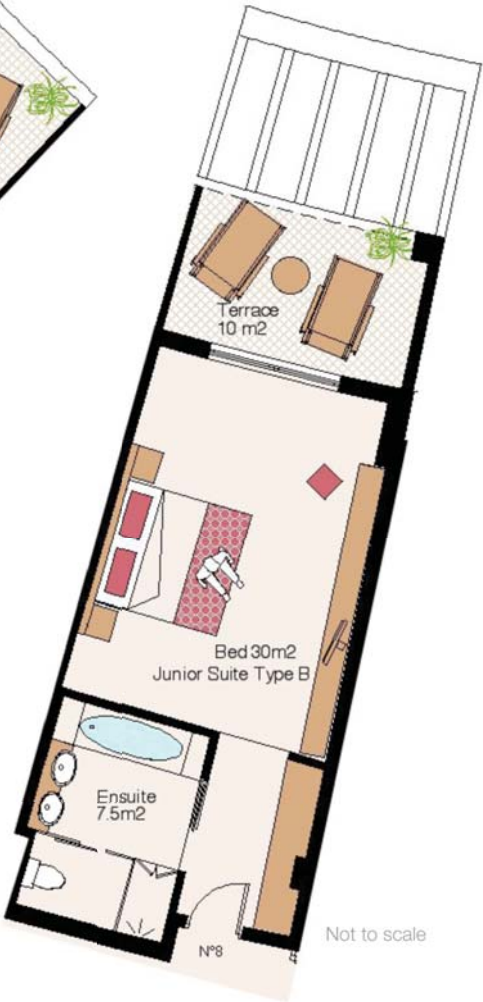
Junior Suite A

Suite numbers 1-4, 31-38
(12 in total)



Junior Suite B

Suite numbers 5-19, 39-45
(22 in total)



Junior Suite C

Suite numbers 21-30, 51-62
(22 in total)



Dunas Hotel - Master Suite

Master Suite
Suite numbers 46-49
(4 in total)



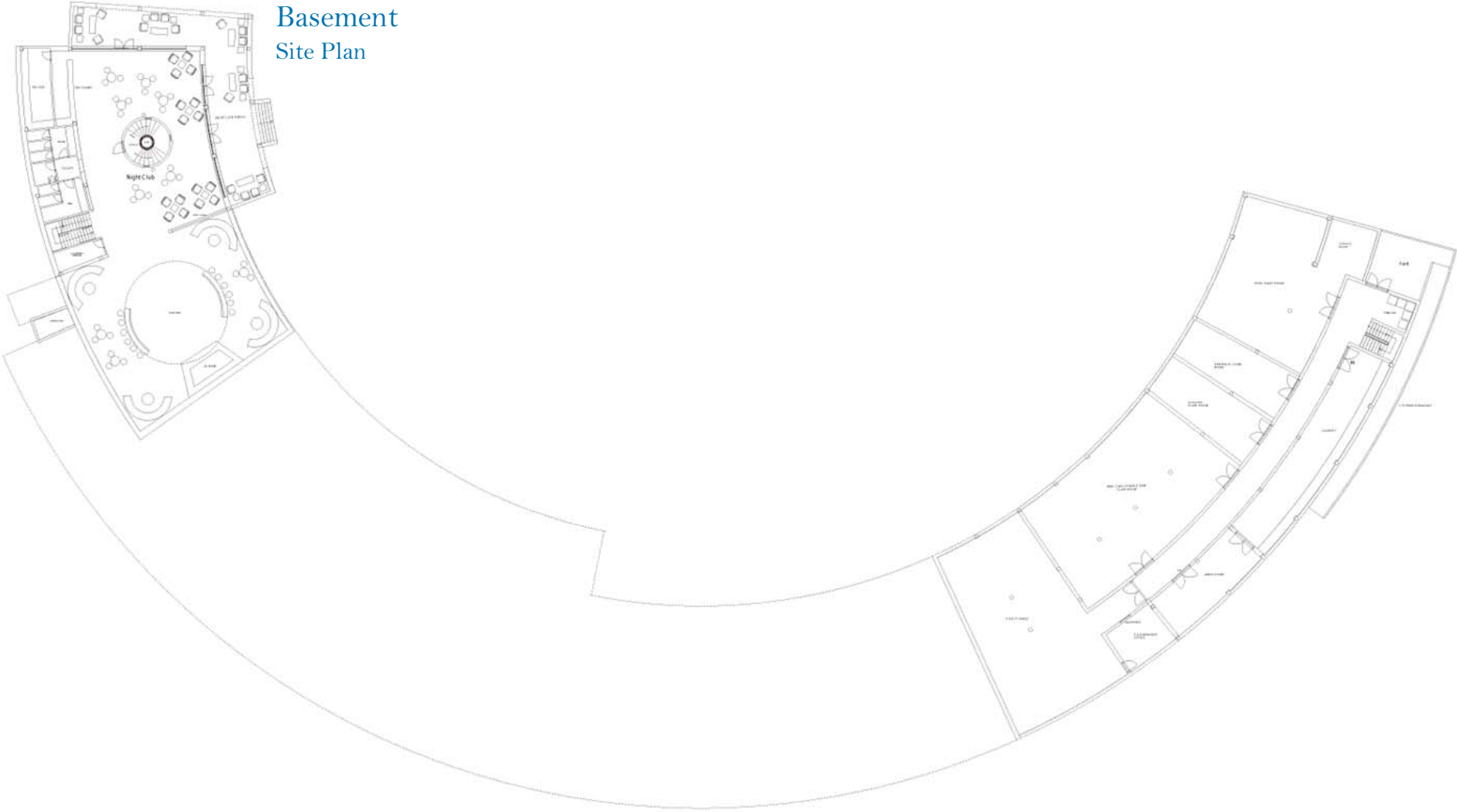
Dunas Hotel - Presidential Suite

Presidential Suite
Suite numbers 20 & 50
(2 in total)



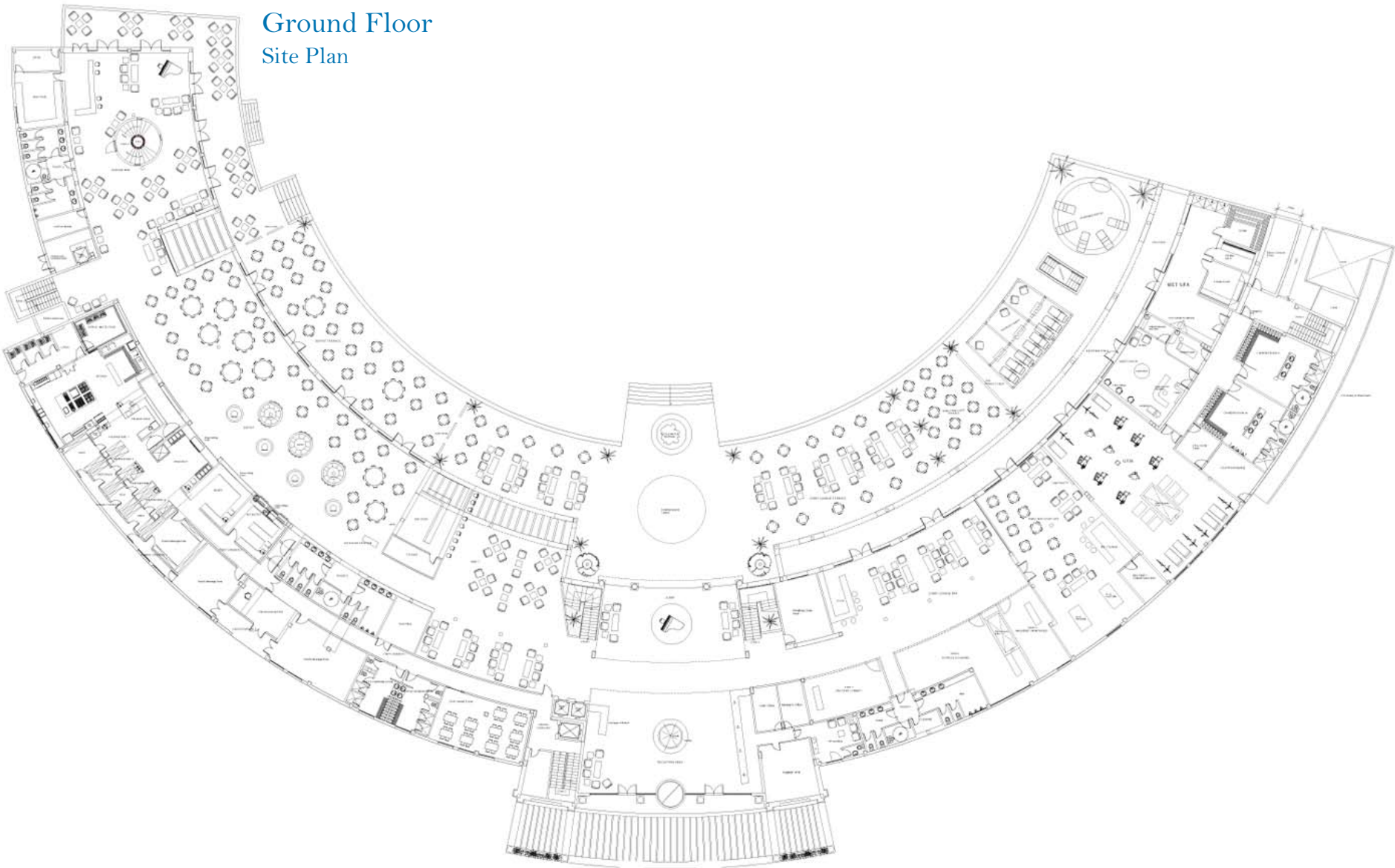
Dunas Hotel - Basement

Basement
Site Plan

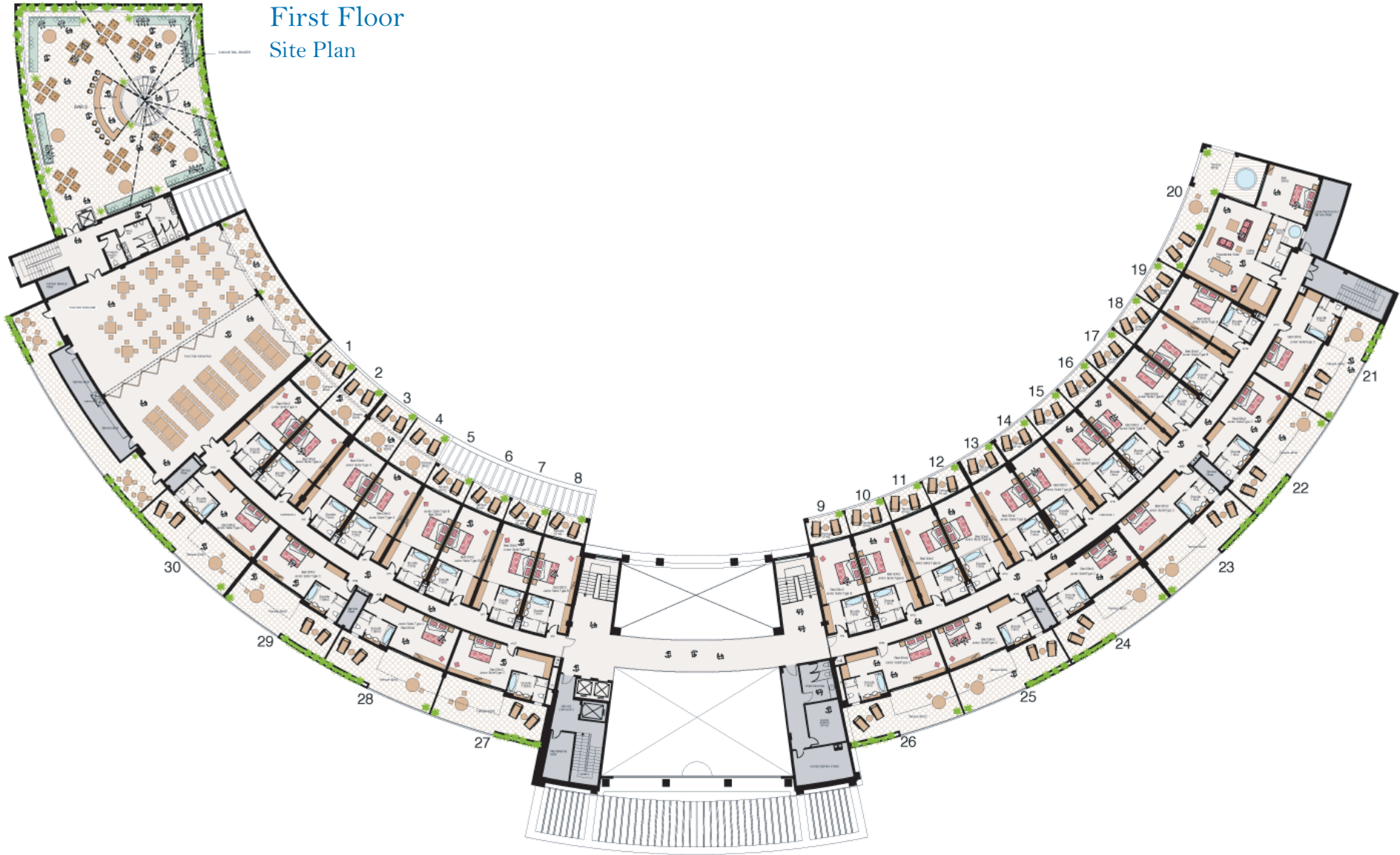


Dunas Hotel - Ground Floor

Ground Floor
Site Plan

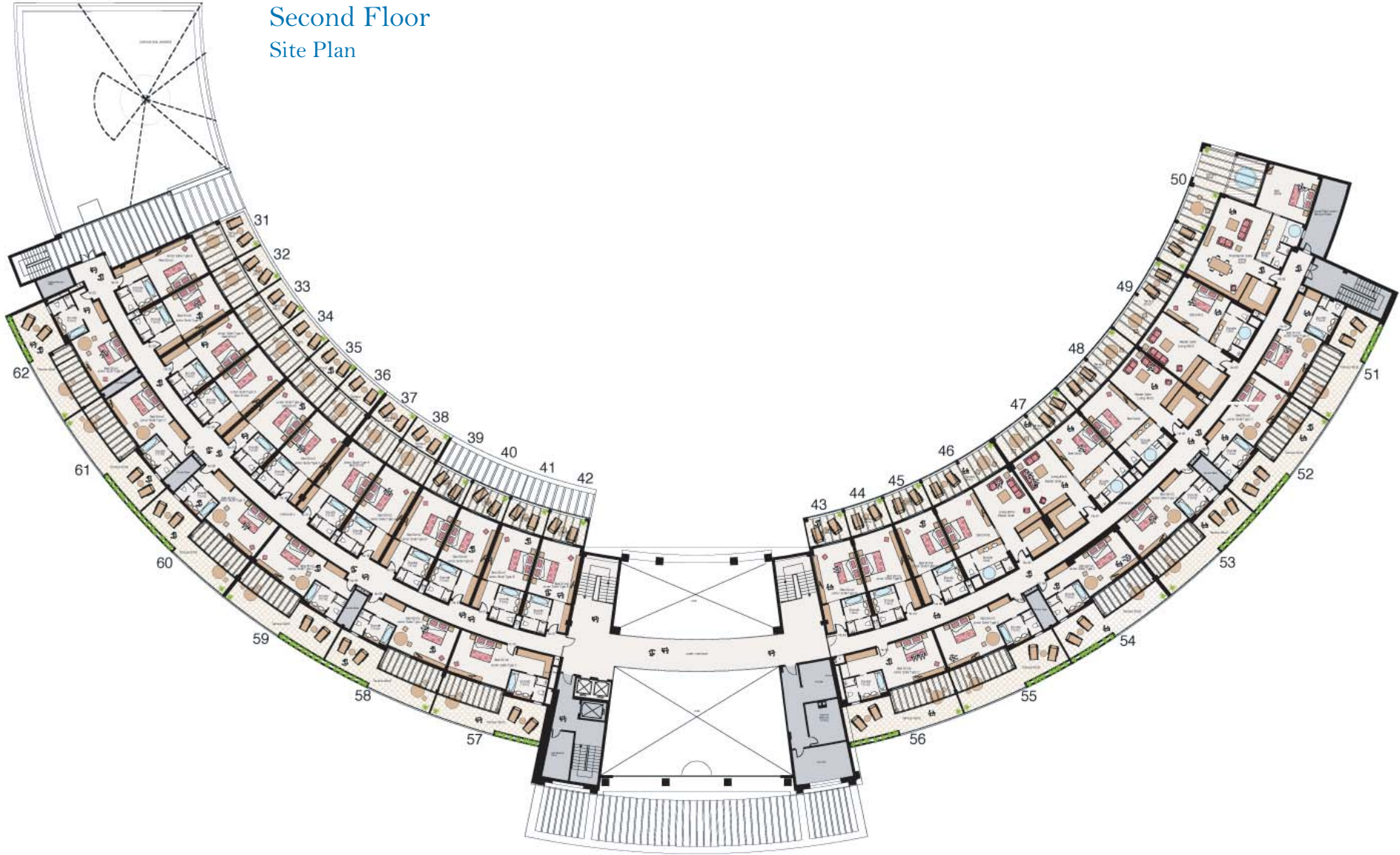


Dunas Hotel - First Floor



Dunas Hotel - Second Floor

Second Floor
Site Plan





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*628 beautiful Apartments (mixture of one, two and three bed

*Communal pools and relaxation areas

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