

The LAGOON Residence

Designed by **CHRISTIANGRANDE**

NH21 
INVESTMENT

An aerial photograph of a tropical coastline. The water is a vibrant turquoise color, transitioning to a deeper blue further out. A wide, white sandy beach curves along the shore. In the background, there are some buildings and a small town, possibly Cabo Verde. The sky is clear and blue with a few light clouds.

WHY CABO VERDE?



CABO VERDE

The Archipelago



THE IDEAL CHOICE OF INVESTMENT

Why buy in Cabo Verde

Cabo Verde is a perfect destination for beach holidays, but also a place with favourable economic and environmental conditions for profitable real estate investment.

Boa Vista is an ideal choice of investment.

Buying in Boa Vista is a financially attractive investment, thanks to the stability of the government and the high average rental income.

Cabo Verde is a stable country with an open market.

The government has pursued a policy of strengthening basic services and opening up to foreign markets. It also boasts a social balance free of religious or ethnic tensions and the local civil and criminal law is based on Roman law, very similar to the European model.

Cabo Verde has also made agreements over time with the European Union and the World Bank, which actually collaborate financially in the development of the archipelago, to maintain a transparent relationship in order to increase trade and investment.

Capo Verde è una meta perfetta per le vacanze al mare ma anche un luogo dalle condizioni economiche e ambientali favorevoli per un proficuo investimento immobiliare.

Boa Vista è la scelta ideale per investire.

Acquistare a Boa Vista rappresenta un investimento dal sicuro interesse finanziario, grazie alla stabilità del governo e all'elevata rendita media degli affitti.

Capo Verde è un paese stabile e il governo ha attuato una politica di potenziamento dei servizi di base e di apertura nei confronti dei mercati esteri. Non ha tensioni religiose e etniche ed il diritto civile e penale capoverdiano è basato sul diritto romano, molto simile al modello europeo.

Capo Verde ha anche stretto accordi con l'Unione Europea e la Banca Mondiale, che collaborano anche finanziariamente allo sviluppo dell'arcipelago, al fine di mantenere un rapporto trasparente con lo scopo di incrementare gli scambi commerciali e gli investimenti.



SAL REI

Points Of Interest

The Sal Rei district offers you all the services you may need: beach bars and restaurants, as well as an hospital, mail offices and ATM points, are available at a short distance from the Residence.

Il quartiere di Sal Rei è dotato di tutti i servizi: bar e ristoranti sulla spiaggia, un ospedale, uffici postali e sportelli bancomat, sono disponibili a breve distanza dal Residence.



ATM



Typical Restaurants



Pharmacy



Hospital



Chiringuito / Beach Bar



Post Office



The Lagoon Residence



THE SAL REI AREA

A district full of beauty and services

The residence is located on the island of Boa Vista, in the town of Sal Rei, a land of unique charms, a crossroads of routes and cultures; here, time slows down and makes room for well-being.

A perfect destination for beach holidays, it is also a place with favourable economic and environmental conditions for profitable real estate investment, favoured by a continuous increase in sustainable tourism, as well as new opportunities for the population.

Il Residence è situato sull'isola di Boa Vista nel paese di Sal Rei, terra dalle suggestioni uniche, incrocio di rotte e culture; qui il tempo rallenta e fa spazio al benessere.

Una meta perfetta per le vacanze al mare, ma anche un luogo dalle condizioni economiche e ambientali favorevoli per un proficuo investimento immobiliare, favorito da un continuo aumento del turismo sostenibile, oltre a nuove opportunità per la popolazione.



A wide-angle photograph of a sandy beach. The foreground is filled with numerous footprints in the sand, leading towards the ocean. The beach curves to the right, meeting the turquoise water of the lagoon. The sky is a deep blue with scattered, light-colored clouds. The overall scene is bright and clear.

***“LAGOON”
IS THE NEW HORIZON***

THE LAGOON RESIDENCE

Italian design has a new home

Lagoon was born from an ambitious yet conscious project, which made the quality of spaces and details an indispensable element.

The residential units are divided into a sequence of paths and resting places, allowing a perfect integration between the public dimension of the passages and the more intimate sphere of the gardens and swimming pools.

The interiors are furnished with high-level elements, tailor-made from the specifications: the buyer will only have to fully enjoy their modern and enveloping atmosphere.

The signature is by Christian Grande studio, which operates between yacht design and prestigious architecture, seeking the perfect synthesis of Italian style, efficacy of solutions and technical refinement.

Lagoon nasce da un progetto ambizioso e consapevole, che ha fatto della qualità di spazi e dettagli un elemento irrinunciabile.

Le unità residenziali sono articolate in una sequenza di percorsi e luoghi di sosta che consentono una perfetta integrazione tra la dimensione pubblica dei passaggi e la sfera più intima dei giardini e delle piscine.

Gli interni sono arredati con elementi di alto livello, pensati su misura fin dal capitolato: all'acquirente non resterà che godere appieno della loro atmosfera moderna ed avvolgente.

La firma è dello studio di design Christian Grande, che opera tra nautica ed architettura di pregio, ricercando la sintesi perfetta di stile italiano, efficacia delle soluzioni e raffinatezza tecnica.





Entrance



Driveway to the villas



Terrace

**MASTERPLAN
ENTRANCES**



**MASTERPLAN
FACILITIES**

- Villa - Tot units: 18
- Villa superior - Tot units: 2
- Villa Duplex - Tot units: 6
- Apartments- Tot units: 15
- Facilities
- Parking plot- Tot units: 37



SUPERIOR VILLAS

Two-level villa with large panoramic terrace.

The villa has a large living area on the ground floor, with dining area and kitchen with central island; the rooms overlook the private garden. On this level there are also a bedroom with private bathroom, a laundry room and a guest bathroom. On the first floor there are three bedrooms with bathroom and private loggia. A further terrace, where it is possible to set up a barbecue corner, living area and sunbathing area, ensures relaxation in total privacy.

Villa su due livelli con grande terrazzo panoramico.

La villa dispone di un'ampia zona living a piano terra, con zona pranzo e cucina con isola centrale; gli ambienti affacciano sul giardino privato. A questo livello sono presenti anche una camera con bagno privato, un locale lavanderia e un bagno per gli ospiti. Al primo piano sono presenti tre camere con bagno e loggia privata. Un ulteriore terrazzo, in cui è possibile allestire un angolo barbecue, area living e zona prendisole, assicura relax in totale privacy.



VILLA SUPERIOR 1

Plot area: 429,9 sqm
 Internal area: 215,0 sqm
 Swimming pool: 27,0 sqm
 Terraces: 99,9 sqm
 Outdoor area 260,5 sqm

- 1 Entrance
- 2 Kitchen + Dining room
- 3 Living
- 4 Service Bathroom
- 5 Laundry
- 6a Bedroom 1
- 6b Bathroom 1
- 7 Hallway
- 8a Bedroom 2
- 8b Bathroom 2
- 9a Bedroom 3
- 9b Bathroom 3
- 10a Bedroom 4
- 10b Bathroom 4

11e Swimming pool

- 11a Entrance
- 11b External paving
- 11c Decking
- 11d Garden

- 11f Terrace 1
- 11g Terrace2
- 11h Terrace 3
- 11i Main terrace



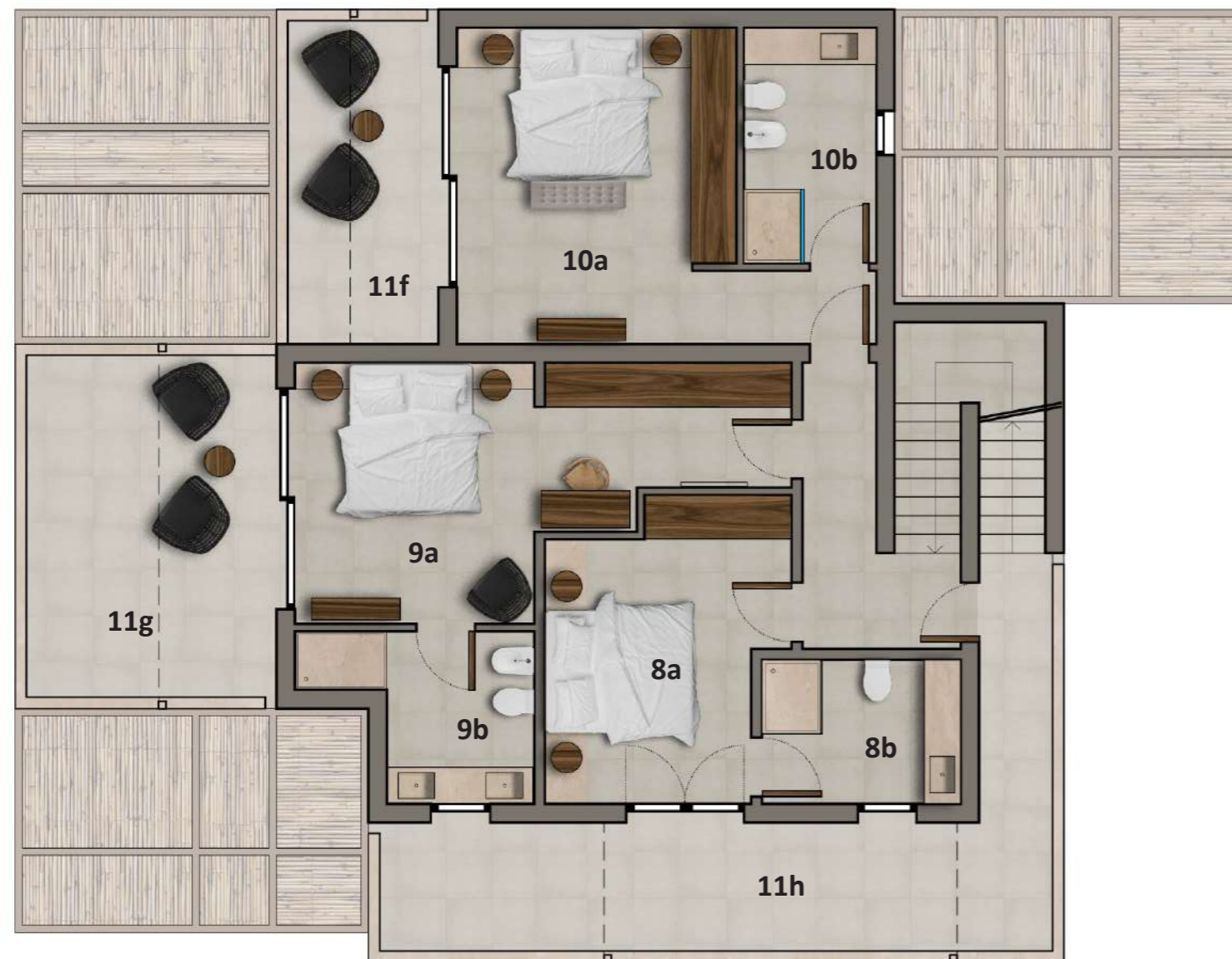
Standard solution: Gravel and sand

VILLA SUPERIOR 1

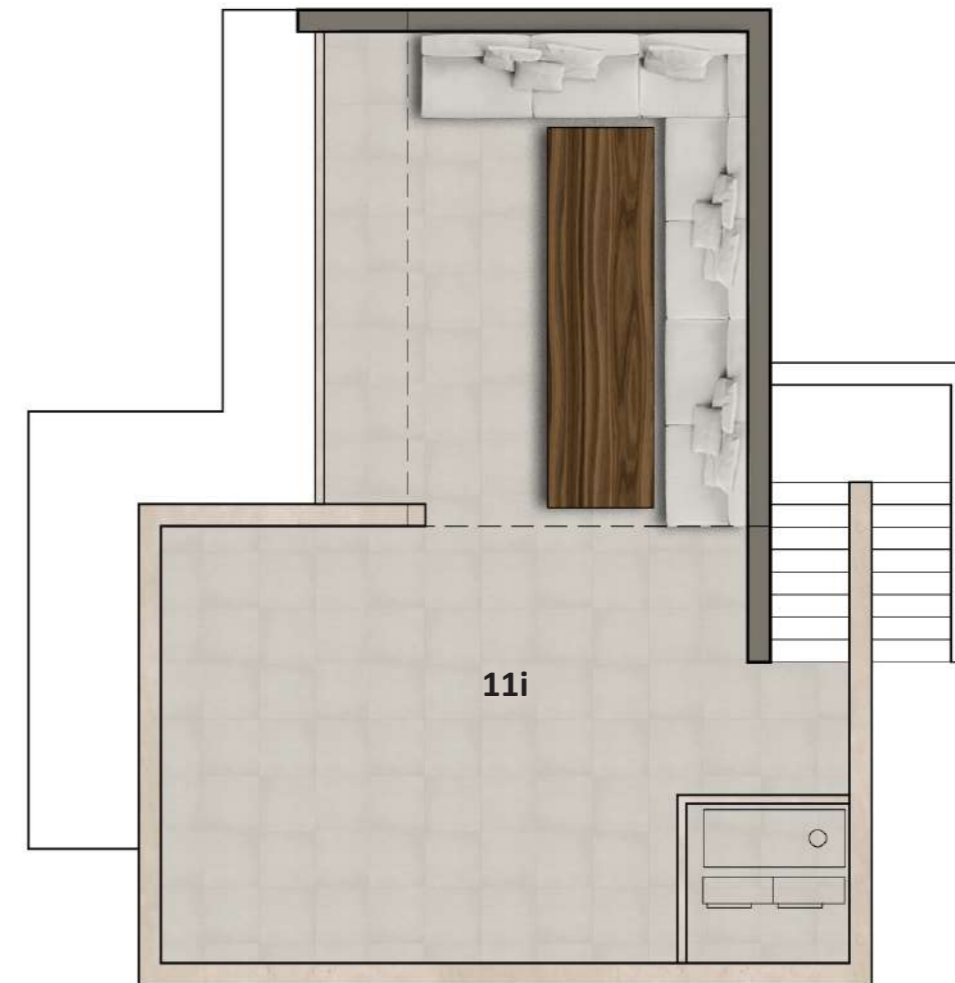
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 Internal area: 215,0 sqm
 Swimming pool: 27,0 sqm
 Terraces: 99,9 sqm
 Outdoor area 260,5 sqm

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|-------------------------|---------------|----------------|---------------------|------------------|
| 1 Entrance | 6a Bedroom 1 | 9a Bedroom 3 | 11e Swimming pool | 11f Terrace 1 |
| 2 Kitchen + Dining room | 6b Bathroom 1 | 9b Bathroom 3 | 11a Entrance | 11g Terrace2 |
| 3 Living | 7 Hallway | 10a Bedroom 4 | 11b External paving | 11h Terrace 3 |
| 4 Service Bathroom | 8a Bedroom 2 | 10b Bathroom 4 | 11c Decking | 11i Main terrace |
| 5 Laundry | 8b Bathroom 2 | | 11d Garden | |

FIRST FLOOR



TERRACE



STANDARD VILLAS

Two-level villa with panoramic terrace, ideal for families.

On the ground floor, a large living room and kitchen with central island overlook the private garden. On this level there are also a bedroom with en suite bathroom and a laundry room. The first floor houses two bedrooms with bathroom and private loggia. A further terrace, where it is possible to set up a barbecue corner and living area, ensures relaxation in total privacy.

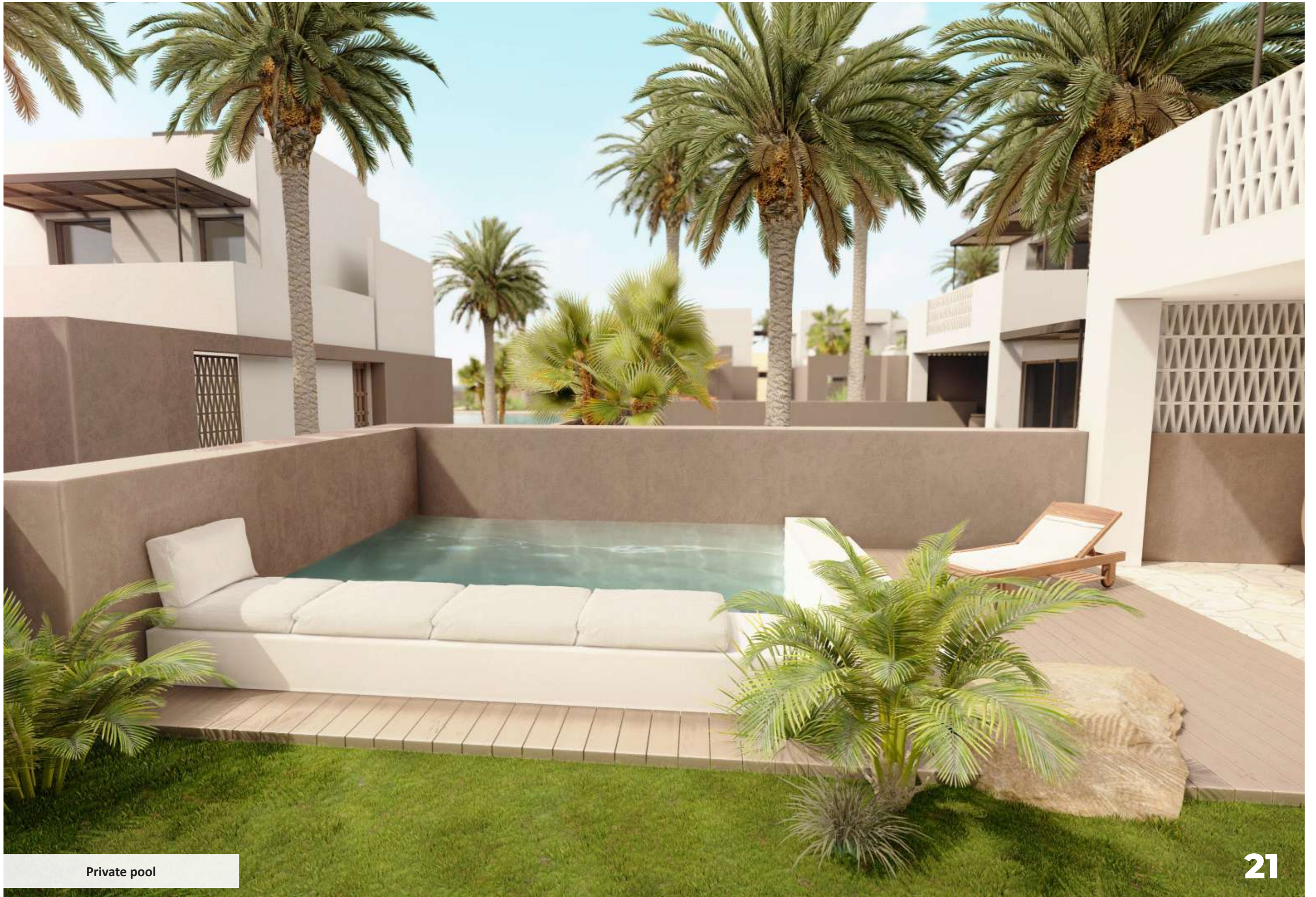
Villa su due livelli con terrazzo panoramico, ideale per famiglie.

Al piano terra un ampio living e la cucina con isola centrale affacciano sul giardino privato. A questo livello sono presenti anche una camera con bagno interno ed un locale lavanderia. Il primo piano accoglie due camere con bagno e loggia privata. Un ulteriore terrazzo, in cui è possibile allestire un angolo barbecue e area living, assicura relax in totale privacy.





Villa



Private pool



Villa - Bedroom



Villa - kitchen



Villa - living room

VILLA V1-V12 / V14-V19

GROUND FLOOR

Plot area : 257,1 m²
 Internal area: 158,2 m²
 Swimming pool: 27,0 m²
 Terraces: 75,2m²
 Outdoor area: 123,4 m²

- 1 Entrance
- 2 Kitchen + Dining room
- 3 Living
- 4 Service Bathroom
- 5 Laundry
- 6a Bedroom 1
- 6b Bathroom 1
- 7 Hallway
- 8a Bedroom 2
- 8b Bathroom 2
- 9a Bedroom 3
- 9b Bathroom 3
- 10d Swimming pool
- 10a External paving
- 10b Decking
- 10c Garden
- 10e Terrace 1
- 10f Terrace2
- 10g Main terrace



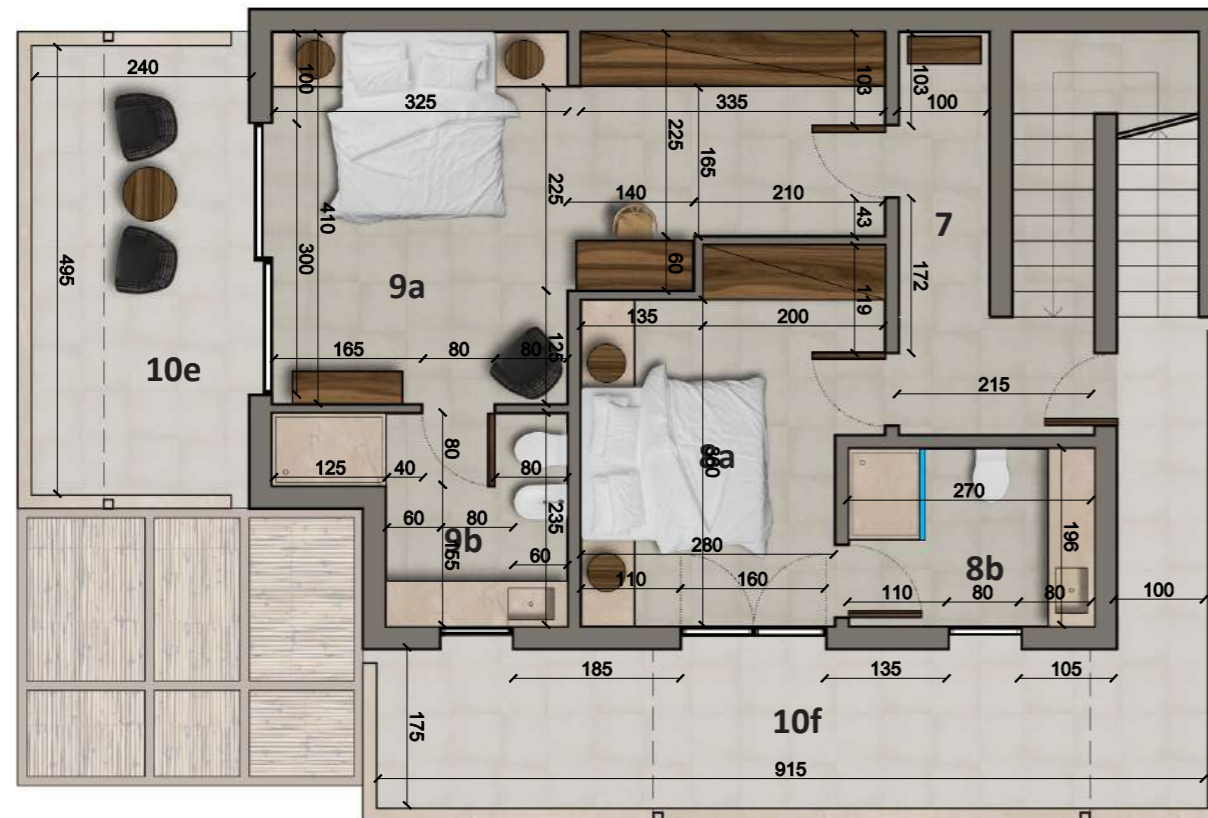
Standard solution: Gravel and sand

VILLA V1-V12 / V14-V19

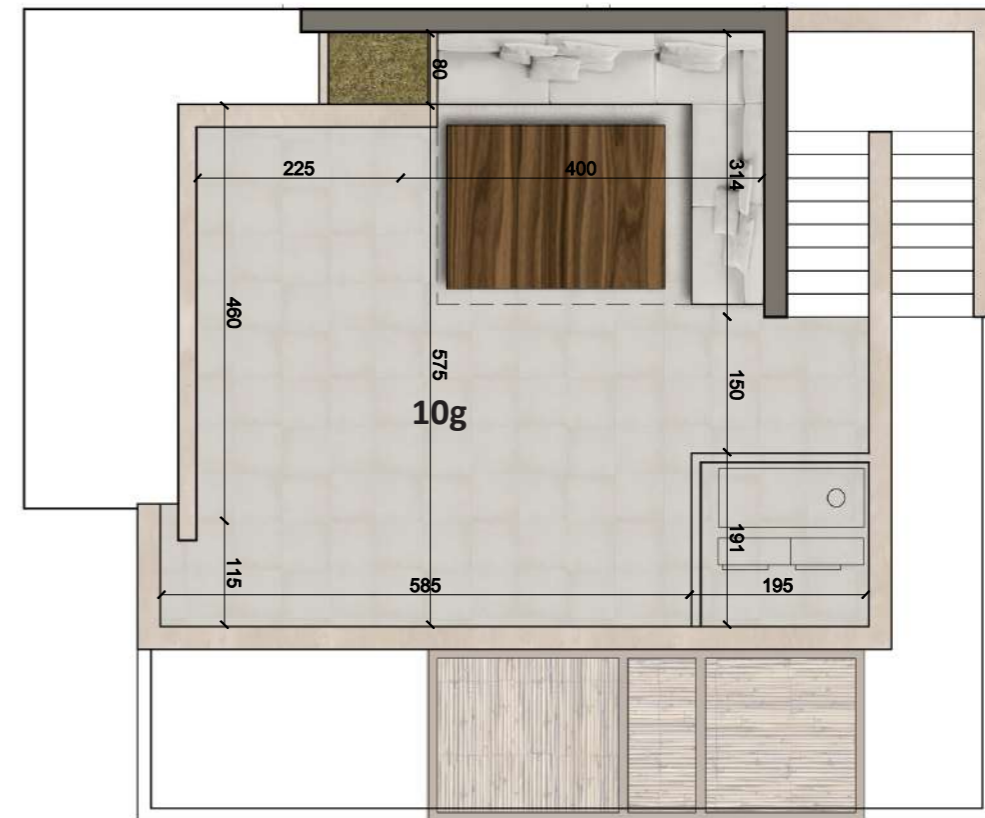
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 Internal area: 158,2 m²
 Swimming pool: 27,0 m²
 Terraces: 75,2m²
 Outdoor area: 123,4 m²

- | | | |
|-------------------------|---------------|------------------|
| 1 Entrance | 6a Bedroom 1 | 9a Bedroom 3 |
| 2 Kitchen + Dining room | 6b Bathroom 1 | 9b Bathroom 3 |
| 3 Living | 7 Hallway | 10e Terrace 1 |
| 4 Service Bathroom | 8a Bedroom 2 | 10f Terrace2 |
| 5 Laundry | 8b Bathroom 2 | 10g Main terrace |

FIRST FLOOR



TERRACE



DUPLEX VILLA



Two-level duplex villa with panoramic terrace.

On the ground floor, a large living room and kitchen overlook the private garden. On this level there are also a bathroom and a laundry room. The first floor houses two bedrooms with common bathroom. A further terrace, where it is possible to set up a barbecue corner and living area, ensures relaxation in total privacy.

Villa bifamiliare su due livelli con terrazzo panoramico.

Al piano terra ampio living e la cucina con angolo cottura affacciano sul giardino privato. A questo livello sono presenti anche un bagno ed un locale lavanderia. Il primo piano accoglie due camere con bagno comune. Un ulteriore terrazzo, in cui è possibile allestire un angolo barbecue e area living, assicura relax in totale privacy.





Duplex villa



Duplex villa



DUPLEX VILLA V 20A 21A 22A / V 20B 21B 22B

GROUND FLOOR

Plot area: 127,0 sqm
 Internal area: 102,8 sqm
 Terraces: 50,5 sqm
 Outdoor area: 57,2 sqm
 Swimmingpool: 12 sqm

- 1 Entrance
- 2 Kitchen + Dining room
- 3 Living
- 4 Service Bathroom
- 5 Laundry
- 6 Bedroom 1
- 7 Hallway
- 8 Bedroom 2
- 9 Terrace 1
- 10 Main terrace

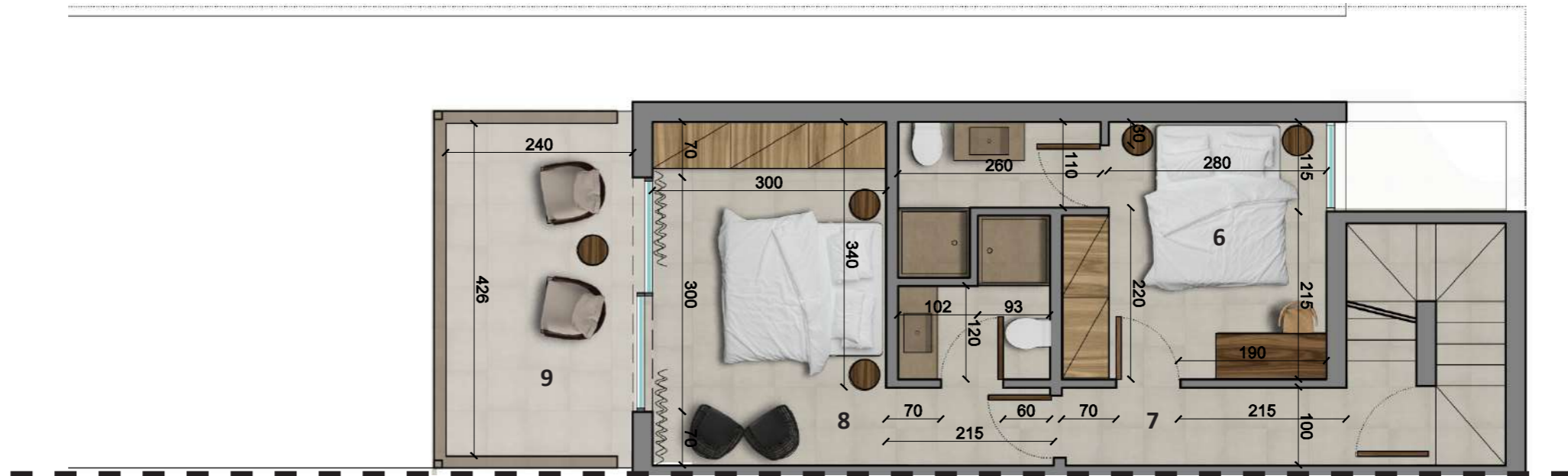


DUPLEX VILLA V 20A 21A 22A / V 20B 21B 22B

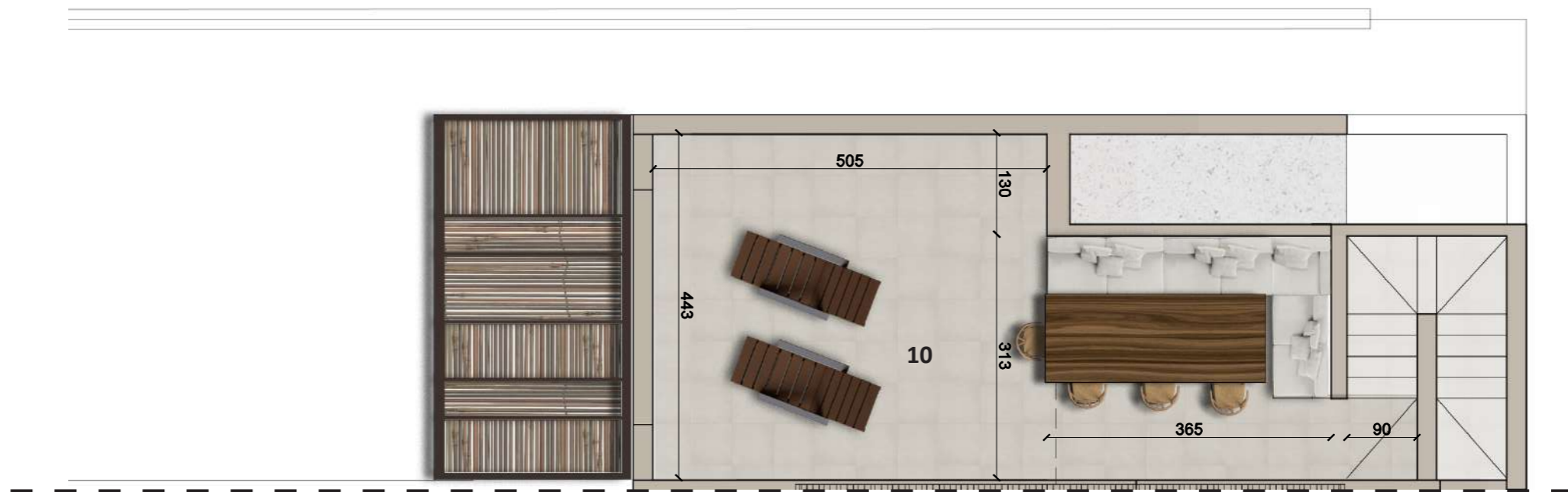
FIRST FLOOR

Plot area: 127,0 sqm
 Internal area: 102,8 sqm
 Terraces: 50,5 sqm
 Outdoor area: 57,2 sqm
 Swimmingpool: 12 sqm

- 1 Entrance
- 2 Kitchen + Dining room
- 3 Living
- 4 Service Bathroom
- 5 Laundry
- 6 Bedroom 1
- 7 Hallway
- 8 Bedroom 2
- 9 Terrace 1
- 10 Main terrace



TERRACE



APARTMENTS

The apartments are available in three typologies.

- Equipped with three bedrooms and private garden, if on the groundfloor;*
- Two bedrooms with large outdoor area on the first floor;*
- Two large bedrooms with private bathroom, guest bathroom and panoramic terrace, finally, for the penthouses.*

Gli appartamenti sono disponibili in tre tipologie.

- Dotati di tre camere e giardino privato, se al piano terra;
- Due camere con ampio spazio esterno al primo piano;
- Due grandi camere con bagno privato bagno ospiti e terrazzo panoramico, infine, per gli attici.





Apartments - external view



Apartments - external view



Apartments - external view



Apartment - ground floor living room

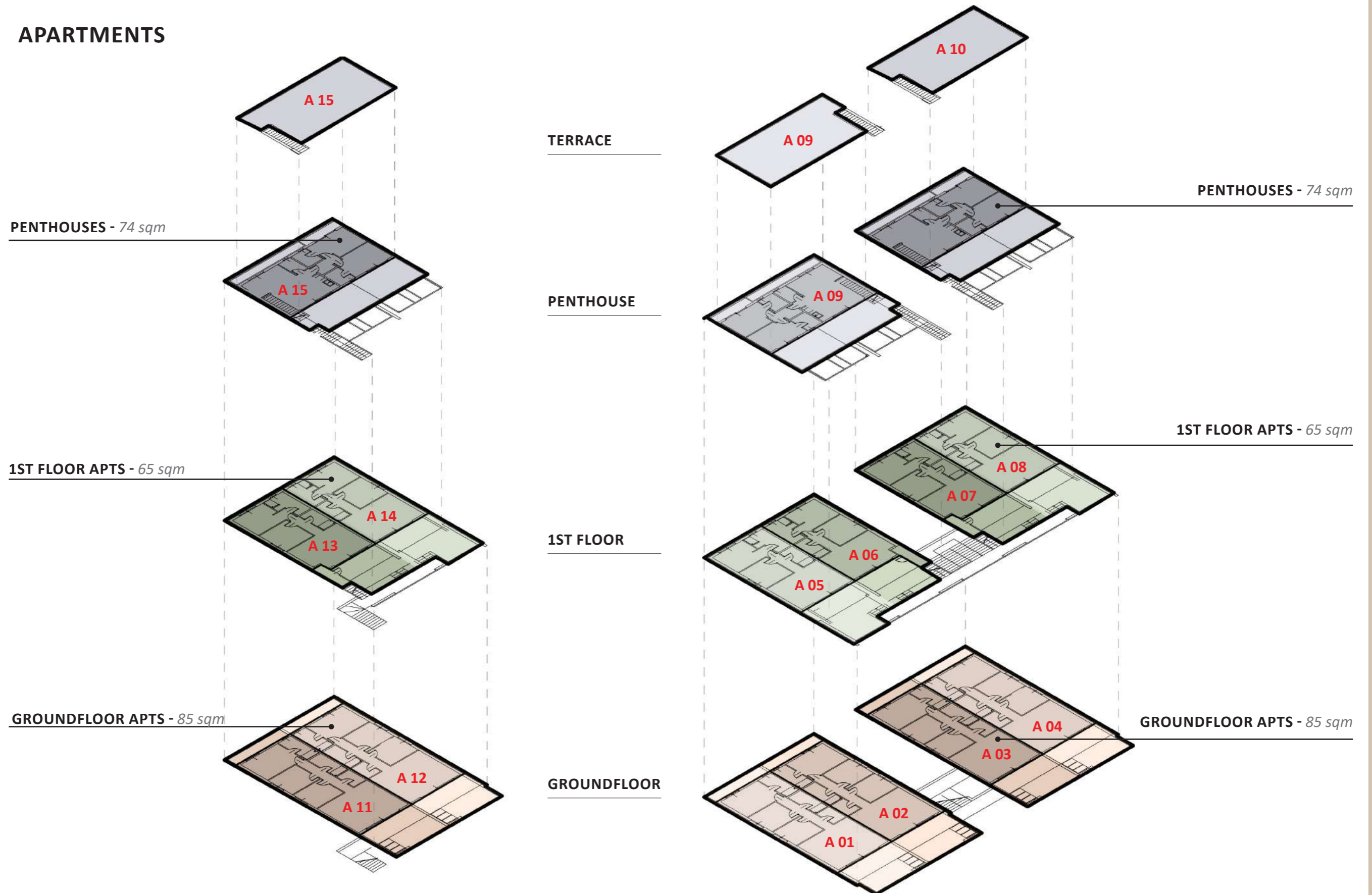


Apartment - first floor terrace



Apartments - attic living room

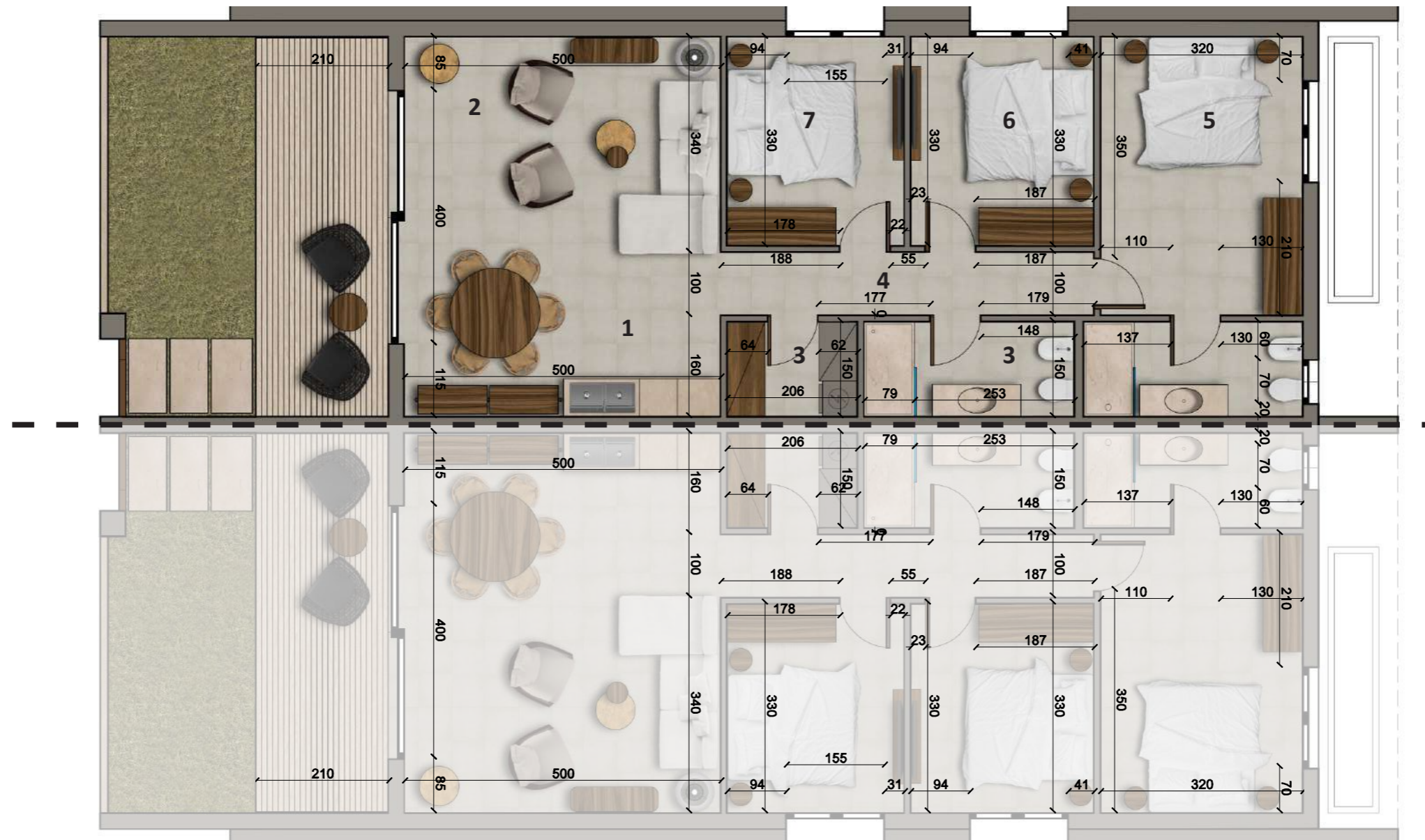
APARTMENTS



APARTMENTS 1 - 4 / 11-12

GROUND FLOOR APARTMENT

Internal area: 85 sqm



- 1 Kitchen + Dining room
- 2 Living
- 3 Service bathroom / Laundry
- 4 Hallway
- 5 Bedroom 1 + Bathroom
- 6 Bedroom 2
- 7 Bedroom 3

APARTMENTS 5 - 8 / 13-14

FIRST FLOOR APARTMENT

Internal area: 65 sqm



- 1 Kitchen + Dining room
- 2 Living
- 3 Service bathroom / Laundry
- 4 Hallway
- 5 Bedroom 1 + Bathroom
- 6 Bedroom 2

APARTMENTS 9 - 10 - 15

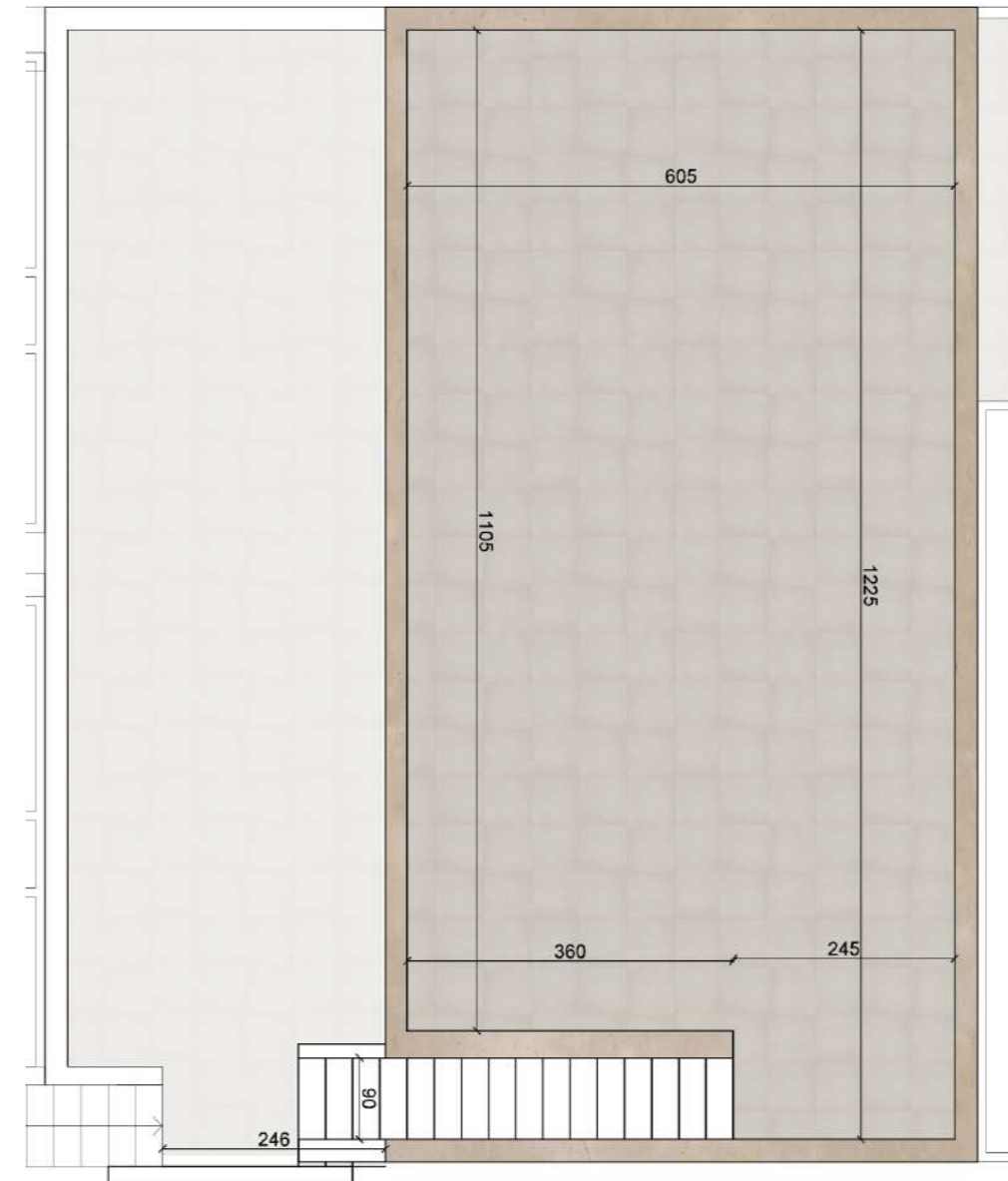
PENTHOUSE

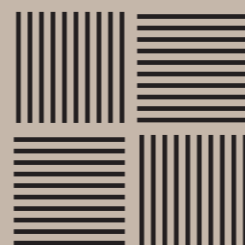
Internal area: 74 sqm



- 1 Kitchen + Dining room
- 2 Living
- 3 Service bathroom / Laundry
- 4 Hallway
- 5 Bedroom 1 + Bathroom
- 6 Bedroom 2 + Bathroom


TERRACE





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