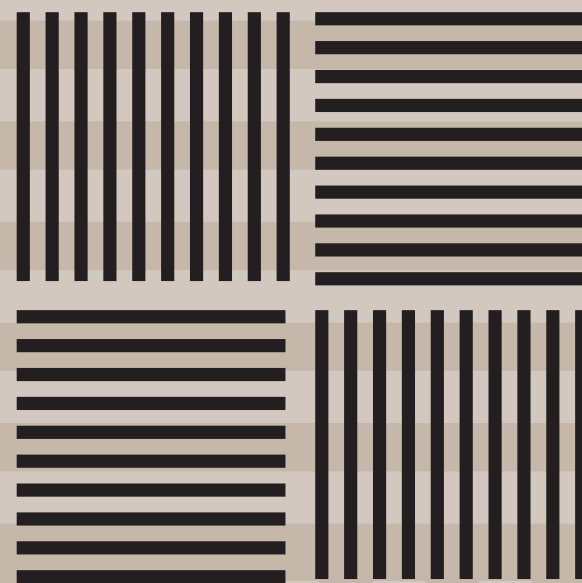




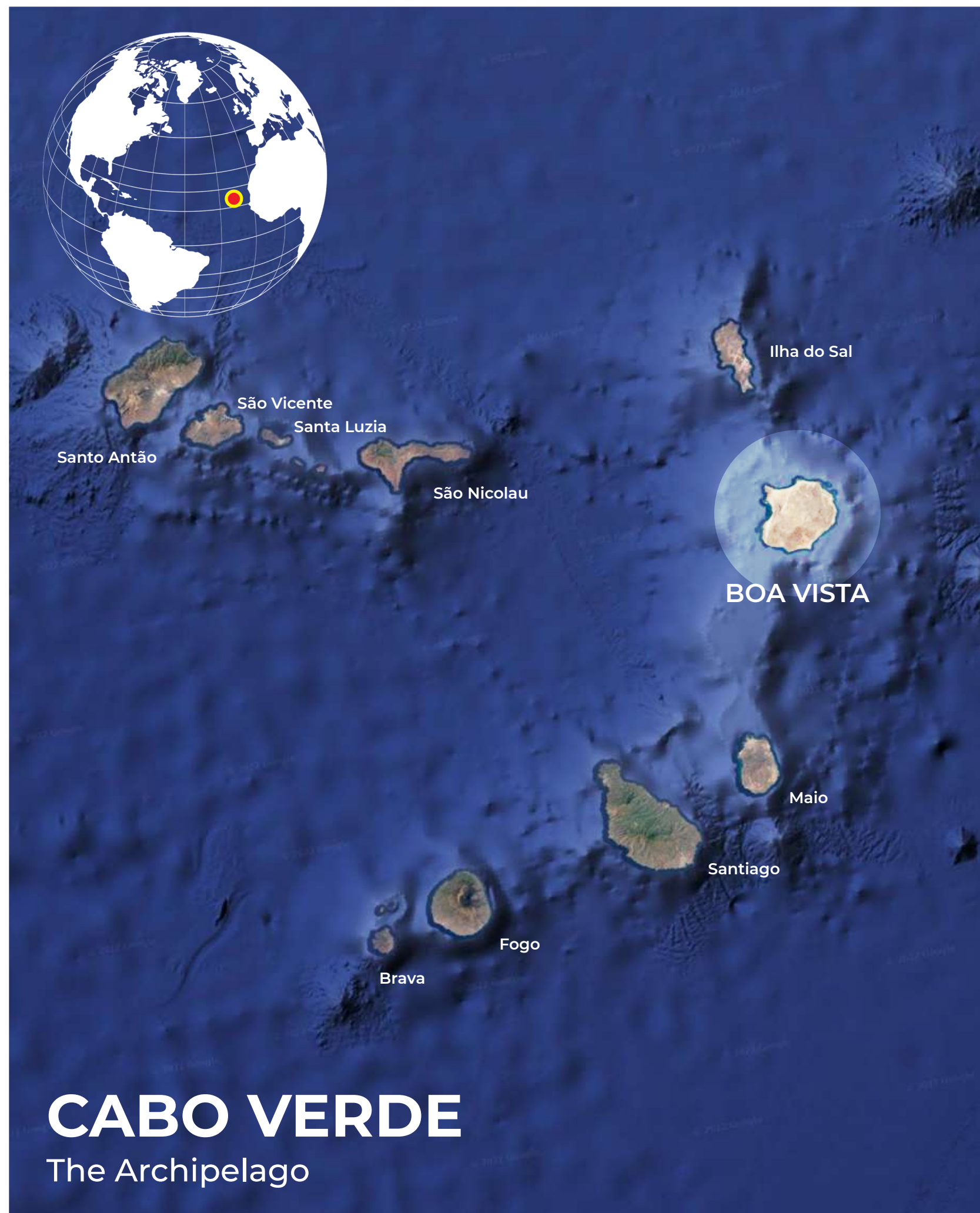
The LAGOON Residence

Designed by **CHRISTIANGRANDE**

NH21 
INVESTMENT

An aerial photograph of a tropical coastline. The left side of the image shows deep turquoise ocean water transitioning into a shallow, lighter green lagoon area. A wide, pristine white sand beach curves along the shoreline. To the right of the beach, there is a developed area with buildings, palm trees, and a swimming pool. The background shows a hazy horizon under a clear blue sky with a few wispy clouds.

WHY CABO VERDE?



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.





***“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: 22
- Villa superior - Tot units: 2
- Apartments- Tot units: 10
- Facilities
- Parking plot- Tot units: 37



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



Apartments - external view

APARTMENT TYPE ONE

GROUND FLOOR APARTMENT

This typology combines the tranquility and intimacy of being indoor with the pleasure of fully enjoying an outdoor space, for a pleasant evening cooled by the ocean breeze.

APPARTAMENTO PIANO TERRA

Questa tipologia unisce la tranquillità e l'intimità al piacere di godere appieno di uno spazio esterno, per una piacevole serata rinfrescata dalla brezza oceanica.





Apartment - ground floor living room

APARTMENTS

TYPE 1 - 3 BEDROOMS

Internal area: 85 sqm



- 1 Kitchen + Dining room
- 2 Laundry
- 3 Bedroom 1
- 4 Bathroom
- 5 Bedroom 2
- 6 Master bedroom + Bathroom

APARTMENT TYPE TWO

FIRST FLOOR APARTMENT

Ideal for families and groups of friends, this typology makes the size of the interior spaces its main attraction.

APPARTAMENTO PRIMO PIANO

Ideale per famiglie, questa tipologia fa dell'ampiezza degli spazi interni la sua principale attrattiva.





Apartment - first floor terrace

APARTMENTS

TYPE 2 - 2 BEDROOMS

Internal area: 65 sqm



- 1 Kitchen + Dining room
- 2 Bathroom
- 3 Bedroom 1
- 4 Master bedroom + Bathroom

APARTMENT TYPE THREE

PENTHOUSE

This typology allows extraordinary openings towards the Boavista landscape, thanks to a large panoramic terrace, while maintaining maximum comfort for all guests.

ATTICO

Questa tipologia consente straordinarie aperture verso il paesaggio di Boavista grazie ad un'ampia terrazza panoramica, senza rinunciare al massimo comfort per tutti gli ospiti.





Apartment - attic terrace



APARTMENTS

TYPE 3 - 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

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



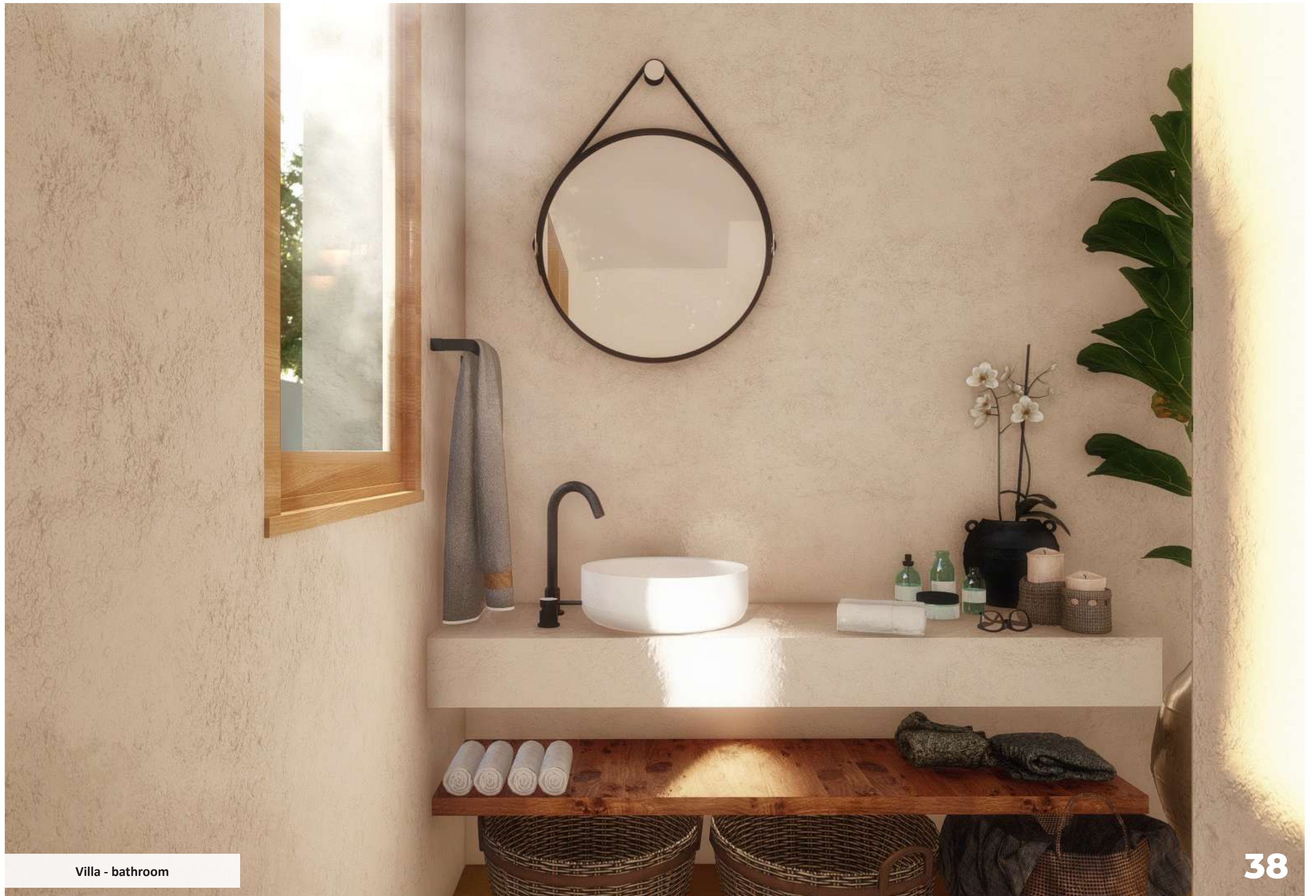
Villa - Bedroom



Villa - kitchen



Villa - living room



Villa - bathroom

VILLA V1-V22

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

- 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

GROUND FLOOR



Standard solution: Gravel and sand

VILLA V1-V22

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

- 1 Entrance

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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

10e Terrace 1

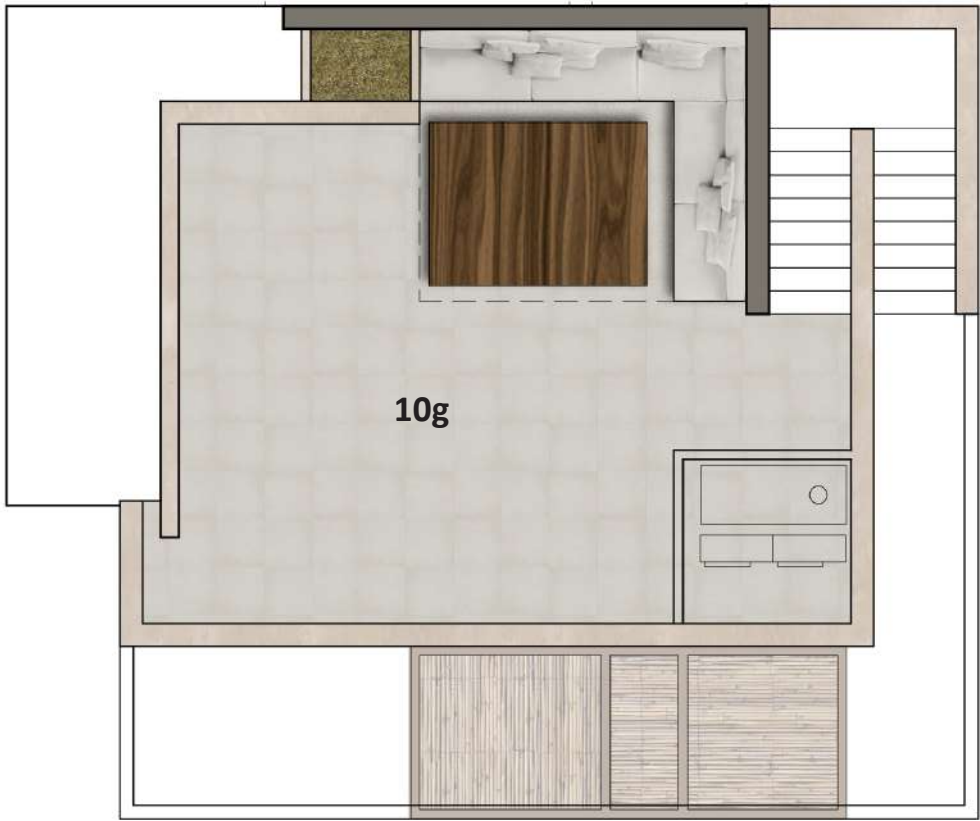
10f Terrace2

10g Main terrace

FIRST FLOOR



TERRACE



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.



SUPERIOR VILLA TYPE ONE



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

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

Entrace
- 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

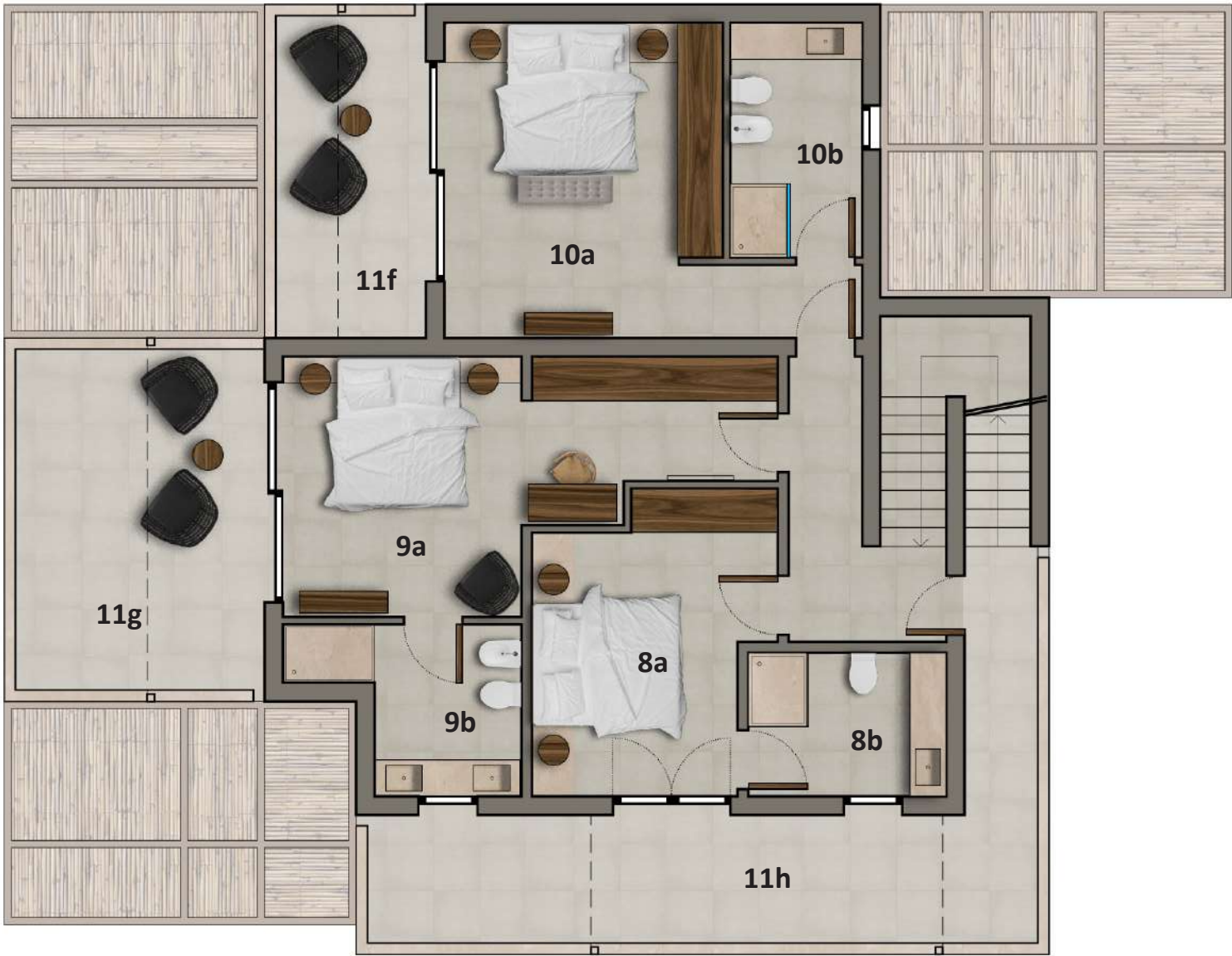
Terrace 1
- 11g

Terrace2
- 11h

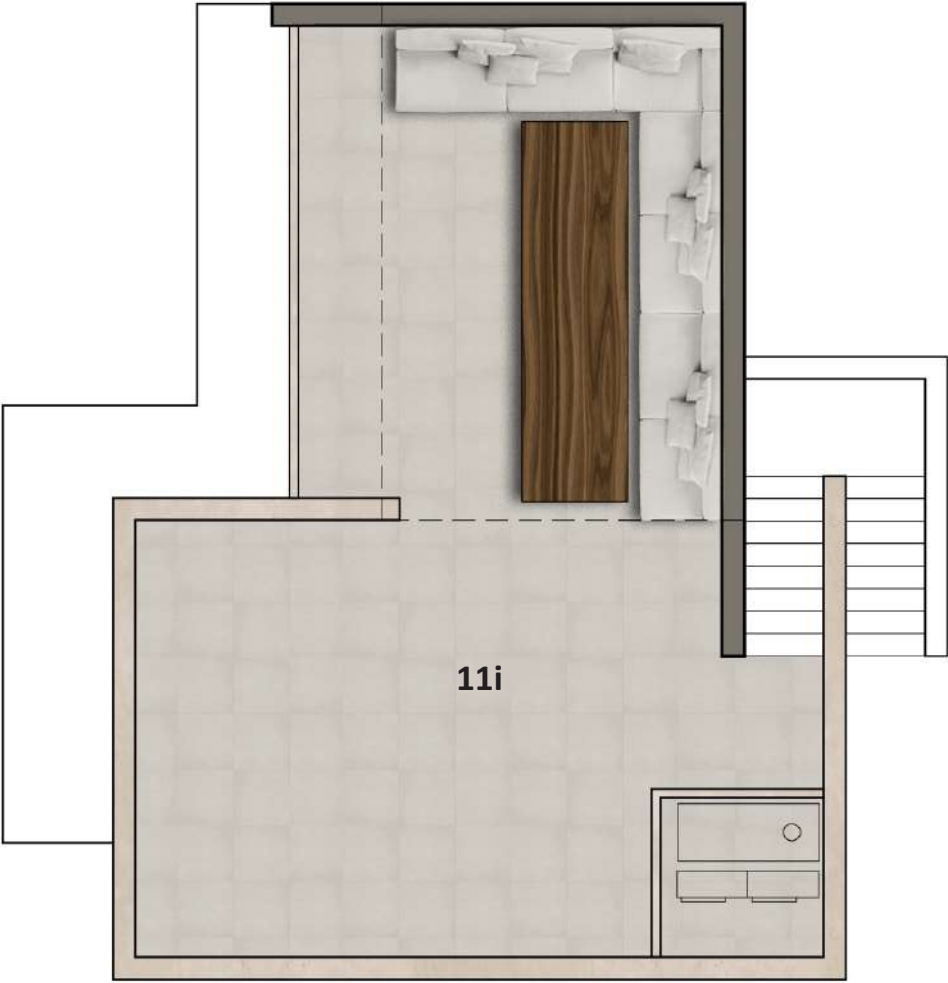
Terrace 3
- 11i

Main terrace

FIRST FLOOR



TERRACE



SUPERIOR VILLA TYPE TWO



VILLA SUPERIOR 2

Plot area: 500,3 sqm
Internal area: 215,0 sqm
Swimming pool: 27,0 sqm
Terraces: 99,9 sqm
Outdoorarea: 328,1 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

GROUND FLOOR



Standard solution: Gravel and sand

VILLA SUPERIOR 2

Plot area: 500,3 sqm
Internal area: 215,0 sqm
Swimming pool: 27,0 sqm
Terraces: 99,9 sqm
Outdoorarea: 328,1 sqm

- 1

Entrace
- 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

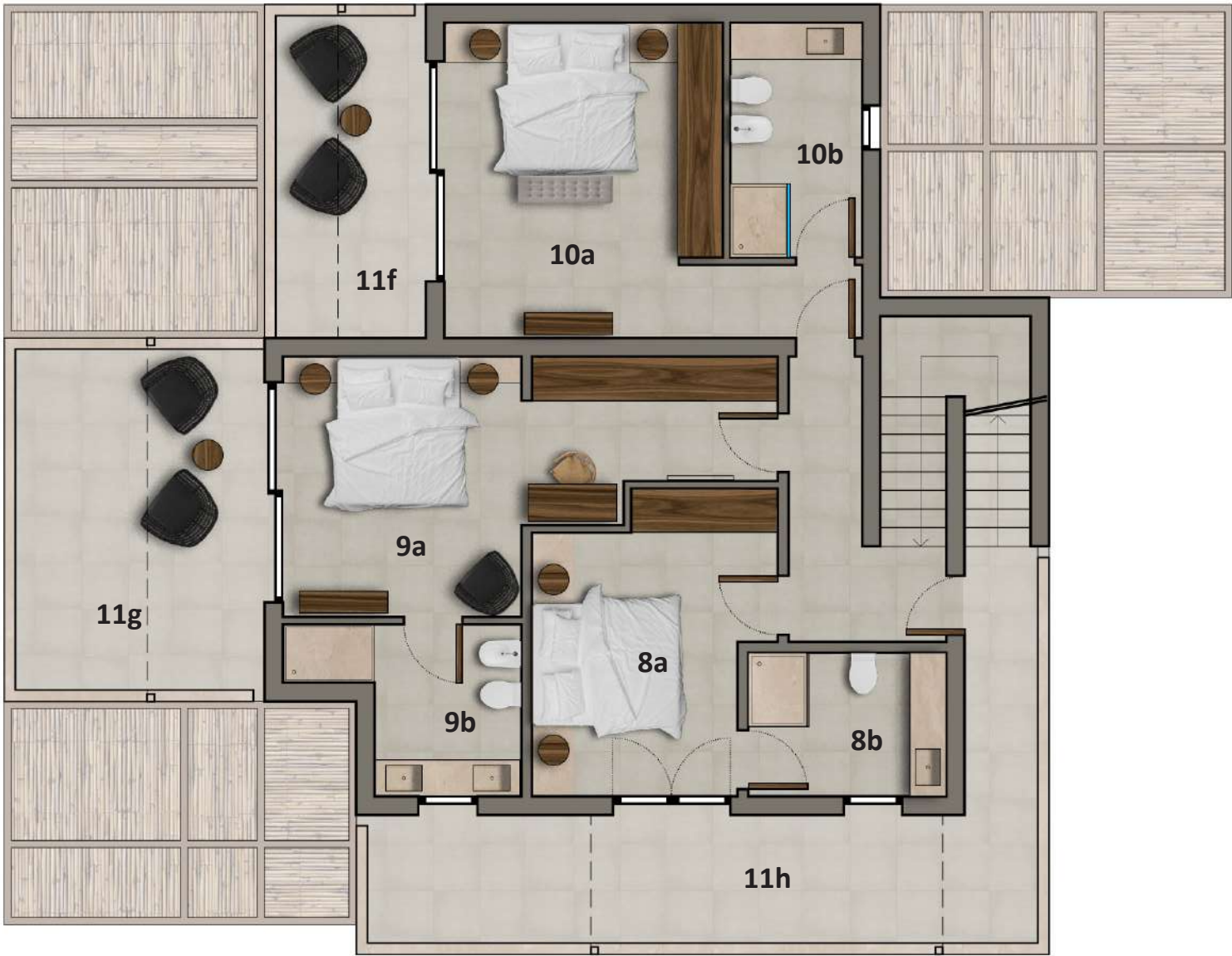
Terrace 1
- 11g

Terrace2
- 11h

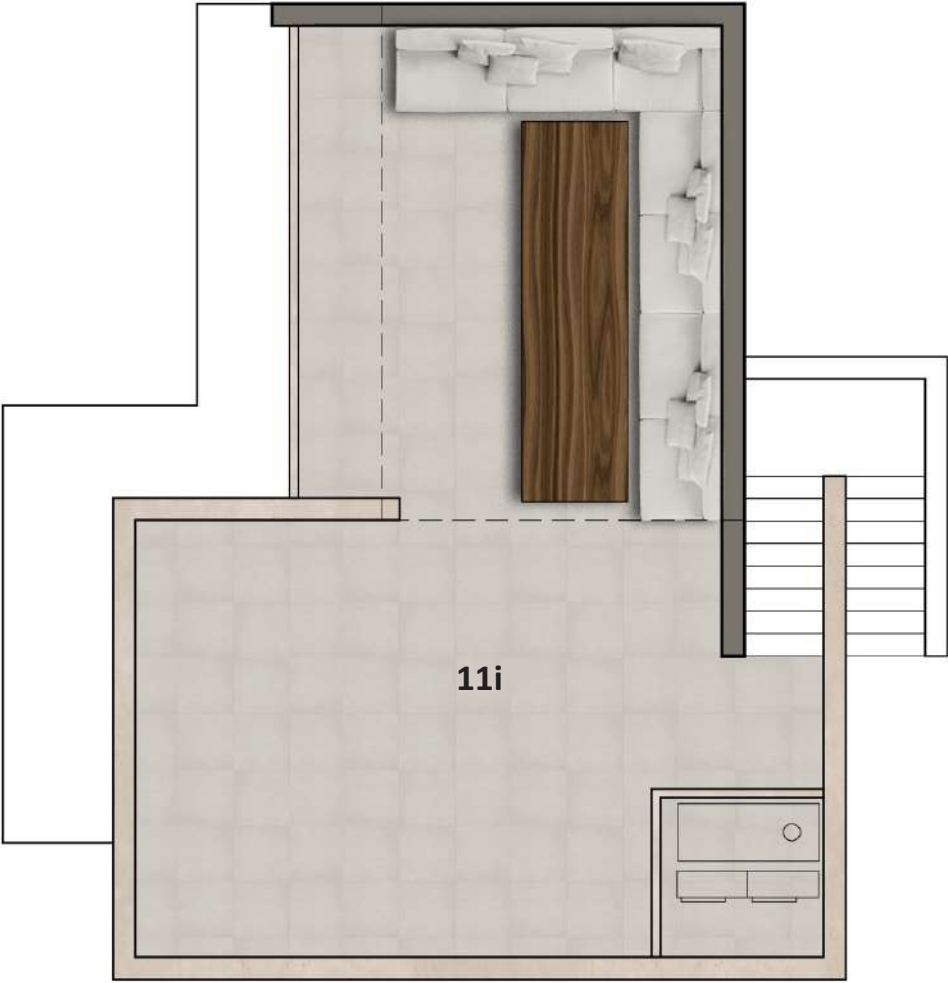
Terrace 3
- 11i

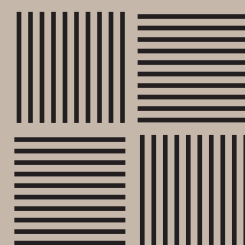
Main terrace

FIRST FLOOR



TERRACE





The LAGOON Residence

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INVESTMENT

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