



# AZUL

CYBER TOWER



Designed by **CHRISTIANGRANDE**



**BOAVISTA**  
REAL ESTATE



**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.*

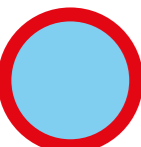







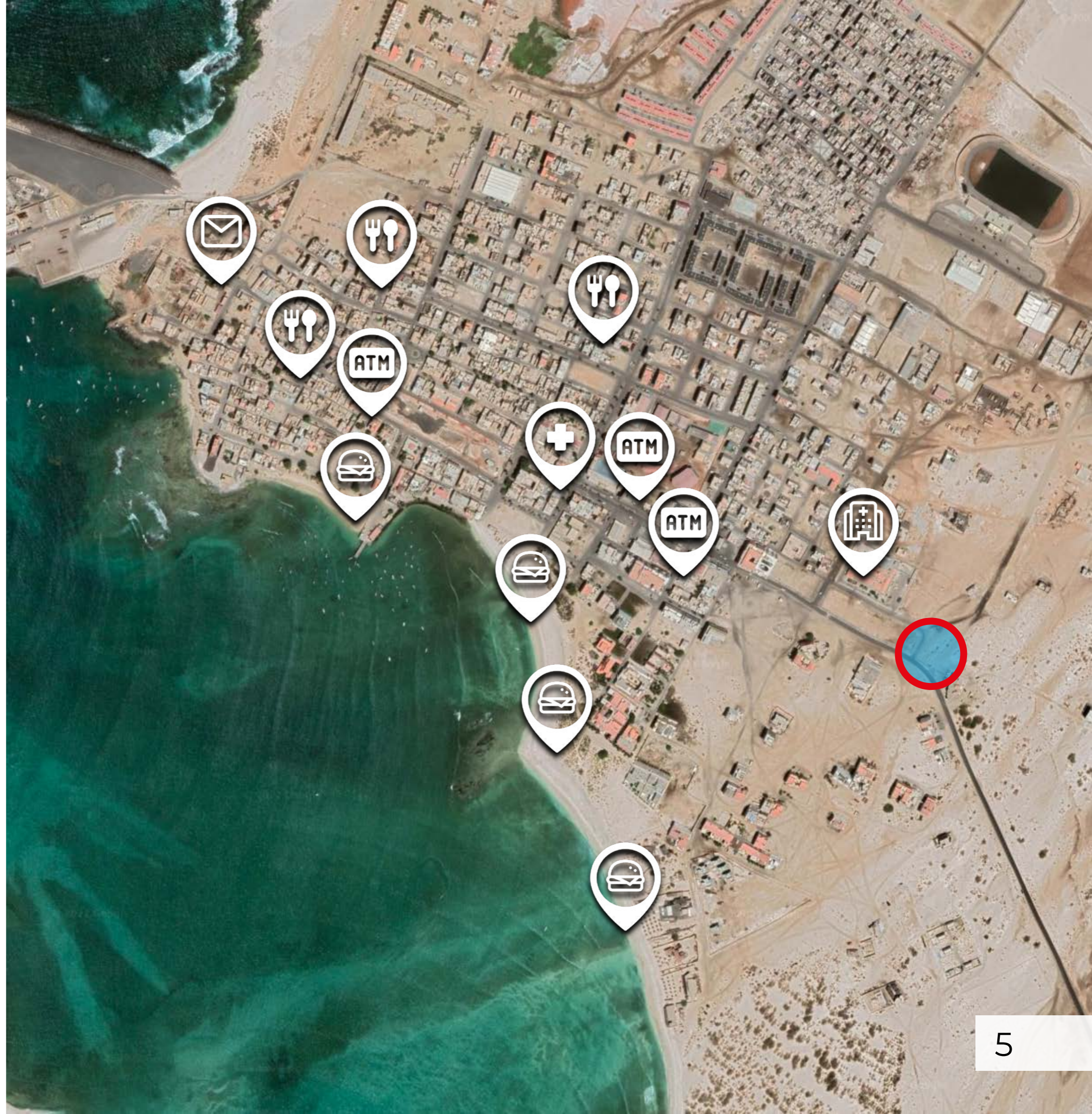
# SAL REI

## 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.*

-  The Cyber Tower
-  ATM
-  Typical Restaurants
-  Pharmacy
-  Hospital
-  Chiringuito / Beach Bar
-  Post Office



# 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.*



**“CYBER TOWER”  
CONNECTION WITH RELAX**



# THE CYBER TOWER

*Relax, fun and work*

The project has been developed by the Italian studio Christian Grande, well known for applying a typical attention for details and raw materials references to different disciplines: architecture, yacht design, industrial design. Projects linked to premium hospitality have a special prominence in the studio production.

The architects have created a layered building, where a light colored frame gives a peculiar vibration to external elevations, struck by the Sun; meanwhile, the recesses and the inner court, painted in blue, receive the shadows and the cool air which are necessary in these environments. At the ground floor, strong walls protect the dwelling from wind and sand, allowing the symbolic growth of a garden and a place to call home.

Wisely calculated openings aim to a spectacular landscape, from an unmatched point of view.

*Il progetto è stato sviluppato dallo studio italiano Christian Grande, noto per aver applicato un metodo compositivo fatto di attenzione per i dettagli ed i riferimenti materici ad ambiti eterogenei: architettura, design nautico e design industriale. I progetti legati all'ambito dell'hotellerie d'eccellenza hanno particolare risalto nella produzione dello studio.*

*Gli architetti hanno disegnato un edificio stratificato, in cui un telaio di colore chiaro conferisce ai prospetti investiti dal sole un peculiare dinamismo, mentre i recessi ed il cavedio interno, intonacati in blu, accolgono l'ombra ed il fresco indispensabili in questi climi. Al piano terra, mura possenti proteggono la costruzione dal vento e dalla sabbia, permettendo la crescita simbolica di un rigoglioso giardino e di un luogo da poter chiamare casa.*

*Aperture calcolate inquadrano un paesaggio spettacolare, da un punto di vista senza eguali.*







Main facade



Shopping gallery



Shopping gallery



Entrance hall

The building will be located in Sal Rei southern neighborhoods; it will reach a total height of more than 30 mt, with eight floors above ground.

The ground floor will have a commercial destination; some open galleries and small gardens will run around the perimeter, filtering the street views and direct sunlight.

At the same level, an accommodation reserved to the building attendant will assure safety and privacy to the guests.

For each of the six upper floors, a balcony will connect to all the flats, seven per floor.

Two typologies of flats have been designed: one room with living and one bathroom, or two rooms with living and two bathrooms. All the apartments will have access to continuous balconies, exposed towards the horizon; pillars and projections, on the elevations, will shade the inner spaces during the hottest hours of the day.

On the rooftop, a lounge bar, a solarium and an infinity pool will be the ideal surrounding to relax, in front of an unforgettable sunset.

In the middle of the central court, a main staircase and two elevators will provide vertical distribution to all levels.

*L'edificio sorgerà nella zona sud di Sal Rei e conterà otto piani fuori terra, per un'altezza complessiva di più di 30 m.*

*Il piano terra avrà vocazione commerciale: una serie di porticati e piccoli giardini occuperà il perimetro dell'edificio, filtrando la vista dalla strada e la luce solare diretta.*

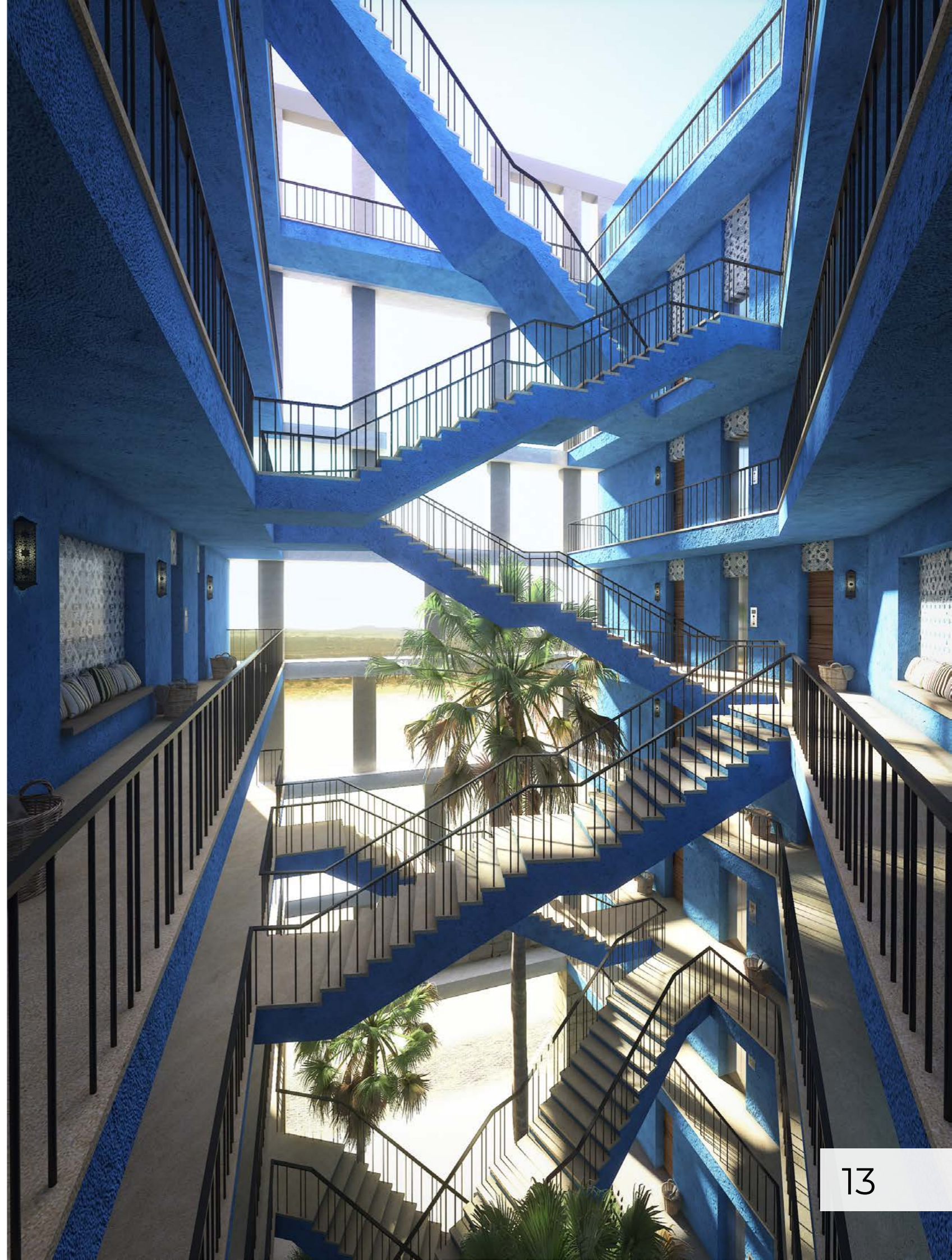
*Allo stesso piano si troverà l'alloggio riservato al custode dell'edificio, che garantirà sicurezza e riservatezza ai residenti.*

*A ciascuno dei sei piani superiori, un ballatoio consentirà l'accesso alle varie unità residenziali, sette per piano.*

*Due le tipologie di appartamento: i bilocali con camera matrimoniale, soggiorno e bagno ed i trilocali con due camere, soggiorno e due bagni.*

*Tutti gli appartamenti avranno accesso a balconi continui, che inquadreranno l'orizzonte; i pilastri e gli aggetti in facciata forniranno ombra agli ambienti interni durante le ore più calde. All'ultimo piano, un lounge bar, un solarium ed una piscina a sfioro saranno la cornice perfetta per rilassarsi di fronte a tramonti indimenticabili.*

*Al centro del cortile interno, aperto sul lato nord, una scala principale e due ascensori assicureranno la distribuzione verticale a tutti i livelli.*





Living room





Master bedroom







Relax area - Pool

The background features a dark blue to black gradient with glowing light blue circuit traces and nodes. The traces are composed of straight lines and right-angle turns, resembling a printed circuit board layout. Small, bright blue circular nodes are placed at various points along these traces, some appearing as simple dots while others have a slight glow or halo. The overall aesthetic is clean, technical, and futuristic.

# TECHNICAL DRAWINGS



# GROUND FLOOR

# GROUND FLOOR PLAN

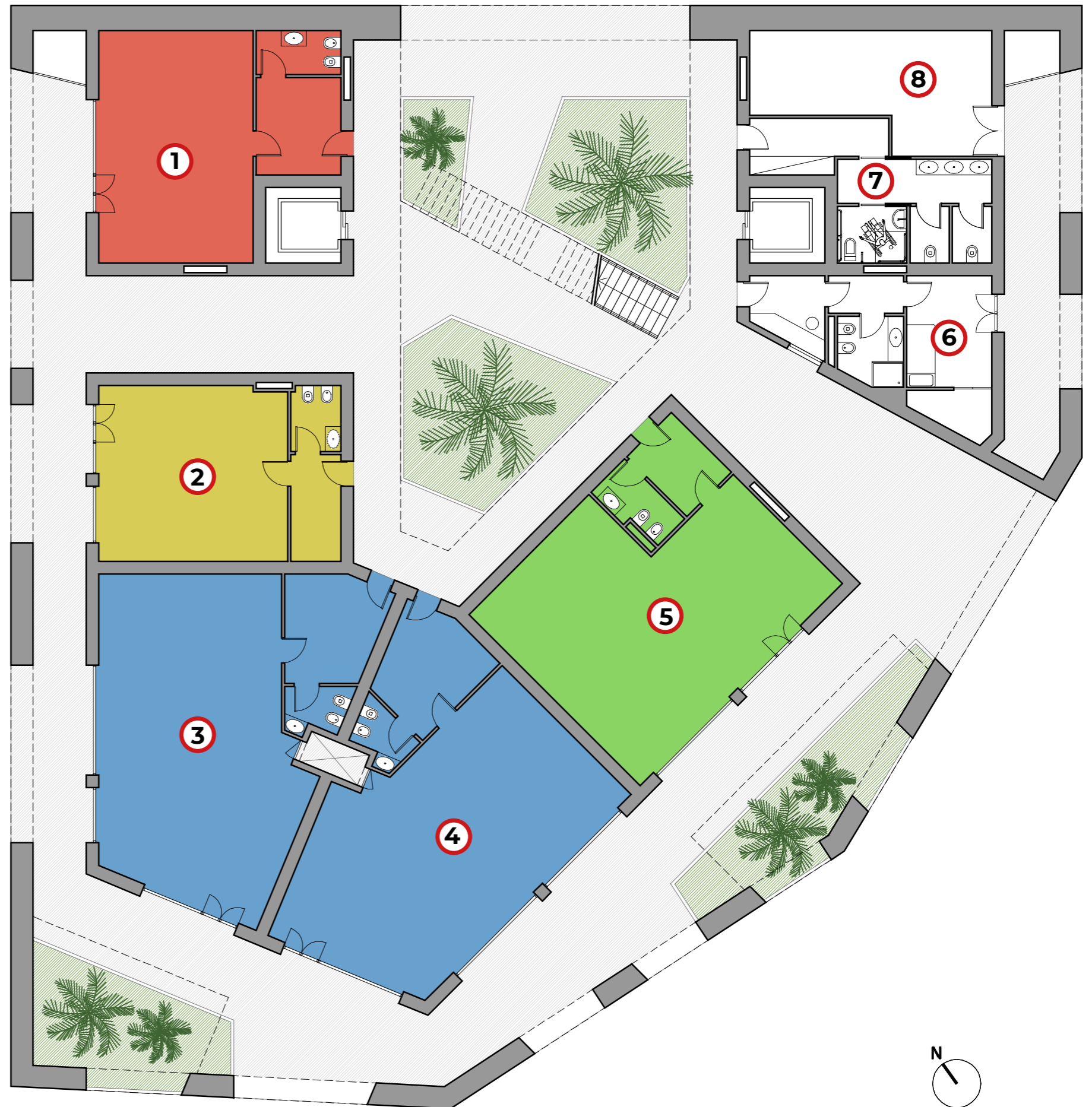
1. Shop 63,5 sqm
2. Shop 52,7 sqm
3. Shop 87,4 sqm
4. Shop 87,4 sqm
5. Shop 82,4 sqm
6. Reception 34,6 sqm
7. Public toilet 28,1 sqm
8. Storage 34,3 sqm



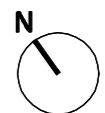
\* Gross area

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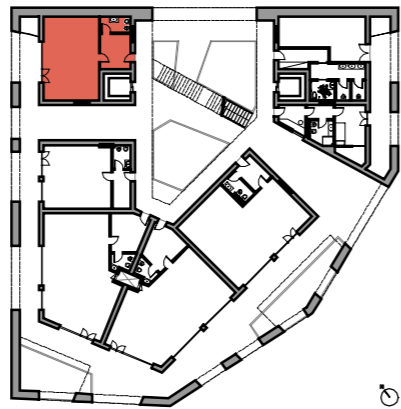


\* Gross area

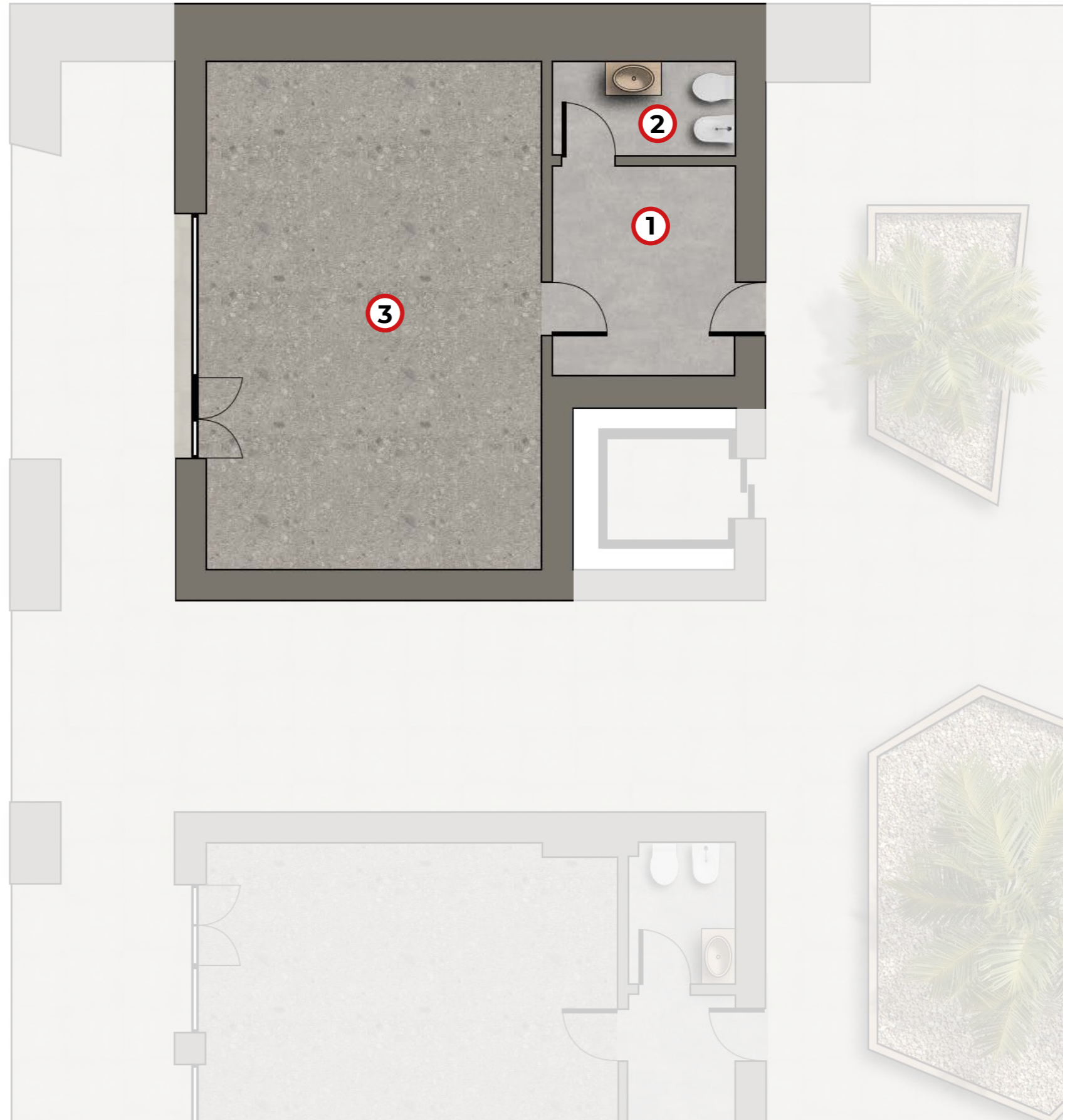


# SHOP 1

- 1. Storage 8,3 sqm
- 2. Toilet 3,7 sqm
- 3. Shop 36,2 sqm

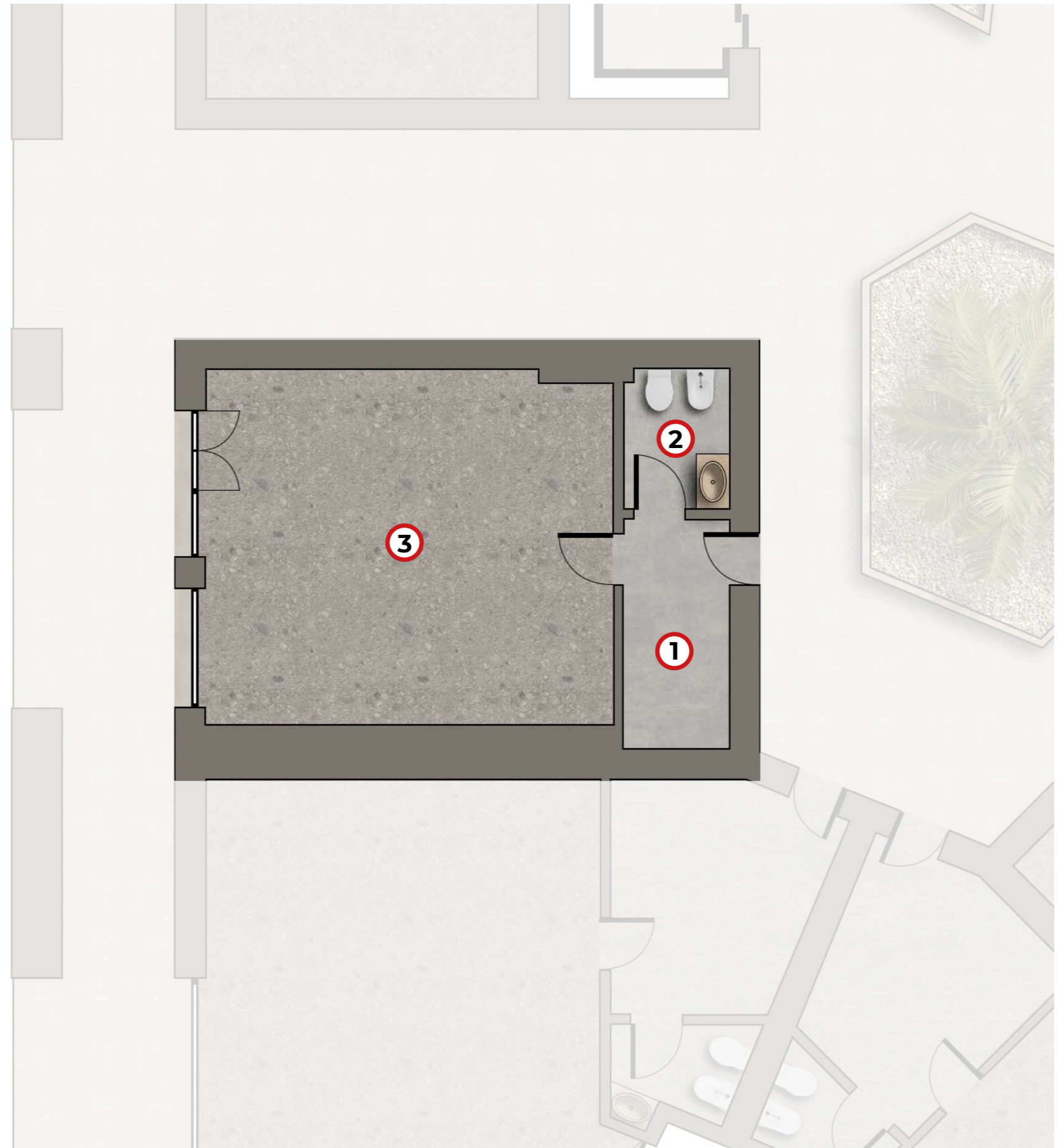
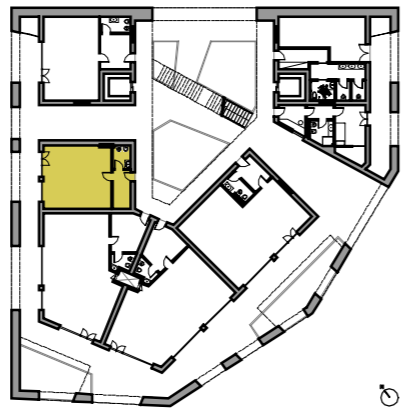


\* Net area



## SHOP 2

1. Storage 5,4 sqm
2. Toilet 3,3 sqm
3. Shop 33,3 sqm

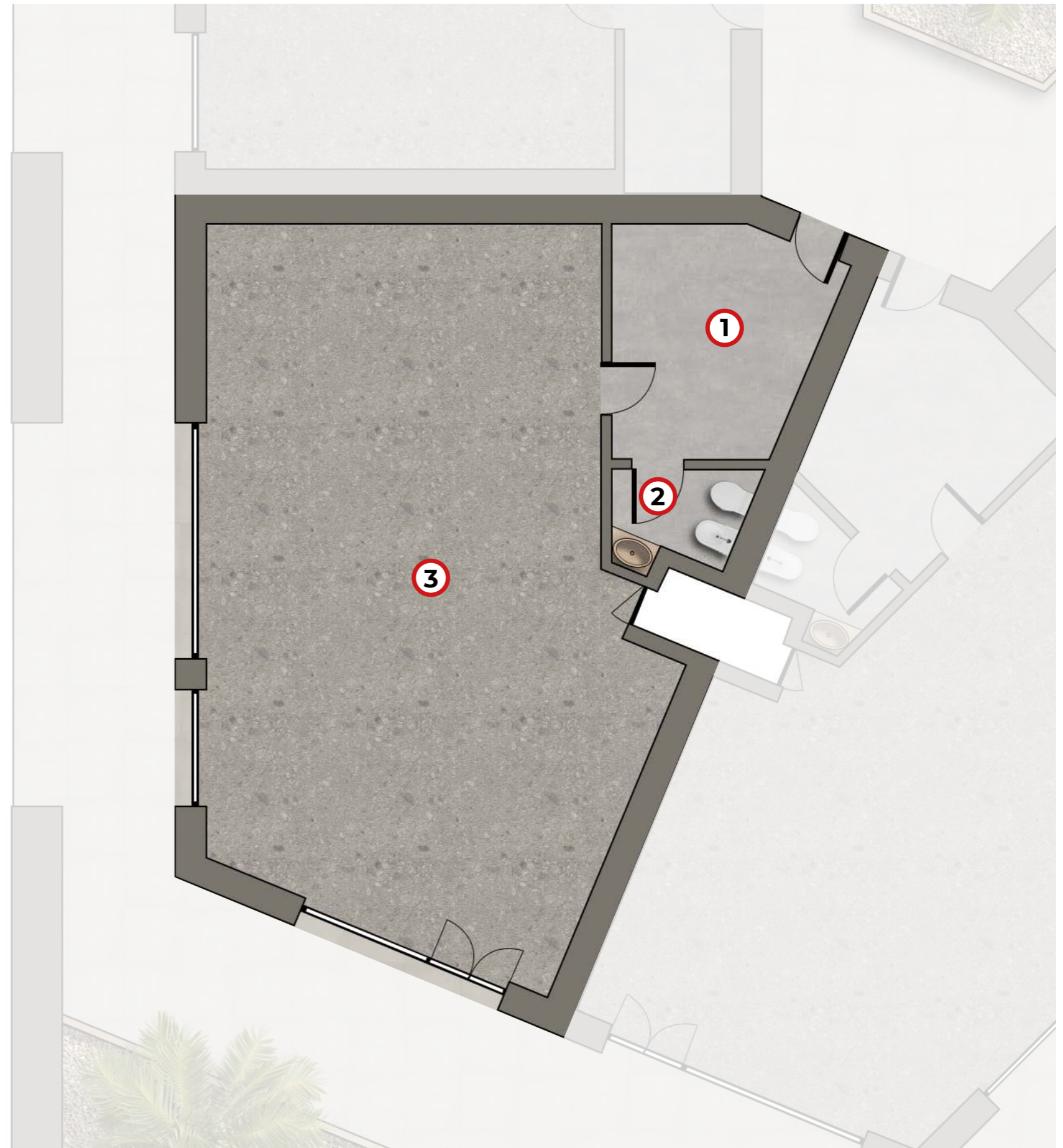
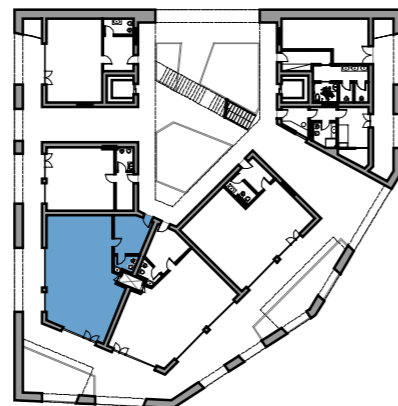


\* Net area



# SHOP 3

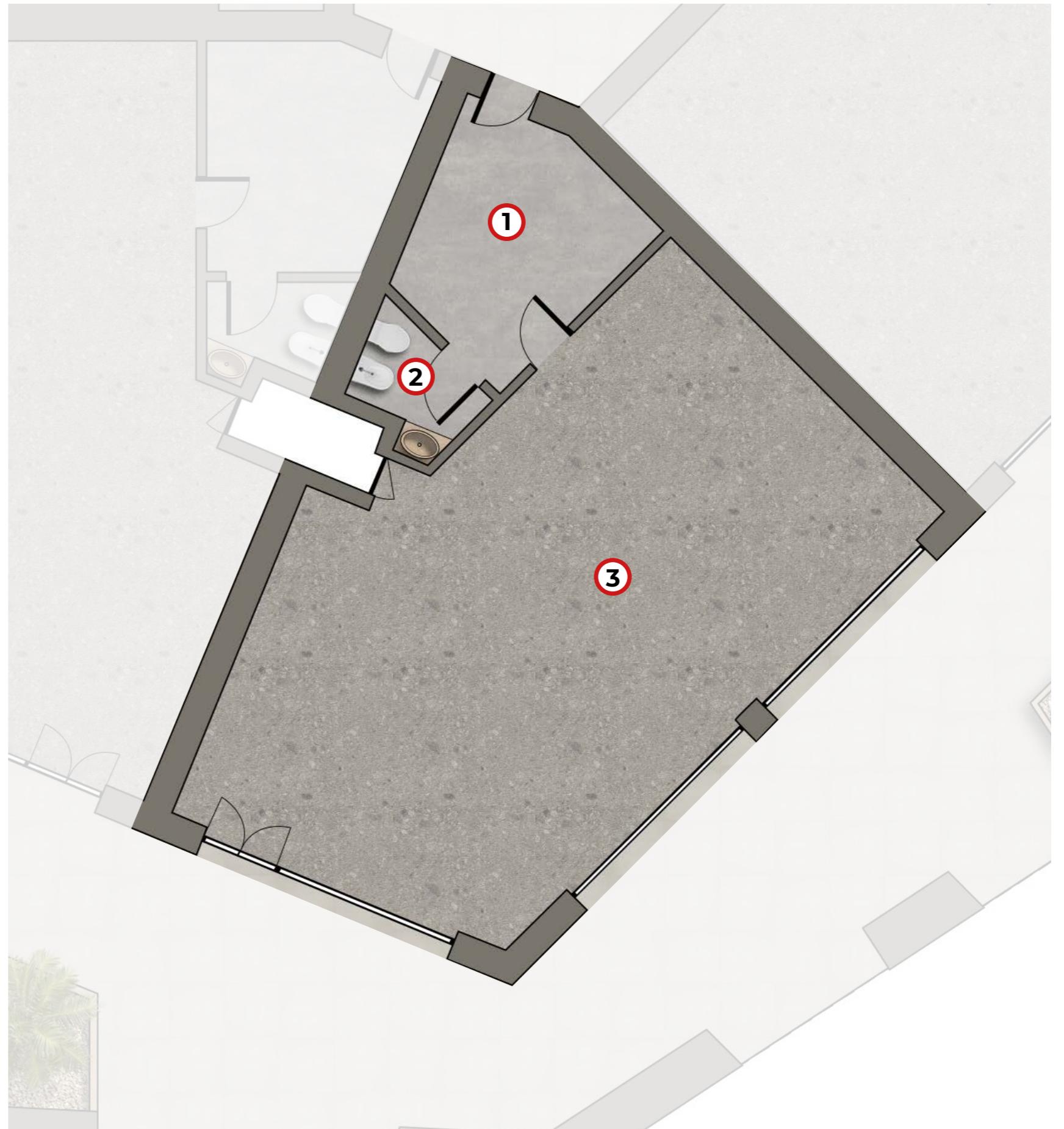
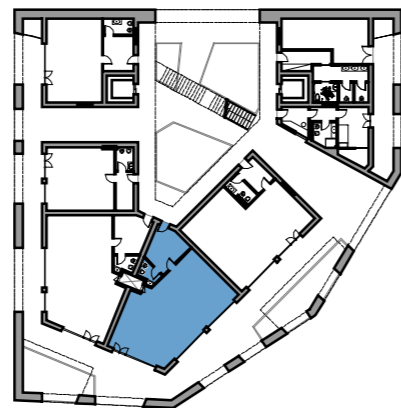
- 1. Storage 10,1 sqm
- 2. Toilet 2,8 sqm
- 3. Shop 63,3 sqm



\* Net area

# SHOP 4

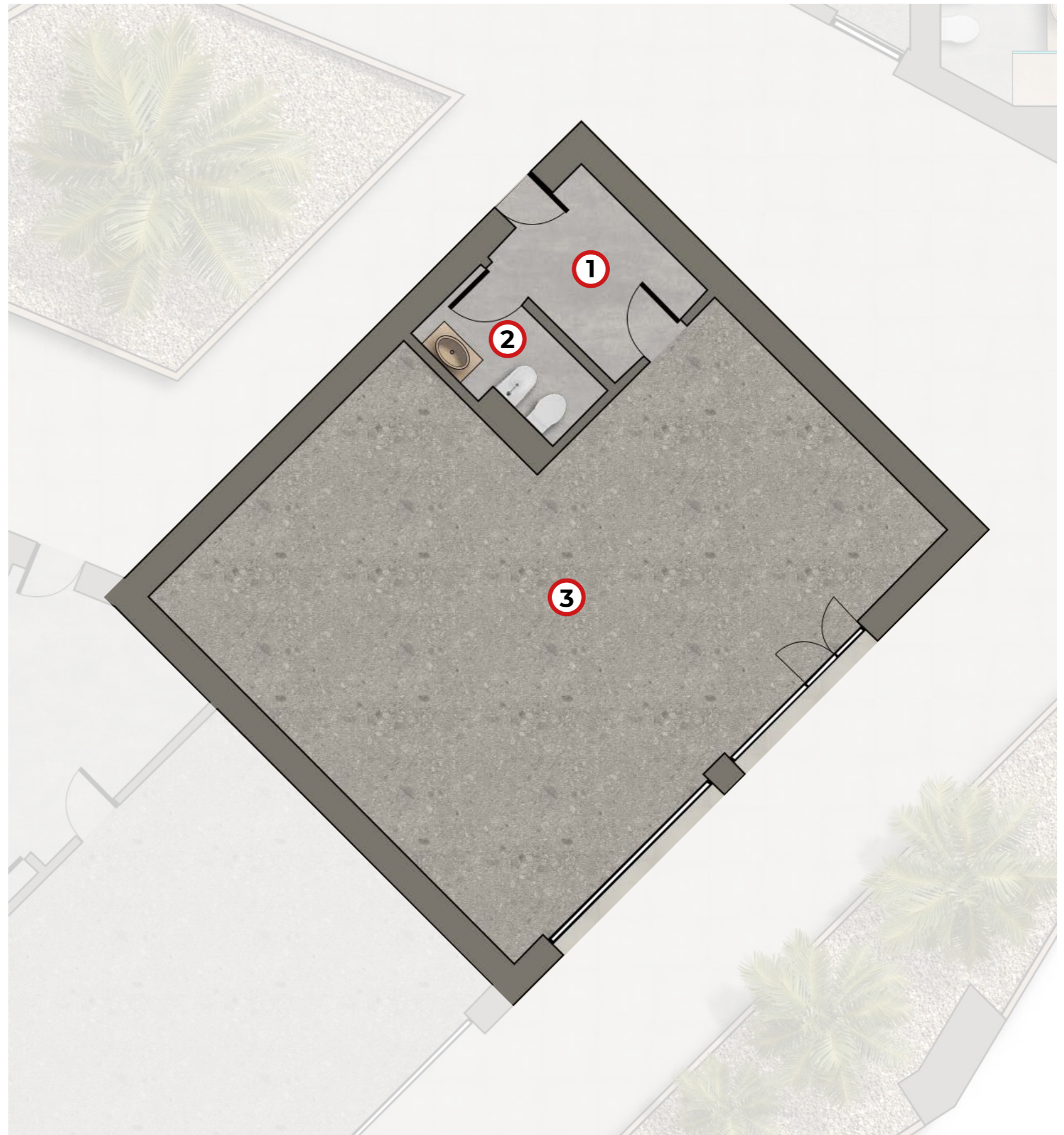
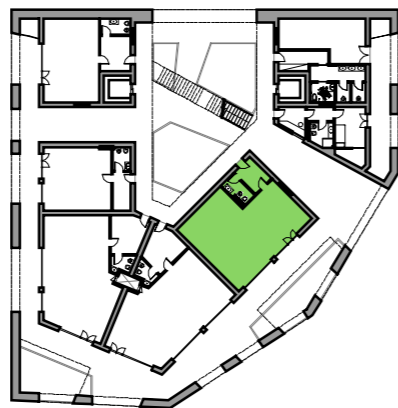
- 1. Storage 10,1 sqm
- 2. Toilet 2,8 sqm
- 3. Shop 63,3 sqm



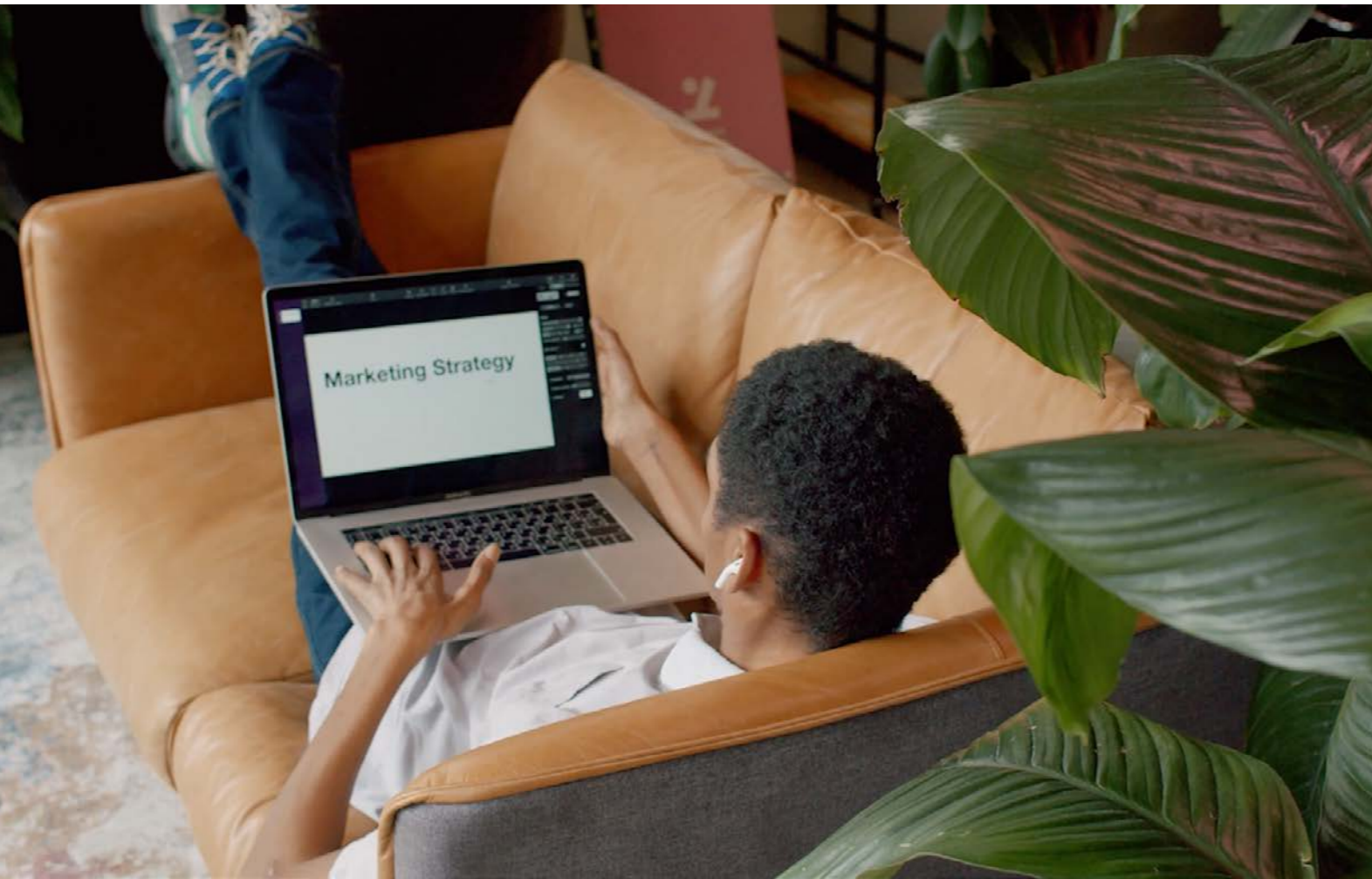
\* Net area

# SHOP 5

- 1. Storage 5,3 sqm
- 2. Toilet 3,6 sqm
- 3. Shop 59,7 sqm



\* Net area

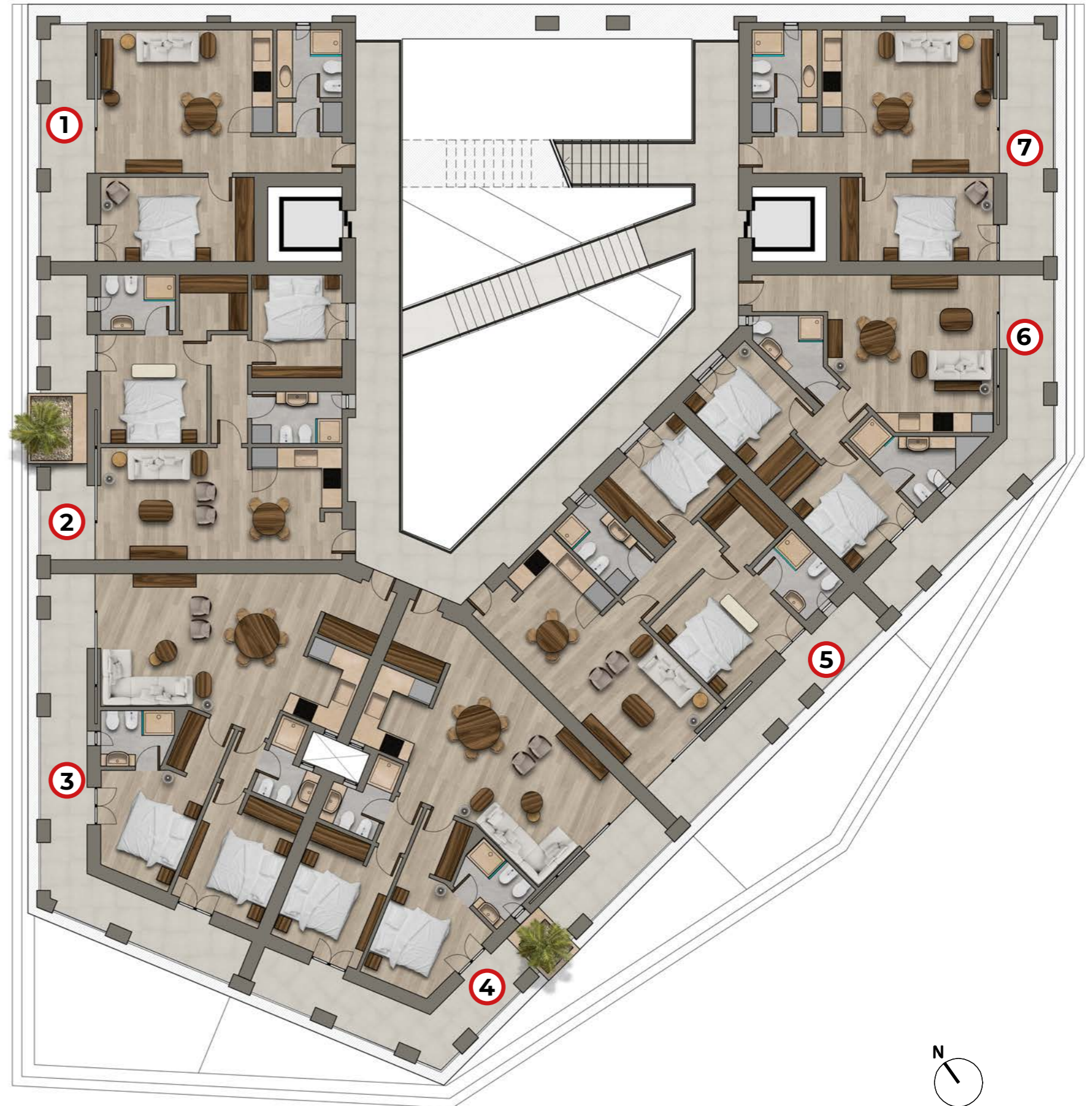


# APARTMENTS FLOORS

# APARTMENTS FLOORS PLANS

P1/P2/P3/P4/P5/P6

1. One-bedroom apartment  
57,9 sqm + 12,1 sqm (balcony)
2. Two-bedroom apartment  
80,7 sqm + 11,3 sqm (balcony)
3. Two-bedroom apartment  
87,4 sqm + 33,2 sqm (balcony)
4. Two-bedroom apartment  
87,4 sqm + 23,7 sqm (balcony)
5. Two-bedroom apartment  
80,7 sqm + 15,2 sqm (balcony)
6. Two-bedroom apartment  
72,9 sqm + 19,8 sqm (balcony)
7. One-bedroom apartment  
57,9 sqm + 12,1 sqm (balcony)



\* Gross area

# APARTMENTS FLOORS PLANS

P1/P2/P3/P4/P5/P6

1. One-bedroom apartment  
57,9 sqm + 12,1 sqm (balcony)
2. Two-bedroom apartment  
80,7 sqm + 11,3 sqm (balcony)
3. Two-bedroom apartment  
87,4 sqm + 33,2 sqm (balcony)
4. Two-bedroom apartment  
87,4 sqm + 23,7 sqm (balcony)
5. Two-bedroom apartment  
80,7 sqm + 15,2 sqm (balcony)
6. Two-bedroom apartment  
72,9 sqm + 19,8 sqm (balcony)
7. One-bedroom apartment  
57,9 sqm + 12,1 sqm (balcony)

\* Gross area

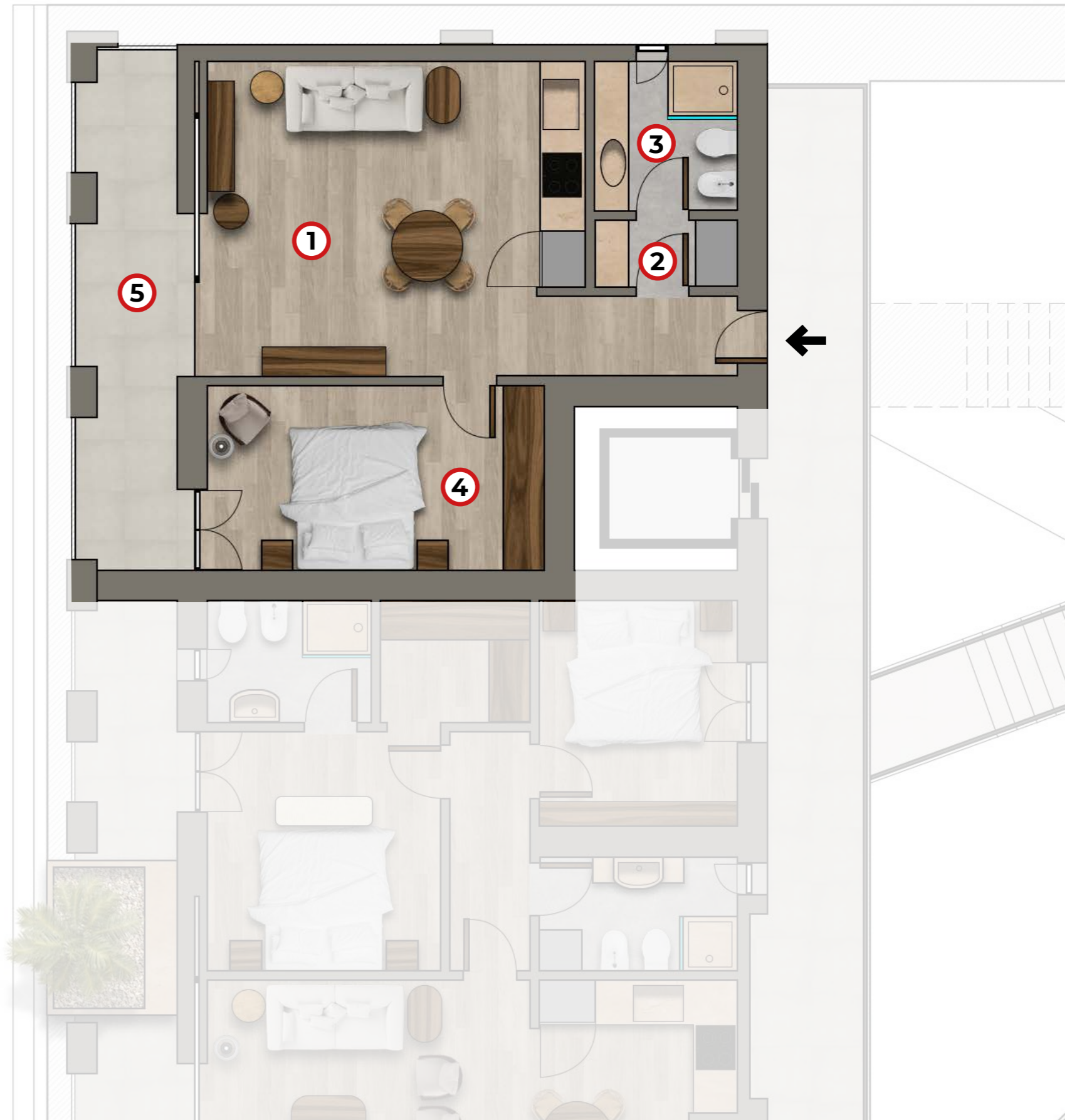


# ONE-BEDROOM APARTMENT 1

1. Kitchen + Living room 28 sqm
2. Laundry 2,1 sqm
3. Bathroom 4,6 sqm
4. Master bedroom 13,2 sqm
5. Balcony 11,1 sqm



\* Net area

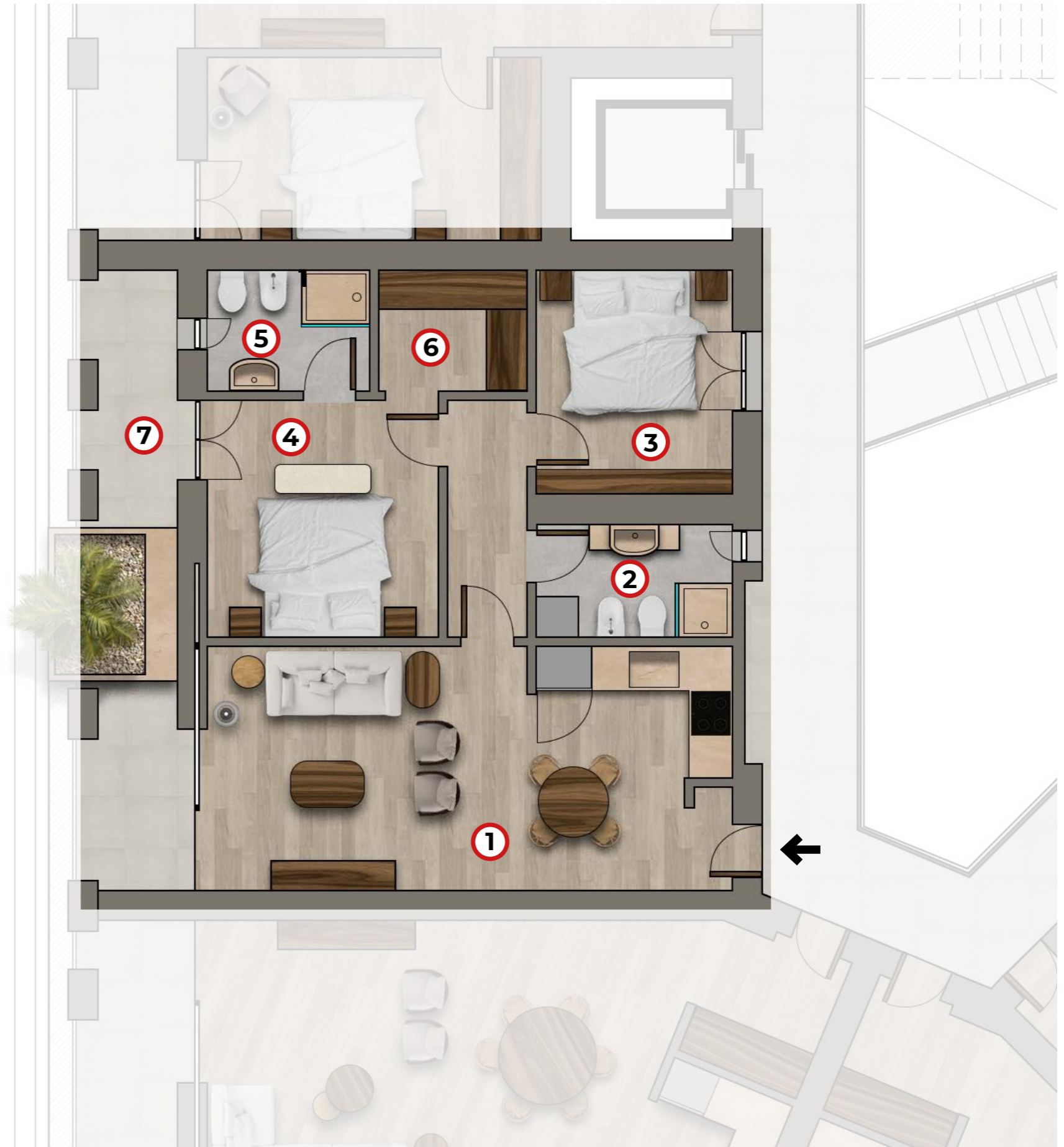


# TWO-BEDROOM APARTMENT 2

- 1. Kitchen + Living room 28 sqm
- 2. Bathroom + Laundry 4,9 sqm
- 3. Master bedroom 10 sqm
- 4. Master bedroom 11,9 sqm
- 5. Bathroom 4,3 sqm
- 6. Wardrobe 4 sqm
- 7. Balcony 9,6 sqm



\* Net area



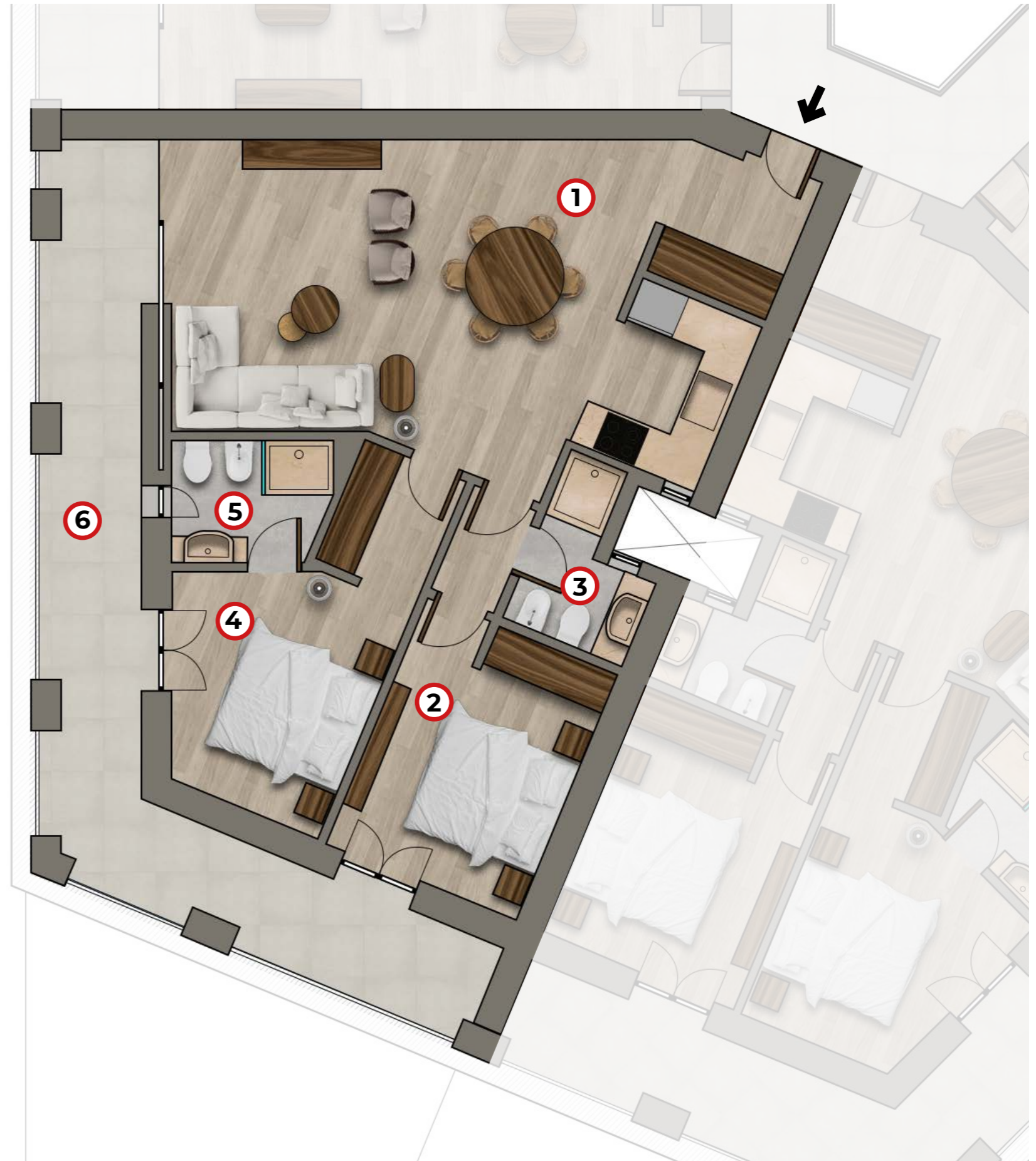


# TWO-BEDROOM APARTMENT 3

- 1. Kitchen + Living room 39 sqm
- 2. Master bedroom 13,4 sqm
- 3. Bathroom 3,7 sqm
- 4. Master bedroom 13,4 sqm
- 5. Bathroom 4,1 sqm
- 6. Balcony 23,2 sqm



\* Net area

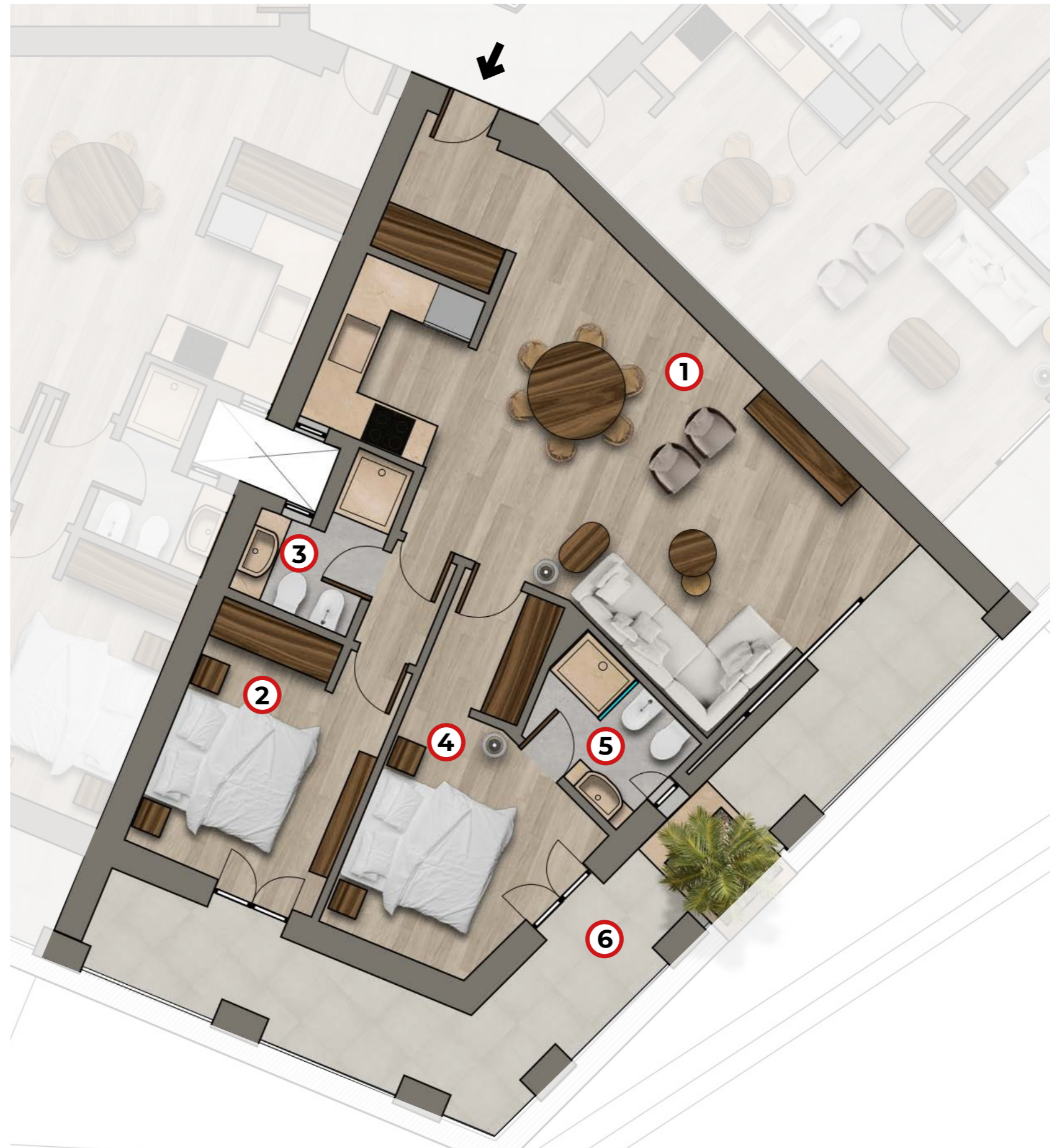


# TWO-BEDROOM APARTMENT 4

- 1. Kitchen + Living room 39 sqm
- 2. Master bedroom 13,4 sqm
- 3. Bathroom 3,7 sqm
- 4. Master bedroom 13,4 sqm
- 5. Bathroom 4,1 sqm
- 6. Balcony 21,2 sqm

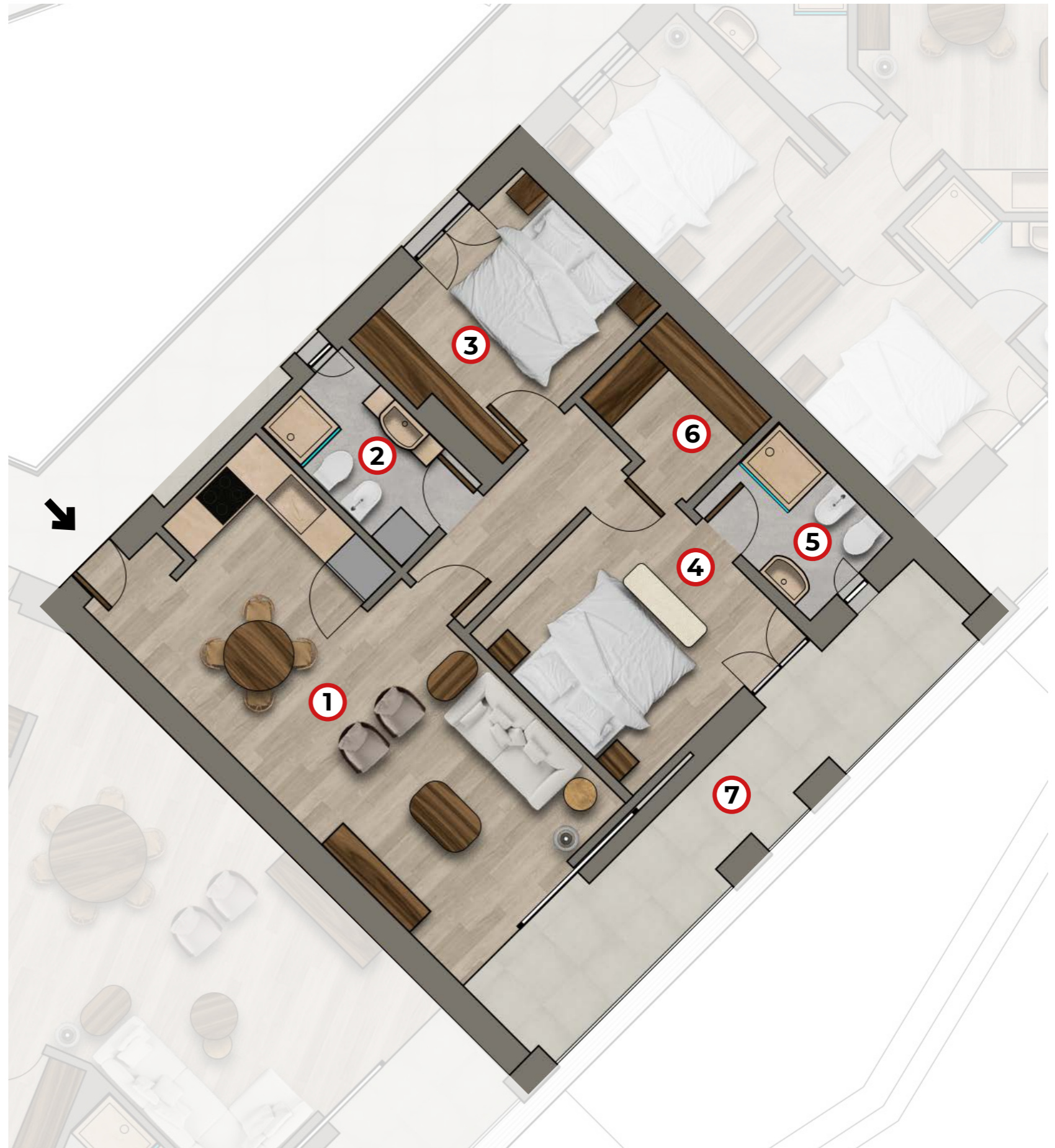


\* Net area



# TWO-BEDROOM APARTMENT 5

- 1. Kitchen + Living room 28 s<sup>qm</sup>
- 2. Bathroom + Laundry 4,9 s<sup>qm</sup>
- 3. Master bedroom 10 s<sup>qm</sup>
- 4. Master bedroom 11,9 s<sup>qm</sup>
- 5. Bathroom 4,3 s<sup>qm</sup>
- 6. Wardrobe 4 s<sup>qm</sup>
- 7. Balcony 13,1 s<sup>qm</sup>



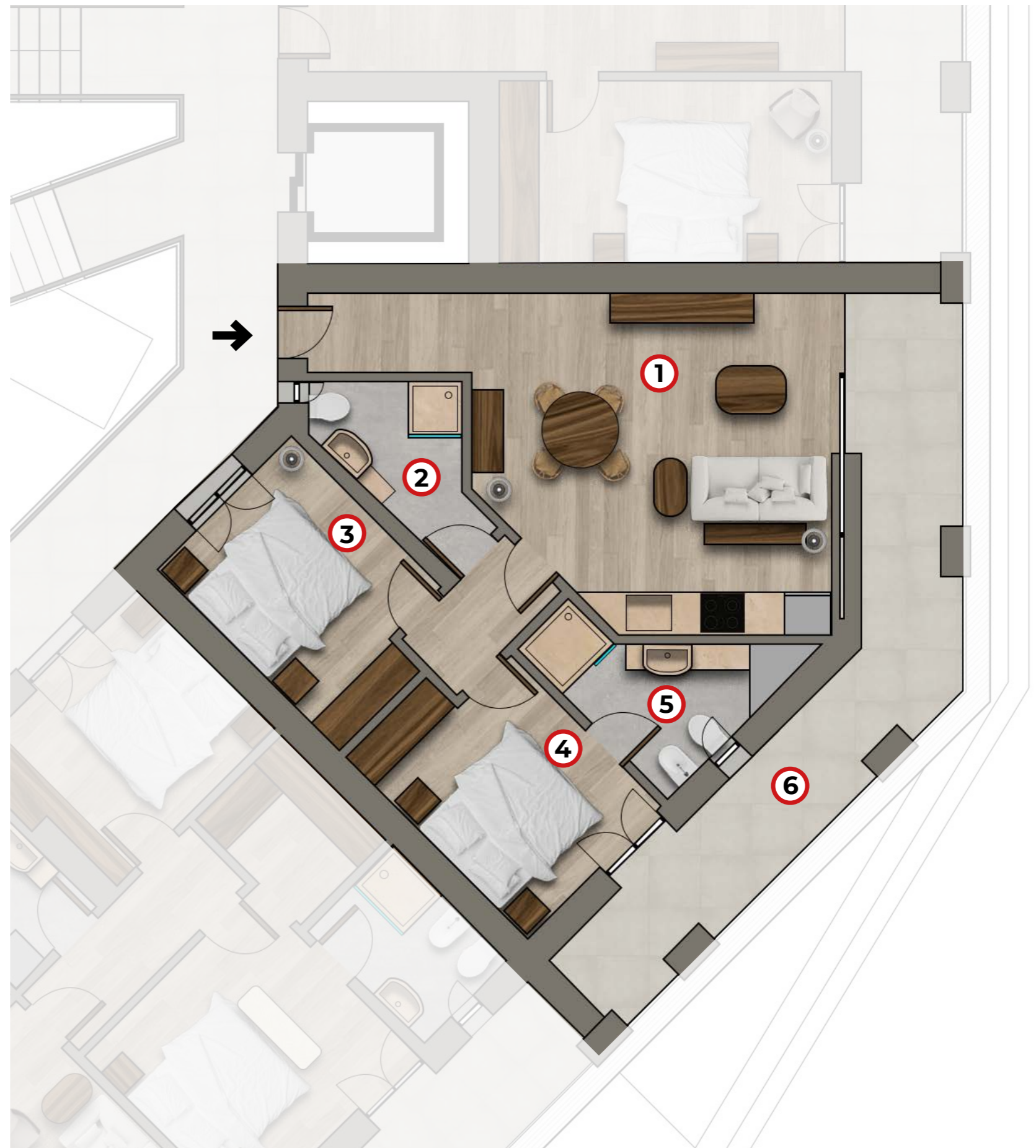
\* Net area

# TWO-BEDROOM APARTMENT 6

- 1. Kitchen + Living room 27,5 sqm
- 2. Bathroom + Laundry 4,9 sqm
- 3. Master bedroom 10 sqm
- 4. Master bedroom 10 sqm
- 5. Bathroom 5,8 sqm
- 6. Balcony 17,9 sqm



\* Net area

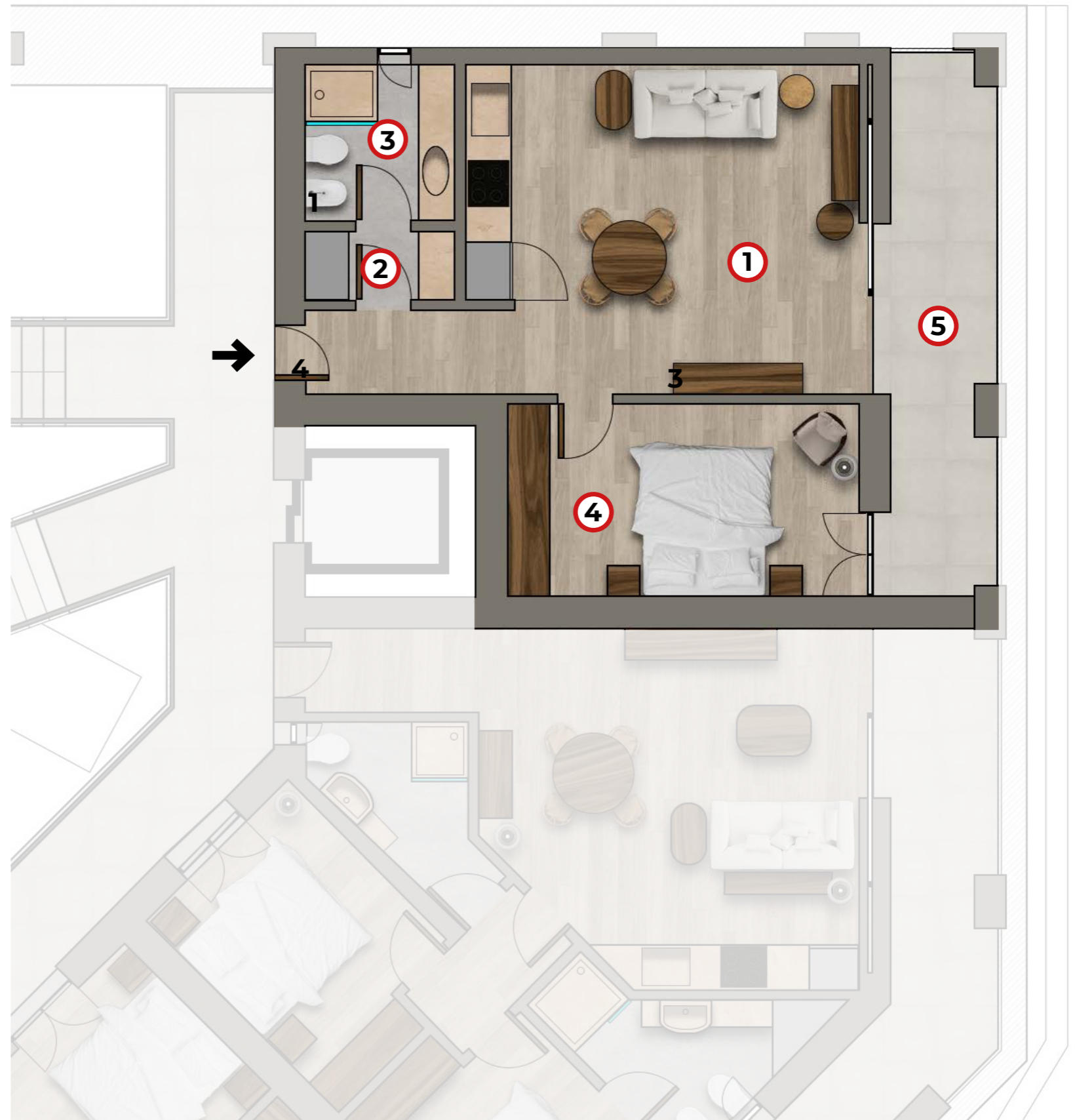


# ONE-BEDROOM APARTMENT 7

1. Kitchen + Living room 28 sqm
2. Laundry 2,1 sqm
3. Bathroom 4,6 sqm
4. Master bedroom 13,2 sqm
5. Balcony 11,3 sqm



\* Net area

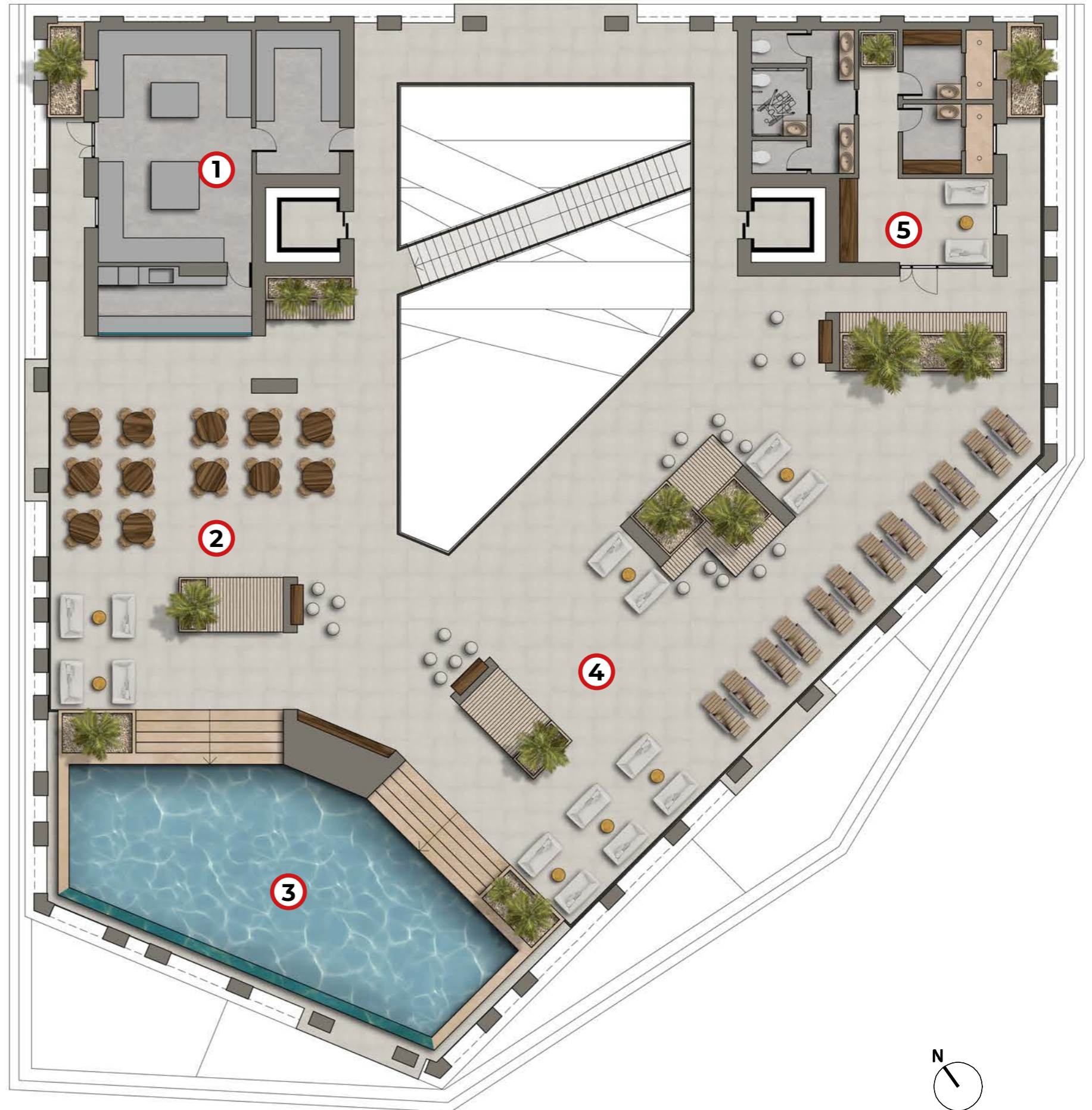




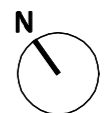
# TERRACE

# TERRACE PLAN

1. Cafe 70 sqm
2. Lounge area 165 sqm
3. Swimming pool 99 sqm
4. Solarium 271 sqm
5. Changing room + Toilets 59 sqm

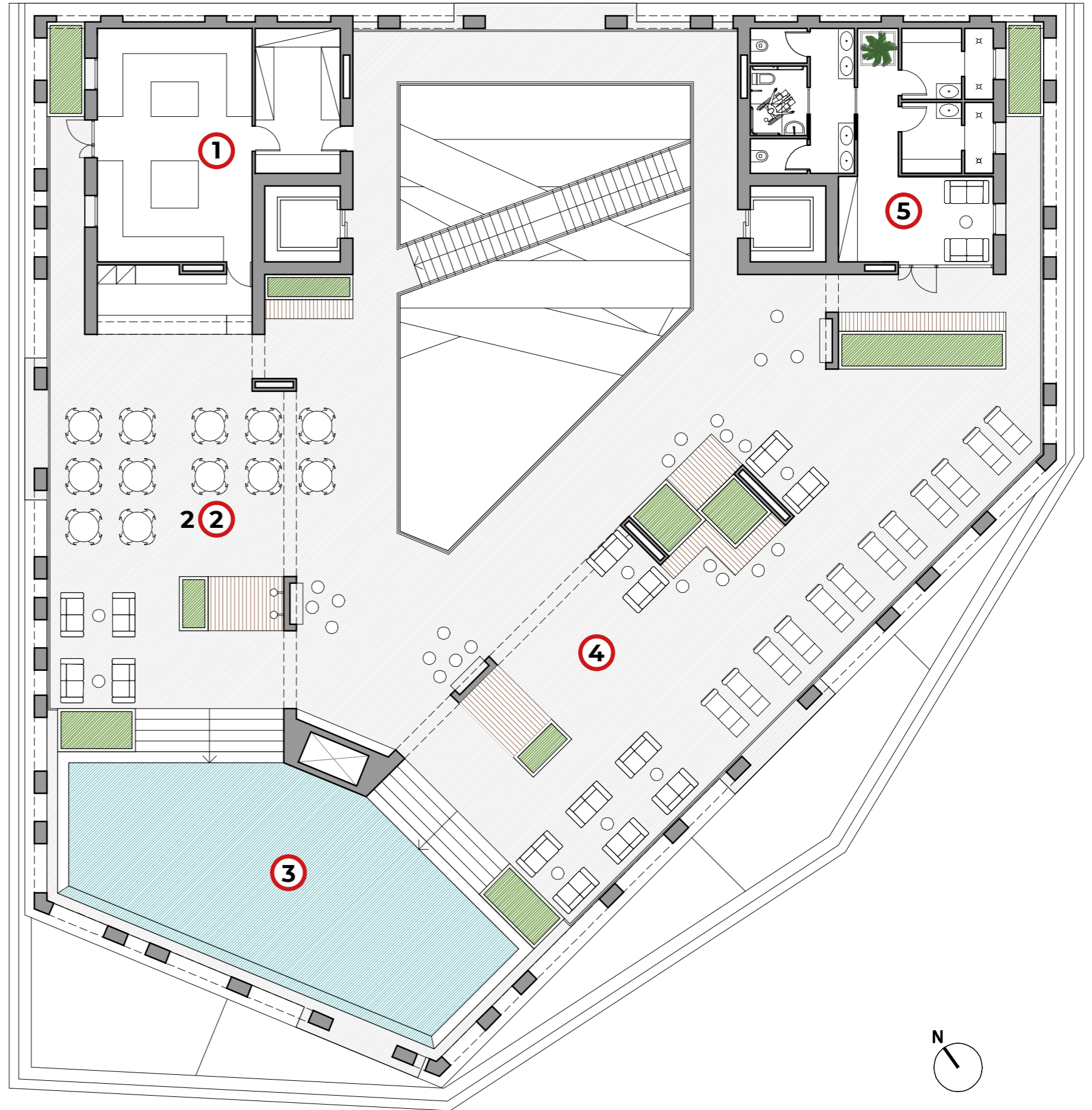


\* Gross area



# TERRACE PLAN

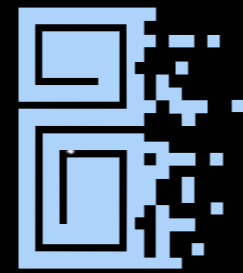
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\* Gross area







# AZUL

CYBER TOWER

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