



BAIA DOS PESCADORES

BOA VISTA - CABO VERDE





THE PROJECT

Baia dos Pescadores is located in the historic district of Sal Rei, just 40 meters from the Atlantic Ocean and a short walk from the beach.

The project draws inspiration from the **architectural heritage of Cape Verde**, integrating respectfully within the surrounding area through elegant proportions, shaded outdoor spaces and soft colonial influences combined with contemporary residential comfort.

Designed around natural ventilation, ocean light and outdoor living, the residences offer spacious terraces, open views and a **calm residential atmosphere** shaped by the sea and the climate.

Rather than high-density resort development, **Baia dos Pescadores** focuses on authenticity, architectural character and long-term comfort.



THE LOCATION

Sal Rei grew from a small Atlantic port town connected to Cape Verde's historic salt trade routes. Even today, the city retains a **rare sense of tranquillity** that has disappeared from many overdeveloped coastal destinations. Unlike Sal Island, **Boa Vista** is still defined by the character of its 18th and 19th century historic centers.

Baia dos Pescadores is located in Sal Rei's historic district, 40 meters from the ocean and approximately 100 meters from cafés, restaurants and waterfront areas. Multiple beaches are available at less than 3 minutes walking distance.

The recently approved **seafront promenade** will begin just 40 meters from the building, creating a continuous waterfront connection along all the beaches of Sal Rei.





WHY BOA VISTA?

The best real estate investments are built on quality of life.

Boa Vista combines many of the characteristics increasingly sought by international buyers: more than 300 days of sunshine each year, average temperatures between 22°C and 28°C, political stability and a relaxed Atlantic lifestyle.

Life in Sal Rei remains remarkably simple. Most daily destinations are within walking distance, congestion is unknown and the pace of life encourages more time outdoors. Fresh seafood restaurants, local cafés and waterfront bars are all part of everyday life, where a lunch of freshly caught fish can still be enjoyed for less than 10€ per person—allowing residents to enjoy an exceptional lifestyle without the expense often associated with established European coastal destinations.

As **Boa Vista** continues to attract retirees, second-home owners and long-stay residents from across Europe, demand for well-located residential property is steadily increasing. At the same time, the island's low-density urban planning and naturally limited supply of ocean-view locations help preserve its long-term appeal.

Baia dos Pescadores brings these qualities together in Sal Rei's most authentic settings. It is more than an investment in property; it is an investment in time, wellbeing and a way of life that is becoming increasingly difficult to find.





A DIFFERENT PACE OF LIFE

Life on **Boa Vista** is measured differently.

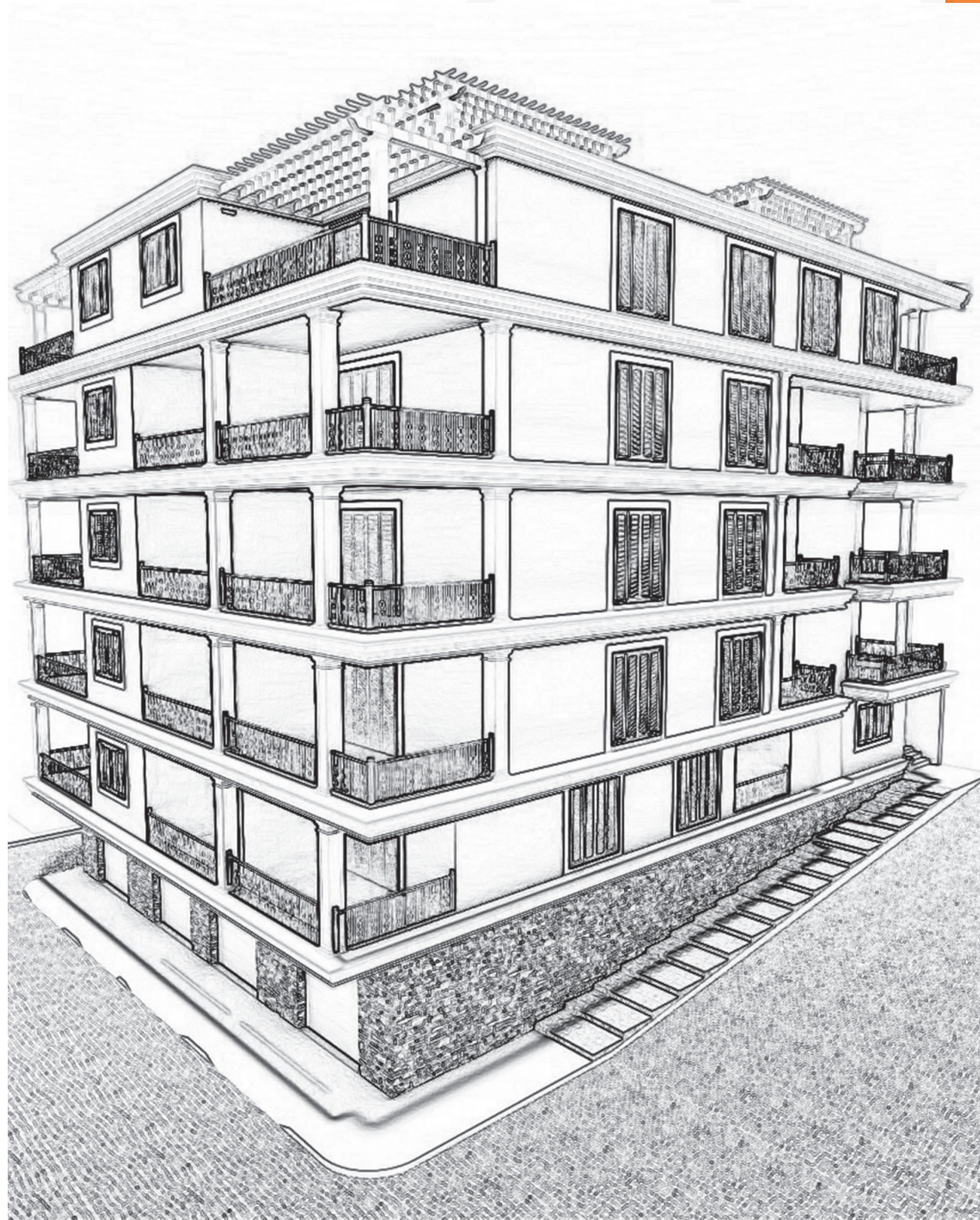
Mornings begin with the Atlantic breeze, a walk along the waterfront and coffee at a local café.

Distances are short, the beaches are never far away and daily life unfolds at a pace that leaves more time to enjoy life. Unlike many resort destinations, **Sal Rei** remains a real town where residents and visitors share the same cafés, restaurants and public spaces. The atmosphere is welcoming and unpretentious, making it easy to feel at home from the very beginning.

Whether **enjoying fresh seafood** overlooking the ocean, exploring the island's untouched landscapes or simply watching the sun set from a dune, life here is defined by simplicity, authenticity and an exceptional connection with nature.

For many, **Boa Vista** is not simply a place to visit—it is a place to slow down, reconnect and enjoy a quality of life that has become increasingly rare.





FLOOR PLANS

Designed to offer both comfort and flexibility, **Baia dos Pescadores** features a carefully balanced selection of residences spread across five levels, ensuring privacy, natural light and a relaxed residential atmosphere.

The development offers a variety of apartment types, from studios to spacious one- and two-bedroom residences, allowing buyers to choose the home that best suits their lifestyle—whether as a holiday retreat, a permanent residence or an investment property.

The **ground floor** combines an elegant reception area with a limited number of apartments, creating a welcoming arrival experience while preserving privacy for residents.

The **upper residential floors** have been carefully planned to maximise natural light, cross ventilation and open views, while maintaining a low-density environment throughout the building.

The most exclusive residences occupy the **top floor**, where spacious two-bedroom penthouses with large private terraces provide exceptional outdoor living and panoramic views of the Atlantic and the surrounding town.

Among the development's most distinctive features are **four private garages** and dedicated storage areas for residents—amenities rarely available in **Sal Rei** and designed to provide an exceptional level of practicality for both permanent living and extended stays.



BASEMENT FLOOR

GARAGES

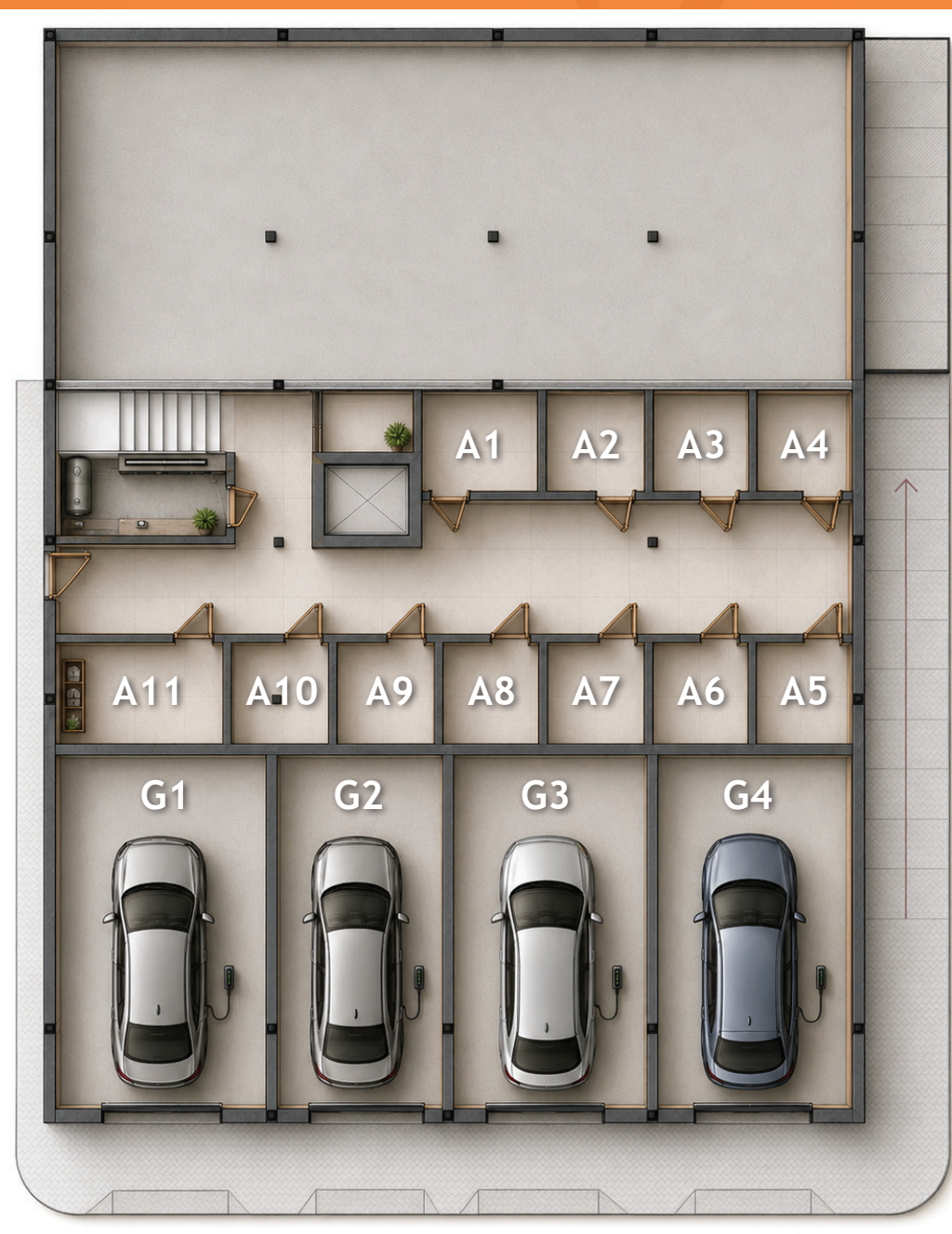
G1 - 30 m² | G2 - 23 m² | G3 - 27 m² | G4 - 28 m²

CELLARS

A1 - 4 m² | A2 - 4 m² | A3 - 4 m² | A4 - 4 m² | A5 - 4 m²

A6 - 4 m² | A7 - 4 m² | A8 - 4 m² | A9 - 9 m² | A10 - 4 m²

A11 - 6 m²



GROUND FLOOR

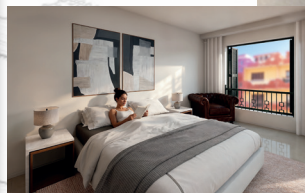
0A - T0 - 37 m² | 0B - T0 - 33+6 m²

0C - T1 - 56+10 m² | 0D - T1 - 52+7 m²

0E - T1 - 58+12 m² | 0F - T1 - 54+56 m²

The values refer to the unit gross floor area + the terrace gross floor area.





FLOOR 1 | 2 | 3

1-2-3A - T0 - 35+11 m² | 1-2-3B - T0 - 34+8 m²

1-2-3C - T1 - 68+15 m² | 1-2-3D - T1 - 52+9 m²

1-2-3E - T1 - 58+12 m² | 1-2-3F - T1 - 54+14 m²

The values refer to the unit gross floor area + the terrace gross floor area.





PENTHOUSE

4A - T1 - 78+10 m² | 4B - T2 - 103+16 m²

4C - T2 - 88+12 m² | 4D - T1 - 64+14 m²

The values refer to the unit gross floor area + the terrace gross floor area.

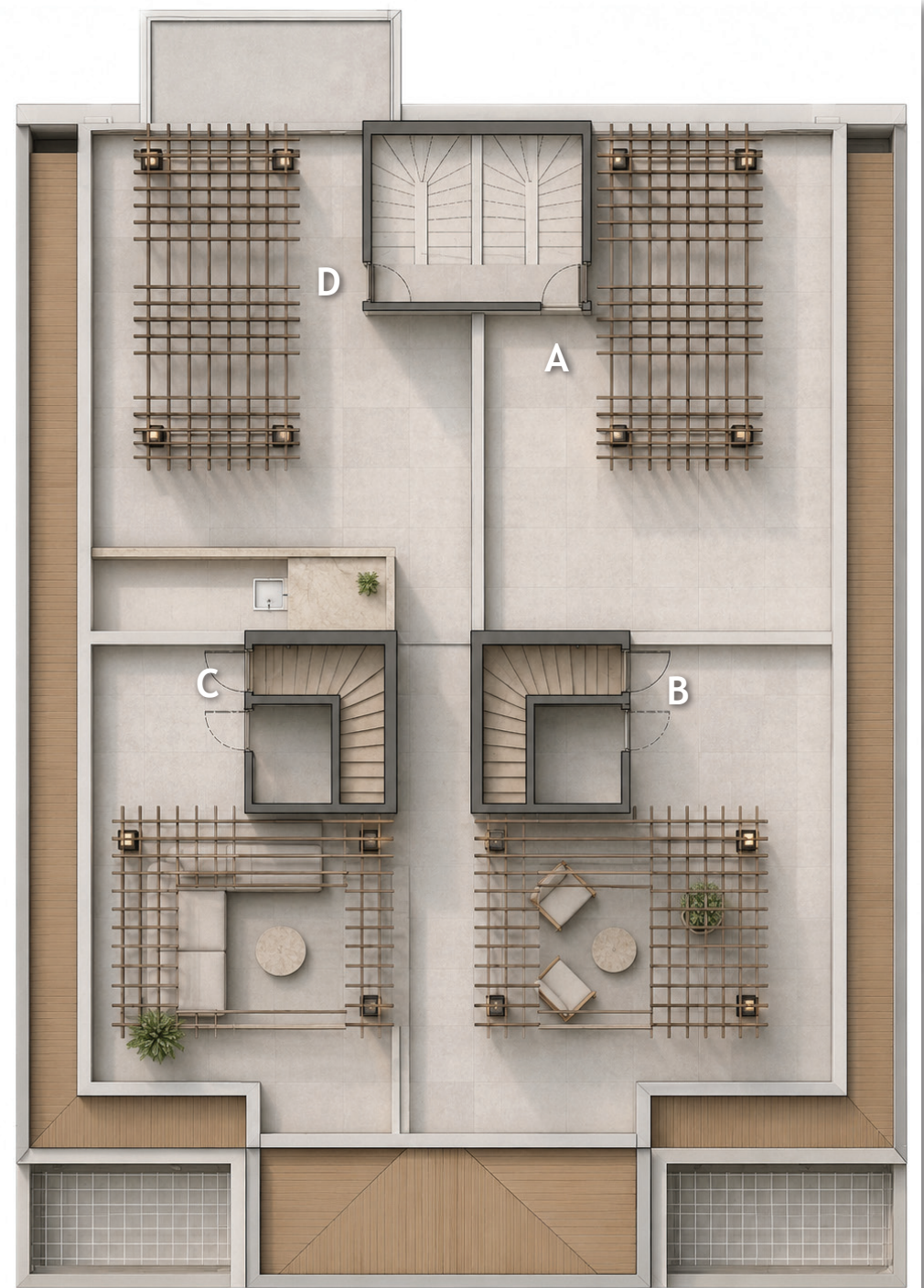




TOP FLOOR

4A - 64 m² | 4B - 75 m² | 4C - 49 m² | 4D - 59 m²

The values refer to the unit gross floor area.





BOA VISTA ISLAND





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