



## Stunning 3 Bed Villa For sale in Melia Tortuga Beach Resort Cape Verde



### Information de l'agent

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Property Type:	Apartments
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### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 293,372.02

#### Location

Pays:	Cap-Vert
État/Région/Province:	Sal
Ville:	Santa Maria
Adresse:	Hotel Melia Tortuga Beach
Indicatif régional:	4111
Soumis:	24/07/2025

#### Description:

Stunning 3 Bed Villa For sale in Melia Tortuga Beach Resort Cape Verde

Esales Property ID: es5554703

An extraordinary opportunity awaits to acquire a truly exceptional piece of paradise: a luxury 3 double bedroom, detached second-line villa with its own private pool within the prestigious Meliá Tortuga Beach Resort in Cape Verde. This isn't just any villa; it occupies a prime position, offering a unique combination of stunning views, unparalleled access to the beach, and the coveted flexibility of private use, setting it apart from many other properties within the resort.

To join the Rental Scheme, there is an annual minimum return of 12,000 Euros, paid quarterly. Also with this is 5 weeks, per annum, private use.

Uninterrupted Views and Perfect Proximity



What truly distinguishes this villa is its strategic placement. As a second-line property, it sits just behind the frontline bungalows, yet is elevated in such a way that it enjoys uninterrupted sea and beach views. This unique vantage point ensures magnificent vistas over the turquoise waters and white sands, culminating in the spectacular sunsets for which Cape Verde's west coast is renowned. Imagine starting your day with the gentle ocean breeze and ending it with a breathtaking display of colours painting the sky – all from the comfort of your private veranda.

Beyond the views, the villa boasts an unbeatable location for beach lovers. It is less than a 2-minute walk from Bikini Beach, a celebrated stretch of coastline known for its safe, year-round snorkeling and swimming in crystal clear waters. This immediate access to one of Sal Island's most beautiful beaches means spontaneous dips in the ocean are always an option, and the vibrant marine life just offshore is a constant invitation to explore. This prime beachfront proximity truly enhances the luxury resort experience.

### Superior Quality and Design

This superb villa is offered fully furnished with top-of-the-range furniture, ensuring an immediate and seamless transition for the new owner. Every detail has been carefully considered to provide a luxurious and comfortable living environment.

This charming two-story property offers a thoughtfully designed layout for comfortable living and entertaining. The Ground Floor serves as the primary communal space, featuring a bright and inviting Living and Dining Room with an open-plan kitchen, fostering a seamless flow for social gatherings. This entire area is equipped with Air Conditioning for year-round comfort. Also conveniently located on the ground floor is Bedroom 3, furnished with twin beds, alongside a Full Bathroom complete with a shower cubicle and bidet, providing easy access and convenience for guests or those preferring ground-level sleeping arrangements.

Ascending to the First Floor, you will find the main sleeping quarters, comprising two additional bedrooms, both offering direct access to a front balcony – an ideal spot for enjoying morning coffee or evening breezes. Bedroom 1 is generously appointed with a king-size bed and Air Conditioning, further benefiting from a private En Suite Bathroom featuring an over-bath shower. Bedroom 2 is fitted with twin beds, perfect for children or additional guests. This floor also includes a separate Bathroom equipped with a shower cubicle and bidet, serving Bedroom 2 and any other needs. Completing the first floor is a Second Balcony at the rear of the property, offering an alternative outdoor space for relaxation.

The villa's features and finishes are done up to contemporary luxury standards. Built with a robust concrete structure and facade, and featuring aluminium frame windows and doors, it is designed for durability and low maintenance in a coastal environment. With an Energy Efficiency Rating of A, it also offers sustainable living and reduced running costs. The presence of a Title Deed ensures clear and secure ownership.

### Unrestricted Ownership and Investment Potential



Crucially, this villa is NOT in the hotel rental scheme, a significant advantage that grants the owner complete control and flexibility. This means the villa can be used privately, offering diverse options:

\* Personal Residence: Enjoy as a permanent home or a luxurious holiday retreat for yourself, family, and friends, whenever you desire, without hotel restrictions.

The fact that this villa is explicitly highlighted as being in 'one of the best locations of all the 3 bed villas on Meliá Tortuga' underscores its premium status and investment value. Such prime properties within a renowned resort are highly sought after and tend to command excellent rental yields and capital appreciation.

## The Appeal of Melia Tortuga and Cape Verde

The Meliá Tortuga Beach Resort itself is a 5-star, all-inclusive haven on Sal Island, known for its superb facilities including multiple pools, diverse restaurants, a YHI Spa, and extensive entertainment programs. Being within this resort means owners and guests can enjoy the resort's amenities (often available on a pay-as-you-go or bracelet basis for private owners' guests, subject to resort policy) while retaining the privacy and independence of a detached villa.

Sal Island, Cape Verde, is a booming tourist destination, characterized by its year-round sunshine, stunning beaches, and laid-back 'No Stress' philosophy. Its growing popularity ensures a consistent demand for high-quality accommodation, making property here a strong investment. The island is easily accessible via Amílcar Cabral International Airport (SID), just a short 15-20 minute drive from the resort, offering direct flights from various European cities. The vibrant town of Santa Maria, with its lively pier, diverse dining, and local charm, is also just a 5-minute taxi ride away.

This luxury villa at Meliá Tortuga Beach Resort offers more than just a home; it presents a lifestyle of coastal indulgence, unparalleled views, and sound investment potential in one of the world's most exciting emerging tourism markets. Its unique position, high-end renovation, and flexibility of use make it a truly unmissable opportunity.

## ABOUT THE AREA

The Meliá Tortuga Beach Resort is a luxurious 5-star all-inclusive resort situated on the magnificent Algodoeiro beach on Sal Island, one of Cape Verde's most popular destinations. This stunning beachfront property is renowned for its picture-perfect white sands and spectacular ocean vistas, offering an idyllic escape for both couples and families. Designed to provide a laid-back yet upscale experience, the resort boasts a superb array of luxury facilities and services, ensuring a comfortable and memorable stay. Its prime location not only offers direct access to the golden sands but also overlooks a vibrant coral reef, rich in marine life, making it a fantastic spot for snorkeling right on its doorstep.

The resort's extensive amenities cater to every guest's needs, from relaxation to active pursuits. Meliá Tortuga features four outdoor pools, including dedicated areas for children, all set within expansive tropical gardens with spacious sun terraces. For dining, guests can choose from several restaurants, including O Grille for fresh fish and grilled meats with an outdoor terrace, the versatile Waterside for



buffets, and Aqua for à la carte Mediterranean specialities. There's also a variety of bars, from elegant lobby and piano bars to a chilled-out beach venue with live music and even a swim-up bar. The emphasis is on fresh, international cuisine, with some venues requiring prior reservation.

Beyond food and drink, the Meliá Tortuga Beach Resort excels in wellness and entertainment. The tranquil YHI Spa offers a thermal circuit, beauty salon, and various treatment cabins for ultimate pampering. Fitness enthusiasts can utilize the well-equipped gym, while families benefit from a dedicated kids' club for ages five to twelve, along with a recreation zone featuring a pool table, slide, and trampoline. A comprehensive daily and evening entertainment program includes activities such as aqua gym, dance classes, volleyball, water polo, aerobics, live music, and professional shows, ensuring there's always something to keep everyone engaged.

The Meliá Tortuga Beach Resort is conveniently located for exploring Sal Island. It's approximately 15-18 kilometers from Sal's Amílcar Cabral International Airport (SID), which is the nearest and primary airport serving the island. A short taxi ride, typically around 15-20 minutes, connects guests directly from the airport to the resort. Furthermore, the vibrant town of Santa Maria, with its charming pastel buildings, lively pier, diverse dining spots, and bustling beach bars, is just a five-minute taxi ride away. This proximity to both the main airport and the island's most active town makes Meliá Tortuga Beach Resort an accessible and highly desirable base for experiencing all that Sal, Cape Verde, has to offer.

#### MAiN FEATURES:

- \* 250m<sup>2</sup> of living space
- \* 300m<sup>2</sup> plot
- \* 3 Bedrooms
- \* 3 Bathrooms
- \* Stunning Views
- \* Private Parking
- \* Private Pool
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of Cape Verde
- \* Many excellent sports facilities, walking and cycling areas nearby

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#### **Commun**

Chambres:	3
Salle de bains:	3
Pied carré fini:	250 m <sup>2</sup>
Dimesions du lot:	300 m <sup>2</sup>

#### **Rental details**

Furnished:	Oui
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## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID:

IX7.345.982

