



VIBRANT COMMUNITY AND A UNIQUE LIFESTYLE IN CAPE VERDE.



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www.pontepraia.com
info@valuehomescv.com



Prédio Dermoclin, 3 andar, Dto
Palmarejo, Praia, Cabo Verde

ONCE UPON A TIME...

Value Homes emerges from the union between advanced technology and two decades of its founders' experience in the real estate sector. We are dedicated to building high-quality homes in self-sustaining communities, marking our presence in Sub-Saharan Africa, the Caribbean, and the United States.

Our focus is on solutions that harmonize technical innovation, social and environmental responsibility, benefiting partners, local communities, and clients.

Our constant research allows us to offer residences that combine functionality, practical design, and sustainability, accessible through optimized construction processes.

We value individuality, offering flexible floor plans that allow clients to customize their homes, aligning with our mission to provide quality housing at fair prices.

We have a team of experts capable of turning any project into reality, already demonstrating success in countries like Nigeria, Ghana, and Liberia. Now, we aim to extend our impact to Cape Verde, reinforcing our commitment to the development of vibrant and sustainable communities.

At Value Homes, we build more than houses; we create spaces where life thrives. Join us on this journey towards a more sustainable and accessible future.



THE LOCATION...

Cabo Verde, an archipelago of ten islands in the heart of the Atlantic Ocean, is also known for its "11th island" – the vast diaspora spread around the world. With more Cape Verdeans living outside the archipelago than on the islands, the connection to the homeland remains strong and alive.

We are excited to announce "Ponte Praia," our first gated community in Praia, Santiago, Cabo Verde. This project aims to strengthen the bonds of the Cape Verdean diaspora with their origins, offering a unique opportunity to invest in and enjoy the tranquil Cape Verdean lifestyle.

Located five minutes from Nelson Mandela Airport, ten from the city center "Plateau," and seven from São Francisco beach, Ponte Praia harmoniously integrates into "Palisades," a new urban development promising serenity and connection with nature.

Spanning 19,000 square meters, Ponte Praia will feature villas, townhouses, apartments, and world-class infrastructure, including commercial spaces, a community center, square, and recreational areas.

Situated on the Palha Sé plateau at the northern edge of Praia, the project enjoys a privileged location near a cliff and a dry river valley, being 3000 meters from São Tomé beach and 300 meters from Praia's circular road, facilitating access to the city's main infrastructures.





WELCOME TO YOUR PIECE OF PARADISE



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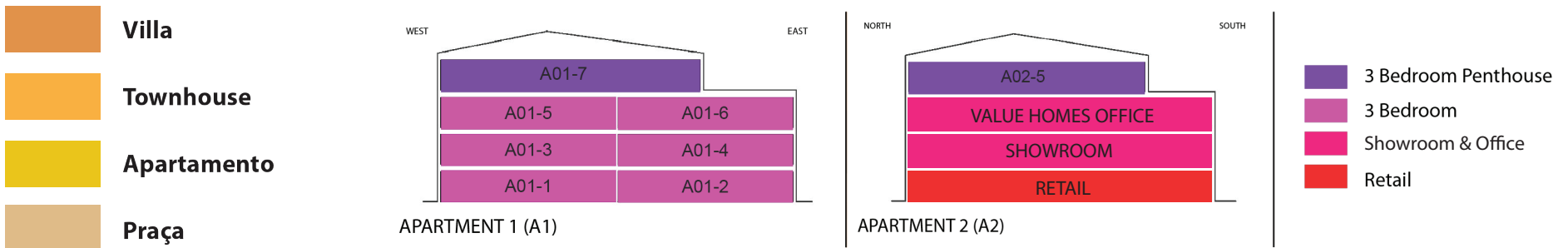


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MASTERPLAN OF THE PROJECT



APARTMENT UNIT BREAKDOWN





- 1** Aeroporto 2.6 Km / 1.62 Miles (4 min. driving)
- 2** São Francisco Beach 1.1 Km / 1.62 Miles (10 min. driving)
- 3** São Tome Beach 1.2 Km / 4.35 Miles (7 min. driving)
- 4** Plateau 7.3 Km / 4.16 Miles (10 min. driving)
- 5** Achada Grande 6.7 Km / 4.16 Miles (8 min. driving)

Apartment

Starting from \$150,000
129.00 m²

TownHouse

Starting from \$160,150
126.00 m²

Bungalow

Starting from \$244,300
153.00 m²





FACILITIES

- Access Control
- Uninterrupted Power Supply
- Uninterrupted Water Supply
- Central Cooking Gas Supply
- Central Sewage System
- Street Lighting
- Pool & Jacuzzi
- Bicycle Lane
- Side Walks
- Wellness (Yoga and Meditation spaces)
- Green Spaces
- Fitness (Gym, Basketball, Soccer)
- Dedicated Parking Spaces
- Plaza
- Facility Management Office
- Mini-mercado, Barbershop
- Pharmacy, Restaurant, etc...
- Unified Billing System
- Sun Deck

PAYMENT METHODS

1- Full Payment

This payment option offers attractive discounts for our buyers.

2- Installment Plan

Pay a 30% down payment, followed by a flexible payment plan over 24 months, interest-free, for the remaining 70%.

3 - Bank Loan / Mortgage

We have an exclusive partnership with Interatlantic Bank, offering a variable interest rate, indexed to the BCV's TCL with a spread of 4.5%. A minimum down payment or deposit of 15% is required, with the possibility to finance up to 85% of the value.

WE HAVE EVERYTHING READY.

The land, the approvals, the designs, the infrastructure.
We have partnered with esteemed banks, and
we have the full support of our government.
Now all that's missing is the final element - **you**



WHY CAPE VERDE?



Political and Economic Stability

Cape Verde is a stable **democratic** country, with clear laws and an efficient judicial system that guarantees the protection and enforcement of investors' rights.



Strategic Location

Cape Verde is strategically located between **Europe, Africa, South and North America**.



Strong and Independent Institutions

Reliable legal system ranked **47th in Doing Business** for contract compliance.



Excellent Infrastructure

91% of the population has access to uninterrupted electricity and running piped water, Cape Verde has excellent roads that facilitate access to various parts of the country.

WHY PONTE PRAIA?



Property Appreciation

Investing in Ponte Praia guarantees a **20-30%** appreciation in the **24 months** delivery period. The combination of its low entry price, strategic location, security, and Amenities in a condominium style development makes this possible.



Escrow Account

Developer maintains an **escrow account** with two of the leading banks in Cape Verde, where buyers' funds are deposited and released to the developer based on physical work done on site



Title Document

Ponte Praia will be built on a land with a clean and unencumbered title. Buyers will receive a **deed of assignment** for their houses 30 days after the buildings are completed.



Investment for Citizenship

If you purchase a house with a value of over **\$150,000**, you can qualify for this program.



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WHY PONTE PRAIA?



Mortgage Financing

Cape Verdeans and non-Cape Verdeans can take advantage of the robust mortgage market and get up to **70% financing**, with **30%** down payment and a verifiable source of income.



Rental Income

You can earn between **\$1000-\$1500 monthly** stress free through our managed services. We will manage your property for a fee and help you rent it out on either long- or short-term basis.



Condo Fees

We estimate between **\$100-\$150 monthly** condominium fees. We will manage the condominium with participation from the home owners representatives.



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HOW TO BUY A PROPERTY IN PONTE PRAIA?

3 Simple steps to buy a property in Ponte Praia:

- 1 Identify the property you want to buy;
- 2 Fill out our **registration form** and pay the fees.
- 3 You will be assigned a **dedicated concierge** that will guide you through the rest of the journey.

Other Useful Information (Documentation and Closing Cost):

- Public deed of sale;
- Land registry certificate;
- IUP (Property Tax): 1.5%;
- Property registration;
- Total Cost: Less than \$5000 delivery;
- Processing time: 10 to 15 working days.



RESERVATION FORM FOR HOUSE PURCHASE IN THE PONTE PRAIA PROJECT

PERSONAL INFORMATION	
Full Name:	Marital Status: Single <input type="checkbox"/> Married <input type="checkbox"/>
Country:	Capeverdean: Yes <input type="checkbox"/> No <input type="checkbox"/>
How did you know about the Project?	Unit Number:
Phone Number:	Email Address:

***Note:** If married, you must submit your spouse's information / documentation.

CHOOSE YOUR PAYMENT OPTION	
01	100% Payment: This payment option offers attractive discounts for our buyers.
02	Installment Plan: Pay a 30% down payment, followed by a flexible 24-month, interest-free payment plan for the remaining 70%.
03	Mortgage: We have an partnership with Banco Interatlântico, offering a variable interest rate indexed to the BCV's TCL with a 4.5% spread. A minimum down payment of 15% is required, with the possibility to finance up to 85% of the value.

***Note:** If you decide to pursue financing through a different bank, please reach out to them directly to begin the process.

DOCUMENTS REQUIRED FOR BANK INTERATLANTICO LOAN					
01	ID Needed: A Passport or CNI (only for people living in Cape Verde)				
02	Income Proof: You need to show us how you make money (like a salary or pension)				
03	Loan Details: Please specify the amount you intend to borrow and the desired repayment term <table border="1"><thead><tr><th>Amount:</th></tr></thead><tbody><tr><td> </td></tr></tbody></table> <table border="1"><thead><tr><th>Term:</th></tr></thead><tbody><tr><td> </td></tr></tbody></table>	Amount:		Term:	
Amount:					
Term:					
04	Credit Check Authorization: Please access the form through this link: https://cms.bi.cv/assets/2c002fc3-52e3-468d-8a18-2965a8939044				
05	Credit Information: If you reside in the USA, please provide us with your up-to-date credit report from this website: https://www.annualcreditreport.com/index.action . If you reside in another country, submit information from the Risk Center of the Central Bank in your country of residence.				

*BANCO INTERATLANTICO (DÓLARES): 874881915002 | 000500000874881915241 | CV64.000500000874881915241

- To Reserve Your Home:
1. Complete the reservation form.
 2. Pay 200,000 CVE as a reservation fee. This amount counts towards your deposit.
 3. Send both the filled form and payment proof to info@valuehomescv.com or via **WhatsApp at 5946966**. **Without both, the process doesn't start.**

***Note:** The fee will be refunded only if your bank does not approve the financing.

Signature

ponte praia

